

2012-R-015

Project Name:	n/a
Applicant and/or Property Owner:	Miracle Strip Enterprises, Ltd.
Representative:	Curtis "Jerry" Jernigan
Existing Zoning:	R-2M (Medium Density Mixed Residential District)
Requested Zoning:	HCD (Highway Commercial Development)
Existing FLUM:	Mixed Residential Commercial
Requested FLUM:	Commercial

STAFF ANALYSIS

Part I. General Information:

- Applicant:** Miracle Strip Enterprises, Ltd, represented by Curtis “Jerry” Jernigan
- Project Location:** 1833 Esplanade Street & 1837 Esplanade Street, Navarre
- Parcel Number:** 21-2S-26-2740-01200-0270 and 21-2S-26-2740-01200-0280
- Parcel Size:** .392 acres (+/-) & .459 acres (+/-)
- Purpose:** Undecided
- Requested Action:**
1. Amendment of the Land Development Code Official Zoning Map changing the zoning district from R-2M (Medium Density Mixed Residential District) to HCD (Highway Commercial Development District).
 2. Amendment of the Future Land Use Map changing the designation from Mixed Residential Commercial Category to Commercial Category.

Existing Zoning Description: R2M (Medium Density Mixed Residential 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 of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). Unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered. It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise except those home occupations and conditional uses specifically provided for in these regulations shall be allowed if they otherwise conform to the provisions of this Ordinance.

In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved

in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.

Proposed Zoning Description: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors. It should be noted that these parcels are located within the Navarre Town Center.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing FLUM: Medium Residential Commercial

Proposed FLUM: Commercial

Current Use of Land: Vacant

Surrounding Zoning: The subject properties are bounded by R2M (Medium Density Mixed Residential) on the east and west, with R2M (Medium Density Mixed Residential) across Esplanade Street to the north. HCD-HON (Highway Commercial Development within the Heart of Navarre) is adjacent and to the south. TC-1 (Navarre Town Center-1) is also east of the subject parcels.

Rezoning History: Prior to adoption of the Navarre Town Center zoning districts, these two parcels were zoned HCD (Highway Commercial Development). The applicant wishes to revert back to HCD (Highway Commercial Development) zoning.

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

A. Infrastructure Availability:

A letter of availability from the Holley Navarre Water System was received for these parcels. The proposed amendment is not expected to create capacity problems for the Holley Navarre Water System.

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.”

The proposed use is consistent with surrounding, existing, and permitted uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

“The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.”

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone “X”, which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

The National Wetlands Inventory Map does not indicate the possibility of wetlands located on the site.

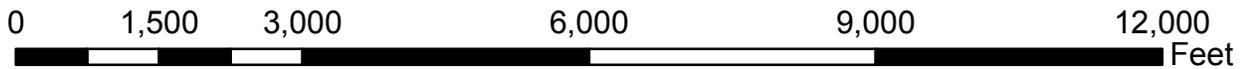
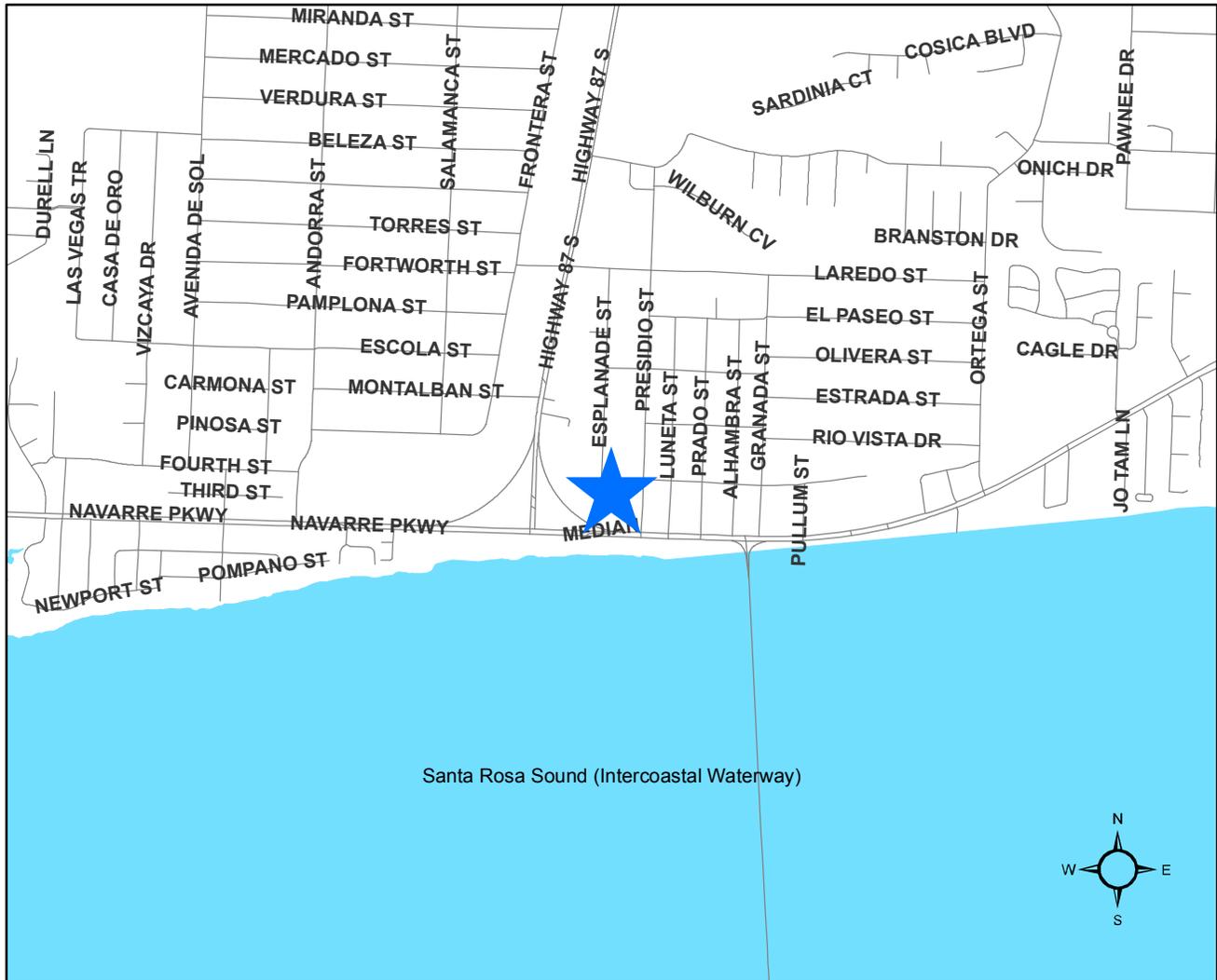
D. Urban Sprawl

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.”

This rezoning application would not result in a finding of urban sprawl under the proposed HCD zoning classification.

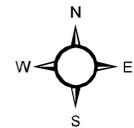
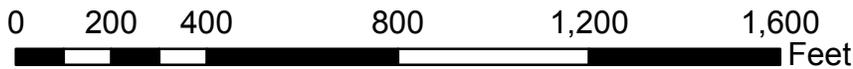
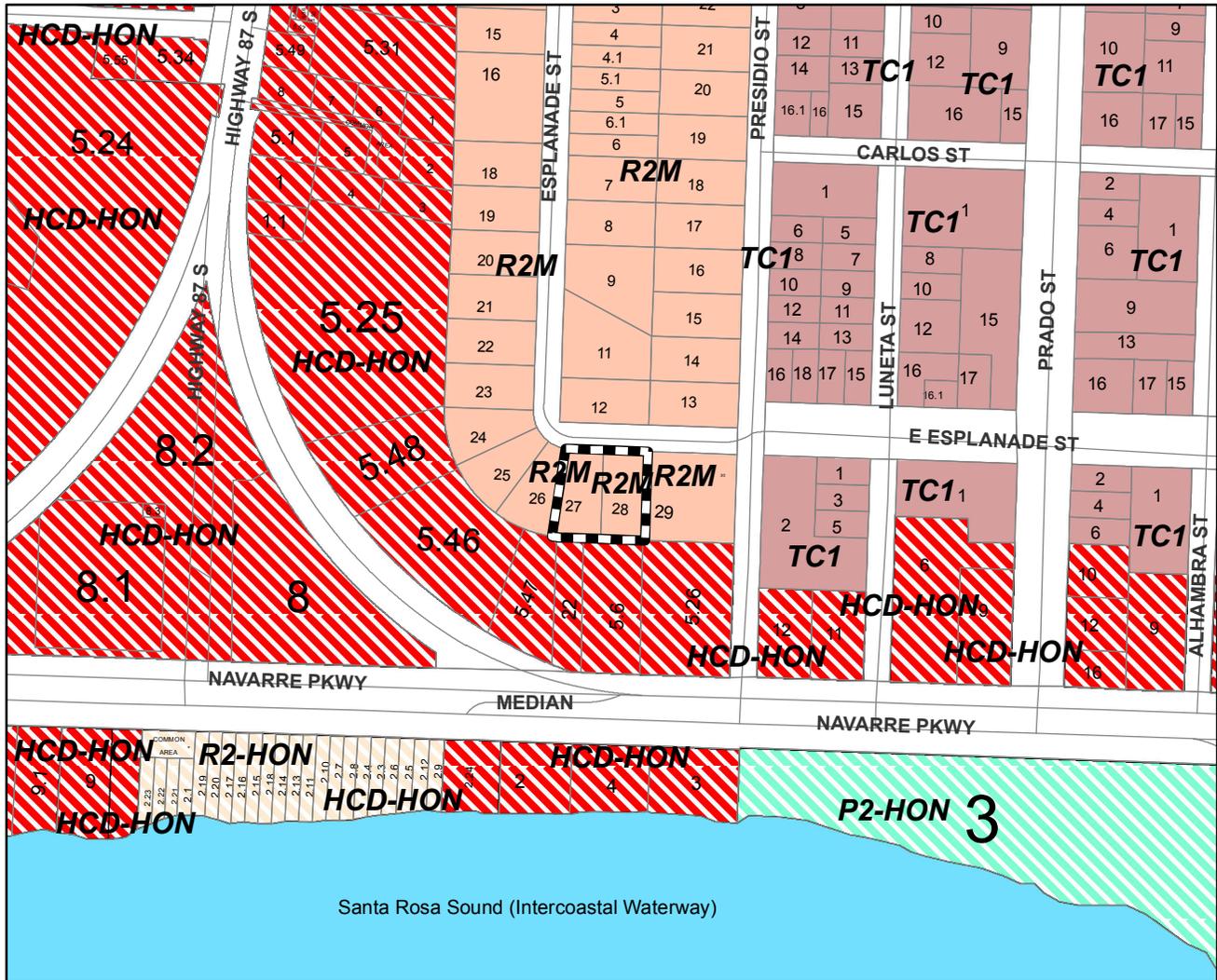
Location



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2012-R-015 Current Zoning



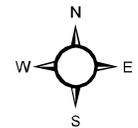
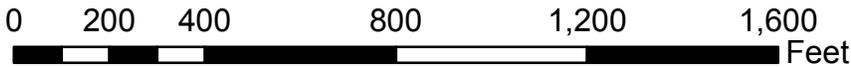
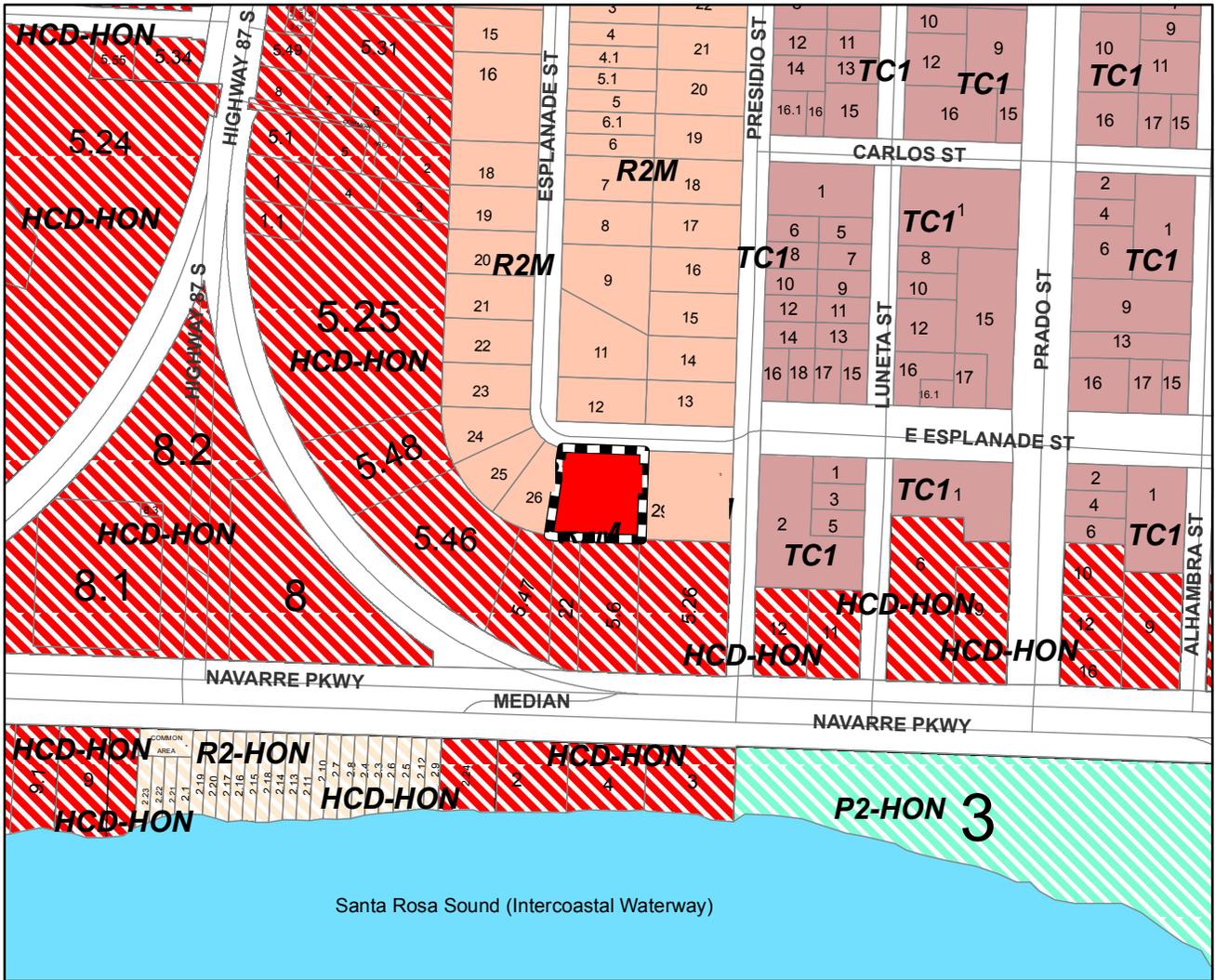
Legend

2012-R-015	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)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)	State
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M within the Navarre Town Center (R2M-NTC)	State within an Accident Potential Zone (STATE-APZ)
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)	RAIL
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)	Right of Ways
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)	Military
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)	Water
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)	Municipal Boundaries

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2012-R-015 Proposed Zoning



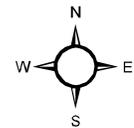
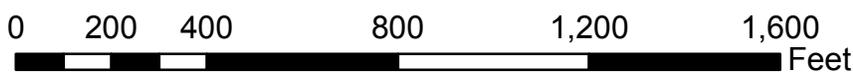
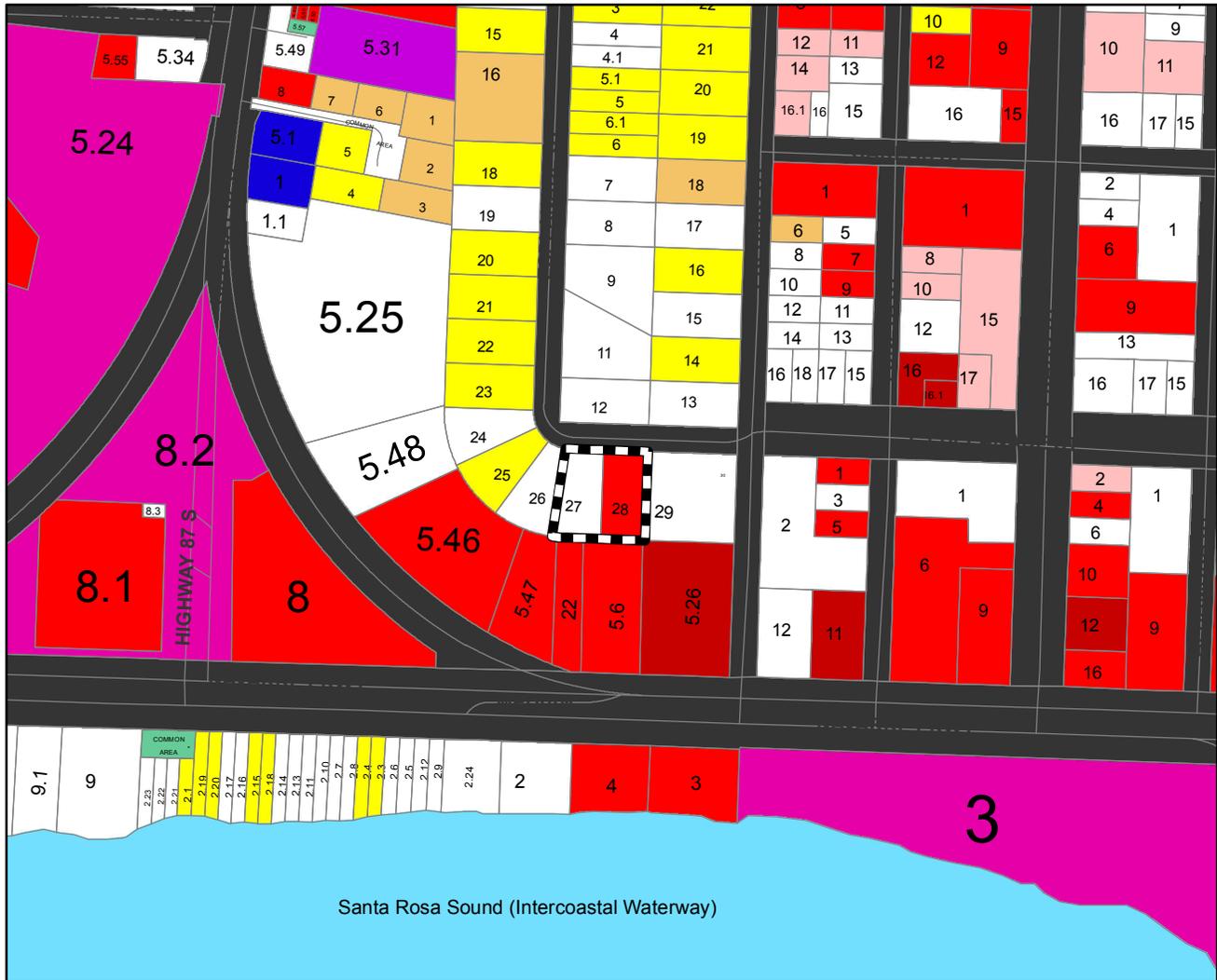
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2012-R-015 Existing Land Use



Legend

2012-R-015

Existing Land Use

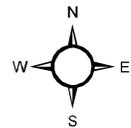
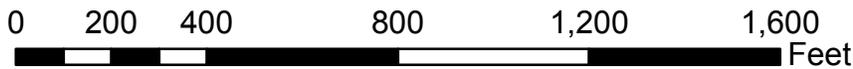
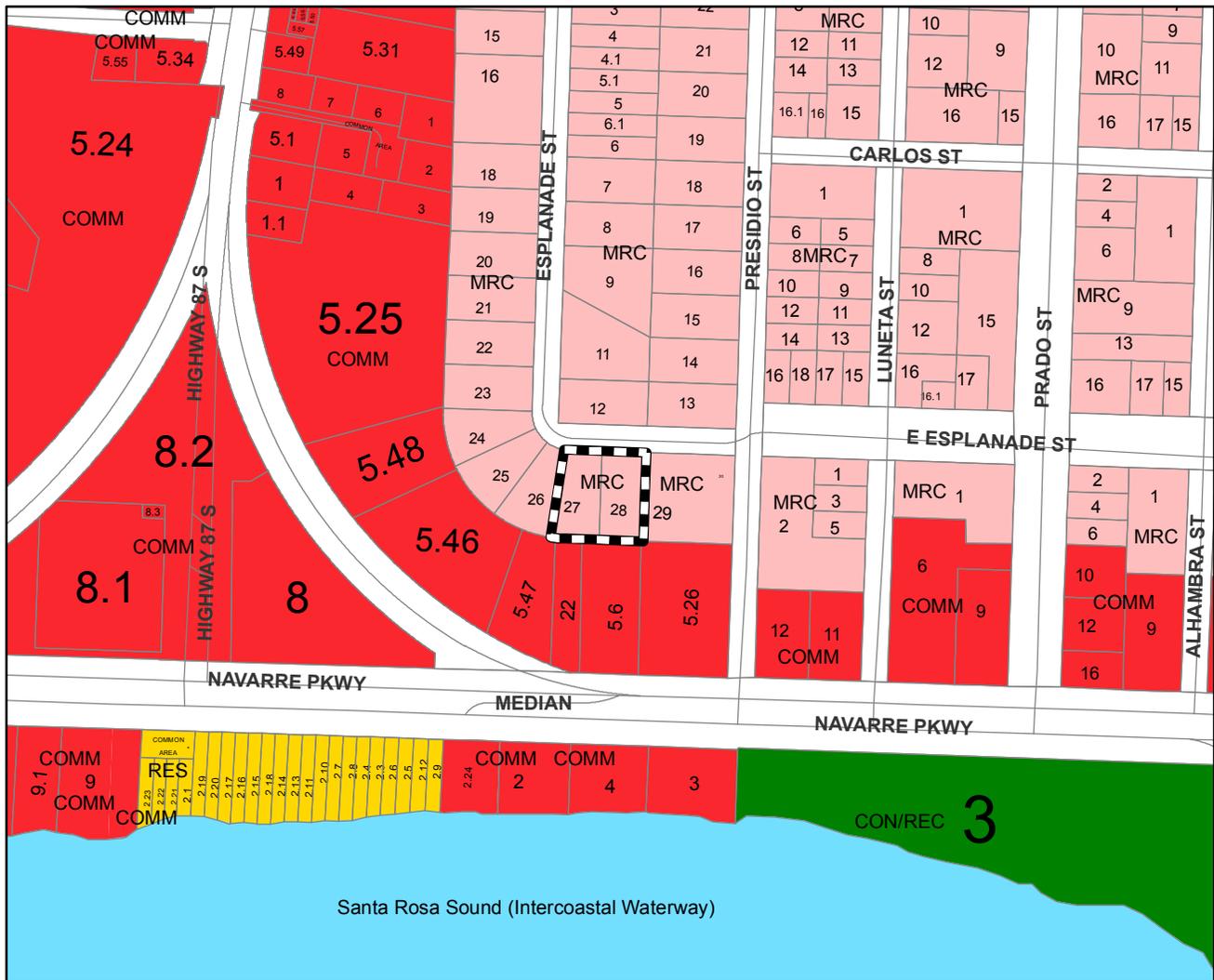
CATEGORY

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

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2012-R-015 Current Future Land Use Map



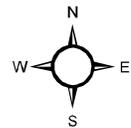
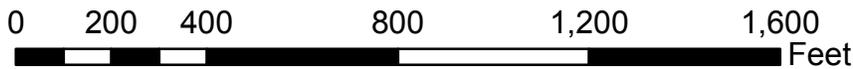
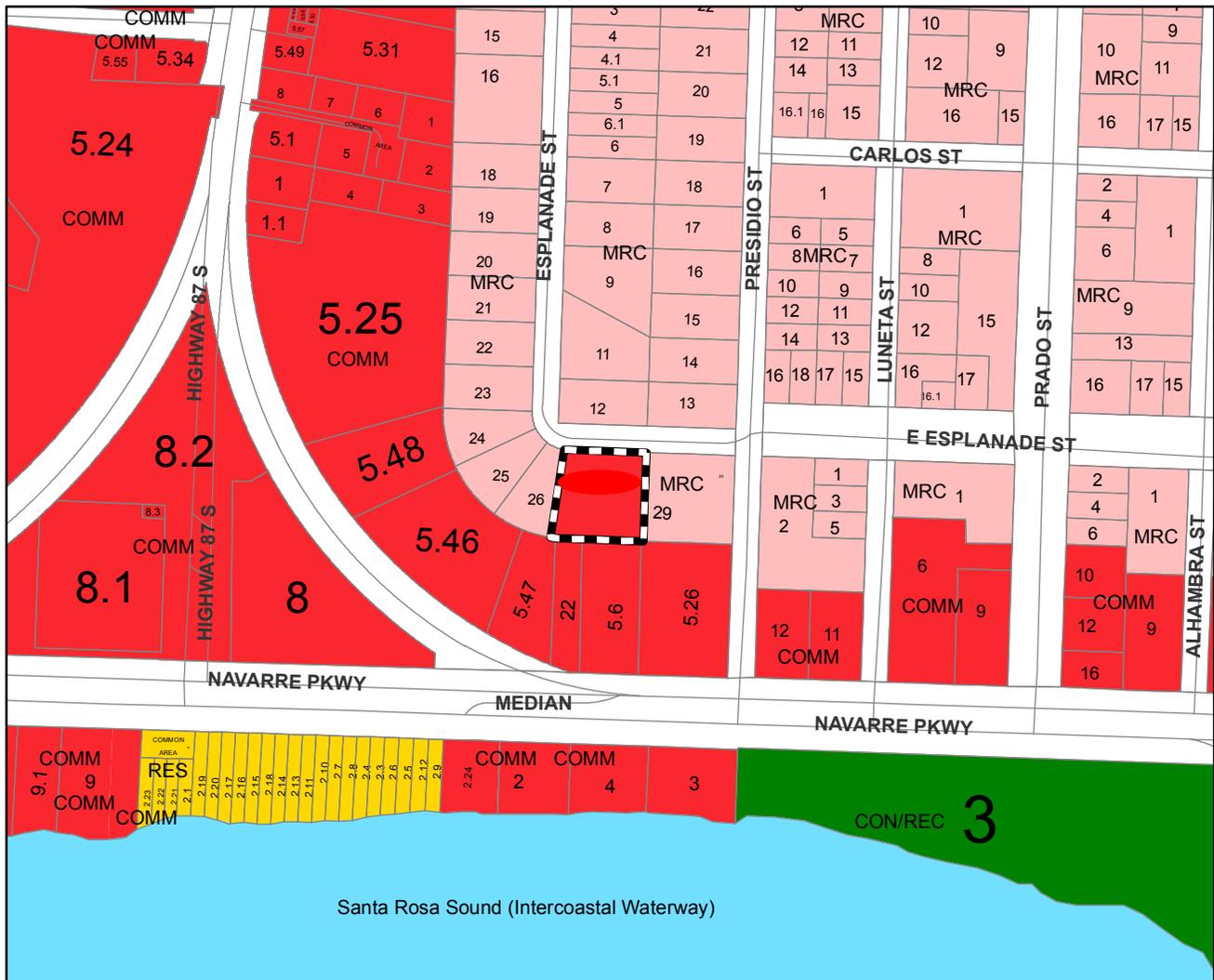
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- | | | |
|--------------------------------------|---|--|
| 2012-R-015 | GP RURAL RESIDENTIAL (GPRR) | NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR) |
| AGRICULTURE (AG) | BAGDAD HISTORIC DISTRICT (HIS) | NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR) |
| 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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Proposed Future Land Use Map Category



Legend

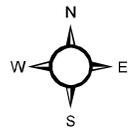
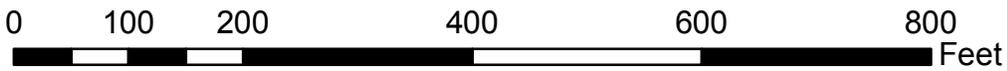
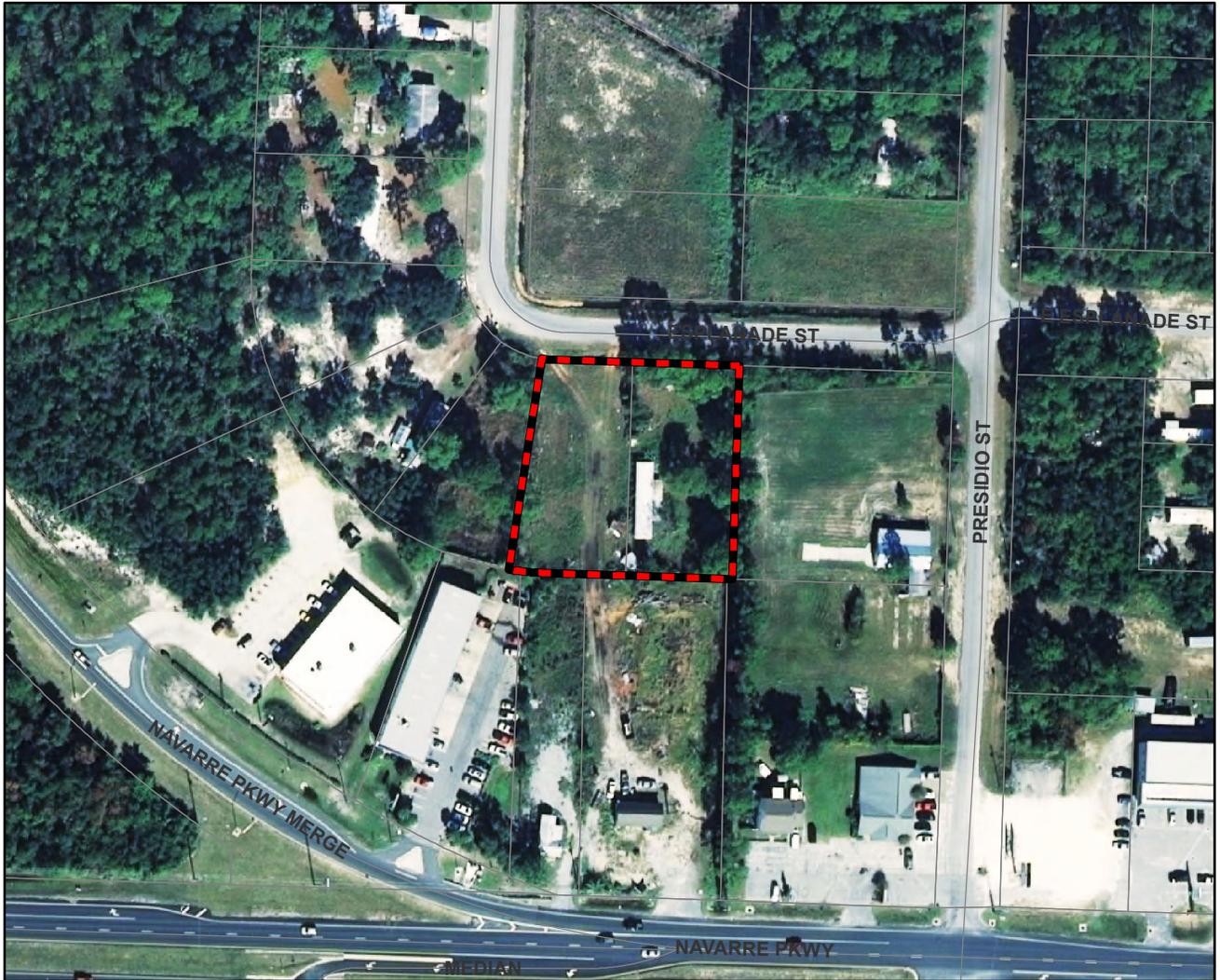
- 2012-R-015
- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
- NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
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2012-R-015

Aerial



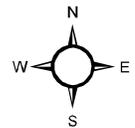
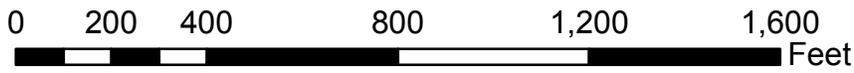
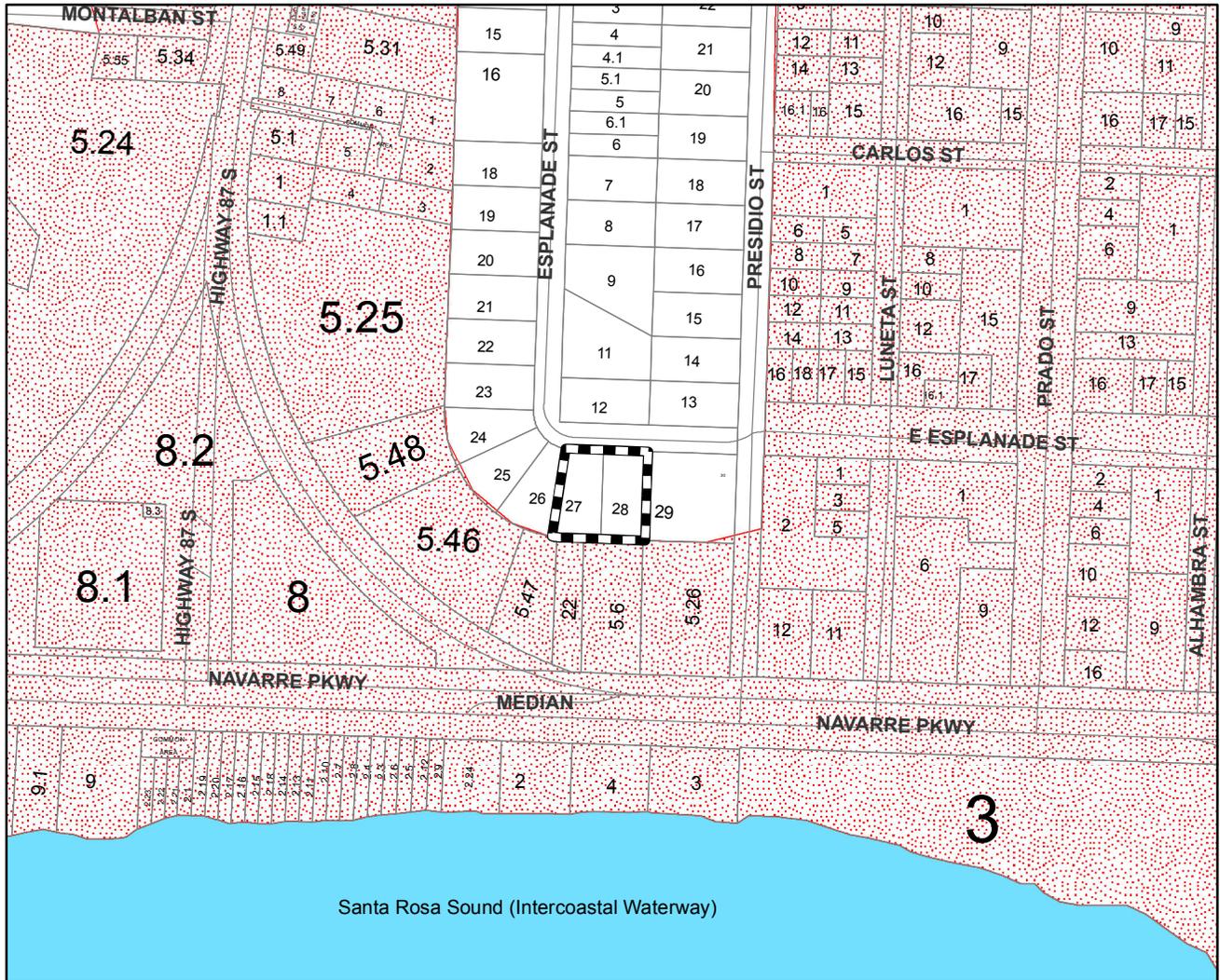
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 2012-R-015

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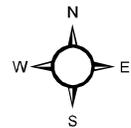
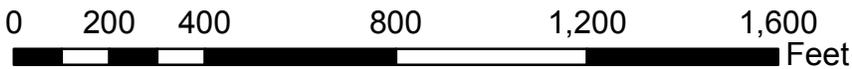
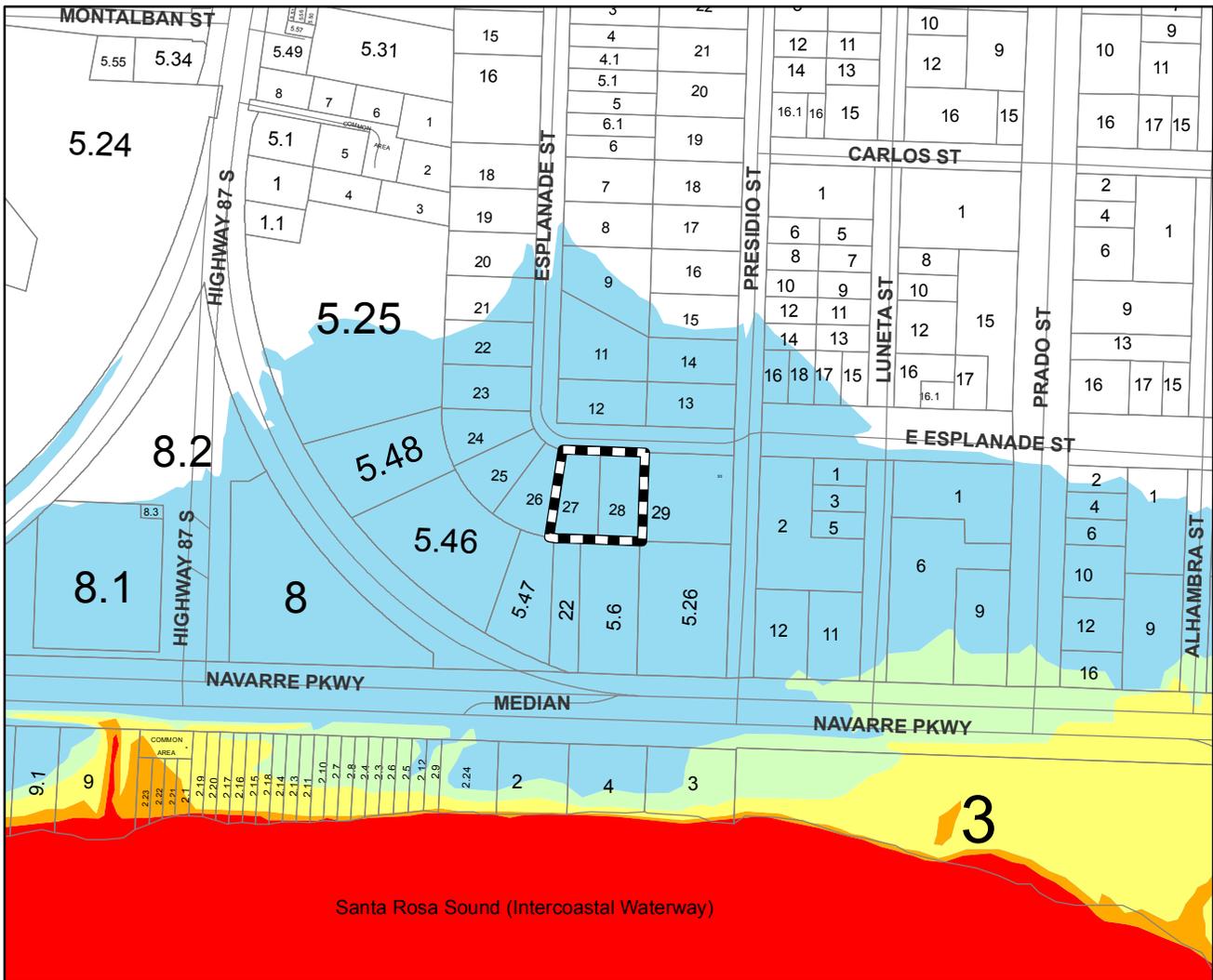
2012-R-015 Heart of Navarre Overlay District



Legend
 2012-R-015

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2012-R-015 Storm Surge Data



Legend

2012-R-015

Santa Rosa County Storm Surge

Category Level

- 1
- 2
- 3
- 4
- 5

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Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

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 - 015</u>	Date Received: _____
Review Fee: \$ _____	Receipt No.: _____
Zoning District: _____	Proposed Zoning District: _____
FLUM Designation: _____	Proposed FLUM Designation: _____

✓ **Property Owner** Property Owner Name: Miracle Strip Enterprises, Ltd.
Address: 3650 KOREY LANE, NAVARRE, FL. 32566

Phone: 850-939-2451 Fax: 293-4163
Email: Jerry-Jernigan AT AHT. NET

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: Miracle Strip Enterprises, LTD.
Contact Name: CURTIS (Jerry) Jernigan
Address: 3650 KOREY LANE, NAVARRE, FL. 32566

Phone: 850-939-2451 Fax: _____
Email: Jerry-Jernigan AT AHT. NET

Santa Rosa County Public Service Complex
6051 Old Bogdad 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): Lot 27, Block 12, First Addition to NAVARRE, 21-25-26-2740-01200-0270

LOT 28, 21-25-26-2740-01200-0280
-OR-

1833 + 1837
Esplanade St.

Street Address of property for which the Rezoning is requested: Both: NAVARRE, FL, Lot 28, 1833 Esplanade St., Lot 27 1837 Esplanade St.

Subdivision Name (if applicable): FIRST ADDITION TO NAVARRE

Project Details

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

Lot 28, 459 ac. + Lot 27, 392 ac. (.45 ac. PERGIS)

Existing Zoning: R2M Proposed Zoning: HCD-HON

Existing Future Land Use Map Category: MRC

Proposed Future Land Use Map Category: COMM

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

? No definite or specific plan as of now.

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: same
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.

Miracle Strip Ent.
Applicant Name (Type or Print)

Curtis J. Jensen
Applicant Signature

Manager
Title (if applicable)

10.3.12
Date



HOLLEY-NAVARRE WATER SYSTEM, Inc.

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

September 28, 2012

Mr. Jerry Jernigan

RE: 1833 Esplanade Street & 1837 Esplanade Street

Dear Mr. Jernigan:

In accordance with Article Five of the Santa Rosa County Land Development Code, potable water is available to the referenced site via a 6" water line on the Northeast corner of the intersection of Pullum Street and Esplanade Street. Sanitary sewer is available via a 3" forcemain on the Southwest corner of the intersection of Esplanade Street and Granada Street.

Water/sewer capacity is not reserved nor guaranteed until all plans have been reviewed and tap fees received by HNWS.

Sewer grinders and their maintenance are the responsibility of the home/business owner.

Sincerely,

William R. Paulchek, Jr., PE
Systems Engineer

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

Prepared by and return to:
Helen McCasland

Emerald Coast Title Partners, LLC
1552 Navarre Parkway Suite 9
Navarre, FL 32566
850-936-9385
File Number: RPT-787
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of March, 2006 between Roger K. Rogers, a single person whose post office address is 1647 Fuller Drive, Gulf Breeze, FL 32563, grantor, and Miracle Strip Enterprises, Ltd whose post office address is 3650 Korey Lane, Navarre, FL 32566, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

Lots 27 and 28, Block 12, First Addition to Navarre, according to the map or plat thereof as recorded in Plat Book B, Page(s) 169, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 21-2s-26-2740-01200-0270

Parcel Identification Number: 21-2s-26-2740-01200-0280

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Helen McCasland
Helen McCasland
Witness Name: Helen McCasland

Roger K Rogers (Seal)
Roger Rogers

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 7th day of March, 2006 by Roger Rogers, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Helen R. McCasland
Notary Public

Printed Name: Helen R. McCasland

My Commission Expires: _____

A BOUNDARY SURVEY

A PORTION OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA

SOUTHERN SURVEYING, INC.
LAND SURVEYORS • LAND PLANNERS
2200 S. HIGHWAY 87
HAVARRE, FLORIDA 32555
PHONE: (850) 939-4292
FAX: (850) 939-1960

DESCRIPTION: (AS FURNISHED OFFICIAL RECORD BOOK 1530, PAGE 1149)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION FOR 3162.47 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (120 FOOT R/W); THENCE 90 DEGREES 02' RIGHT AND ALONG SAID RIGHT OF WAY LINE FOR 362 FEET; THENCE 89 DEGREES 58' RIGHT FOR 34.3 FEET TO THE NORTH RIGHT OF WAY LINE OF THE EAST BRANCH OF STATE ROAD NO. 87 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE SAME LINE FOR 141 FEET; THENCE 90 DEGREES LEFT FOR 60 FEET; THENCE 90 DEGREES LEFT FOR 120 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE EAST BRANCH OF STATE ROAD NO. 87, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1512.88 FEET; THENCE RUN EASTERLY ALONG SAID CURVE FOR 63.56 FEET (CHORD DISTANCE) TO THE POINT OF BEGINNING.

AND ALSO:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID SECTION FOR 3142.47 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (160 FOOT R/W); THENCE 90 DEGREES 02' MIN. RIGHT ALONG SAID RIGHT OF WAY LINE FOR 362 FEET; THENCE 89 DEGREES 58' MIN. RIGHT FOR 10 FEET TO THE NORTH RIGHT OF WAY LINE OF THE EAST BRANCH OF STATE ROAD NO. 87; THENCE CONTINUE ALONG THE SAME LINE FOR 124.1 FEET TO AN EXISTING CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE SAME LINE FOR 166.0 FEET TO THE SOUTH BOUNDARY LINE OF BLOCK 12, OF FIRST ADDITION TO NAVARRE SUBDIVISION, AS RECORDED IN PLAT BOOK B, PAGE 169, SANTA ROSA COUNTY, FLORIDA; THENCE 90 DEGREES LEFT FOR ALONG SAME BOUNDARY LINE FOR 60 FEET; THENCE 90 DEGREES LEFT FOR 166.0 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE 90 DEGREES LEFT FOR 60 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED:

(AS PREPARED BY SOUTHERN SURVEYING, INC.)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE EAST LINE OF SAID SECTION FOR 3162.47 FEET; THENCE DEFLECT 90 DEGREES 02 MINUTES 00 SECONDS IN A WESTERLY DIRECTION A DISTANCE OF 362.00 FEET; THENCE DEFLECT RIGHT 89 DEGREES 58 MINUTES 00 SECONDS IN A NORTHERLY DIRECTION A DISTANCE OF 32.52 FEET TO THE APPARENT NORTHERLY RIGHT OF WAY OF HIGHWAY 98 (RIGHT OF WAY VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY A DISTANCE OF 290.10 FEET TO THE SOUTH LINE OF FIRST ADDITION TO NAVARRE SUBDIVISION AS RECORDED IN PLAT BOOK "B", PAGE 169, SANTA ROSA COUNTY, FLORIDA; THENCE DEFLECT LEFT 90 DEGREES 00 MINUTES 00 SECONDS IN A WESTERLY DIRECTION A DISTANCE OF 60.00 FEET; THENCE DEFLECT LEFT 90 DEGREES 00 MINUTES 00 SECONDS IN A SOUTHERLY DIRECTION A DISTANCE OF 289.90 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY OF HIGHWAY 98; THENCE DEFLECT LEFT 89 DEGREES 48 MINUTES 32 SECONDS IN AN EASTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 0.40 ACRES MORE OR LESS.

FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 120274 0358 E, DATED JULY 17, 2002.

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: SOUTHERLY RIGHT OF WAY LINE OF ESPLANADE BEING N 89°33'28" E AS PER PLAT OF FIRST ADDITION TO NAVARRE.

REQUESTED BY:

BOB GRIFFIN

SCALE: 1" = 50'

DRAWN BY: IMC

A BOUNDARY SURVEY OF A PORTION OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA

FIELD BOOK: 1155

PAGE: 25--26

DRAWING NUMBER

FIELD DATE: 12/09/04

04-506

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 26 WEST,
SANTA ROSA COUNTY, FLORIDA,
(NO CONTROL FOUND)

ESPLANADE
(60' RIGHT OF WAY)

POINT OF INTERSECTION

CENTERLINE

PRESIDIO (60' RIGHT OF WAY)

1" = 50'

NAVARRE SUBDIVISION
(PLAT BOOK A-29, PAGE 253)

LEGEND

- DENOTES FOUND 4 x 4 CONCRETE MONUMENT WITH BRASS DISK
- DENOTES FOUND 4 x 4 CONCRETE MONUMENT
- ⊙ DENOTES SET CAPPED IRON ROD NUMBER 5802
- ⊙ DENOTES FOUND CAPPED IRON ROD NO NUMBER
- DENOTES FOUND CAPPED IRON ROD NUMBER 5802
- ⊙ DENOTES FOUND CAPPED IRON ROD NUMBER 6783
- ⊙ DENOTES FOUND NAIL & DISK
- DENOTES FOUND 1" IRON PIPE
- ⊙ DENOTES FOUND 3/4" IRON PIPE

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 61G17-8 AS ADOPTED BY THE BOARD OF LAND SURVEYORS AND MAPPERS.

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

KATHI T. MARTIN
PROFESSIONAL LAND SURVEYORS
AND MAPPERS NUMBER 4649

12/15/04
CORP. NO. 5802

