SANTA ROSA COUNTY
ENGINEERING DEPARTMENT
6051 Old Bagdad Highway, Suite 300 | Milton, Florida 32583

ROGER BLAYLOCK, P.E.
County Engineer
rogerb@santarosa.fl.gov

MEMORANDUM

TO: Roger A. Blaylock, P.E., County Engineer

FROM: Marc Bonifay, P.E., Project Engineer MB

DATE: June 13, 2016

RE: Heather's Place S/D

DISCUSSION

Discussion of David Fitzpatrick, P.E.'s request for a waiver to construct a boulevard entrance into Heather's Place.

BACKGROUND

LDC 4.03.03.B.3.b requires a subdivision of 50 lots or more have 2 entrances or a boulevard entrance to the first looped street. Entrance to the subdivision will be from a 110 foot stub-out of Arbor Lane that is constructed as a non-boulevard street. It is not recommended that this portion of Arbor Lane be removed and reconstructed as a boulevard. Also, a boulevard requires a 65 foot right-of-way and Arbor Lane has only a 60 foot right-of-way. Subsequent phases of this development will provide for a second entrance.

ACTION TO BE CONSIDERED

Board approve or deny a variance for the boulevard entrance into Heather's Place.

David W. Fitzpatrick, P.E., P.A.

10250 North Palafox Street Pensacola, FL 32534
Phone (850) 476-8677 Fax (850) 476-7708
fitzpatrick@fitzeng.com
Board of Professional Engineers Certification # 00008423

June 9, 2016

Santa Rosa County Variance Committee

RE: Heather's Place S/D

We respectfully request a variance to the boulevard entrance requirement of the land development code. The referenced proposed subdivision is comprised of 60 single family homes.

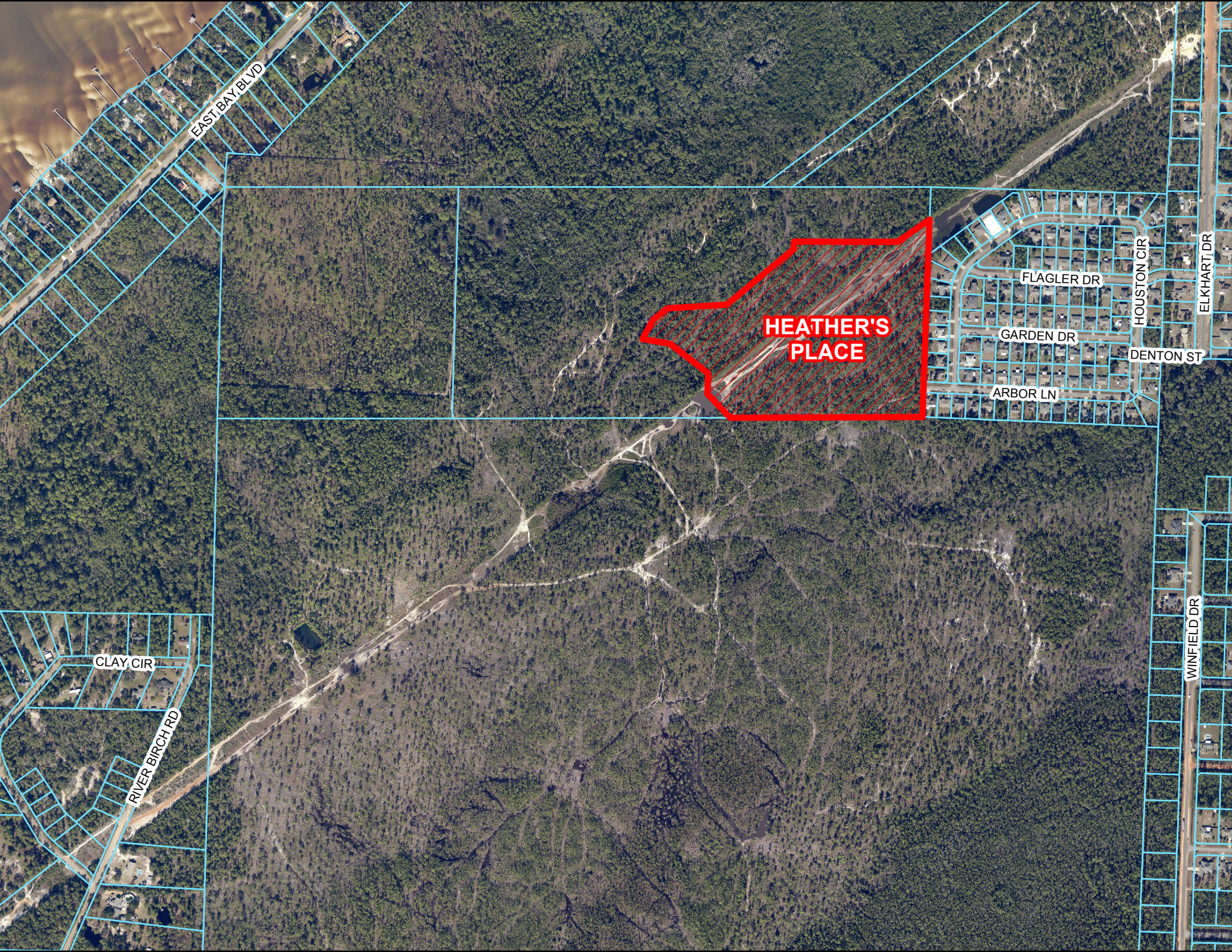
Reason for this request:

- The subdivision access point is Arbor Lane an existing 60' county right of way stubout to the subject development. Santa Rosa County Engineering staff has requested that the existing right of way not be converted into a boulevard type entrance and that we simply connect to the existing asphalt stubout there.
- The applicant is planning a 2nd phase to this development in the future which will connect to another county right of way. This connection would negate the need for a boulevard entrance at Arbor Lane.

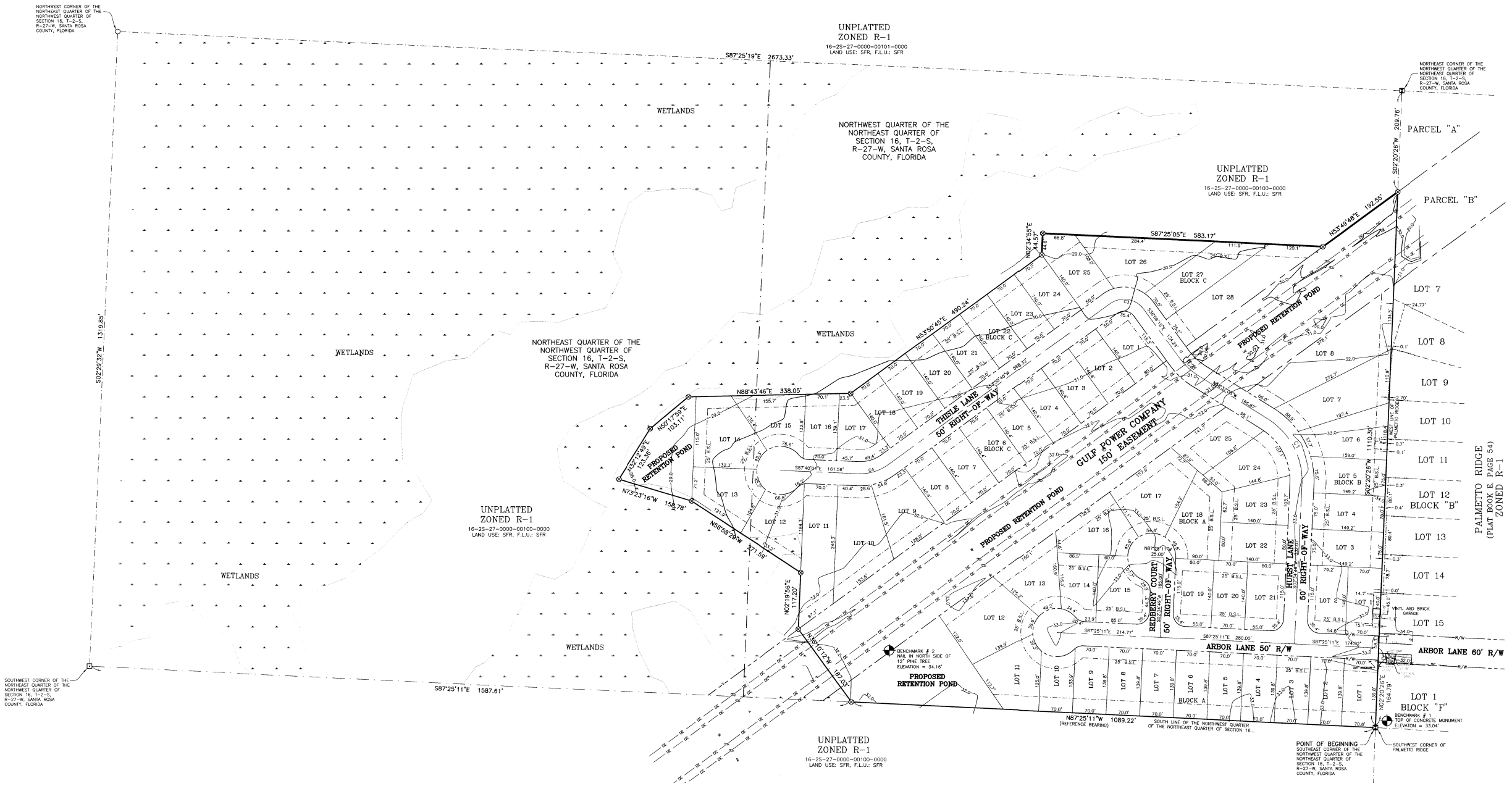
Thank you for your consideration.

Sincerely,

David W. Fitzpatrick, P.E.


HEATHER'S PLACE
EAST BAY BLVD
FLAGLER DR
HOUSTON CIR
ELKHART DR
GARDEN DR
DENTON ST
ARBOR LN
CLAY CIR
RIVER BIRCH RD
WINFIELD DR

HEATHER'S PLACE



A PRELIMINARY PLAT OF

HEATHER'S PLACE

BEING A PORTION OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA

60 LOTS ZONED R-1

MAY 2016

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

OWNER/DEVELOPER:

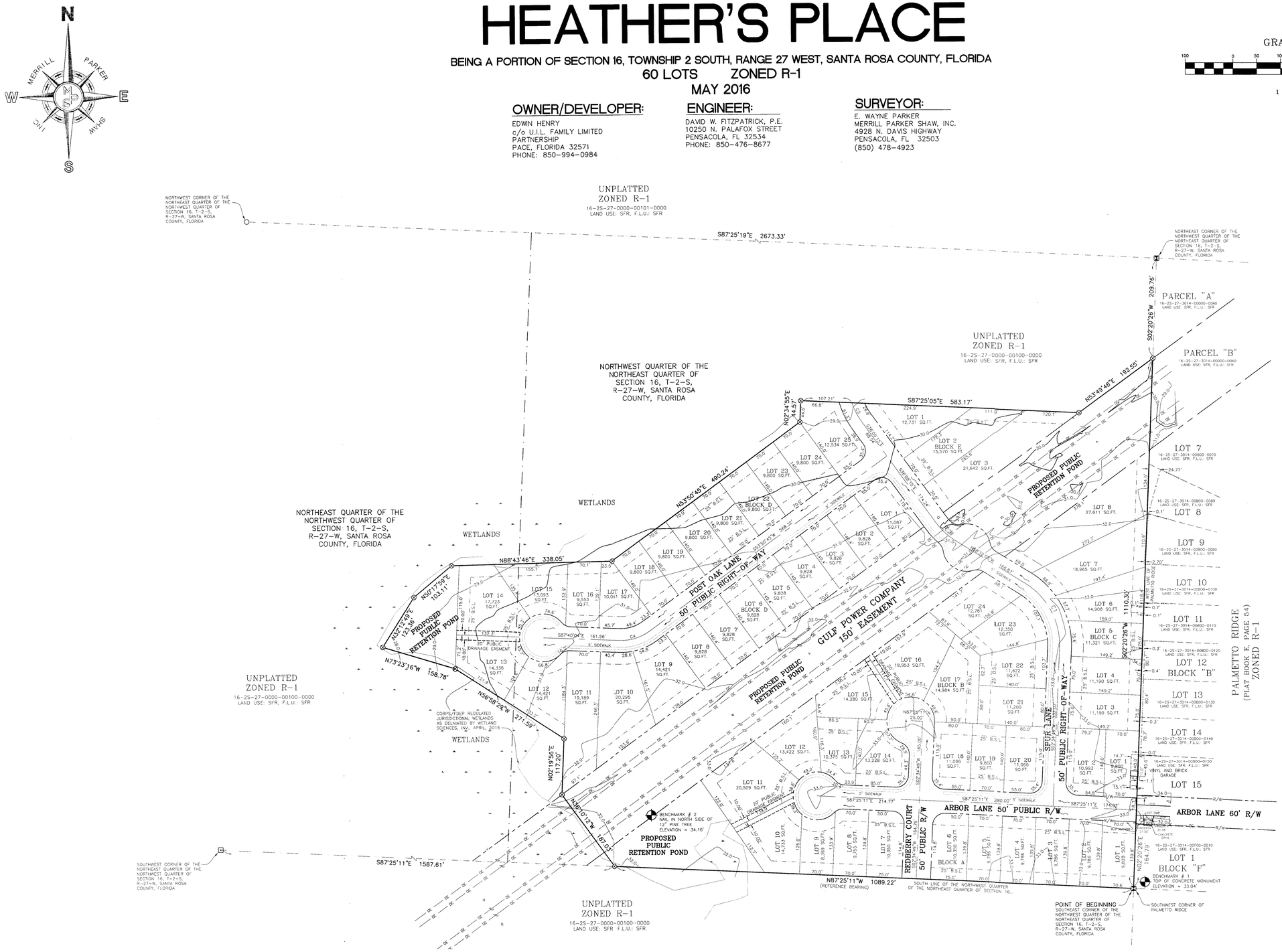
EDWIN HENRY
c/o U.I.L. FAMILY LIMITED
PARTNERSHIP
PACE, FLORIDA 32571
PHONE: 850-994-0984

ENGINEER:

DAVID W. FITZPATRICK, P.E.
10250 N. PALAFOX STREET
PENSACOLA, FL 32534
PHONE: 850-476-8677

SURVEYOR:

E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	160.00	150.00	61°06'57"	N27°58'40"W	152.52
C2	58.59	150.00	22°22'53"	S47°20'42"E	58.22
C3	44.39	150.00	16°57'15"	N27°40'38"W	44.22
C4	67.17	100.00	38°29'11"	N73°05'20"E	65.92

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY. PROFESSIONAL SURVEYING SERVICES PH: (850) 478-4923
PENSACOLA, FL 32503 FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7174