STAFF ANALYSIS

2016-R-001

Applicant:	Robert and Delfina Muchow
Existing Zoning:	RR1 (Rural Residential Single Family)
Requested Zoning:	AG-RR (Agriculture/Rural Residential)
Existing FLUM:	SFR (Single Family Residential)
Requested FLUM:	AG (Agriculture)
Zoning Board Recommendation:	***Recommended Approval***
	Voting Result: 7 – 1
	Bill Seelmann voted against the motion

Rezone 2016-R-001

Part I. General Information:

Applicant: Robert and Delfina Muchow

Project Location: 6100 Cheyenne Drive, Milton, FL

Parcel Number: 17-2N-28-0000-03100-0000

Parcel Size: Total acreage requested = (+/-) 7.92 acres

Purpose: Agriculture uses, possible stabling/grazing for animals; Growing of vegetables, berries, plants, trees and/or other shrubbery and propagation of plants.

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from RR1 to AG-RR**; and, (2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from SFR to AG.**

Existing Zoning Description: RR1 (Rural Residential Single Family District) allows detached single family residential structures, group homes and accessory structures and facilities. Mobile homes are prohibited.

Proposed Zoning Description: AG-RR (Rural Residential Agriculture District) allows detached single family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

Existing FLUM: SFR (Single Family Residential)

Proposed FLUM: AG (Agriculture)

Current Use of Land: Single Family Residential

Surrounding Zoning: The subject property is surrounded by Single Family Residential

<u>Part II. Data and Analysis:</u> (Consistency with the Santa Rosa County Comprehensive Plan)

A. Infrastructure Availability:

(1) Traffic:

The current future land use category would produce approximately 71 average daily vehicle trips onto Cheyenne Drive. The proposed future land use could produce approximately 33 average daily vehicle trips onto Cheyenne Drive and onto Pine Blossom Road. The overall net effect of the future land use amendment would be a reduction of 38 daily trips onto these roadways as a worst case scenario. Specific traffic computations are provided as an appendix to this analysis

(2) Potable Water:

The applicant indicates that water will be handled by private wells (subject to required permits from the County Health Department). The Point Baker System does have a water main located on the south side of Cheyenne Drive that the applicant could connect to; however, connection of this type of development is not required by current code. If they choose to connect, the applicant would be responsible for the cost to install the necessary pipes.

(3) Sanitary Sewer:

Sanitary sewer is not currently available at this location. The applicant indicates that sewer will be handled by private septic tanks (subject to required permits from the County Health Department). A map indicating suitability of soils for septic tanks is enclosed.

(3) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Policy 5.1.C.8 of the Comprehensive Plan states:
"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Single family residential development surrounds the property. The proposed future land use amendment would allow development of commercial agriculture uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:
"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Flood zone maps show this area is not in a flood zone.

Policy 3.1.A.2 of the Comprehensive Plan states:
"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site. Based on the hydric soils, the majority of the property is located within slight limitations area for septic tank absorption.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:
"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed use of the property and a rezoning to AG-RR (Agriculture/Rural Residential) would not result in a finding of urban sprawl under the proposed classification.

Appendix

For the RR1 estimation:

Single Family Detached Housing (210)

7.92 Acres x 2du's/acre = 15 possible units
ITE Average Rate: 9.57 x 15 = 143.55 Average Daily Vehicle Trips
Driveway % 0.50 x 143.55 = 71.78 Daily Vehicle Trips
New Trip % = 100%; 71.78 x 1.00 = 71.78 New Daily Vehicle Trips

Selection of the ITE data plot (21) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

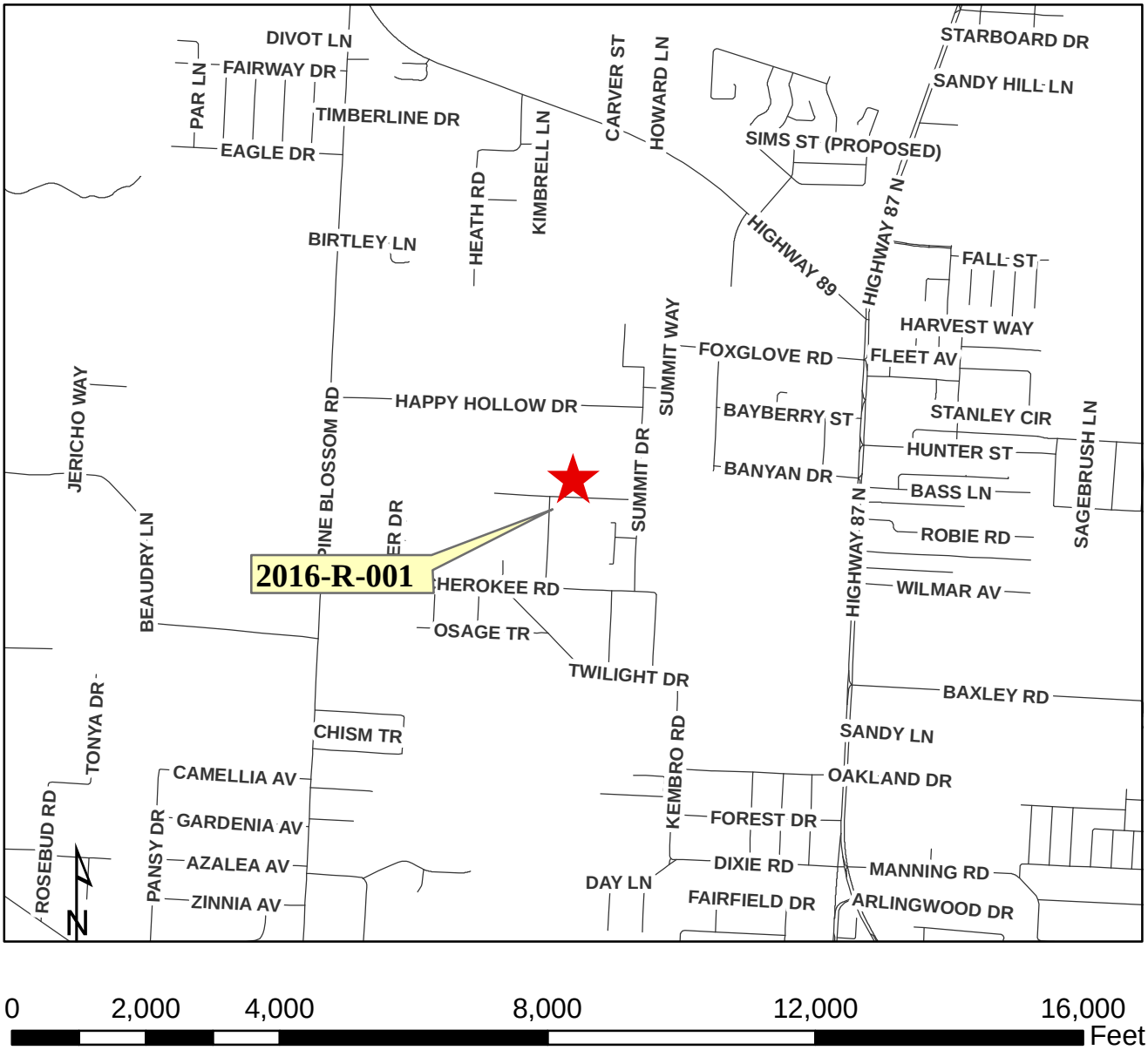
For the AG-RR estimation:

Single Family Detached Housing (210)

7.92 Acres x 1du's/acre = 7 possible units
ITE Average Rate: 9.57 x 7 = 66.99 Average Daily Vehicle Trips
Driveway % 0.50 x 66.99 = 33.5 Daily Vehicle Trips
New Trip % = 100%; 33.5 x 1.00 = 33.5 New Daily Vehicle Trips

Selection of the ITE data plot (21) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

2016-R-001
Location



Legend

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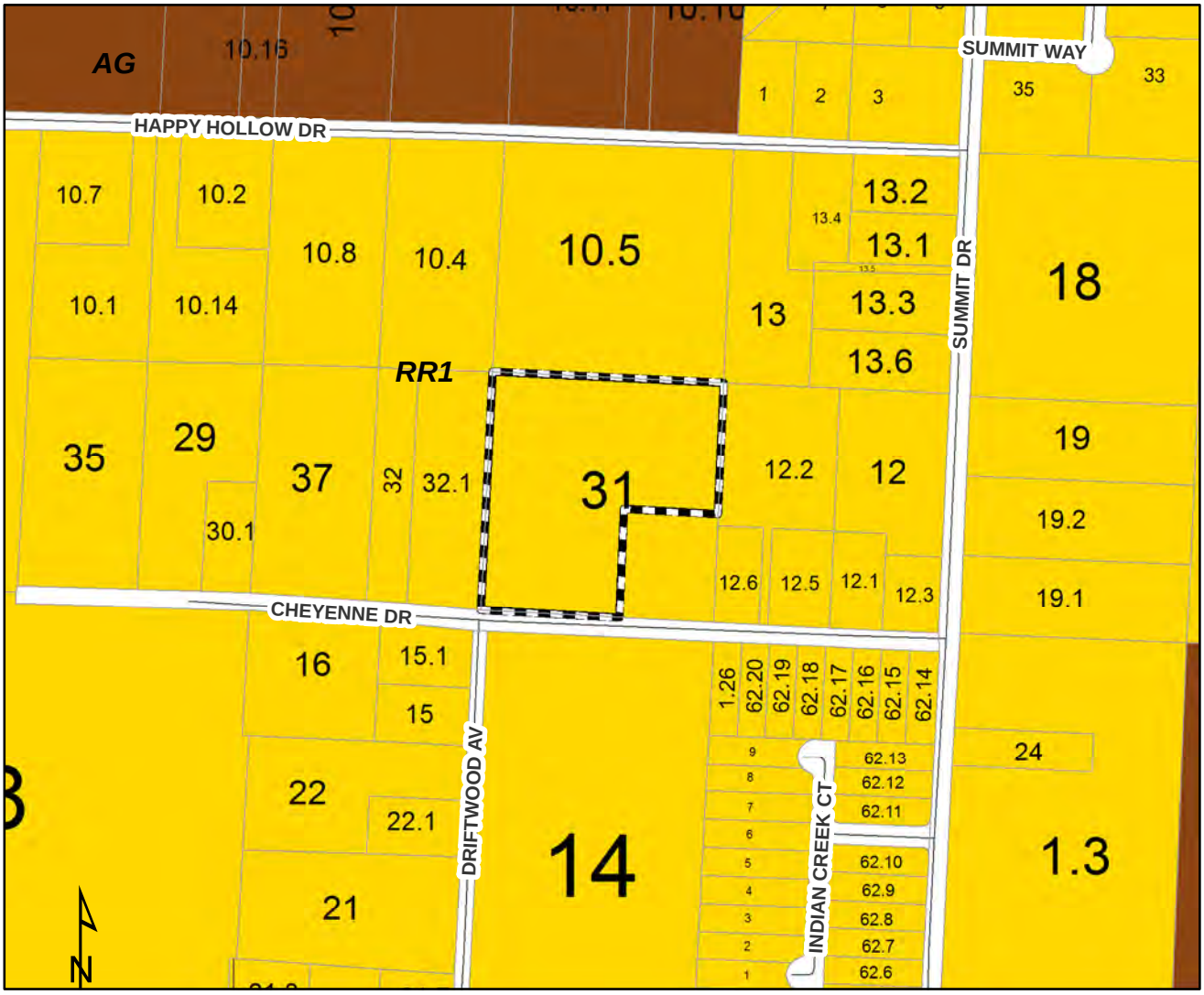
2016-R-001
Zoning



0 400 800 1,600 2,400 3,200 Feet

Legend

- Pending Jan ZB
- Agriculture/Rural Residential (AG)
- AG within an Accident Potential Zone (AG-APZ)
- Agriculture (AG2)
- AG2 within an Accident Potential Zone (AG2-APZ)
- Marina (C-1M)
- Marina and Yacht Club (C-2M)
- Historical/Commercial (HC-1)
- Highway Commercial Development (HCD)
- HCD within an Accident Potential Zone (HCD-APZ)
- HCD within the Heart of Navarre (HCD-HON)
- HCD with the Navarre Town Center (HCD-NTC)
- Historical/Single Family (HR-1)
- Historical/Multiple Family (HR-2)
- Restricted Industrial (M-1)
- M1 within an Accident Potential Zone (M1-APZ)
- M1 within the Heart of Navarre (M1-HON)
- General Industrial (M-2)
- M2 within an Accident Potential Zone (M2-APZ)
- Planned Industrial Development (PID)
- Neighborhood Commercial (NC)
- NC-APZ
- NC within the Heart of Navarre (NC-HON)
- Passive Park (P-1)
- P1 within the Heart of Navarre (P1-HON)
- Active Park (P-2)
- P2 within an Accident Potential Zone (P2-APZ)
- P2 within the Heart of Navarre (P2-HON)
- Planned Business District (PBD)
- Planned Unit Development (PUD)
- Single Family Residential (R-1)
- R1 within an Accident Potential Zone (R1-APZ)
- R1within the Heart of Navarre (R1-HON)
- Single Family Residential (R-1A)
- Mixed Residential Subdivision (R-1M)
- R1M within an Accident Potential Zone (R1M-APZ)
- R1M within the Heart of Navarre (R1M-HON)
- Medium Density Residential (R-2)
- R2 within an Accident Potential Zone (R2-APZ)
- R2 within the Heart of Navarre (R2-HON)
- Medium Density Mixed Residential (R-2M)
- R2M within an Accident Potential Zone (R2M-APZ)
- R2M-HON
- Medium High Density Residential (R-3)
- Rural Residential Single Family (RR-1)
- RR1 within an Accident Potential Zone (RR1-APZ)
- Navarre Town Center 1 (TC1)
- Navarre Town Center 2 (TC2)
- Navarre Beach - Commercial (NB-C)
- Hotel - Navarre Beach (HNB)
- Navarre Beach - High Density (NB-HD)
- Navarre Beach -Medium Density (NB-MD)
- Navarre Beach - Planned Mixed Use Development (NB-PMUD)
- Navarre Beach - Conservation/Recreation (NB-CON/REC))
- Navarre Beach - Single Family (NB-SF)
- Navarre Beach - Medium High Density (NB-MHD)
- Navarre Beach - Utilities (NB-U)
- State
- State within an Accident Potential Zone (STATE-APZ)
- RAIL
- Right of Ways (ROAD)
- Military (MIL)
- Water
- Municipal Boundaries (CITY)

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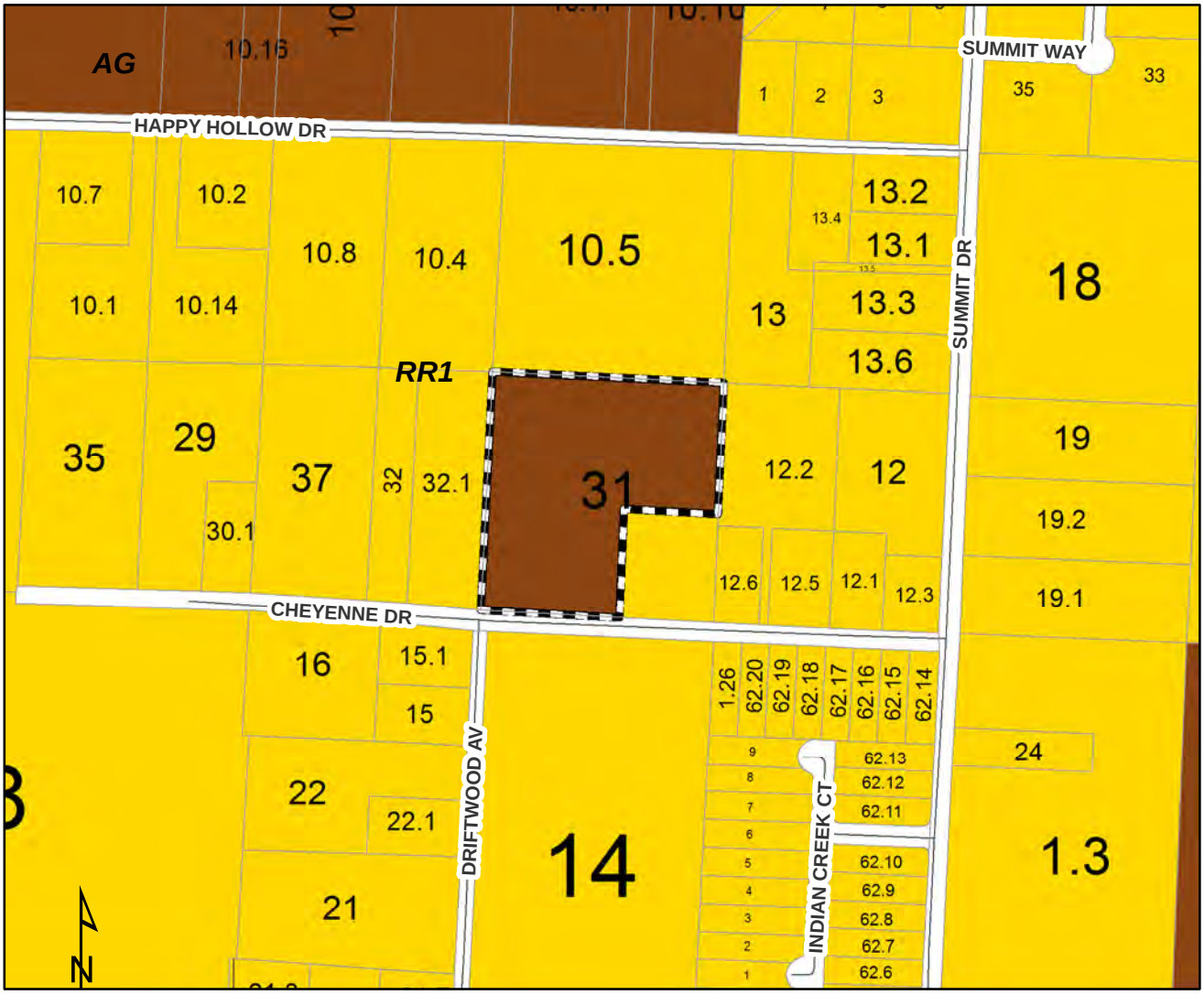
2016-R-001
Proposed Zoning



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2016-R-001
2014 Aerial

0 400 800 1,600 2,400 3,200 Feet

Legend

Pending Jan ZB

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2016-R-001
2014 Close Up Aerial

0 150 300 600 900 1,200 Feet

Legend

Pending Jan ZB

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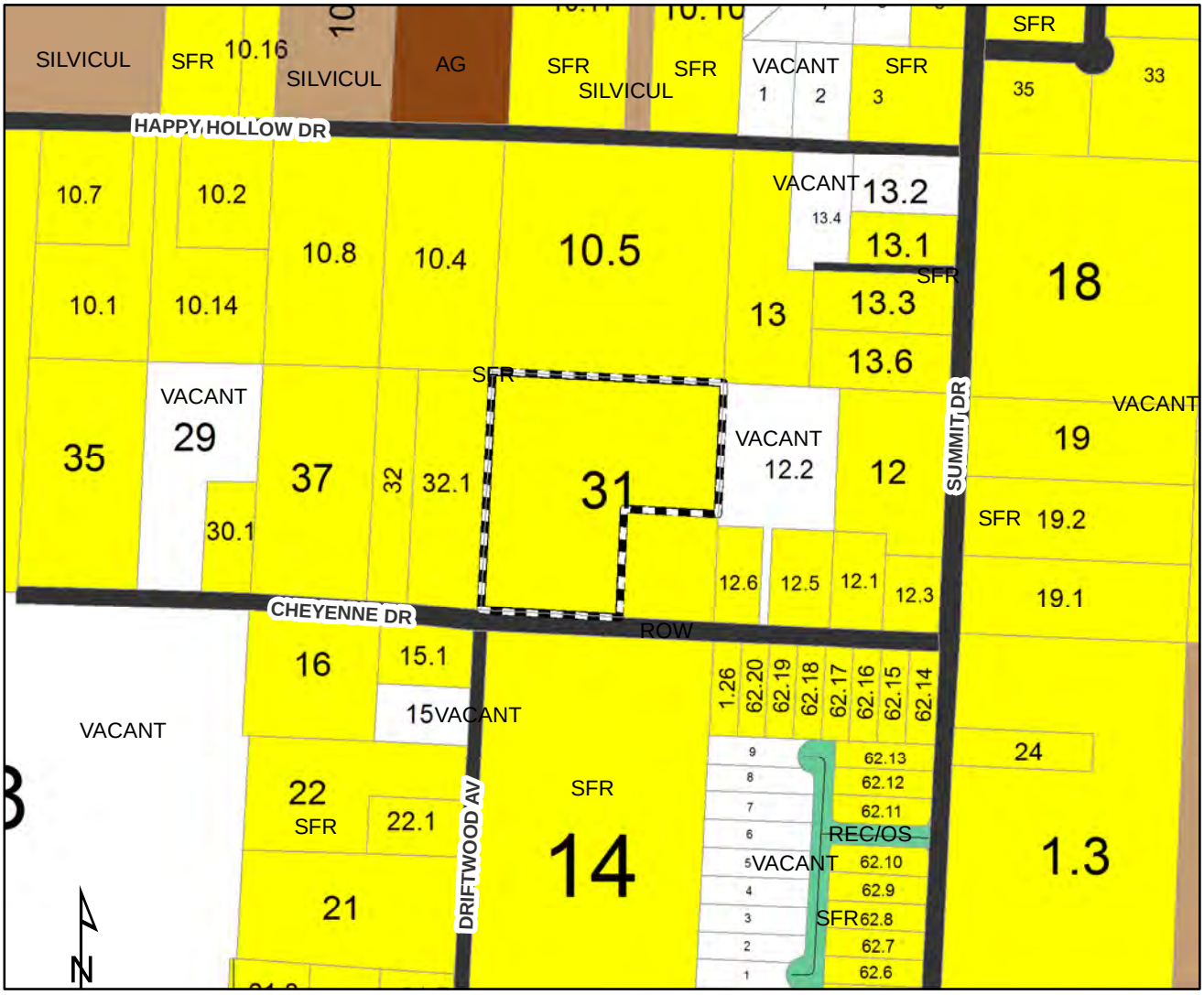
2016-R-001
Existing Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

Pending Jan ZB

Existing Land Use

CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial
- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial
- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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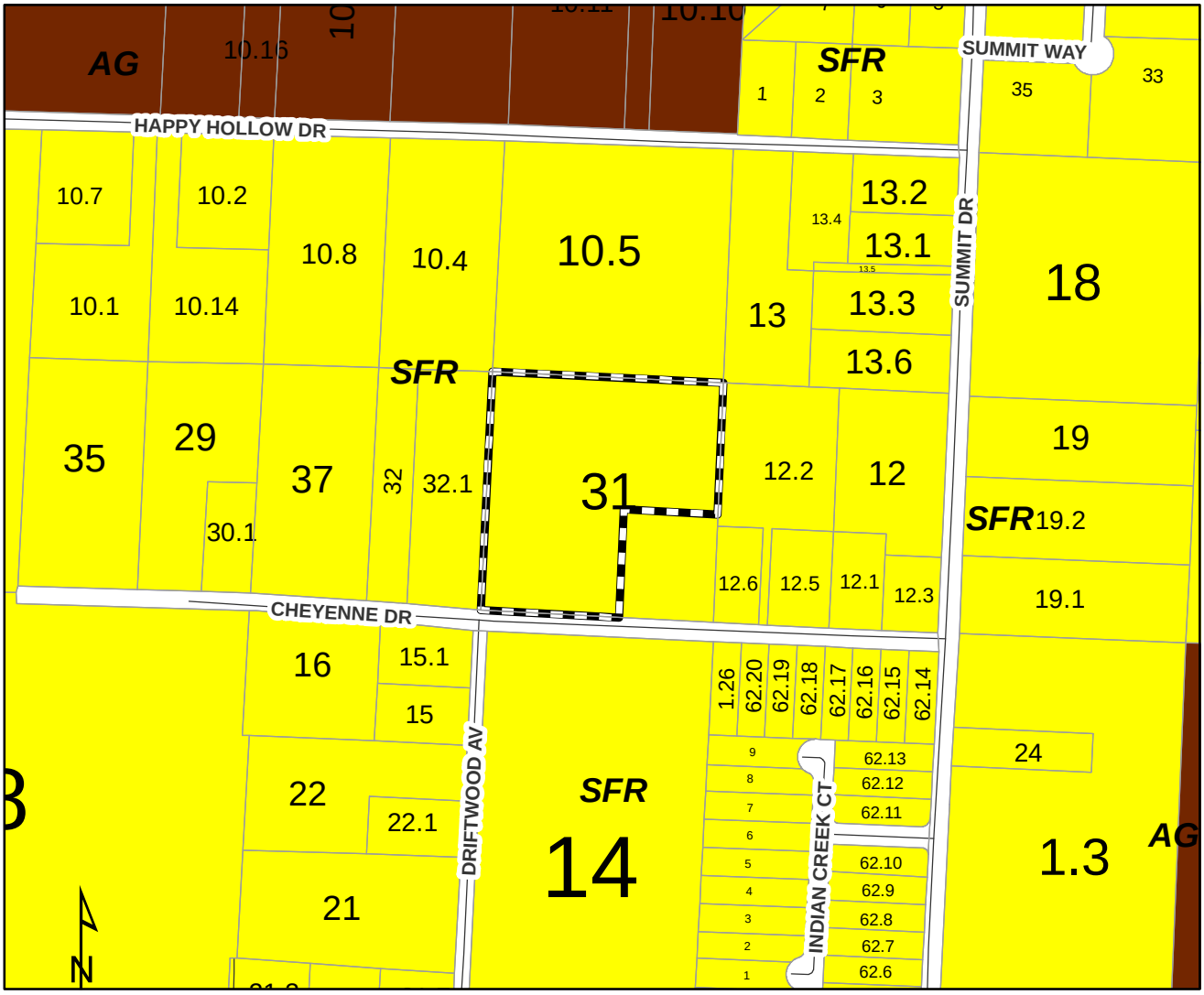
2016-R-001
Future Land Use



0 400 800 1,600 2,400 3,200 Feet

Legend

- Pending Jan ZB
- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
- NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
- NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
- NAVARRE BEACH UTILITIES (NBU)
- CITY
- RAIL
- WATER

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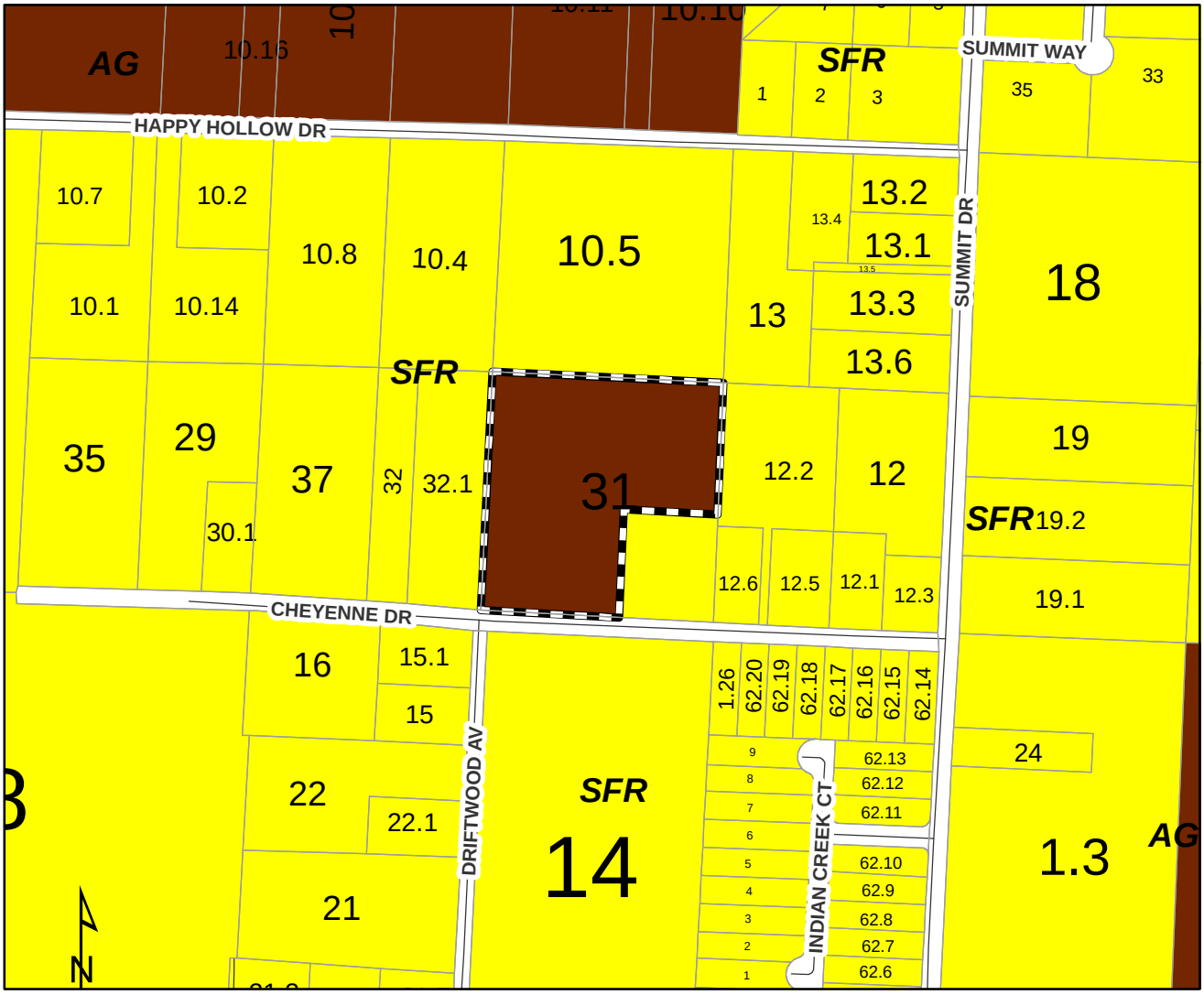
2016-R-001
Proposed Future Land Use



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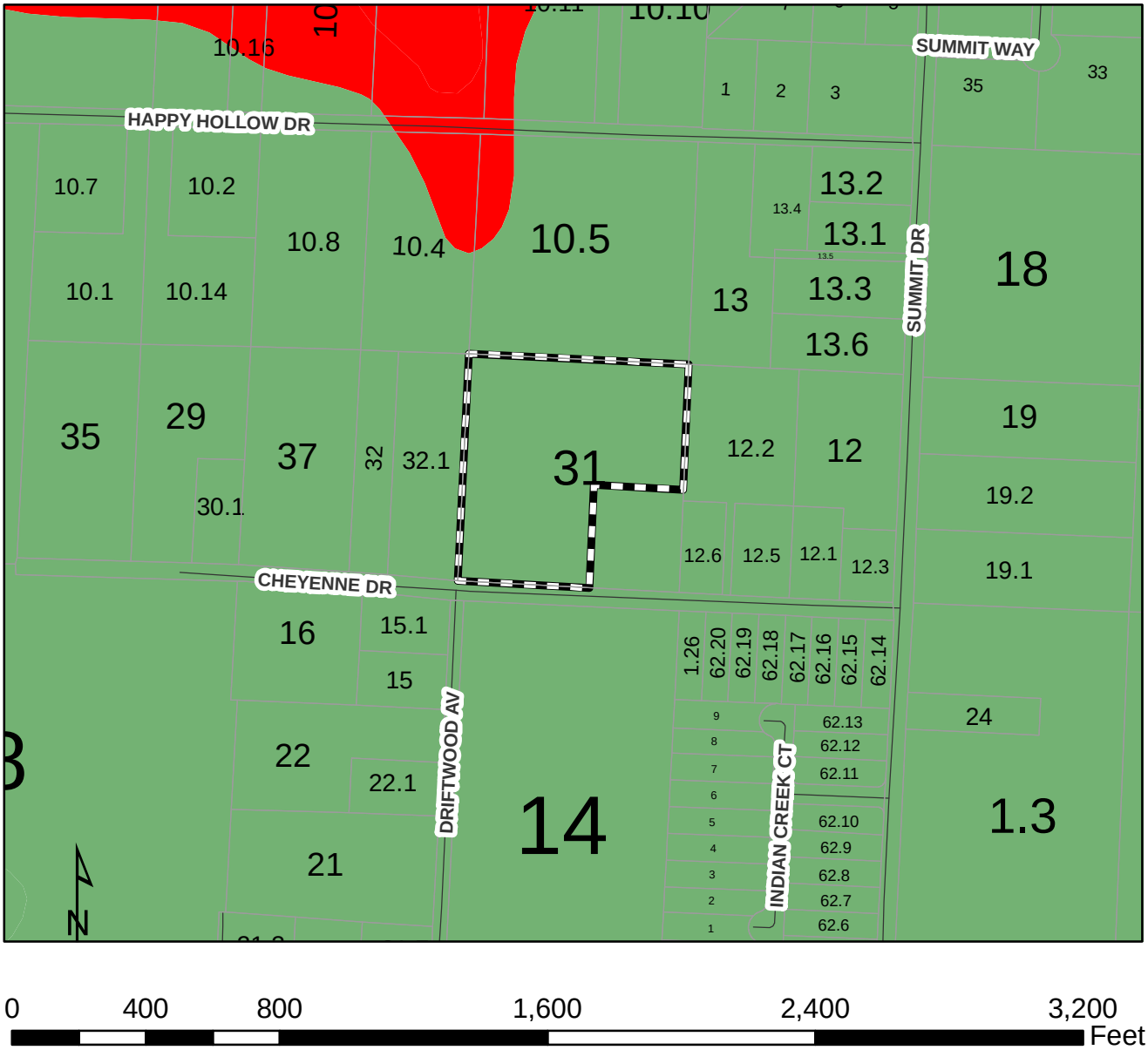
2016-R-001
Septic Tank Suitablility based on Hydric Soils



Legend

Pending Jan ZB

gisdata.GISADMIN.SRCSoils

Map Unit Symbol

Limitations are Slight for Septic Tank Absorption Fields

Limitations are Moderate for Septic Tank Absorption Fields

Limitations are Severe for Septic Tank Absorption Fields

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2016-R-001
Zoning Board Presentation, 1/14/2016

Looking north towards the subject site.

Another view into the subject site.

the neighboring property to the west.

2016-R-001
Zoning Board Presentation, 1/14/2016

Looking west, the subject site is to our right.

Looking south at the neighboring property.

Looking at adjacent parcel to the east of the subject site. This area was cut out of the subject property and is not included within this request

2016-R-001
Zoning Board Presentation, 1/14/2016

Another view of the adjacent parcel to the east of the subject site.

Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Rezoning with Small Scale Future Land Use Amendment Application

* Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2016 - R - 001	Date Received:	11/4/15
Review Fee:	$ 1,100 + 53.36	Receipt No.:	380
Zoning District:	BR1	Proposed Zoning District:	AG-RR
FLUM Designation:	SFR	Proposed FLUM Designation:	AG

± ~~10~~ 7.92 VOH 3

Property Owner

Property Owner Name: Muchow,Robert F & Montes-Muchow, Delfina M

Address: 6100 Cheyenne Drive

Milton, FL 32570-7911

Phone: 850-516-6136 Fax: None

Email: bobmoko61@gmail.com

Applicant

☑ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue rezoning approvals and future land use map amendments.

Company: _____

Contact Name: _____

Address: _____

_____

Phone: _____ Fax: _____

Email: _____

Property Information

Parcel ID Number(s): 172N-28-0000-03100-0000

-OR-

Street Address of property for which the Rezoning is requested:

6100 Cheyenne Drive, Milton, FL 32570

Subdivision Name (if applicable): _____

Project Details

Size of parcel (in acres or square footage) to be considered for the Rezoning.

Approximately 7.5 Acres

Existing Zoning: RR1 Proposed Zoning: AG & R

Existing Future Land Use Map Category: SFR

Proposed Future Land Use Map Category: AG

If the amendment is granted, the property will be used for (Please be as specific as possible):

Possible stabling/grazing for animals; Growing of vegetables, berries, plants, trees and/or shrubbery. Propagation of plants.

Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

Potable Water Source(check one):

Private Water Well(s)	☑	
Private Community System	☐	Provider: _____
Public Water System	☐	Provider: _____
		(Attach Letter of Certification)

Sewage Disposal Source (check one):

Private Septic Tank(s)	☑	
Private Sewage System	☐	Provider: _____
Public Sewage System	☐	Provider: _____

(Attach Letter of Certification)

School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre):

Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

Recreation/Open Space: _____

_____

Certification and Authorization

1. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
2. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
3. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by the County staff.
4. If applicable, I do hereby authorize the Agent shown ~~as the~~ applicant on this application to act on my behalf in all matters pertaining to this Rezoning application.

Robert F Muchow
Applicant Name (Type or Print)

Owner
Title (if applicable)

Applicant Signature

30 October 2015
Date

BOUNDARY SURVEY WITH IMPROVEMENTS
OF A PORTION OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA

DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 3011, PAGE: 1648)

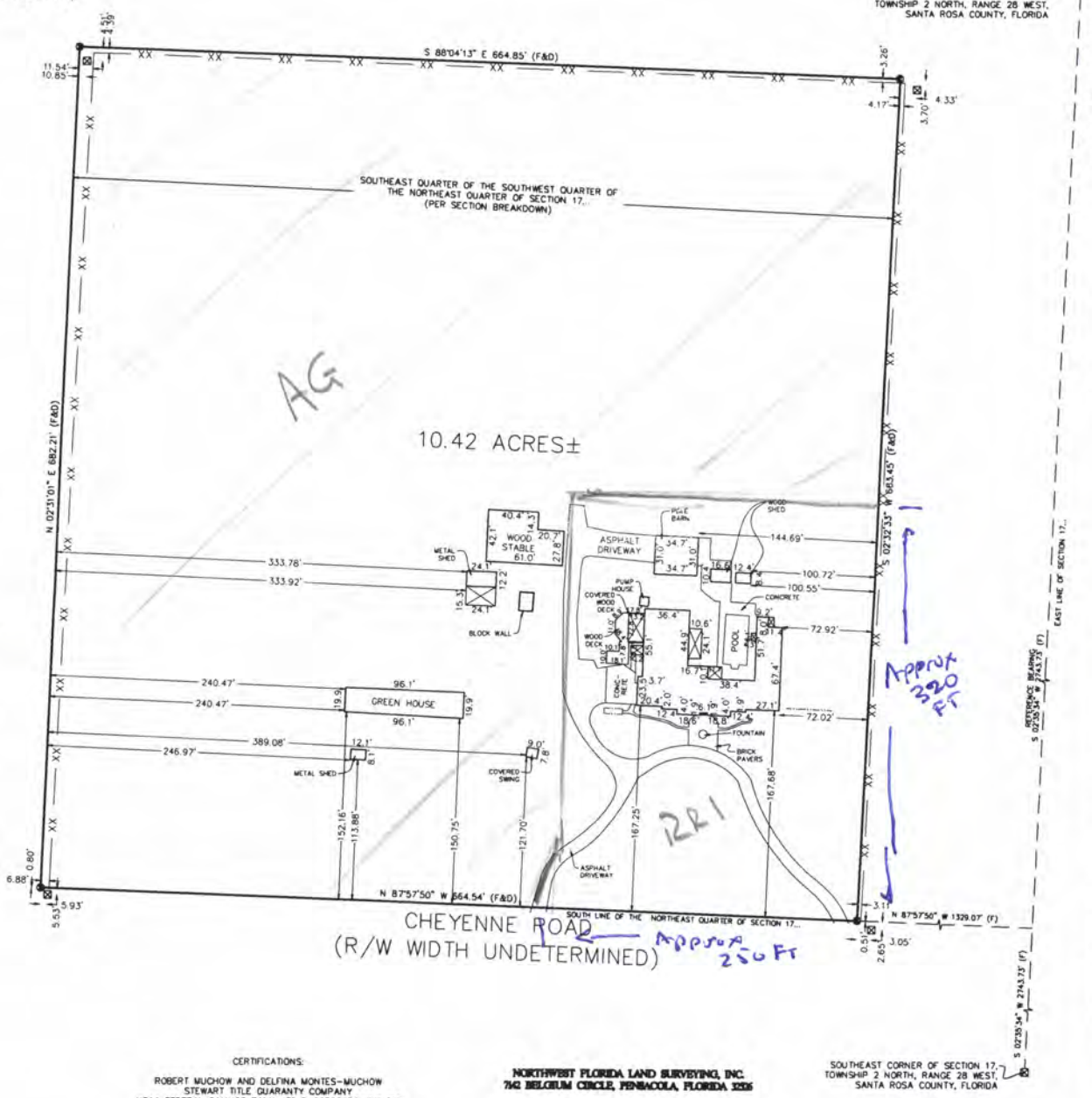
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 02 DEGREES 35 MINUTES 34 SECONDS WEST ALONG THE EAST LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF SANTA ROSA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12113C 0312 G, REVISED DECEMBER 19, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 – 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
13. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ~ 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY



CERTIFICATIONS:

ROBERT MUCHOW AND DELFINA MONTES-MUCHOW
STEWART TITLE GUARANTY COMPANY
USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR
UNITED LENDING SERVICES

NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32506

1/27/2015

FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA

NO.	DATE	APPR.	REVISIONS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
7142 BELGIUM CIRCLE
(850) 484-1988

SCALE	DESIGNED	DRAWN	CHECKED	DATE
1"=60'	JAS	JAS	FRT	1/27/15

BOUNDARY SURVEY WITH IMPROVEMENTS OF A PORTION OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA
PREPARED FOR AND REQUESTED BY: MR. AND MRS. ROBERT F. MUCHOW

PROJECT NO. 19444
INDEX 20
NO. 1 of 1 SHEETS

Muchow, Robert F. & Montes-Muchow, Delfina M

6100 Cheyenne Drive, Milton, FL 32570 850-516-6136

30 October 2015

To whom it may concern:

Rezoning with Small Scale Future Land Use Amendment Application, pending submission not later than 1 December 2015 to Santa Rosa Development Services for further action.

Parcel 172N-28-0000-3100-0000

Boundary survey of 27 January 2015 by Northwest Florida Land Surveying, Inc.

Pensacola, FL 32526

Proposed revision to zoning....

RR1: The land, house, "pole barn" and all other outbuildings within the area delineated by:

From the south east boundary border mark, west along the property line for approximately 230 feet, then north for approximately 330 feet, with the west side of the current asphalt drive way the new boundary, thence east approximately 230 feet to the eastern boundary line, then south approximately 330 feet to the south east boundary marker; approximately 2.5 acres.

AG: All land delineated in the current survey, not including the RR1 property; approximately 7.92 acres. With good land, hundreds of azaleas, camellias, and other native plants already present, this is an excellent location for propagation, cultivation and growing. Rezoning to Agricultural will best utilize the property and its flora, the large barn, greenhouse and outbuildings. Irrigation for the growing area is already in ground and operating.

Robert F. Muchow

Delfina M. Montes Muchow