



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

**2016-R-011
Rezoning Small Comp Plan Amendment**

Project Name: N/A

**Applicant and/or
Property Owner:** Flynn Building Specialists, LLC

Representative: Blaine Flynn

Existing Zoning: M1 (Restricted Industrial)

Proposed Zoning: R1 (Single Family Residential)

Existing FLU: Indus (Industrial)

Proposed FLU: SFR (Single Family Residential)

**Zoning Board
Decision:** **Recommended Approval with a vote of
7 – 1, Don Richards opposed**

Part I. General Information:

Project/Applicant: Flynn Building Specialist, LLC
Representative: Blaine Flynn
Location: Ola Broxson Road, Navarre, FL, 32566
Parcel(s): 08-2S-26-0000-00123-0000
Existing Zone: M1 (Restricted Industrial)
Proposed Zone: R1 (Single Family Residential)
Existing FLU: INDUS (Industrial)
Proposed FLU: SFR (Single Family Residential)
Parcel Size: 1.081 (+/-) acres
District: Commissioner District #4
Current Conditions: Vacant

Existing Zoning Description: M1 (Restricted Industrial) allows public and private utilities; business and professional offices; indoor commercial amusement activities; restricted sales and services; general retail sales services; plant nurseries and landscape services; trade services and repair; vehicular service and maintenance subject to conditions; veterinary medical services with conditions; boarding of domestic dogs and cats with conditions; restaurants; wholesale trades and services; wholesaling, warehousing, furniture storage, storage or distribution activities; light manufacturing, fabricating, processing, packaging, assembling of components and similar activities; automotive and other mechanical repairs and services with conditions; service establishment such as auto, heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental; lumber yard, truss manufacturing, storage of construction materials, storage yard; private training facility and vocational schools; one single family dwelling unit occupied by the owner or an employee of the principal use; and accessory uses or structures.

Proposed Zoning Description: R1 (Single Family Residential) allows detached single family residential structures, group homes and accessory structures and facilities Maximum allowable density = 4 dwelling units (du) per acre.

Existing Future Land Use Description: Industrial

Proposed Future Land Use Description: SFR (Single Family Residential) is designed to accommodate single-family residential, group homes, institutional uses, and public and private utilities Maximum density = 4 dwelling units (du) per acre.

Surrounding Zoning: The subject property has Highway Commercial to the south and west, and Single Family Residential to the north and east.

Surrounding Future Land Use: The parcel is surrounded by Mixed Residential to the north and east, Commercial to the south, and Restricted Industrial to the west.

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

A. Infrastructure Availability:

(1) Traffic

Assuming all of the projected vehicle trips impact Ola Broxson Road, the approximate 7.36 daily vehicle trips produced by the current zoning would increase by an additional 19.14 daily vehicle trips. Ola Broxson Road is located near HWY 87S, which is currently rated at a Level of Service (LOS) “D” with an Average Daily Traffic (AADT) of 7,100. Rated at LOS Standard “D”, the maximum available capacity of 17,700 trips for HWY 87 thus indicates capacity is available for the proposed zoning. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Holley Navarre Water System

A letter provided by Holley-Navarre Water System, Inc., indicates that water is available. The proposed amendment is not expected to create capacity problems for the Holley Navarre Water System.

(3) Sanitary Sewer:

A letter provided by Holley-Navarre Water System, Inc., indicates that sanitary sewer is available via a 3” low pressure sewer line located on the east side of Ola Broxson Rd.

(4) 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:

Article 6.05.15.A states *“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.”*

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.”

The surrounding property is M1 to the west, HCD to the south, and R1M to the north and east.

C. Suitability:

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.

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 development of the property would not result in a finding of urban sprawl under the proposed classification.

Part III. Data and Analysis : (Consistency with the Land Development Code)

Article 6.05.15.A states:

“This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist. Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.”

The proposed development of the property abuts residential zone property to the north and east.

For the Industrial estimation:

General Industrial (110)

Area of Site: 1.081 acres

ITE Average Rate: $1.081/\text{acre} (1.081 \times 7.96) = 8.60476$ Average Daily Trips

Driveway %: $0.93 \times 8.60476 = 8.0024268$ Average Daily Trips

New Trip % = 92% ($8.0024268 \times .92$) = 7.36 Average Daily Trips

Trip Generation for General Light Industrial (110) was made because the applicant provided information as to the type of development proposed. There was a coefficient of determination of 0.57 for this data; the standard deviation was 6.46; and there was a small sample size of 19 studies.

For the Single Family Residential estimation:

Single Family Detached Housing (210)

$1.081 \text{ acres} \times 4 \text{ du's/acre} = 4$ possible unit

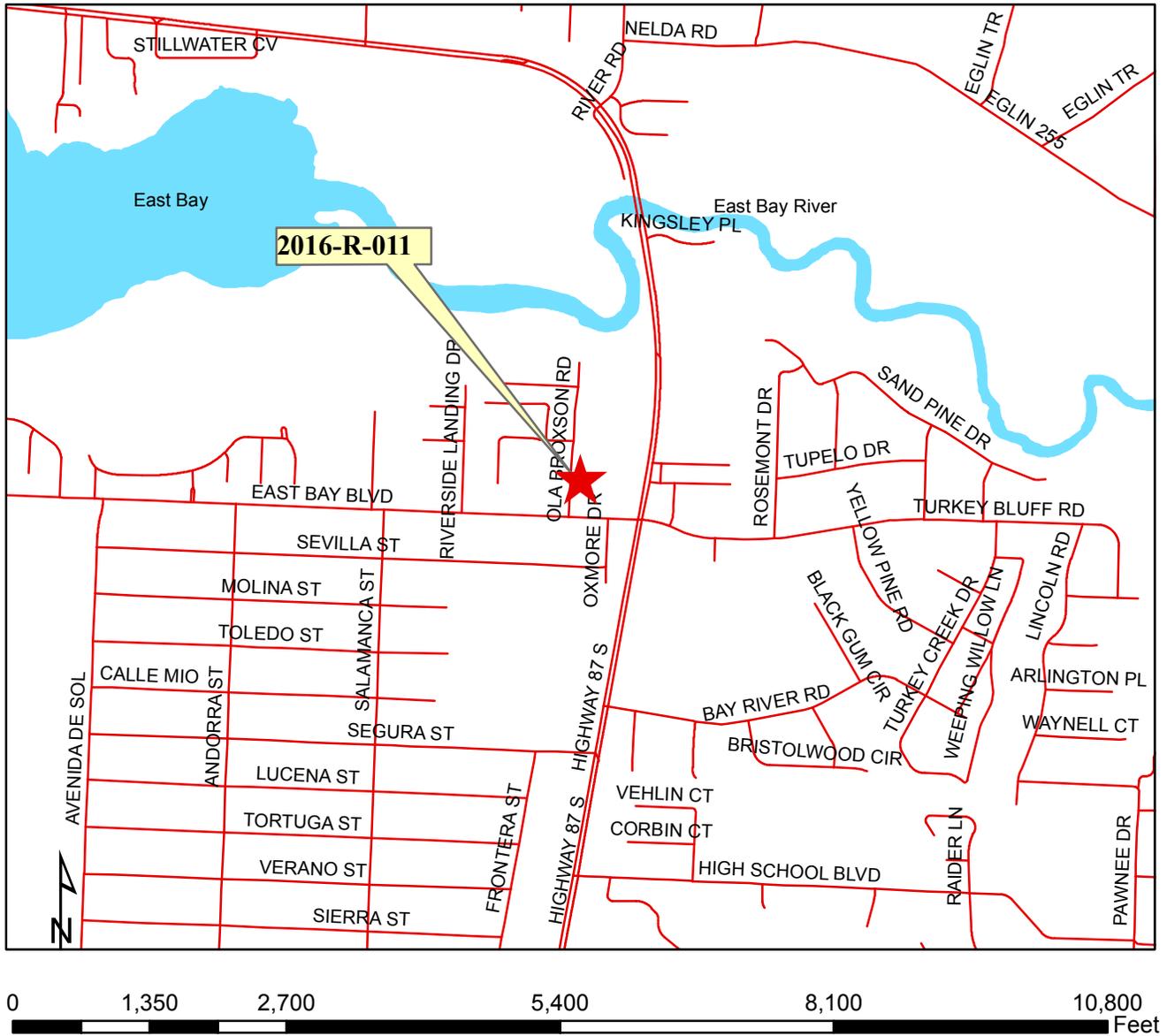
Average Rate: $9.57 \times 4 = 38.28$ Average Annual Daily Trips

Driveway %: $0.50 \times 38.28 = 19.14$ Average Annual Daily Trips

New Trip % = 100%; $19.14 \times 1.00 = 19.14$ Average Annual Daily Trips

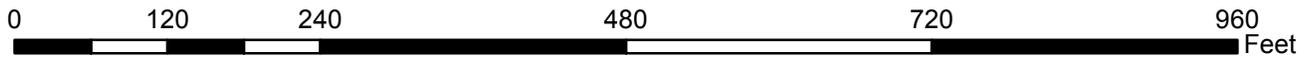
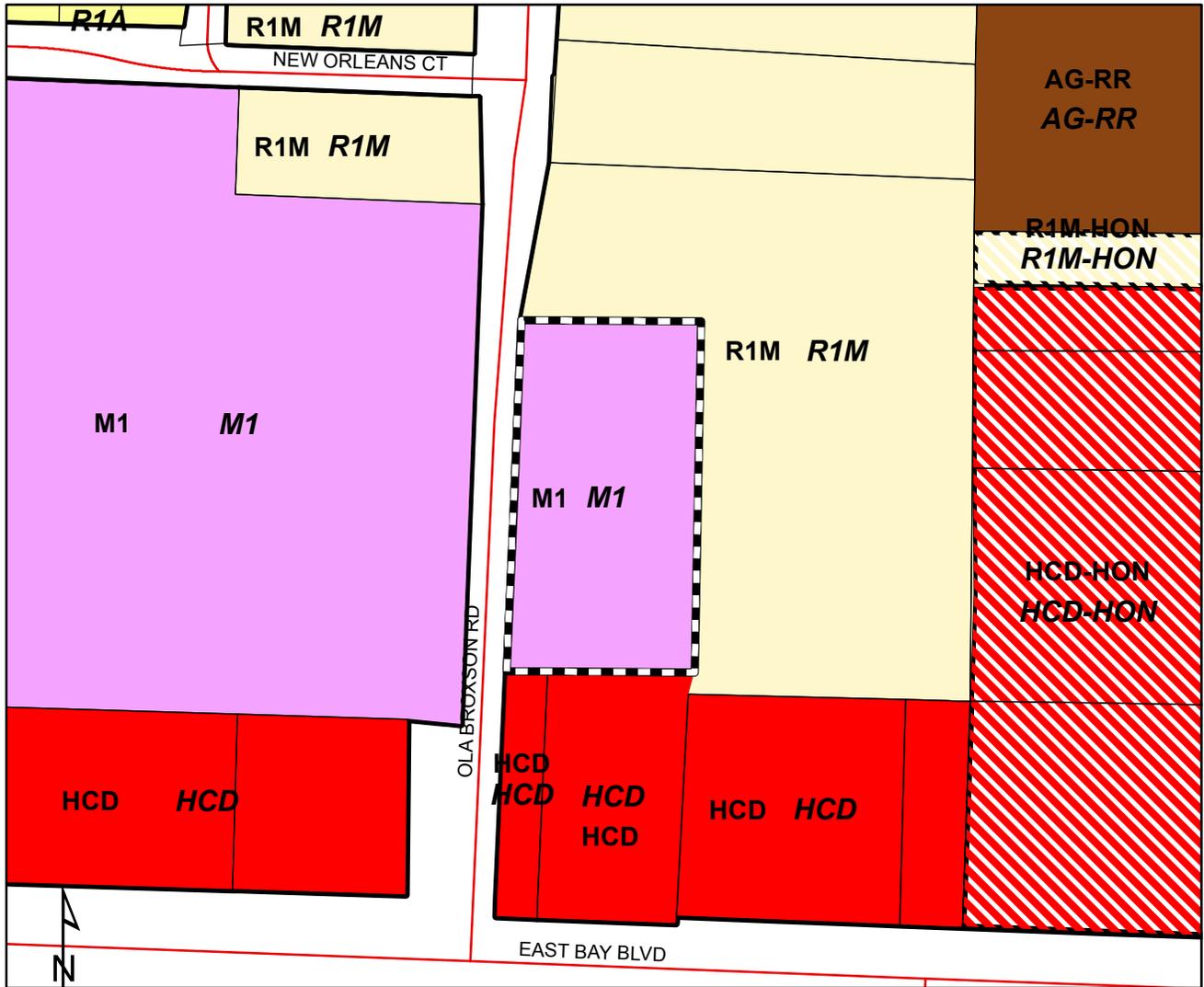
Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

2016-R-011 Location



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2016-R-011 Zoning



Legend



Pending Jul ZB **Zoning**

DISTRICT

AG-RR

AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ

AG1

AG2

AG2-APZ or CZ

C1M

C2M

CITY

HC1

HCD

HCD-APZ or CZ

HCD-HON

HNB

HR1

HR2

M1

M1-APZ or CZ

M1-HON

M2

M2-APZ or CZ

MID

MIL

NB-C

NB-CON/REC

NB-HD

NB-MD

NB-MHD

NB-PMUD

NB-SF

NB-U

NC

NC-APZ or CZ

NC-HON

P1

P1-HON

P2

P2-APZ or CZ

P2-HON

PBD

PUD

R1

R1-APZ or CZ

R1-HON

R1A

R1A-HON

R1M

R1M-APZ or CZ

R1M-HON

R2

R2-APZ or CZ

R2-HON

R2M

R2M-APZ or CZ

R3

RAIL

RR1

RR1-APZ or CZ

STATE

STATE-APZ or CZ

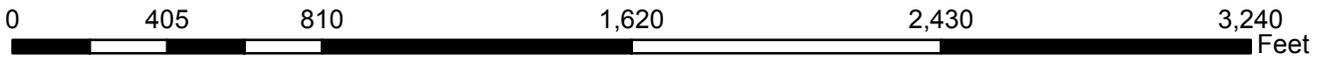
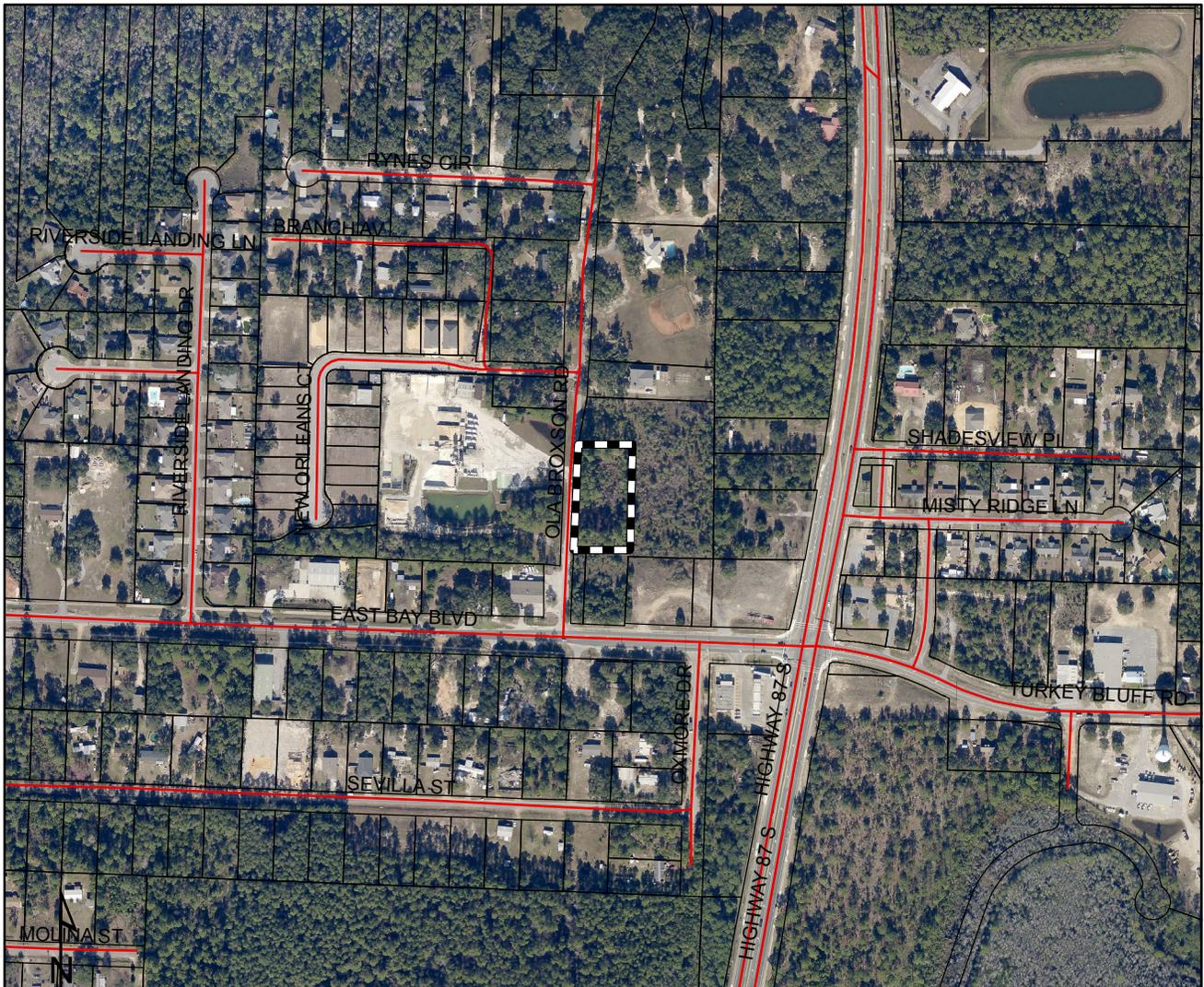
TC1-HON

WATER

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2016-R-011
2014 Aerial

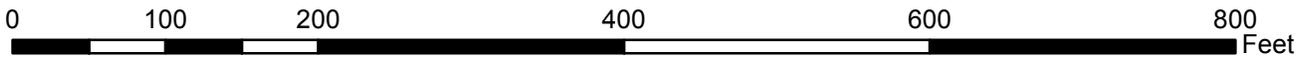
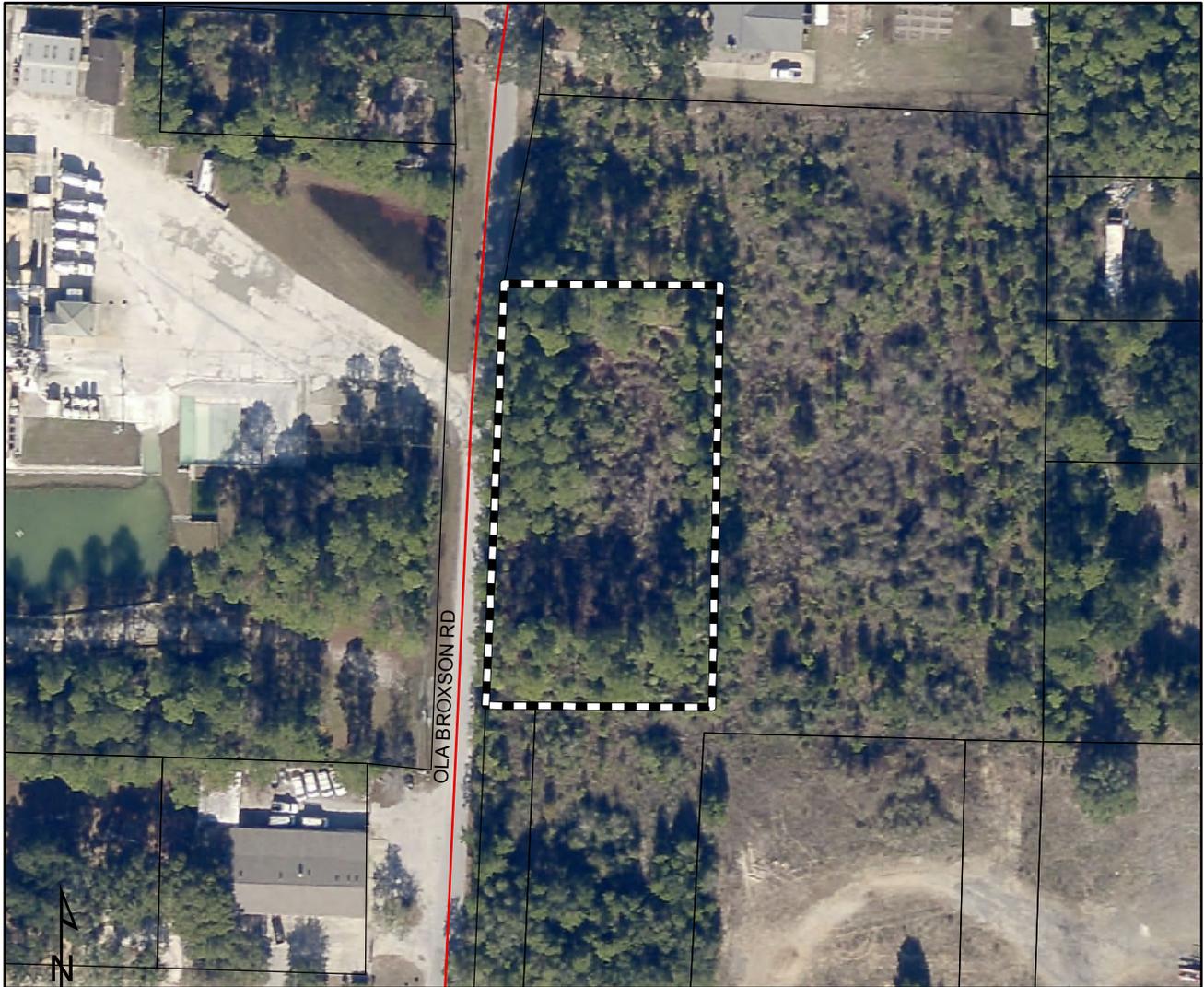


Legend

 Pending Jul ZB

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2016-R-011 Close up Aerial



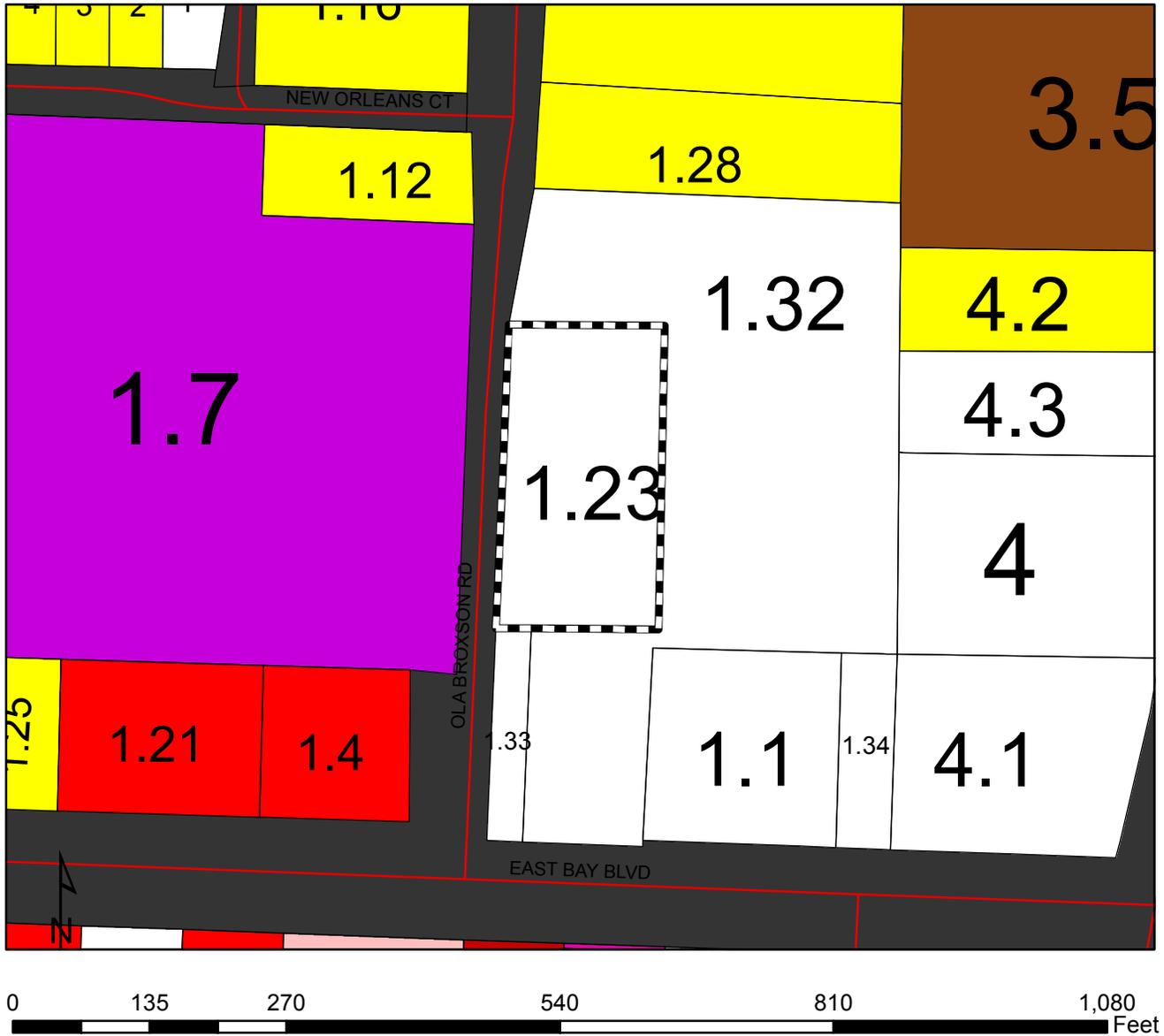
Legend

 Pending Jul ZB

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2016-R-011 Existing Land Use

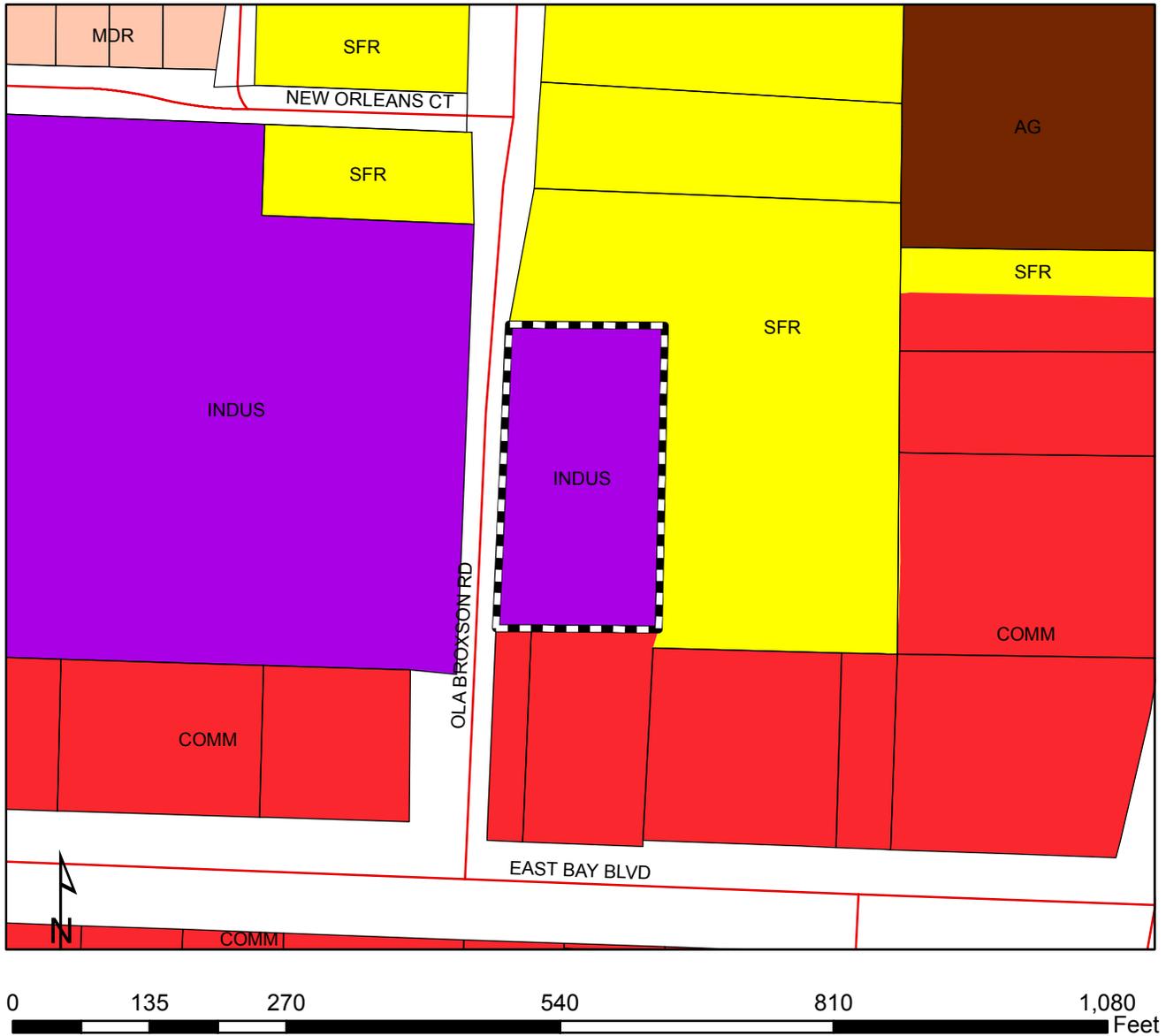


Legend

 Pending Jul ZB	Existing Land Use	 Office
 Agriculture (AG)	Category	 Public Owned Property (POP)
 Agriculture, Homestead (AH)		 Rail
 Condo's/Townhomes (C/T)		 Recreation/Commercial (REC/COMM)
 City		 Recreation/Open Space (REC/OS)
 Commercial (COMM)		 Right of Way (ROW)
 Industrial (INDUS)		 Single Family Residential (SFR)
 Institutional (INST)		 Silviculture (SILVICUL)
 Multi-Family Residential (MFR <5)		 Uncategorized (UNCAT)
 Multi-Family Residential (MFR >5)		 Utilities
 Military (MIL)		 Vacant
 Mixed Residential/Commercial (MRC)		 Water

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2016-R-011 Future Land Use



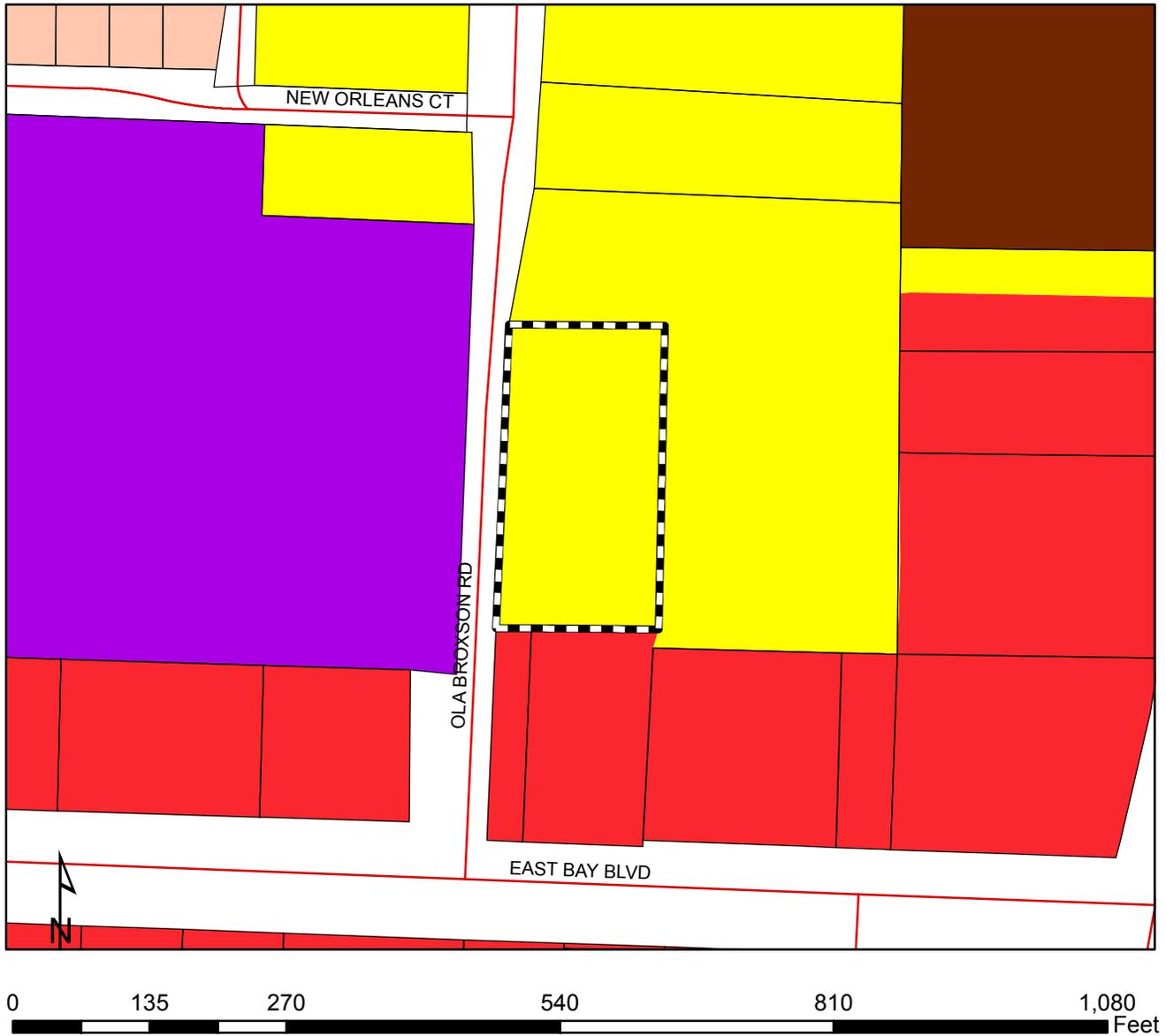
Legend

 Pending Jul 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)	 CITY
 CONSERVATION/RECREATION (CON/REC)	 RAIL	 WATER
 GP SINGLE FAMILY RESIDENTIAL (GPSFR)		
 GP RURAL RESIDENTIAL (GPRR)		
 BAGDAD HISTORIC DISTRICT (HIS)		
 INDUSTRIAL (INDUS)		
 MARINA (MARINA)		
 MILITARY (MIL)		

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2016-R-011 Proposed Future Land Use



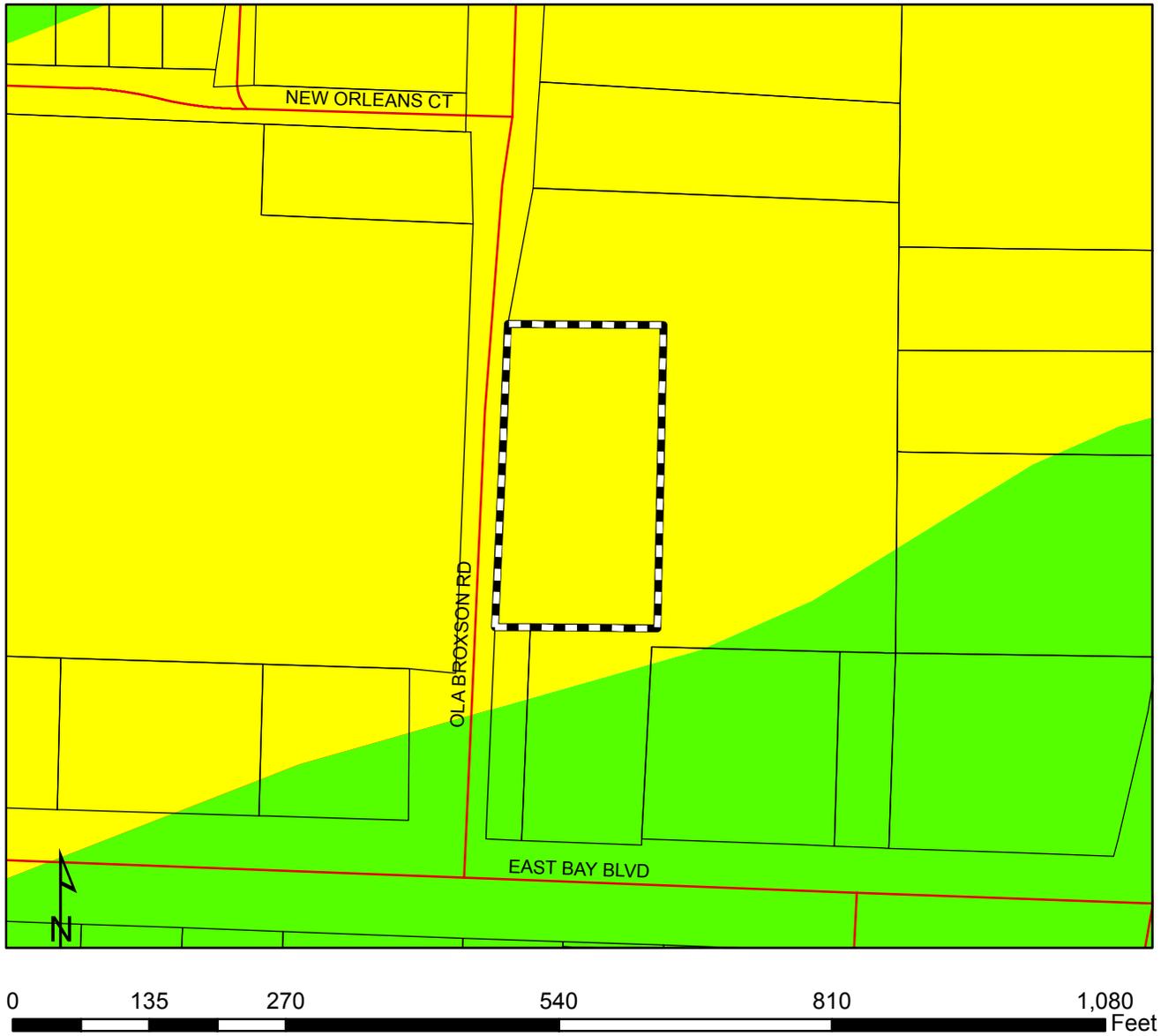
Legend

- | | | |
|--|--|--|
|  Pending Jul 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) |  CITY |
|  CONSERVATION/RECREATION (CON/REC) |  RAIL |  WATER |
|  GP SINGLE FAMILY RESIDENTIAL (GPSFR) | | |
|  GP RURAL RESIDENTIAL (GPRR) | | |
|  BAGDAD HISTORIC DISTRICT (HIS) | | |
|  INDUSTRIAL (INDUS) | | |
|  MARINA (MARINA) | | |
|  MILITARY (MIL) | | |

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2016-R-011
Potential Wetlands Based on Soils



Legend

 Pending Jul ZB

HYDRIC CLASSIFICATION

 Partially hydric

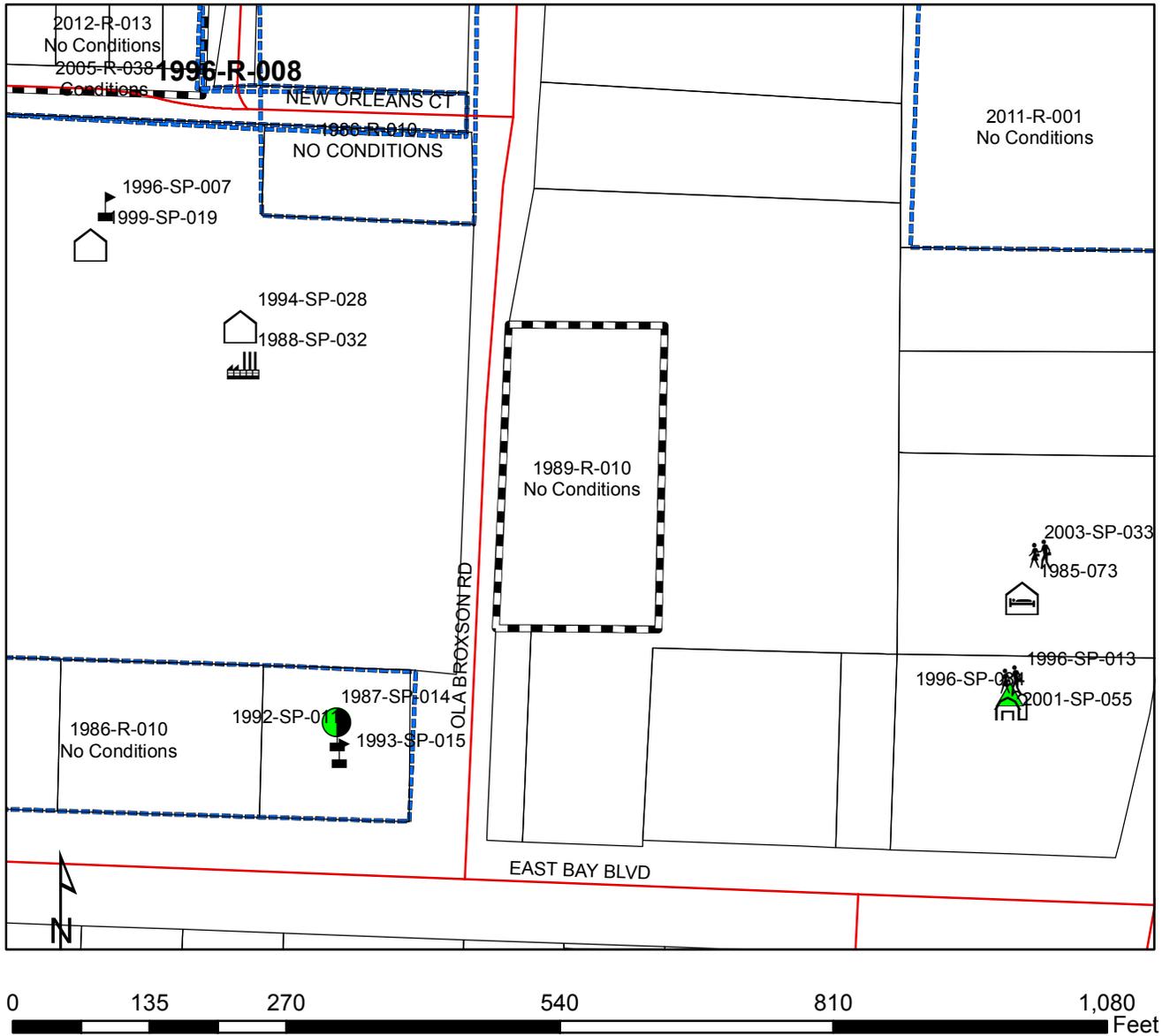
 Not hydric

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2016-R-011

Previous Zoning Board Decisions in the Area



Legend

 Pending Jul ZB

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Looking at the subject site.



Looking at the subject site.



Looking at the subject site.



Looking at the subject site down Ola Broxson Rd.



Looking at the subject site south down Ola Broxson Road.



Looking at the subject site fence line.



Looking at subject site, enclosed in fence.



View of fence with subject site enclosed.



**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

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Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

**Rezoning with Small Scale Future
Land Use Amendment Application**

* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2016 - R - 011</u>	Date Received: <u>5/17/16</u>
Review Fee: \$ <u>1,100 + 69.03</u>	Receipt No.: _____
Zoning District: <u>M1</u>	Proposed Zoning District: <u>R-1</u>
FLUM Designation: <u>Indus</u>	Proposed FLUM Designation: <u>SFR</u>

± 1.081

VD # 4

Property Owner

Property Owner Name: FLYNN BUILDING SPECIALISTS, LLC

Address: 1300 E. OLIVE RD.

PENSACOLA, FL 32514

Phone: 850-477-6118 Fax: _____

Email: BLAINE@FLYNNBUILT.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): 08-25-26-0000-00123-0000

-OR-

Street Address of property for which the Rezoning is requested:

01A Broxon Rd, Navarre, FL 32566

Subdivision Name (if applicable): _____

Project Details

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

1.08 ACRES

Existing Zoning: M1 Proposed Zoning: R-1

Existing Future Land Use Map Category: Indus

Proposed Future Land Use Map Category: SFR

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

DIVIDED INTO 4 75' WIDE LOTS TO BUILD NEW HOMES ON.

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: HOLLEY NAVARRE WATER
Provider: _____
(Attach Letter of Certification)

Sewage Disposal Source (check one):

- Private Septic Tank(s)
- Private Sewage System
- Public Sewage System

Provider: HOLLEY NAVARRE WATER
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, .. 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.

BLAINE FLYNN
Applicant Name (Type or Print)


Applicant Signature

Title (if applicable)

05/11/2016
Date



MERRILL PARKER SHAW, INC.



4028 N. DAVIS HWY. PROFESSIONAL SURVEYING SERVICES PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924

PREPARED FOR: FLYNN BUILDING SPECIALIST, LLC
REQUESTED BY: BLAINE FLYNN

JOB NO.: 16-8402-S-1
DATE: APRIL 18, 2016

PROPERTY ADDRESS: N/A

SCALE: 1" = 40'

DESCRIPTION: (O.R. BOOK 3276, AT PAGE 491)

Lot 4, Block A
Commence at the Northeast corner of Section 8, Township 2 South, Range 26 West, Santa Rosa County, Florida; thence South 01 degree 42 minutes East along East line of section, 2453.75 feet to North right of way of State Road 399; thence South 89 degrees 08 minutes West, 391.0 feet; thence North 01 degrees 00 minutes East, 210.0 feet for Point of Beginning; thence continue North 01 degree 00 minutes East, 75.0 feet; thence North 89 degrees 08 minutes East, 158.74 feet; thence South 00 degrees 21 minutes East, 75.0 feet; thence South 89 degrees 08 minutes West, 160.52 feet to Point of Beginning.

Lot 5, Block A
Commence at the Northeast corner of Section 8 Township 2 South, Range 26 West, Santa Rosa County, Florida; thence South 01 degrees 42 minutes East along East line of section, 2453.75 feet to North right of way of State Road 399; thence South 89 degrees 08 minutes West, 391.0 feet; thence North 01 degrees 00 minutes East, 285.0 feet for Point of Beginning; thence continue North 01 degrees 00 minutes East, 75.0 feet; thence North 89 degrees 08 minutes East, 156.96 feet; thence South 00 degrees 21 minutes East, 75.0 feet; thence South 89 degrees 08 minutes West, 158.74 feet to Point of Beginning.

Lot 6, Block A
Commence at the Northeast corner of Section 8, Township 2 South, Range 26 West, Santa Rosa County, Florida; thence South 01 degrees 42 minutes East along East line of section, 2453.75 feet to North right of way of State Road 399; thence South 89 degrees 08 minutes West, 391.0 feet; thence North 01 degrees 00 minutes East, 360.0 feet for Point of Beginning; thence continue North 01 degrees 00 minutes East, 75.0 feet; thence North 89 degrees 08 minutes East, 155.18 feet; thence South 00 degrees 21 minutes East, 75.0 feet; thence South 89 degrees 08 minutes West, 156.96 feet to Point of Beginning.

Lot 7, Block A
Commence at the Northeast corner of Section 8, Township 2 South, Range 26 West, Santa Rosa County, Florida; thence South 01 degrees 42 minutes East along East line of section, 2453.75 feet to North right of way of State Road 399; thence South 89 degrees 08 minutes West, 391.0 feet; thence North 01 degrees 00 minutes East, 435.0 feet for Point of Beginning; thence continue North 01 degrees 00 East, 75.0 feet; thence North 89 degrees 08 minutes East 153.4 feet; thence South 00 degrees 21 minutes East, 75.0 feet; thence South 89 degrees 08 minutes West, 155.18 feet to Point of Beginning.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 01 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST RIGHT OF WAY LINE OF PLA BRIDGSON ROAD (R/W WIDTH UNDETERMINED) SANTA ROSA COUNTY, FLORIDA.
- 2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD OF SANTA ROSA COUNTY, FLORIDA; AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) 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 ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

CERTIFIED TO:

FLYNN BUILDING SPECIALIST, LLC
SURETY LAND TITLE OF FLORIDA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 63-17.001 AND 63-17.002, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 2 OF 1

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2016 BY MERRILL PARKER SHAW, INC.
P.L. NO. DRAWING NO. FLYNN_B01_CHECKED_EFP

DESCRIPTION: SEE ABOVE

SECTION 8, TOWNSHIP 2-S, RANGE 26-W, SANTA ROSA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 3276, PAGE 491 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 4/18/16, FIELD BOOK: 321, PG. 59

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 4/18/16

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

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

HOLLEY-NAVARRE WATER SYSTEM, Inc.

8574 TURKEY BLUFF ROAD NAVARRE, FLORIDA 32566
PHONE: (850) 939-2427 FAX (850) 939-9541

May 12, 2016

Mr. Blaine Flynn
Flynn Built / Flynn Building Specialists, LLC
1300 E Olive Road
Pensacola, Florida 32514

RE: Property ID # 08-2S-26-0000-00123-0000

Dear Mr. Flynn:

In accordance with Article Five of the Santa Rosa County Land Development Code, potable water is available via a 6" potable water line located on the west side of Ola Broxson Road. Sanitary sewer is available via a 3" low pressure sewer line located on the east side of Ola Broxson Road.

The lines up to the meter are maintained by Holley Navarre Water System, Inc. (HNWS). Water/sewer capacity is not reserved nor guaranteed until all plans have been reviewed and tap fees received by HNWS.

Sincerely,



William R. Paulchek, Jr., P.E.
Systems Engineer

** The contents of this letter will be honored for ninety (90) calendar days from the date of this letter.*

This Instrument Prepared by and Return to:

SURETY L... TITLE OF FLORIDA, LLC 850/476/5695
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534

File # 201615824
OR BK 3515 Pages 1582 - 1583
RECORDED 04/29/16 12:32:33
Donald C. Spencer, Clerk
Santa Rosa County, Florida
Doc D \$122.60
DEPUTY CLERK TC
#1
Trans # 671250

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 26th day of April, 2016 by Synovus Bank, having its principal place of business at 4121 Carmichael Rd - 2nd Floor, Montgomery, AL 36106, herein called the grantor, to Flynn Building Specialists, LLC, a Wyoming Limited Limited Company, whose post office address is: 1300 E Olive Rd, Pensacola, FL 32514, hereinafter called the Grantee:
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SANTA ROSA County, State of Florida, viz:

See Attached Exhibit "A"

Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Judy G Locke
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Heather Maddox
Witness #2 Printed Name

Synovus Bank
By: [Signature]
Teresa M Oates, Managed Assets Officer



STATE OF ALABAMA
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 26th day of April, 2016, by Teresa M Oates, Managed Assets Officer of Synovus Bank on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



[Signature]
Notary Signature
Laura J Phillips
Printed Notary Signature
7/14/16