

# STAFF ANALYSIS

**2016-R-002**

<b><u>Applicant:</u></b>	Synovus Bank
<b><u>Agent:</u></b>	Jerry McGuire of JMA Engineering Services, Inc.
<b><u>Existing Zoning:</u></b>	PUD (Planned Unit Development)
<b><u>Requested Zoning:</u></b>	R-2 (Medium Density Residential)
<b><u>Existing FLUM:</u></b>	MDR (Medium Density Residential)
<b><u>Requested FLUM:</u></b>	No Change

## Rezone 2016-R-002

### Part I. General Information:

- Applicant:** Synovus Bank
- Agent:** Jerry McGuire of JMA Engineering Services, Inc.
- Project Location:** 6200 block of Gulf Breeze Parkway, Gulf Breeze, FL
- Parcel Number:** 28-2S-27-0000-00600-0000, 28-2S-27-0000-01801-0000, 28-2S-27-0000-01700-0000
- Parcel Size:** Total acreage requested = (+/-) 82.455 acres
- Purpose:** Owner wishes to do away with the previously approved PUD master plan for a 715 Unit development and develop the property as R-2 with single family lots.
- Requested Action(s):** Amendment of the Land Development Code Official Zoning Map changing the zoning district **from PUD to R-2**.
- Recommended Action(s):** Condition the approval capping the maximum number of lots at 250.
- Existing Zoning Description:** PUD (Planned Unit Development) are intended to encourage the development of land as planned communities and allows single-family attached and detached dwelling, two-family dwellings, multiple-family dwellings, churches, schools, community or club buildings and similar public and semi-public facilities, non-residential uses, including commercial or retail uses, (as secondary uses serving the development only) offices, clinics and professional uses.
- Proposed Zoning Description:** R-2 (Medium Density Residential) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, and accessory structures.
- Existing FLUM:** MDR (Medium Density Residential) and SFR (Single Family Residential)
- Proposed FLUM:** No change
- Current Use of Land:** Vacant
- Surrounding Zoning:** The subject property is surrounded by Single Family Residential and vacant lots.
- Rezoning History:** Records indicate that in 2005, this was rezoned from HCD and R1 to PUD as case 2015-R-071 by the same applicant.

**Part II. Data and Analysis:** (Consistency with the Santa Rosa County Comprehensive Plan)

**A. Infrastructure Availability:**

**(1) Traffic:**

The current zoning district would produce approximately 3,421 average daily vehicle trips onto Highway 98, Gulf Breeze Parkway. The proposed zoning district & self-imposed development maximum would produce approximately 1,196.25 average daily vehicle trips onto Highway 98, Gulf Breeze Parkway. The overall net effect of the zoning change would be 2,225 fewer new daily trips onto these roadways. Specific traffic computations are provided as an appendix to this analysis

**(2) Potable Water:**

Midway Water System

Maximum Capacity: 2.43 million gallons per day

Average Flow: 1.00 million gallons per day

Midway Water System has indicated that water service is available. A minimum 8 inch line will be required to cross under HWY 98 and tie into the 12 inch AC main and extend into the entire subdivision for adequate flow and fire protection.

**(3) Sanitary Sewer:**

South Santa Rosa Utility System

The South Santa Rosa Utility System has indicated that sanitary sewer service is available adjacent to the property.

**(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.

**(4) Drainage:**

Drainage was addressed with the original rezone to PUD and it was determined by Staff that the presence of wetlands on the site combined with the natural flow of water from north of the property to the south would require strict adherence to stormwater control reviews at the development stage.

**(5) School Concurrency:**

The proposed density is consistent with the previous R1 zoning district. Per an email

from Joey Harrell, Assistant Superintendent for Administrative Services, dated 1/05/2016 (attached), the SRC School Board has no objections to this request.

**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:

*Article 6.05.08.A states “This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.*

*Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation as smooth transitions in the residential densities (where gradual shifts in density are in order due to varied levels of access to public services including transportation and utilities) unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.”*

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 for redevelopment of a property that currently has a mobile home located on it.

**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 partially located within an “AE” and “VE” flood zone which means that there are portions of the subject site that will have to meet a minimum finished floor elevation of 12 or 14 feet under today’s flood zone maps.

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 wetlands on this site.

Policy 8.1.A.1 of the Comprehensive Plan states:

*“New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.”*

The conceptual plan shows an avoidance of the jurisdictional wetlands.

#### **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 R-2 (Medium Density Residential) would not result in a finding of urban sprawl under the proposed classification.

## Appendix

### For the PUD estimation:

Single Family Detached Housing (210)

715 possible units (per Comprehensive Plan)

ITE Average Rate:  $9.57 \times 715 = 6842.55$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 6842.55 = 3421.28$  Daily Vehicle Trips

New Trip % = 100%;  $3421.28 \times 1.00 = 3421.28$  New Daily Vehicle Trips

Selection of the ITE data plot (210) 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 R2 estimation:

Single Family Detached Housing (210)

250 possible units (per self-imposed development maximum)

ITE Average Rate:  $9.57 \times 250 = 2392.5$  Average Daily Vehicle Trips

Driveway %  $0.50 \times 2392.5 = 1196.25$  Daily Vehicle Trips

New Trip % = 100%;  $1196.25 \times 1.00 = 1196.25$  New Daily Vehicle Trips

Selection of the ITE data plot (210) 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).



## Leslie Statler

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**From:** Beckie Cato  
**Sent:** Tuesday, January 05, 2016 1:17 PM  
**To:** Jason McLarty; Leslie Statler  
**Subject:** FW: Rezoning Application in Process with Santa Rosa County - Rosemary Sound

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**From:** Harrell, Joseph [mailto:HarrelJ@santarosa.k12.fl.us]  
**Sent:** Tuesday, January 05, 2016 1:12 PM  
**To:** Jerry's JMA <jerry@mcguire-assoc.com>  
**Cc:** Beckie Cato <PZDirector@santarosa.fl.gov>  
**Subject:** RE: Rezoning Application in Process with Santa Rosa County - Rosemary Sound

Good afternoon Jerry,  
I have reviewed the documentation and the district has no objection to this request.  
Have a great day,  
Joey

Joseph B. Harrell  
Assistant Superintendent for Administrative Services  
6544 Firehouse Road  
Milton, FL 32570  
(850) 983-5123

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**From:** Jerry's JMA [mailto:jerry@mcguire-assoc.com]  
**Sent:** Monday, January 04, 2016 1:20 PM  
**To:** Harrell, Joseph <HarrelJ@santarosa.k12.fl.us>  
**Subject:** FW: Rezoning Application in Process with Santa Rosa County - Rosemary Sound

Joey,

Hope all is going well. I am presently under contract with Synovus Bank to rezone a piece of property they received back from the previous developer during the economic downturn. The previous developer had rezoned the property back in 2006 to accommodate 750 units +/- . You may or may not find a file from that time period for the rezoning, which would be called Rosemary Sound.

Anyhow, the property is located on Highway 98 and is on the south side. See attached aerial for a better location of the property in relation to surrounding properties. On the property appraiser website, it is listed under Synovus Bank (Smuggler's Cove parcel – although not a part of Smugglers Cove which is to the east of the parcel in question).

Attached is the 750 unit PUD layout that was previously approved (pdf "Genesis alt-PUD" file above. However, the bank does not seem to be able to move the layout and would like to go to a more traditional subdivision layout with 250 +/- lots overall. Quite a reduction in the unit count. Also attached is the 250 unit layout for the parcel (pdf – "Layout Color with 50 60...").

The Planning Board will be hearing the request on January 14<sup>th</sup>, with the application going to the January 28<sup>th</sup> Board of County Commissioners for final rezoning approval. I did not know if you needed or wanted to discuss this or not. It is not necessary for the hearings from what I understand.

Thanks and have a Happy New Year.

Jerry W. McGuire, P.E.

**JMA Engineering Services, Inc.**

P.O. Box 4348

Milton, FL 32572

850-995-7323

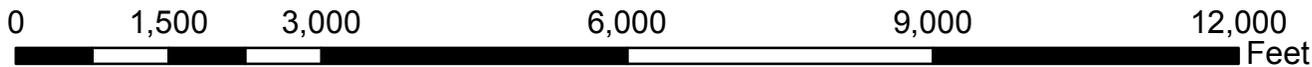
850-995-7236 FAX

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Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.



# 2016-R-002 Location

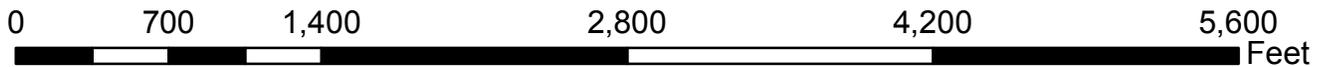
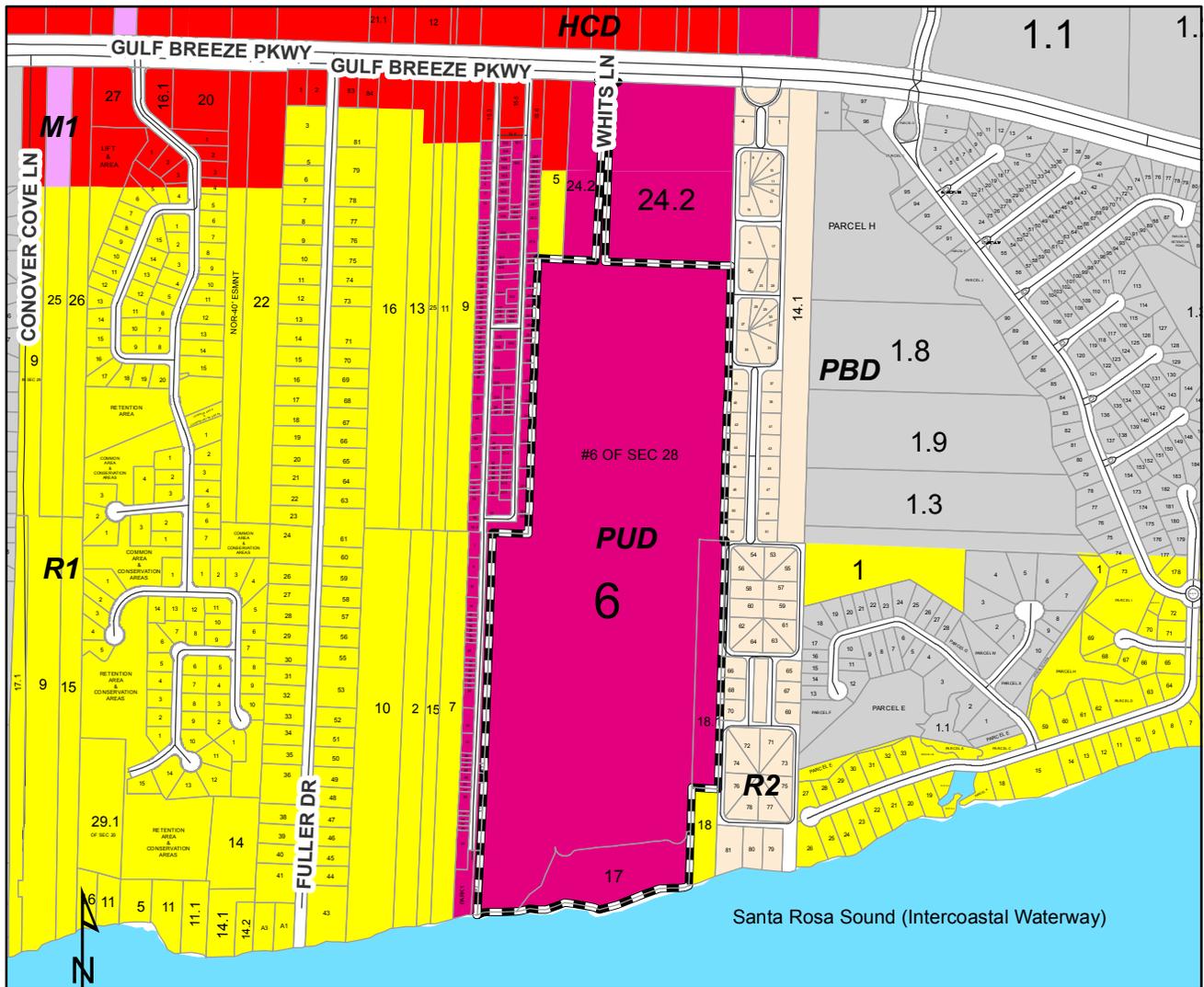


## Legend

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# 2016-R-002

## Zoning



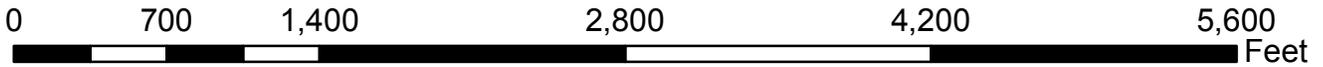
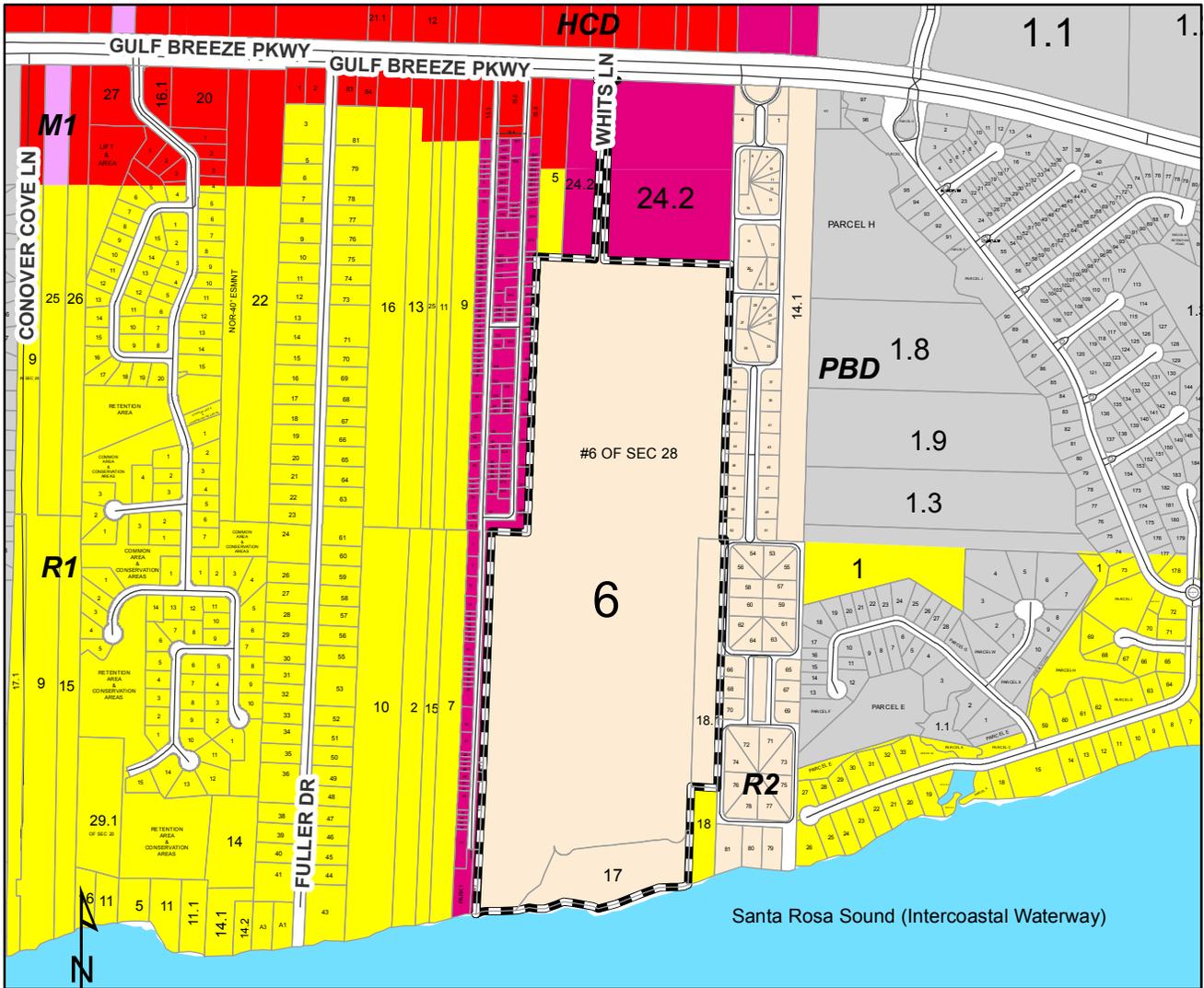
### Legend

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

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# 2016-R-002 Proposed Zoning



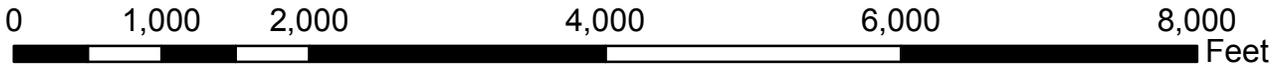
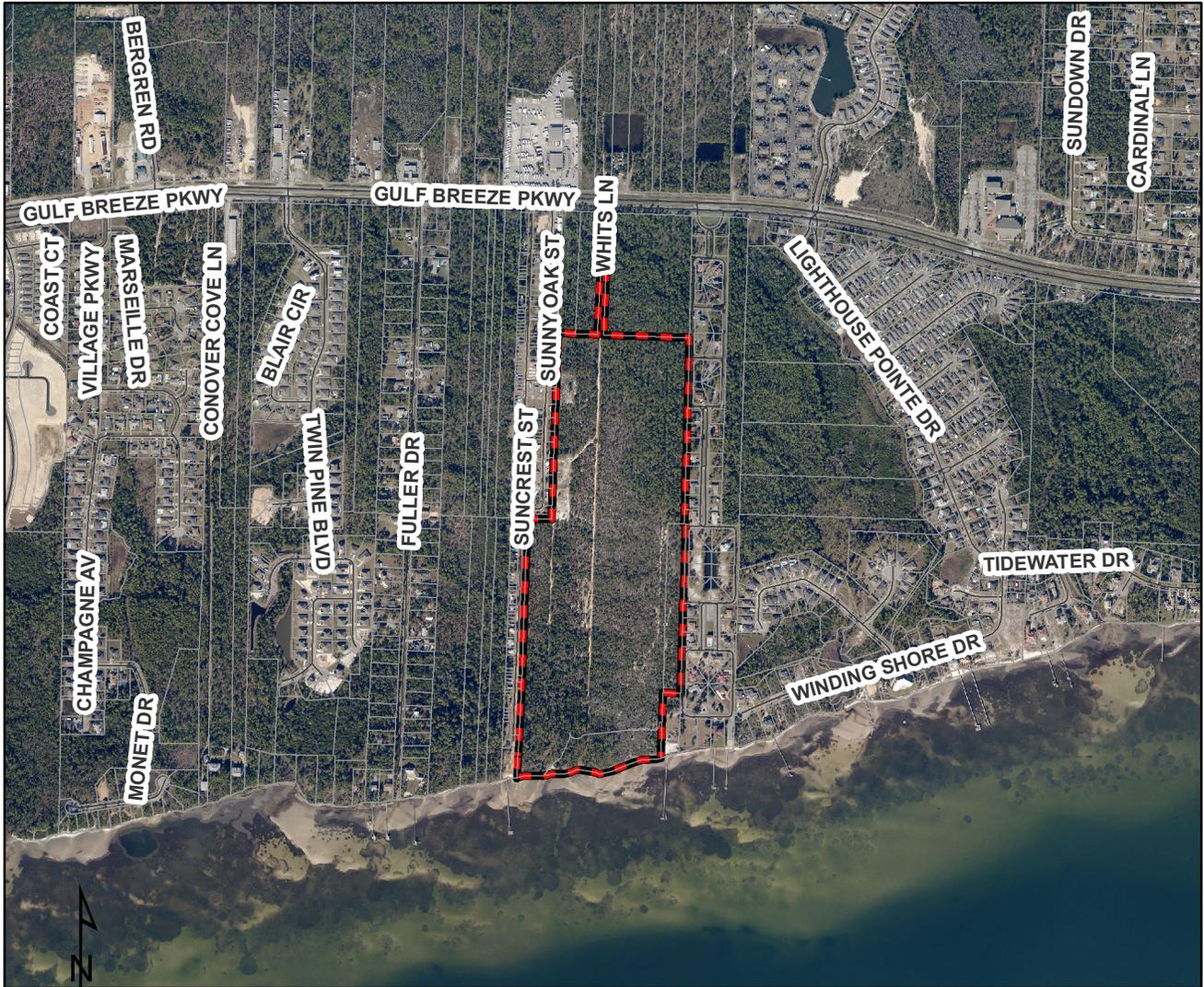
**Legend**

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

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2016-R-002  
2014 Aerial



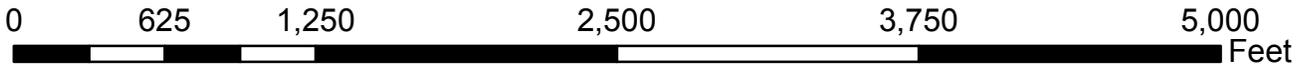
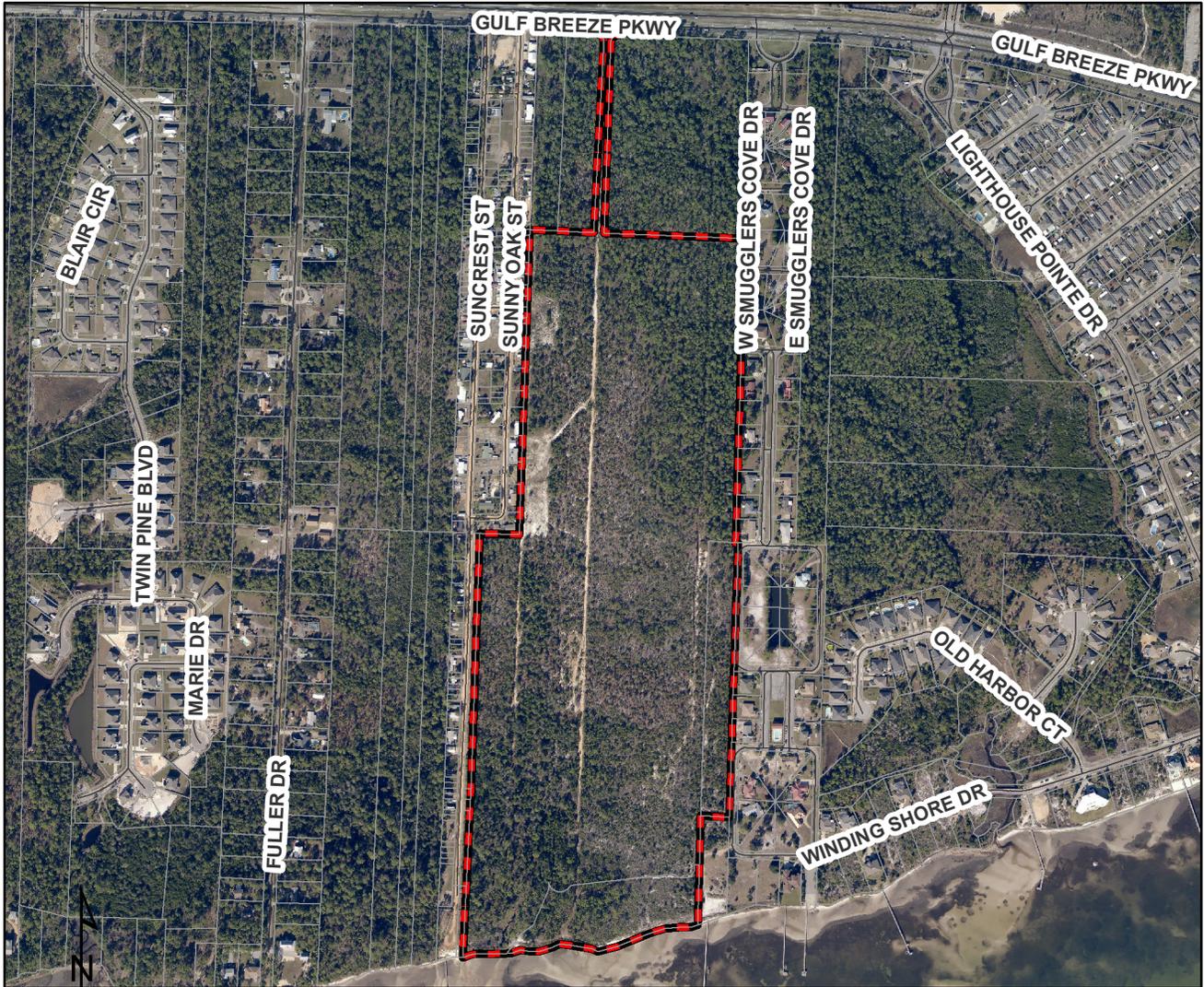
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 Pending Jan ZB

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2016-R-002  
2014 Close Up Aerial

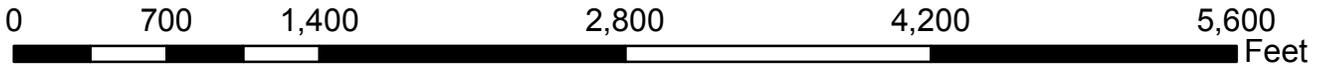
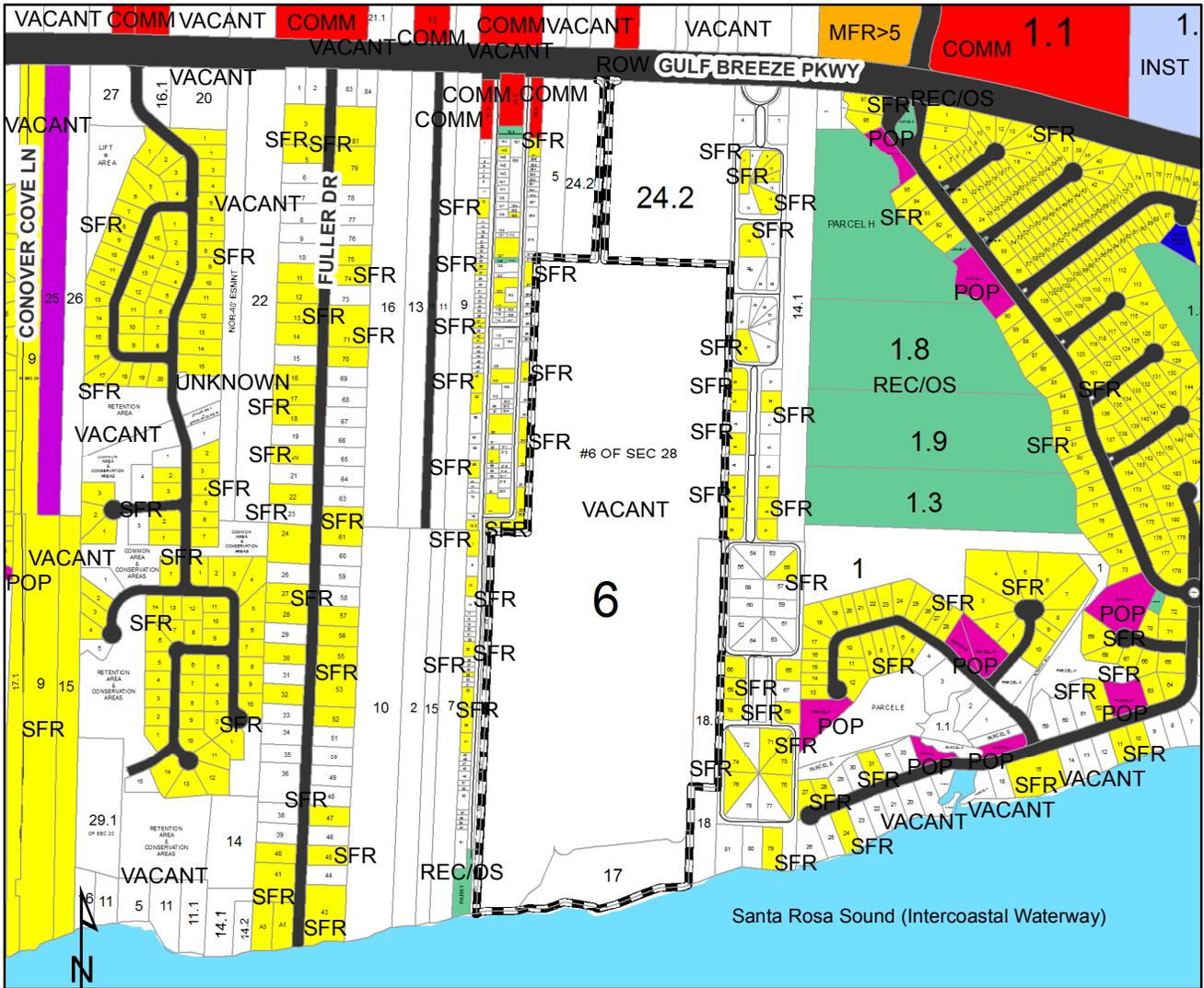


Legend

 Pending Jan ZB

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# 2016-R-002 Existing Land Use

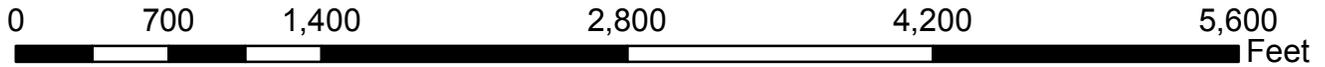
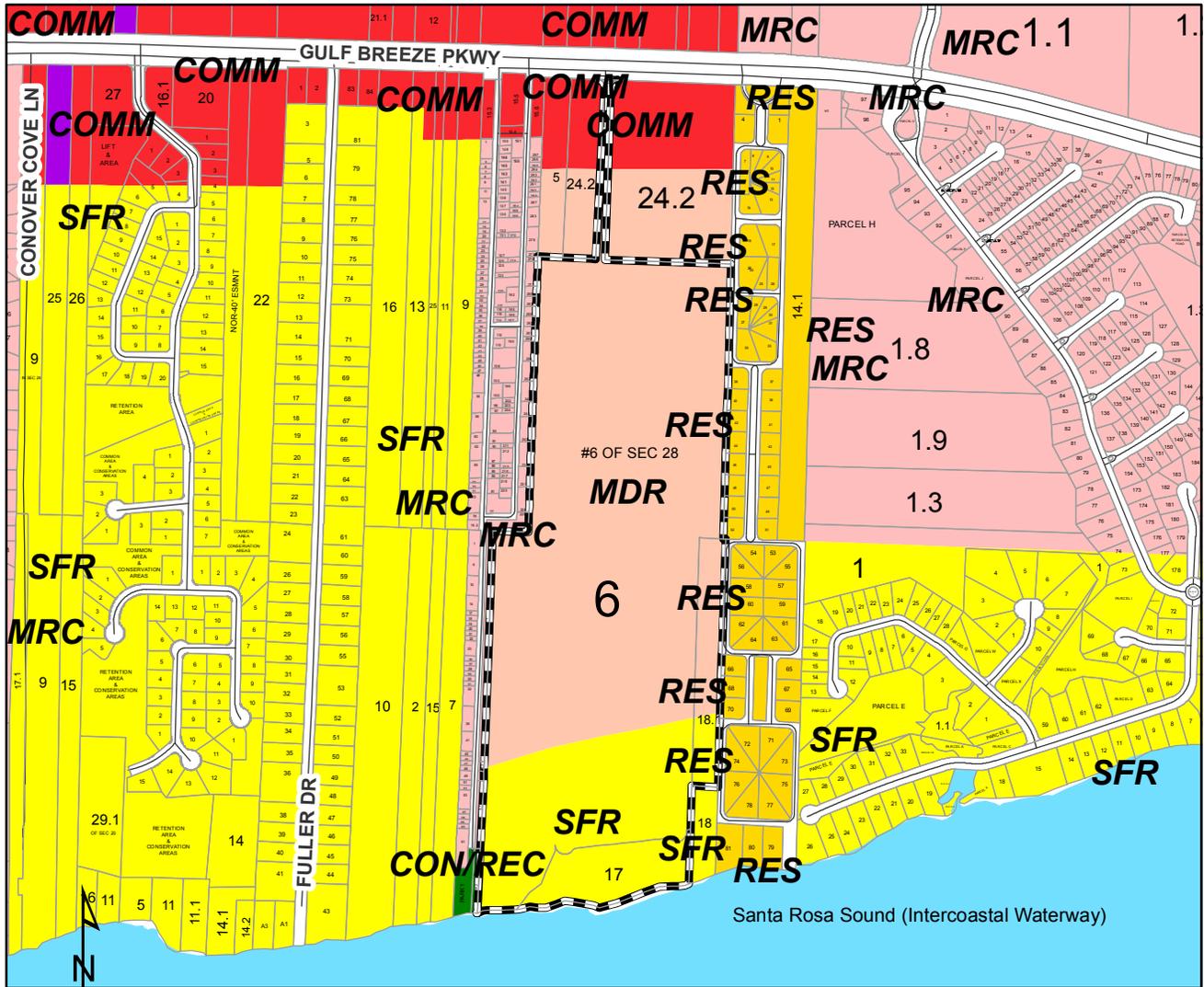


## Legend

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

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# 2016-R-002 Future Land Use



### Legend

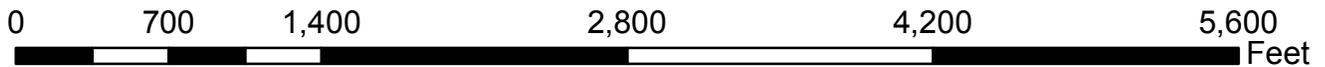
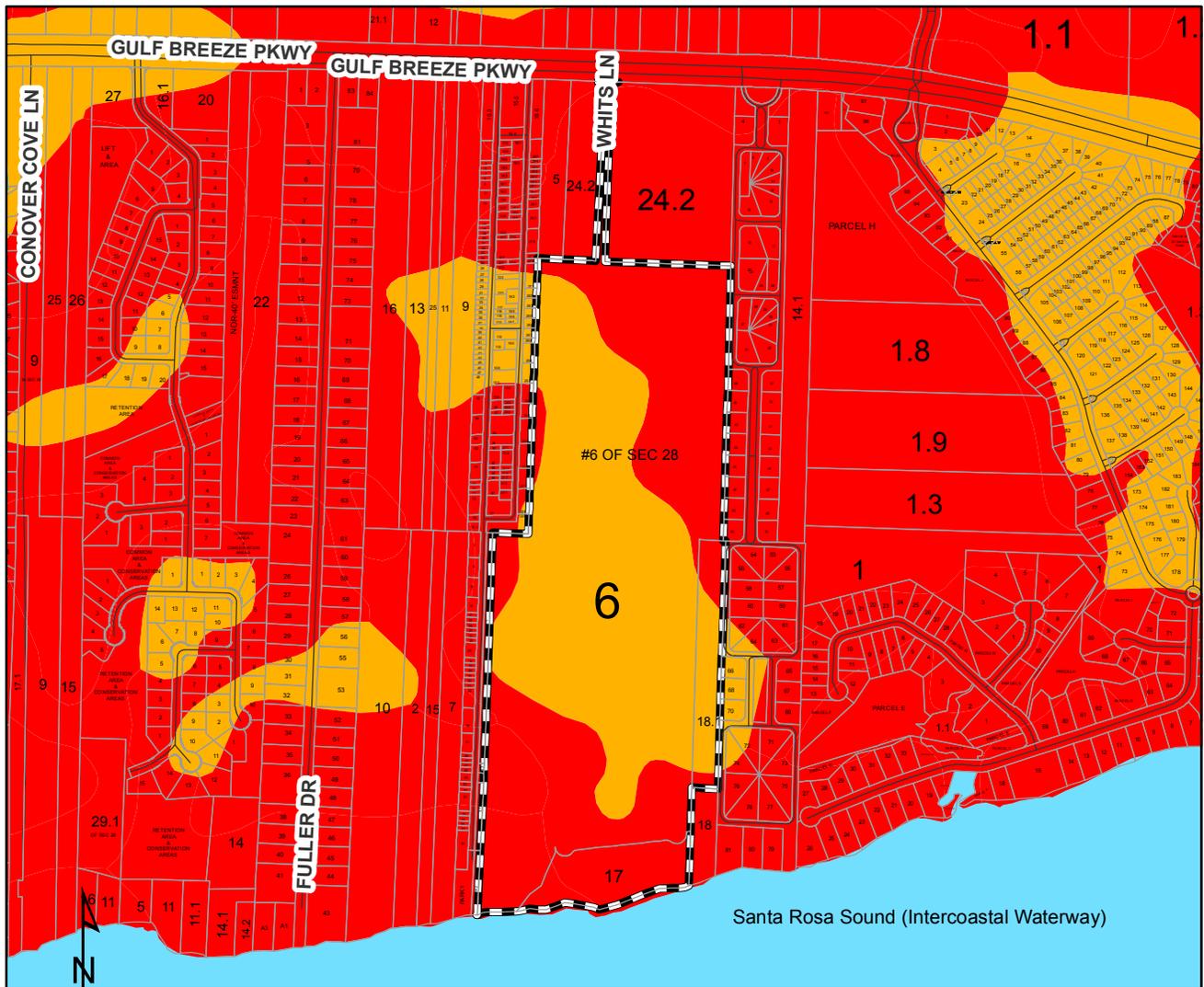
Pending Jan ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	NAVARRE BEACH COMMERCIAL (NBCOMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL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

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# 2016-R-002 Potential Wetlands-Utilizing Hydric Soils Classification



## Legend

 Pending Jan ZB **gisdata.GISADMIN.SRCSoils**

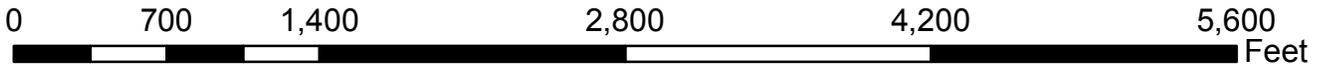
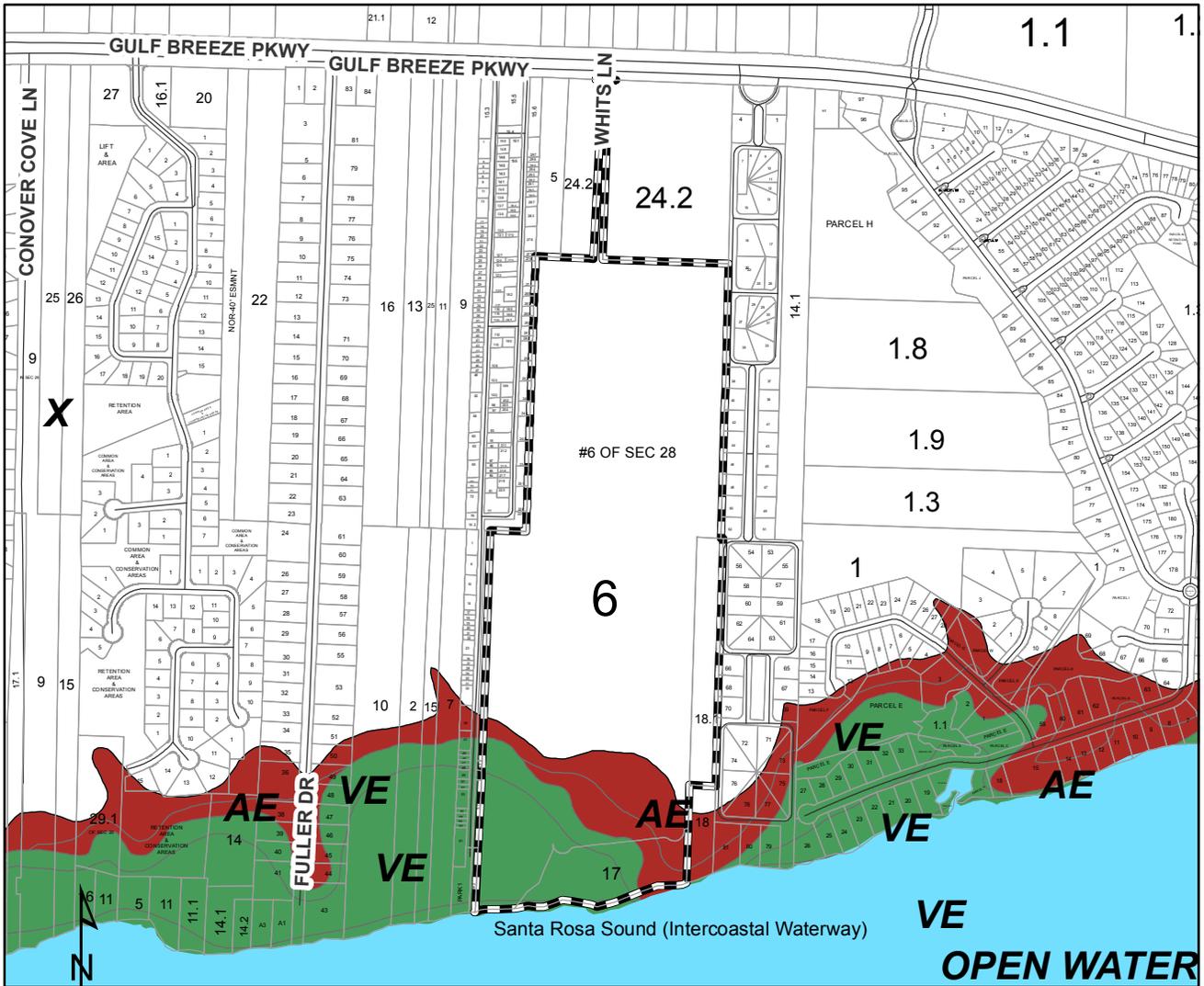
### Map Unit Symbol

-  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-002 Flood Zone



## Legend



Pending Jan ZB **DFIRM**

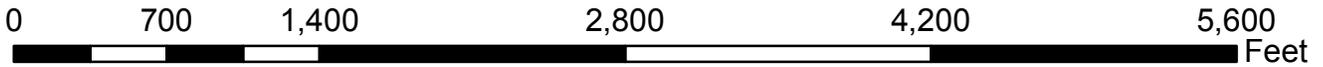
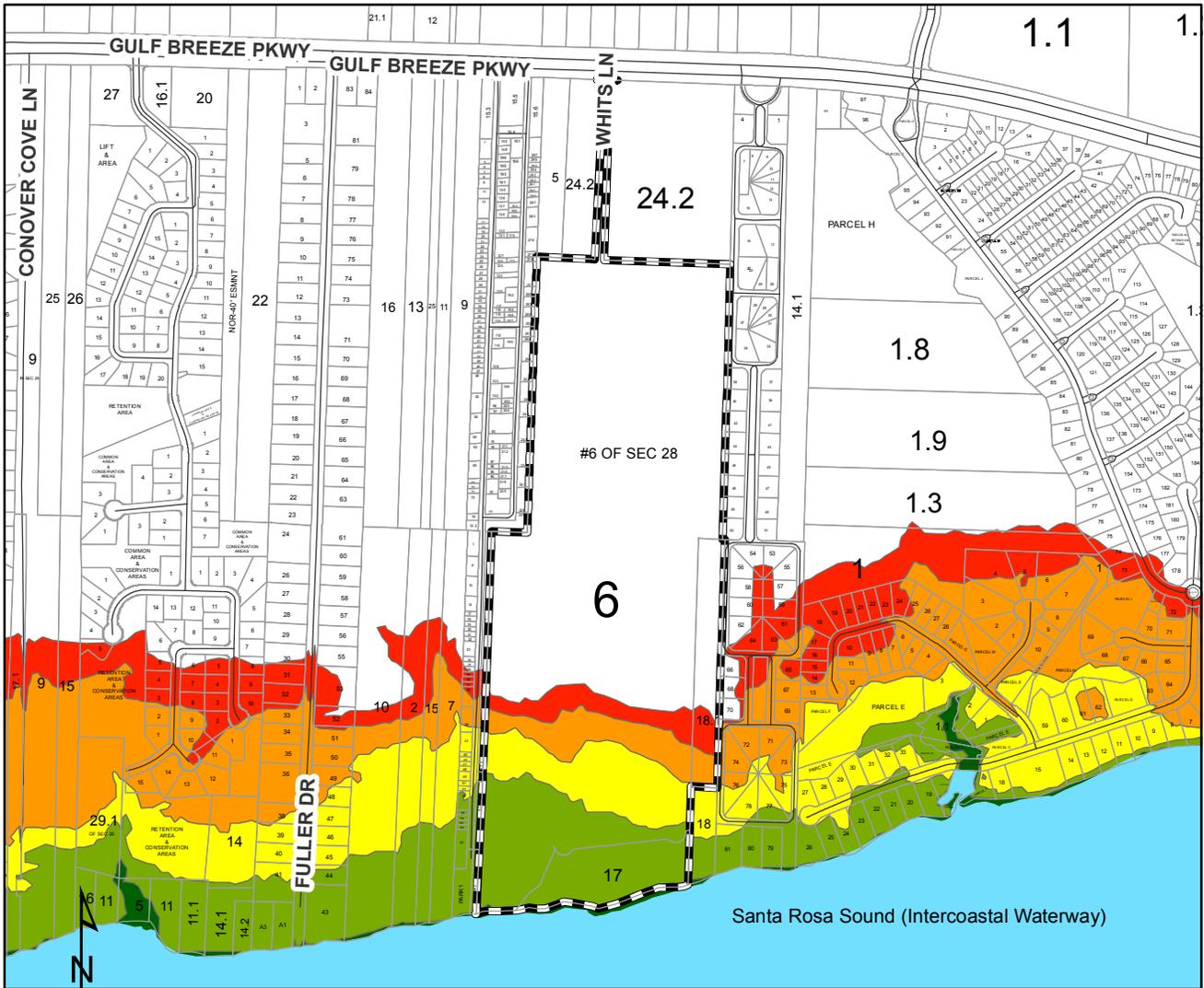
### FLOOD\_ZONE

-  0.2% Annual Chance of Flood (500 Year)
-  A - 1% Annual Chance of Flood - No BFE's
-  AE - 1% Annual Chance of Flood - BFE's
-  VE - A 1% Annual Chance of Flood - Storm Waves
-  Not in the FloodPlain

### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-R-002 Storm Surge Zone



## Legend

 Pending Jan ZB **gisdata.GISADMIN.SRCSurgeZones**

 <all other values>

### Cat

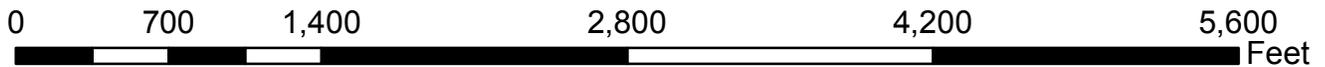
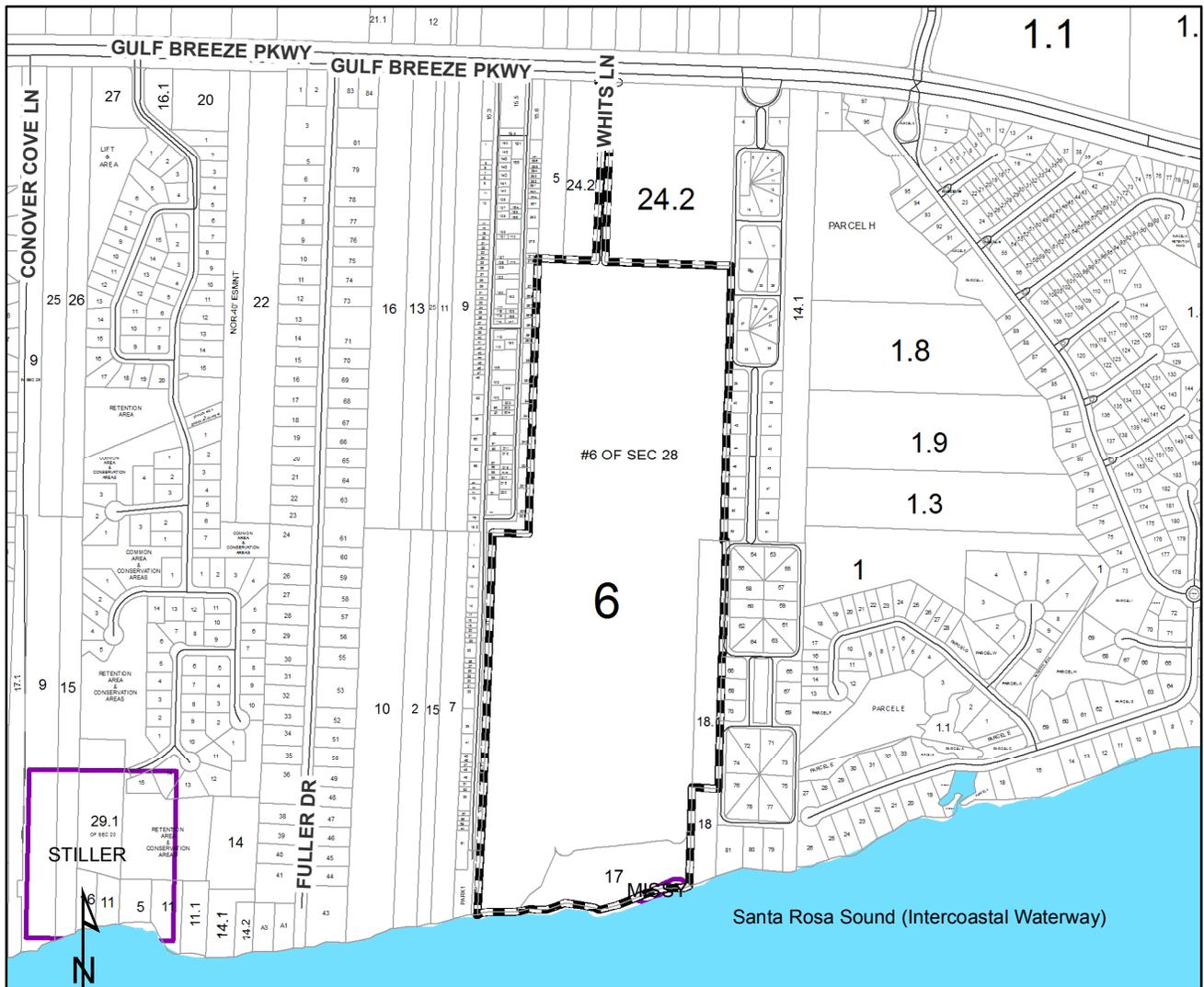
-  1
-  2
-  3
-  4
-  5

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# 2016-R-002 Archeological Sites



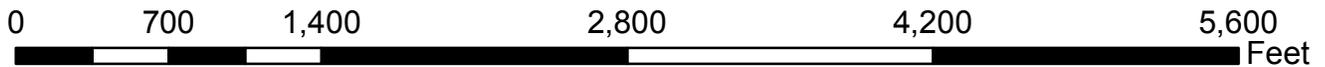
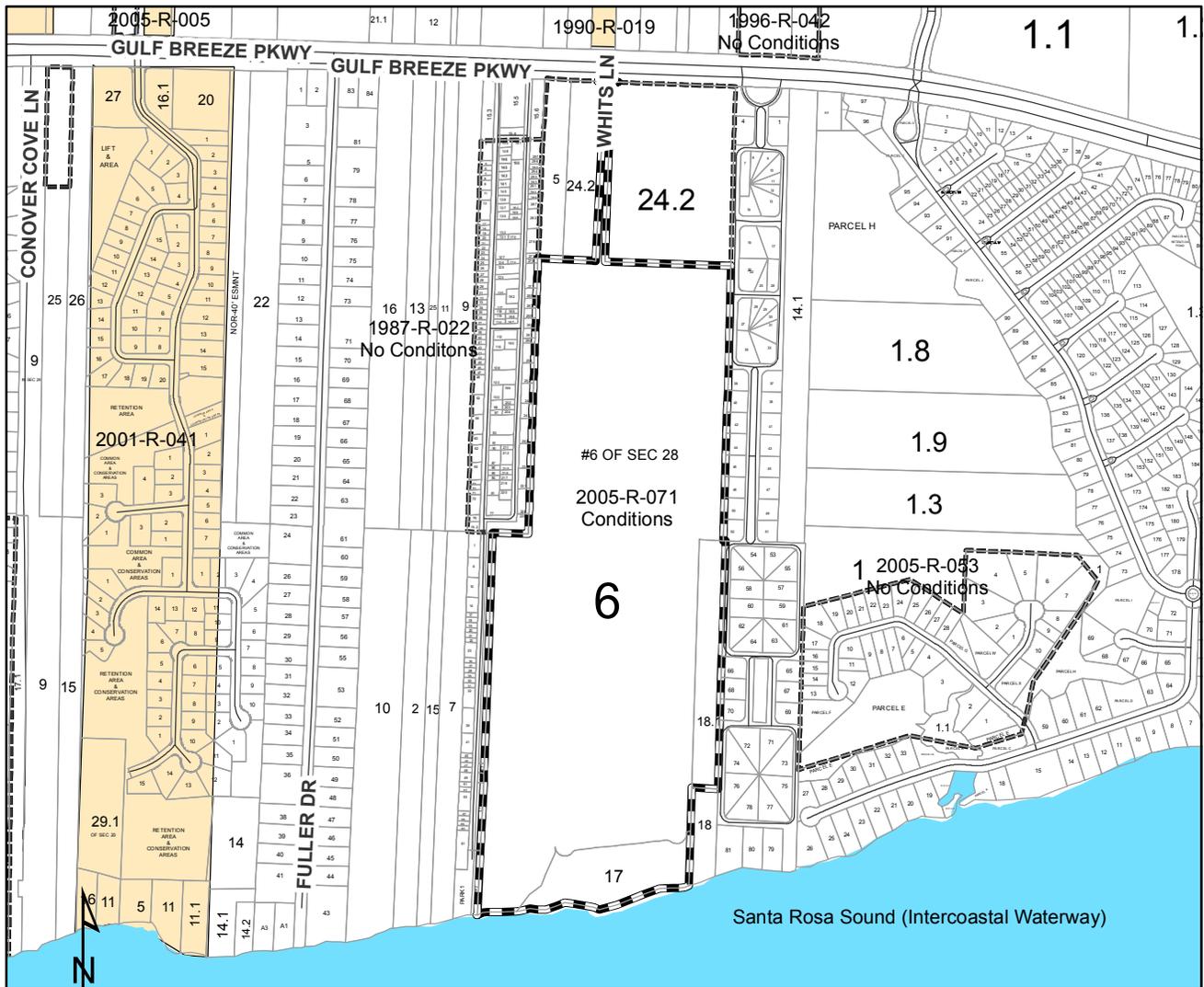
## Legend

- Pending Jan ZB
- Archeological Site Bndrys

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# 2016-R-002 Zoning Board Issues-Rezonings



## Legend

- Pending Jan ZB
- Approved Rezonings
- Denied Withdrawn Rezonings

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# 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](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Rezoning Application

- \* For Rezoning only – no Future Land Use Map (FLUM) Amendment required
- \*\* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 - R - 002</u>	Date Received: <u>11/24/2015</u>
Review Fee: <u>\$ 1,000.00 + \$201.28</u>	Receipt No.: <u>387,407</u>
Zoning District: <u>PUD</u>	Proposed Zoning District: <u>R2</u>

182,455

VD# 5

**Property Owner** Property Owner Name: Synovus Bank (Attn: Joseph Sumner, REO Department)  
 Address: 8025 Westside Parkway, Alpharetta, GA 30009  
 (Attn: Joseph Sumner, REO Management & Disposition Officer)  
 Phone: 678-339-1671 Fax: 770-754-9962  
 Email: josephsumner@synovus.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.

Company: JMA Engineering Services, Inc.  
 Contact Name: Jerry McGuire, P.E.  
 Address: 2726 Wallace Lake Road, Pace, FL 32571  
 Phone: 850-995-7323 Fax: 850-995-7236  
 Email: jerry@mcguire-assoc.com

**Property Information**

Parcel ID Number(s): 28-2S-27-0000-00600-0000;<sup>74.303</sup>  
28-2S-27-0000-01801-0000;<sup>3.74</sup>  
28-2S-27-0000-01700-0000<sup>4.412</sup>

**-OR-**

Street Address of property for which the Rezoning is requested:

Subdivision Name (if applicable): Rosemary Sound

**Project Details**

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

82.45

Existing Zoning: PUD Proposed Zoning: R-2

Existing FLUM: MDR ; SFR

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

Owner wishes to do away with previously approved PUD for a 715 Unit development and instead develop property as R-2 with single family lots.

**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
- Public Water System

Provider: Midway Water  
Provider: \_\_\_\_\_  
(Attach Letter of Certification)

**Sewage Disposal Source (check one):**

- Private Septic Tank
- Private Sewage System
- Public Sewage System

Provider: SSRU  
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:** Open space will consist of existing wetlands, pond parcel, and proposed amenities parcel (21.5 Acres).

**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.

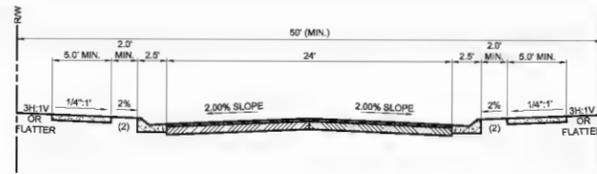
Synovus Bank  
Property Owner Name (Type or Print)  
Special Assets Officer  
Title (if applicable)

Terry Lawson  
Property Owner Signature  
11/15/15  
Date

Terry Lawson  
Special Assets Officer



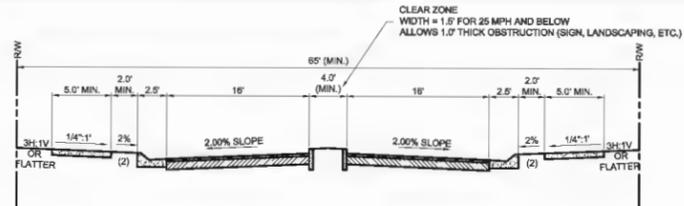




DESIGN SPEED (MPH)	MIN. C/L RADIUS (FT.)	MIN. "K" VALUE FOR V.C. (1)	
		CREST	SAG
15	90	31	37
20	99	31	37
25	166	31	37

TYPICAL URBAN RESIDENTIAL STREET

N.T.S.



DESIGN SPEED (MPH)	MIN. C/L RADIUS (FT.)	MIN. "K" VALUE FOR V.C. (1)	
		CREST	SAG
15	90	31	37
20	99	31	37
25	166	31	37

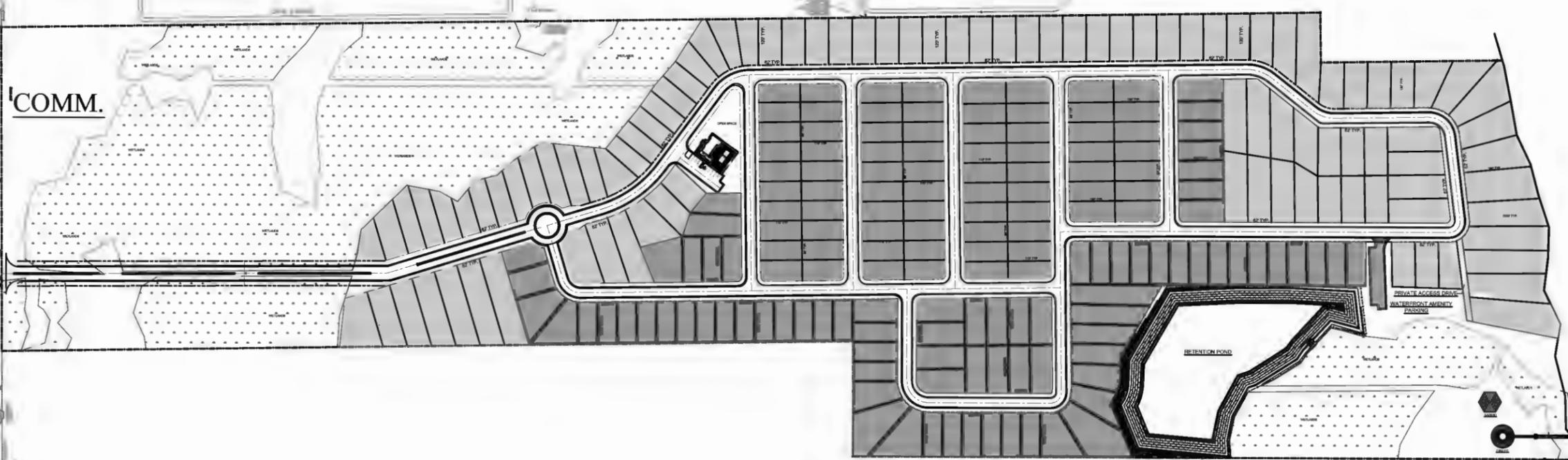
TYPICAL URBAN RESIDENTIAL BOULEVARD (3)

N.T.S.

- (1) UTILIZE 30 MPH DESIGN SPEED VERTICAL CURVE CRITERIA FOR ALL RESIDENTIAL ROADS PER "FLORIDA GREENBOOK" CH. 16 SECTION C.4.A.
- (2) MIN. 6.0' WIDE SIDEWALK IF ADJACENT TO CURB. USE APPROPRIATE DRIVEWAY CURB CUTS.

- (1) UTILIZE 30 MPH DESIGN SPEED VERTICAL CURVE CRITERIA FOR ALL RESIDENTIAL ROADS PER "FLORIDA GREENBOOK" CH. 16 SECTION C.4.A.
- (2) MIN. 6.0' WIDE SIDEWALK IF ADJACENT TO CURB. USE APPROPRIATE DRIVEWAY CURB CUTS.
- (3) REQUIRED WHEN ONLY ONE ENTRANCE FOR 50 LOTS OR GREATER. MAY USE STRIPING IF LOTS ARE ON STREET.

SMUGGLERS COVE SUBD.



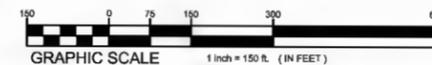
COMM.

SANTA ROSA SOUND

WEST VIC SUBD.

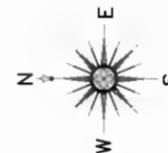
LEGEND

- SINGLE FAMILY 52' = 148 TOTAL
- SINGLE FAMILY 62' = 101 TOTAL
- TOTAL UNITS = 249



ROSEMARY SOUND

52' - 62' Lots



**JMA**  
**ENGINEERING SERVICES INC.**  
**CIVIL ENGINEERING • PLANNING**  
 P.O. BOX 4848  
 MILTON, FLORIDA 32571-4848  
 PHONE: (850) 995-7888  
 FAX: (850) 995-7986

cMAIL: jma@mcguire-assoc.com  
 Gerald W. McGuire-P.E. # 89573  
 Serena Lee Chapla-P.E. # 61249  
 Engineering Business #28905

