

2012-R-013

Project:	“Riverview Estates”
Applicant and/or Property Owner:	Thomas & Beverly Marr
Representative:	Jerry McGuire, JMA Engineering Services, Inc.
Existing Zoning:	HCD (Highway Commercial Development)
Requested Zoning:	R-1A (Single Family Residential District)
Existing FLUM:	Commercial
Requested FLUM:	Medium Density Residential
Zoning Board Recommendation	Approval with a vote of 10-0

STAFF ANALYSIS

Part I. General Information:

Applicant:	“Riverview Estates” Thomas & Beverly Marr
Representative:	Jerry McGuire, P.E., JMA Engineering Services, Inc.
Project Location:	New Orleans Court, Navarre
Parcel Number:	08-2S-26-0000-00137-0000
Parcel Size:	7.28 (+/-)
Purpose:	Single family residential subdivision
Requested Action:	<ol style="list-style-type: none">1. Amendment of the Land Development Code Official Zoning Map changing the zoning district from HCD to R-1A; and2. Small Scale Amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation from Commercial to Medium Density Residential

Existing Zoning Description: HCD (Highway Commercial Development) 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.

Proposed Zoning Description: R1A (Single Family Residential District) is designed to provide suitable areas for low density residential development and is characterized by detached single family structures. This district allows detached single family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 6 du’s per acre.

STAFF ANALYSIS

Existing FLUM: Commercial

Proposed FLUM: Medium Density Residential

Current Use of Land: Vacant land; however the property has been developed as a townhome community to the extent that the roadway and other infrastructure is in place.

Surrounding Zoning: The subject property is surrounded by AG (agriculture zoning district) on the south, east, and west, and HCD (Highway Commercial zoning district) on the north. An undeveloped industrial park is located to the northeast of the subject property.

Rezoning History: Records indicate that 151.7 acres located in the immediate vicinity were rezoned from AG to M1 in 2000 (2000-R-025). Additionally, several rezonings have been granted to change residentially zoned property to HCD (Highway Commercial Development).

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

A. Infrastructure Availability:

(1) Potable Water:

Potable water will be provided by Holley Navarre Water System.

(2) Sanitary Sewer:

Sanitary sewer will be provided by Holley Navarre Water System.

(3) Solid Waste:

Although it is likely that the solid waste will be removed from the proposed residential development by a private hauler, the applicant has not indicated how the solid waste will be disposed of. The County has adequate solid waste capacity for the next 75 years.

(4) Parks, Recreation and Open Space:

The subject site is less than two miles from the Navarre Sports Complex, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document.

B. Compatibility:

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.”

STAFF ANALYSIS

Currently, the majority of uses surrounding the site are single family residences with industrial and commercial to the immediate east and south. Additionally, the subject property is located within the NOLF Holley Military Airport Influence Area (MAIA), and Airfield Notification Zone. In general, single family residential development is compatible with the airfield operation.

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.”

This rezoning request is located within a FEMA Zone “X”, which means an area determined to be outside the 500-year floodplain. The National Wetlands Inventory Map indicates there are no potential wetlands located onsite. This request is thus consistent with this policy.

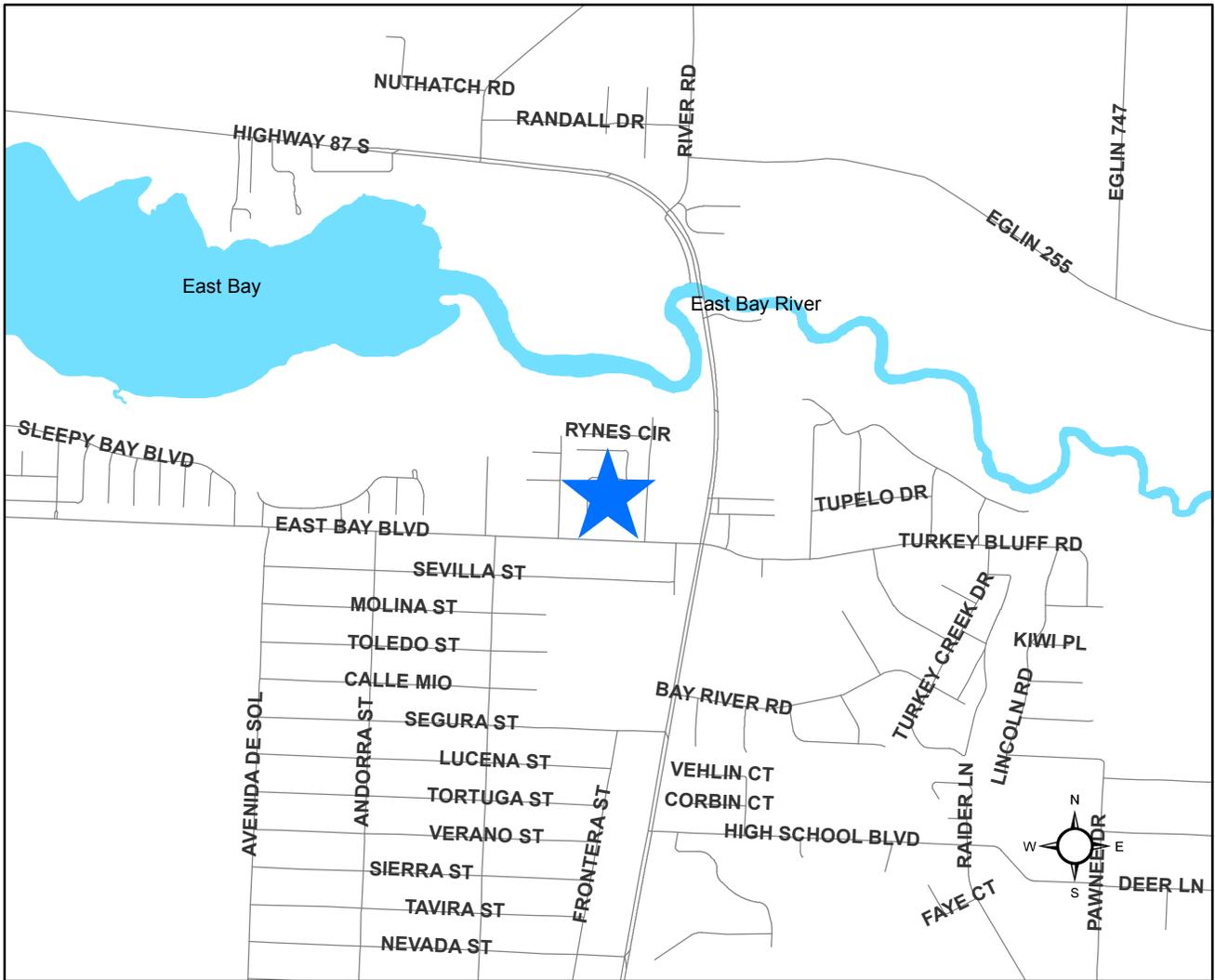
D. Urban Sprawl

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.”

This rezoning application would not result in a finding of urban sprawl under the proposed R1A (Single Family Residential) zoning classification. The subject property has an approved subdivision plat for the development of a townhome community with 66 lots. Therefore, the request is consistent with this policy.

2012-R-013 Location Map



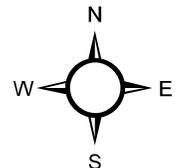
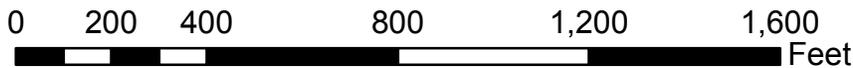
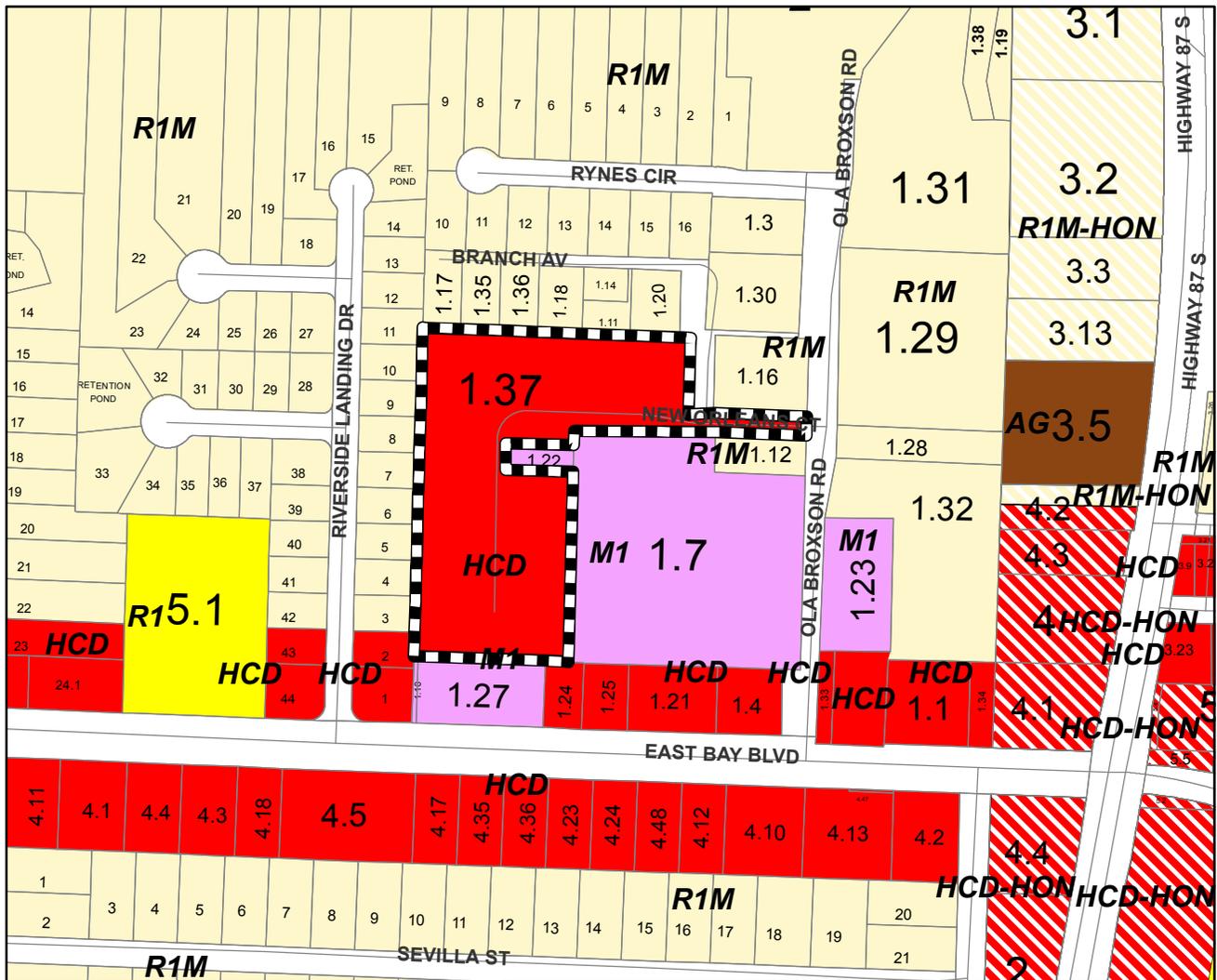
Legend

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2012-R-013

Zoning



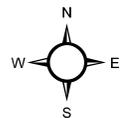
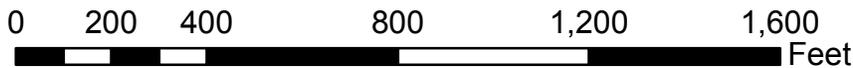
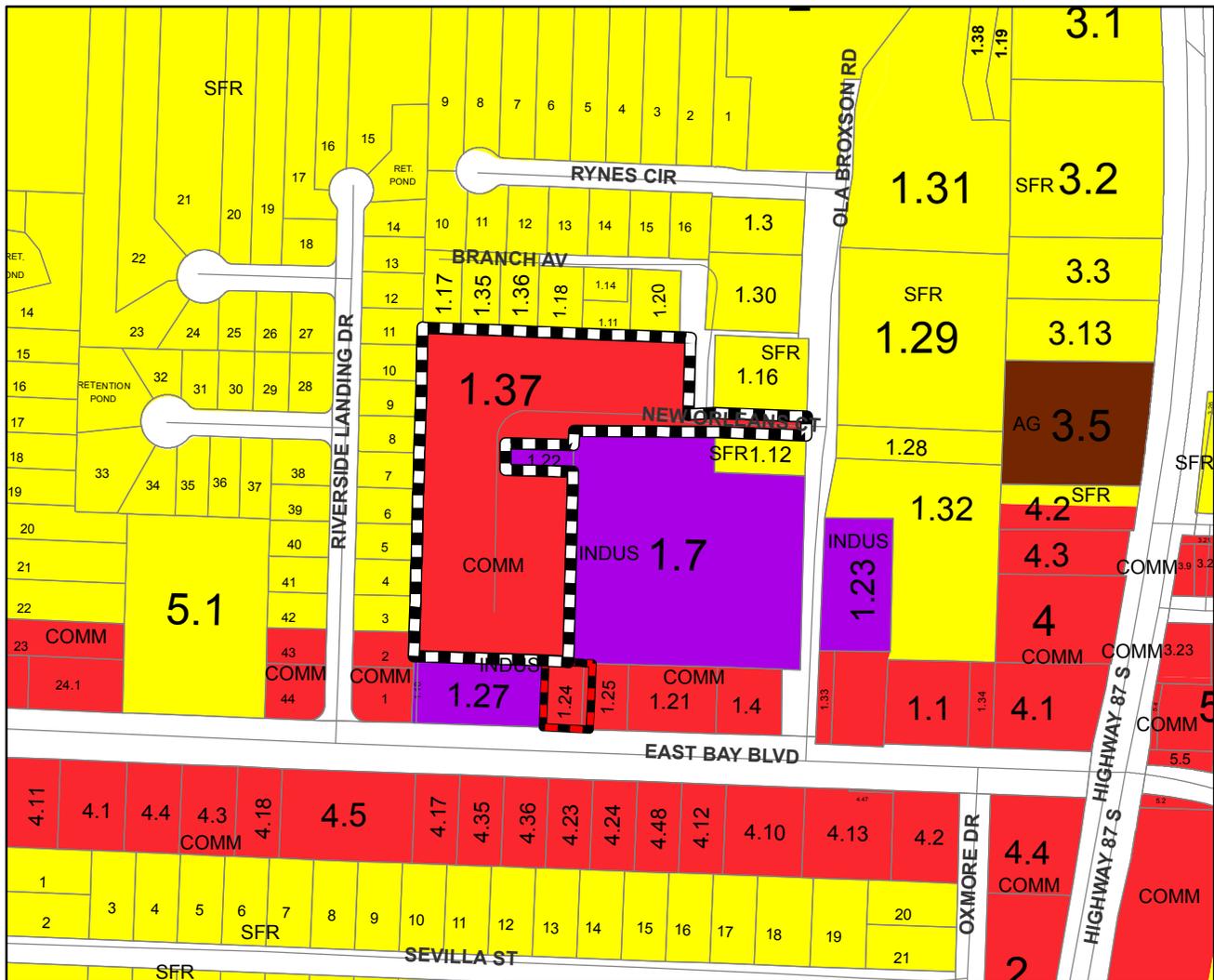
Legend

2012-R-013_Rezoning	M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial
Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach
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
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Medium Density
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Planned Mixed Use Development
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Single Family
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Medium High Density
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Utilities
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)		Navarre Town Center 2 (TC2)	Municipal Boundaries

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2012-R-013 Future Land Use Map Category



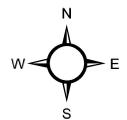
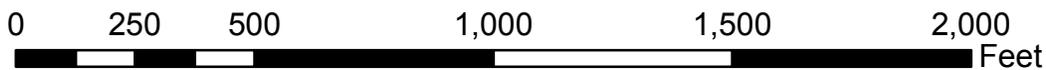
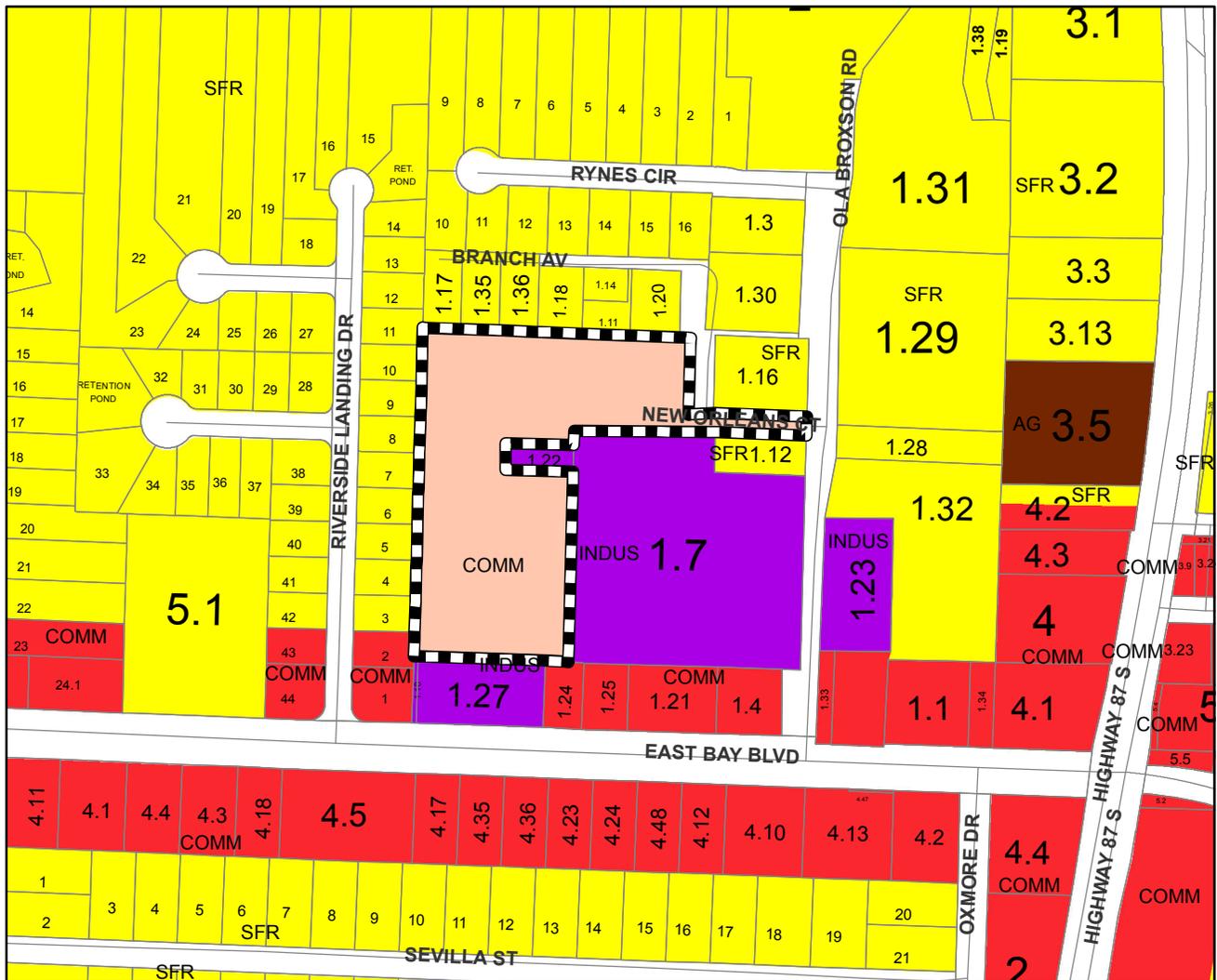
Legend

2012-R-013_Rezoning	GP RURAL RESIDENTIAL (GP RR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
RESIDENTIAL (RES)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCOMM)	RAIL
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	WATER

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2012-R-013 Proposed Future Land Use Map Category



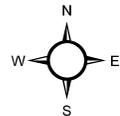
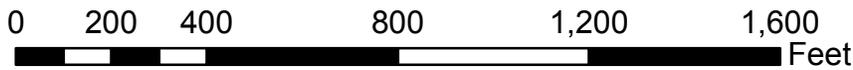
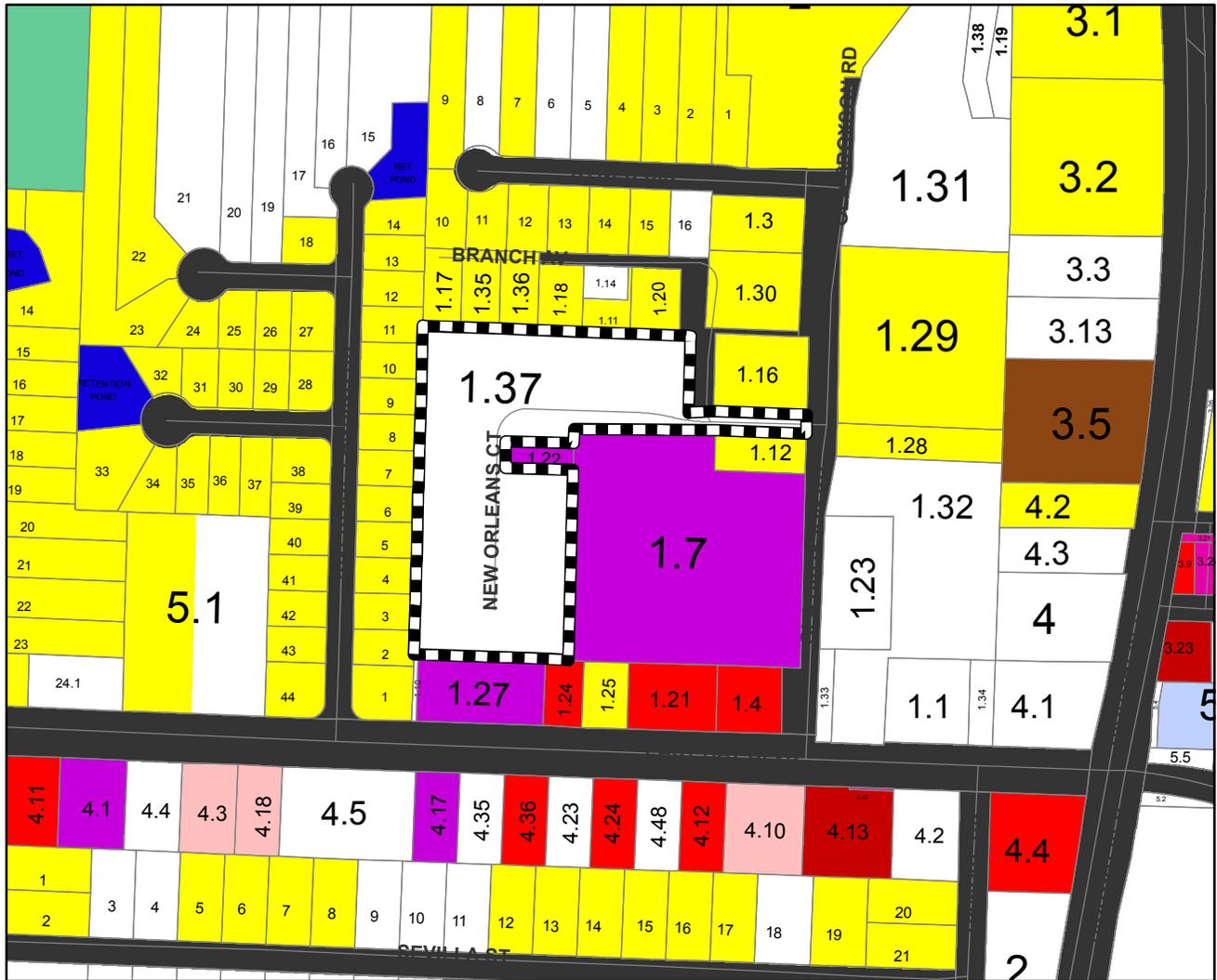
Legend

2012-R-013_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MARINA (MARINA)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
RESIDENTIAL (RES)	MILITARY (MIL)	NAVARRE BEACH UTILITIES (NBU)
COMMERCIAL (COMM)	MIXED RESIDENTIAL COMMERCIAL (MRC)	CITY
CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH COMMERCIAL (NBCCOMM)	RAIL
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	WATER

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2012-R-013 Existing Land Use Map



Legend

2012-R-013_Rezoning	Institutional (INST)	Recreation/Open Space (REC/OS)
Existing Land Use	Multi-Family Residential <5 (MFR<5)	Right of Way (ROW)
CATEGORY	Multi-Family Residential >5 (MFR>5)	Single Family Residential (SFR)
Agriculture (AG)	Military	Silviculture (SILVICUL)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Uncategorized (UNCAT)
Condo's/Townhomes (C/T)	Office	Utilities
City	Public Owned Property (POP)	Vacant
Commercial (COMM)	Rail	Water
Industrial	Recreation/Commercial (REC/COMM)	

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2012-R-013

Aerial



Legend

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

2012 JUN 6 AM 10:01

John T. "Tim" Tolbert
Building and Fire Official

Rezoning with Small Scale Future Land Use Amendment Application

* Application Instructions begin on Page 4

** For Official Use Only **	
Application No. <u>2012 - R - 013</u>	Date Received: <u>June 6, 2012</u>
Review Fee: \$ _____	Receipt No.: <u>113</u>
Zoning District: _____	Proposed Zoning District: _____
FLUM Designation: _____	Proposed FLUM Designation: _____

Property Owner Property Owner Name: Thomas A. and Beverly G. Marr
 Address: 220 Hospital Drive
Fort Walton Beach, Florida 32548
 Phone: 850-243-0958 Fax: 850-226-8462
 Email: jerry@mcguire-assoc.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: JMA Engineering Services, Inc.
 Contact Name: Jerry W. McGuire, P.E.
 Address: P.O. Box 4348
Milton, Florida 32572-4348
 Phone: 850-995-7323 Fax: 850-995-7236
 Email: jerry@mcguire-assoc.com

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

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874

Property Information

Parcel ID Number(s): 08-2S-26-0000-00137-0000

-OR-

Street Address of property for which the Rezoning is requested:

Subdivision Name (if applicable): _____

Project Details

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

7.28 acres

Existing Zoning: HCD Proposed Zoning: R-1A

Existing Future Land Use Map Category: M1 Commercial

Proposed Future Land Use Map Category: MDR

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

A 24 lot single-family subdivision.

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: HNWS
Provider: _____
(Attach Letter of Certification)

Sewage Disposal Source (check one):

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

Provider: HNWS
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):

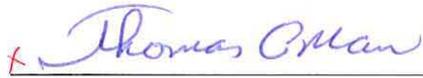
Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is 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.

Thomas A. Marr
Applicant Name (Type or Print)
Owner
Title (if applicable)


Applicant Signature
JUNE 6, 2012
Date

HOLLEY-NAVARRE WATER SYSTEM, INC.

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

January 18, 2006
Via Fax: 850-939-1960

Mr. Dan Parker
Southern Surveying, Inc.
2200 Hwy 87 South
Navarre, FL 32566

Re: Parcel # 08-2S-26-0000-00137-0000

Dear Mr. Parker:

In accordance with Article Five of the Santa Rosa County Land Development code potable water is available via an 6" water main on the west side of Ola Broxson Road. Low-pressure sewer is available for the referenced parcel via a 12" forcemain located on the south side of CR 399 at the intersection of Salamanca Street. All 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,


Ken Walker
General Manager

/tjb

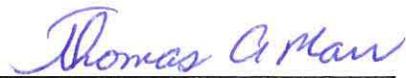
June 6, 2012

Ms. Leslie Statler
Planner III
Santa Rosa County Development Service
6051 Old Bagdad Highway
Milton, Florida 32572

Dear Leslie,

I, Thomas A. Marr, do hereby authorize JMA Engineering Services, Inc. to act as an authorized agent on my behalf for the Riverview Estates project.

Sincerely,



Thomas A. Marr
Owner

A BOUNDARY SURVEY

BEING A PORTION OF
SECTION 8, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA
PARCEL I.D. #08-25-26-0000-00137-0000

2012-R-013
Survey of Existing Conditions

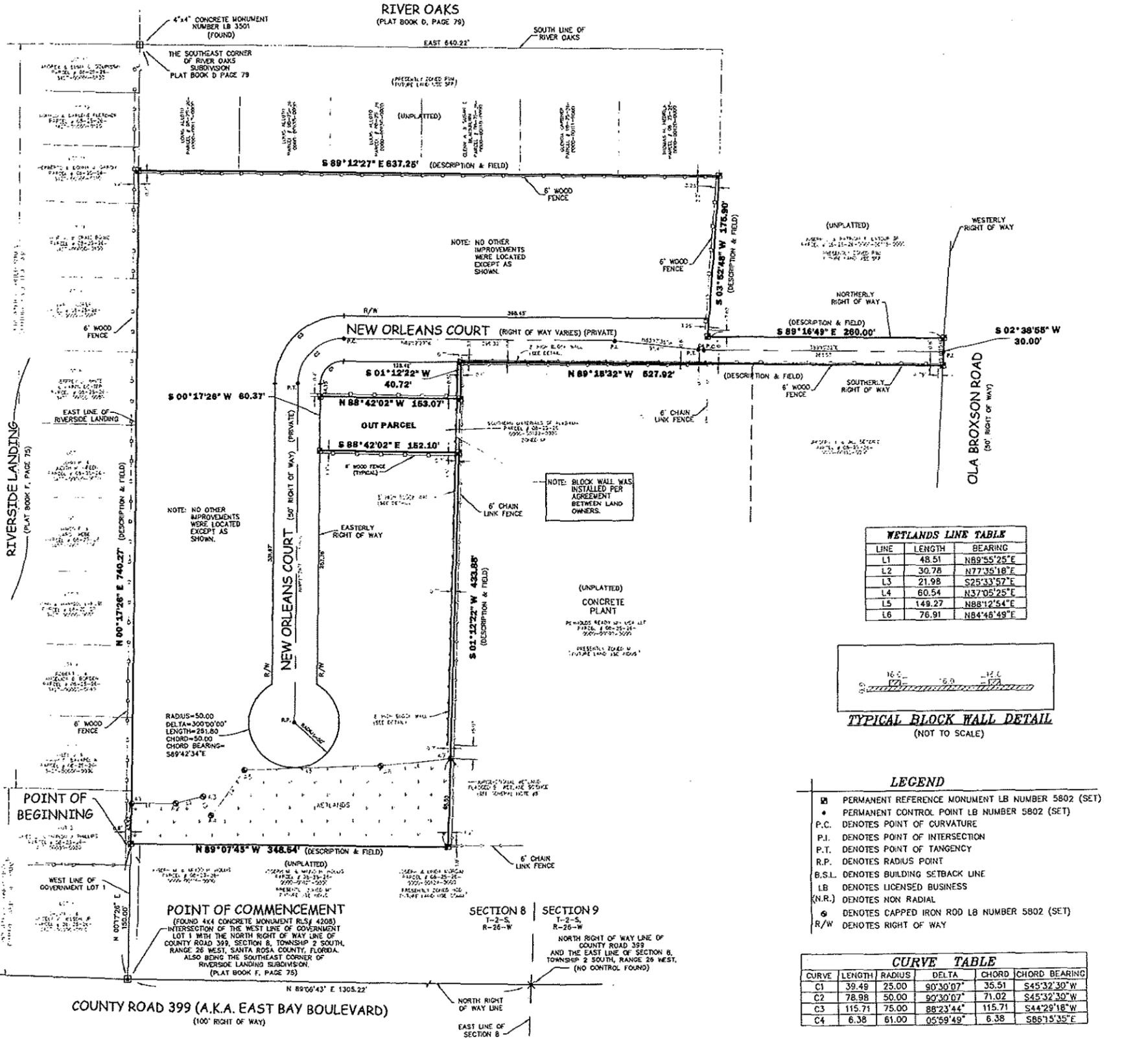


SOUTHERN SURVEYING, INC.
LAND PLANNERS
LAND SURVEYORS
2200 SOUTH HIGHWAY 87
NAYARRA, FLORIDA 32566
PHONE: (850) 939-4289
FAX NUMBER (850) 939-19

WIBLE & WIBLE, INC.
A BOUNDARY SURVEY OF A PORTION OF
SECTION 8, TOWNSHIP 2 SOUTH, RANGE
26 WEST, SANTA ROSA COUNTY, FLORIDA

Scale: 1" = 60'
Field Date: 10/06/04; 10/03/08
Field Book: 1148; 1271
Page: 30-34; 60-66
Drawn By: MDL
Revisions:

Sheet
1
OF
1
Project Number:
04-420



DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)

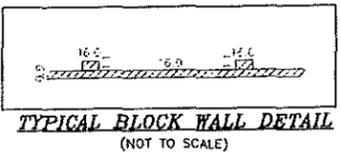
COMMENCE AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 399 (ALSO KNOWN AS EAST BAY BOULEVARD, 100' R/W), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF RIVERSIDE LANDING AS RECORDED IN PLAT BOOK 'F', PAGE 75 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 17 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE OF GOVERNMENT LOT 1, ALSO BEING THE EAST LINE OF RIVERSIDE LANDING, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 17 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 740.27 FEET; THENCE DEPARTING SAID WEST LINE GO SOUTH 89 DEGREES 12 MINUTES 27 SECONDS EAST A DISTANCE OF 637.25 FEET; THENCE GO SOUTH 03 DEGREES 52 MINUTES 48 SECONDS WEST A DISTANCE OF 175.90 FEET; THENCE GO SOUTH 89 DEGREES 16 MINUTES 49 SECONDS EAST A DISTANCE OF 260.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLA BROXSON ROAD (50' R/W); THENCE GO SOUTH 02 DEGREES 38 MINUTES 55 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO NORTH 89 DEGREES 15 MINUTES 32 SECONDS WEST A DISTANCE OF 527.92 FEET; THENCE GO SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 40.72 FEET; THENCE GO NORTH 88 DEGREES 42 MINUTES 02 SECONDS WEST A DISTANCE OF 153.07 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NEW ORLEANS COURT (50' R/W); THENCE GO SOUTH 00 DEGREES 17 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 60.37 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE GO SOUTH 88 DEGREES 42 MINUTES 02 SECONDS EAST A DISTANCE OF 152.10 FEET; THENCE GO SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 433.88 FEET; THENCE GO NORTH 89 DEGREES 07 MINUTES 45 SECONDS WEST A DISTANCE OF 348.54 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 7.28 ACRES, MORE OR LESS.

GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.
- 4) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6) BEARING REFERENCE: THE WEST LINE OF GOVERNMENT LOT-1 BEING N 00°17'26" E, AS PER RECORDED PLAT OF RIVERSIDE LANDING, PLAT BOOK F, PAGE 75, ALSO BEING A PORTION OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 26 WEST.
- 7) A SURVEY PERFORMED BY SOUTHERN SURVEYING, INC., PROJECT # 95-115 DATED 3/22/95 WAS USED AS REFERENCE FOR THIS SURVEY.
- 8) THE JURISDICTIONAL WETLAND LINE AS SHOWN HEREON WAS FLAGGED BY WETLAND SCIENCES, INC. AND LOCATED BY SOUTHERN SURVEYING, INC. ON 09/01/03.
- 9) NOTE THAT THE SURVEYOR AS NAMED HEREON IS CERTIFYING TO THE DATE OF THE FIELD WORK AND NOT THE SIGNATURE DATE.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 11) NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.

WETLANDS LINE TABLE

LINE	LENGTH	BEARING
L1	48.51	N89°55'25"E
L2	30.78	N77°35'18"E
L3	21.98	S25°33'57"E
L4	60.54	N37°05'25"E
L5	149.27	N88°12'54"E
L6	76.91	N84°46'49"E



LEGEND

- PERMANENT REFERENCE MONUMENT LB NUMBER 5802 (SET)
- PERMANENT CONTROL POINT LB NUMBER 5802 (SET)
- P.C. DENOTES POINT OF CURVATURE
- P.I. DENOTES POINT OF INTERSECTION
- P.T. DENOTES POINT OF TANGENCY
- R.P. DENOTES RADIUS POINT
- B.S.L. DENOTES BUILDING SETBACK LINE
- LB DENOTES LICENSED BUSINESS
- (N.R.) DENOTES NON RADIAL
- ⊕ DENOTES CAPPED IRON ROD LB NUMBER 5802 (SET)
- R/W DENOTES RIGHT OF WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.48	25.00	90°30'07"	35.51	S45°32'30"W
C2	78.98	50.00	90°30'07"	71.02	S45°32'30"W
C3	115.71	75.00	88°23'44"	115.71	S44°29'18"W
C4	6.38	61.00	05°59'49"	6.38	S85°15'35"E

FLOOD STATEMENT

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 120274 0586 G, DATED DECEMBER 19, 2006.

SURVEYOR'S CERTIFICATE:

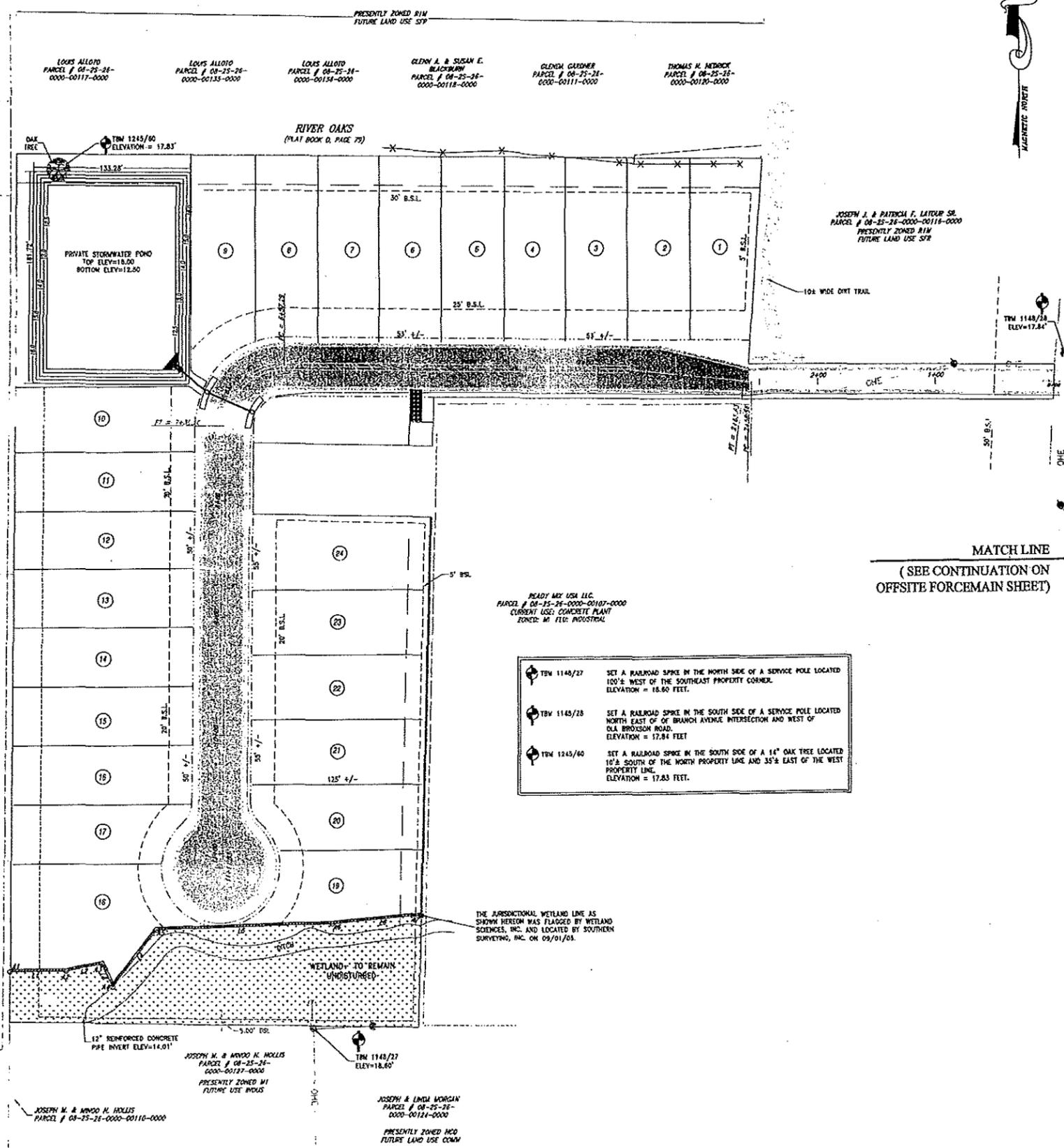
I HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, ACCORDING TO STATE OF FLORIDA RULE 61G17-6 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS.

CHARLES E. MARTIN
 PROFESSIONAL LAND SURVEYORS
 AND MAPPERS NUMBER 3463

DATE: 11/16/08
 CORP. NO. 5802



- LOT 13 ANDREW & EMMA C. BURSSON PARCEL # 08-25-26-3427-0000-0130
- LOT 12 DONALD & DAWNIE FLETCHER PARCEL # 08-25-26-3427-0000-0120
- LOT 11 HERBERT & DONNA J. GARCH PARCEL # 08-25-26-3427-0000-0110
- LOT 10 JANE A. & CRAIG BOYNE PARCEL # 08-25-26-3427-0000-0100
- LOT 9 JERRY COOPER PARCEL # 08-25-26-3427-0000-0090
- LOT 8 JEFFREY D. WHITE & KAREN DEATY PARCEL # 08-25-26-3427-0000-0080
- LOT 7 JOHN R. & ADITHY K. GREY PARCEL # 08-25-26-3427-0000-0070
- LOT 6 JAMES F. & CAROL WEBB PARCEL # 08-25-26-3427-0000-0060
- LOT 5 JOHN & MARISOL LAROSE PARCEL # 08-25-26-3427-0000-0050
- LOT 4 ROBERT J. & ANGELOA B. BOBBY PARCEL # 08-25-26-3427-0000-0040
- LOT 3 GILES J. & LI-ANN C. BIVARD, II PARCEL # 08-25-26-3427-0000-0030
- LOT 2 JAMES L. & MARRON J. PHILLIPS PARCEL # 08-25-26-3427-0000-0020
- LOT 1 DALYN J. & ANGELA C. WELSON, JR. PARCEL # 08-25-26-3427-0000-0010



JOSEPH J. & PATRICIA F. LATOUR SR.
PARCEL # 08-25-26-0000-00110-0000
PRESENTLY ZONED R1M
FUTURE LAND USE SFR

READY MIX USA LLC.
PARCEL # 08-25-26-0000-00107-0000
CURRENT USE: CONCRETE PLANT
ZONED: M1 FLD: INDUSTRIAL

- TBM 1148/27 SET A RAILROAD SPIKE IN THE NORTH SIDE OF A SERVICE POLE LOCATED 100' E. WEST OF THE SOUTHEAST PROPERTY CORNER. ELEVATION = 18.60 FEET.
- TBM 1148/28 SET A RAILROAD SPIKE IN THE SOUTH SIDE OF A SERVICE POLE LOCATED NORTH EAST OF OF BRANCH AVENUE INTERSECTION AND WEST OF OLA BROXSON ROAD. ELEVATION = 17.84 FEET
- TBM 1245/60 SET A RAILROAD SPIKE IN THE SOUTH SIDE OF A 14" OAK TREE LOCATED 10' S. SOUTH OF THE NORTH PROPERTY LINE AND 35' E. EAST OF THE WEST PROPERTY LINE. ELEVATION = 17.83 FEET.

THE JURISDICTIONAL WETLAND LINE AS SHOWN HEREON WAS FLAGGED BY WETLAND SCIENCES, INC. AND LOCATED BY SOUTHERN SURVEYING, INC. ON 09/01/05.

MATCH LINE
(SEE CONTINUATION ON OFFSITE FORCEMAIN SHEET)

OLA BROXSON ROAD
(50' RIGHT OF WAY)

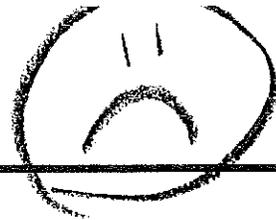
NO.	DATE
1	
2	
3	
4	

Handwritten notes: "2/10/2012" and "2/10/2012" with initials.

Jerry W. McGuire & Associates, P.A.
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 WEBSITE: www.mcguireassoc.com
 Celia A. Warden, P.E. & PWTZ
 Engineering Professional #00084143

RIVERVIEW ESTATES
 50' WIDE LOT LAYOUT
 24 R-1A LOTS
 Santa Rosa County
 Florida

DRAWN BY: JMM	PROJECT NO: 2011 RVE 00
DESIGNED BY: JMM	FILE NO: CONCEPTUAL LAYOUT
CHECKED BY: JMM	SHEET: 1 OF 1
DATE: 08/20/11	
SCALE: 1/8" = 1'-0"	
NOT RELEASED FOR CONSTRUCTION	
BY: OWM DATE:	



Kelly Hobbs

From: julia.west@mchsi.com
Sent: Monday, July 16, 2012 6:51 PM
To: Kelly Hobbs
Subject: santarosa county Development Services/rezoning-small scale ammendment application 2012-R-013"Riverview Estates"

Dear Sir's,My name is Julia McConnell West,

I live at 8400 Rynes Circle.My land is on the East River side.Last lot on right.I understand that my property is with/in 500 feet of rezoning area.I highly oppose to any further re-zoning,development,here.Why should I? Is there any money involved in doing this? And,this area is too small for any more houses, apartment's,or buildings of any size. I oppose also,because there is only ONE WAY OUT E.Bay Blvd (HWY.399).I HIGHLY OPPOSE..THIS! CAN YOU IMAGINE ANY EMERGENCY,HURRICANE,OTHER EMERGENCIES..WE WOULD NEVER MAKE IT OUT OF HERE!!!I've been through floods here.you can hardly get out now...Also, it floods in the road by the "Concrete"Plant,before we can make it out!I personally don't want to DROWN.!

Thank-you

for listening. And please reply

Lot 9 as of now,8400 rynes Circle

Navarre,Fl.32566

Julia M. West

Email scanned by Check Point