



SANTA ROSA COUNTY ENGINEERING DEPARTMENT

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

6051 Old Bagdad Highway, Suite 300 | Milton, Florida 32583

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:

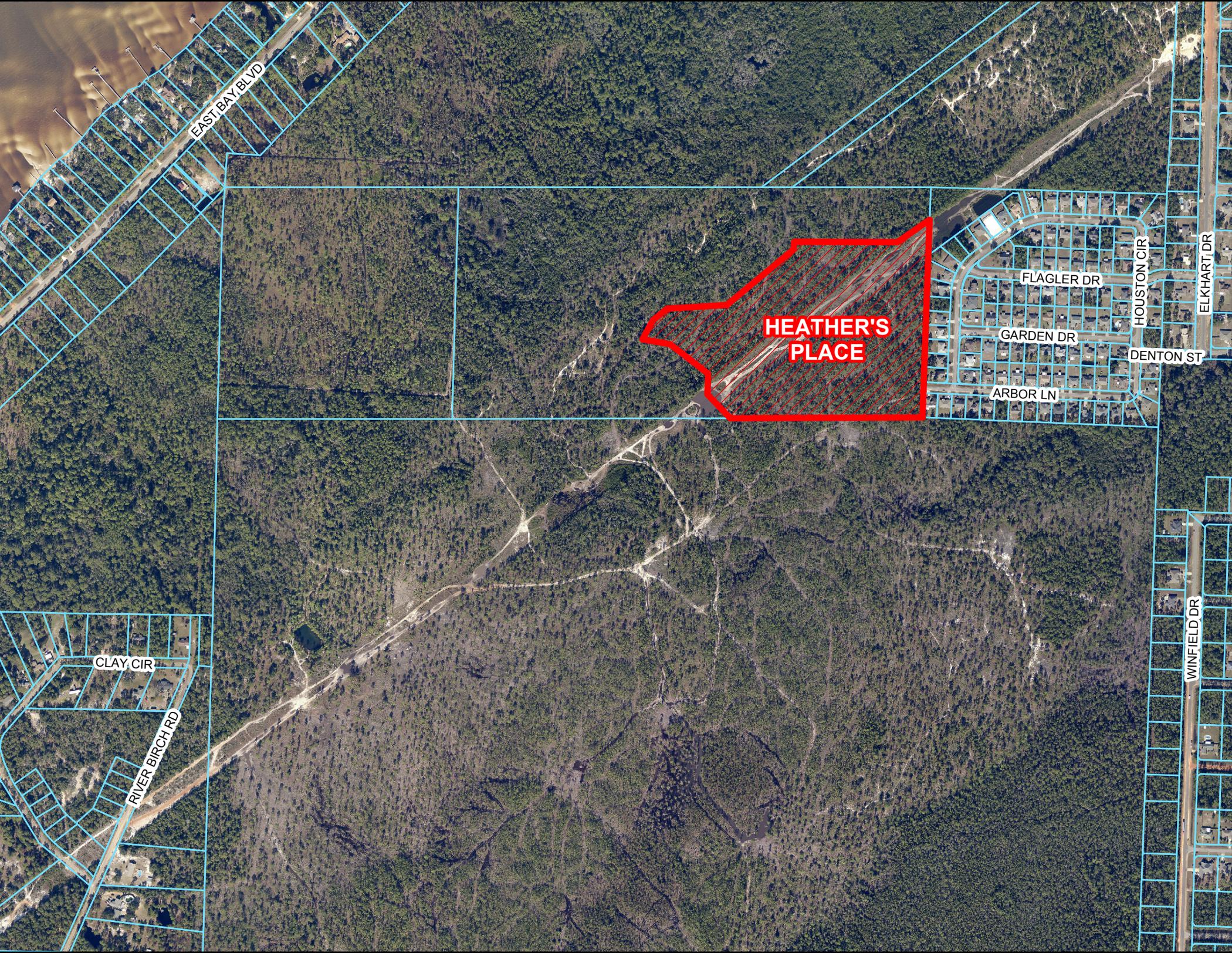
- The subdivision access point is Arbor Lane an existing 60' county right of way stubout to the subject development. Santa Rosa County Engineering staff has requested that the existing right of way not be converted into a boulevard type entrance and that we simply connect to the existing asphalt stubout 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.



EAST BAY BLVD

CLAY CIR

RIVER BIRCH RD

HEATHER'S PLACE

FLAGLER DR

GARDEN DR

ARBOR LN

DENTON ST

HOUSTON CIR

ELKHART DR

WINFIELD DR

HEATHER'S PLACE

NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF
SECTION 16, T-2-S,
R-27-W, SANTA ROSA
COUNTY, FLORIDA

UNPLATTED
ZONED R-1
16-25-27-0000-00100-0000
LAND USE: SFR, F.L.U.: SFR

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POINT OF BEGINNING
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