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: Board of County Commissioners

FROM: Chris Phillips, Project Engineer/LAP Coordinator

THROUGH: Roger Blaylock, County Engineer

DATE: 2016

SUBJECT: Robinson Estates – Discussion of Rezoning Conditions

BOCC ACTION NEEDED

1. Determine if a southern connection to a potential future westward extension of the Benny Russell Park driveway will relieve the rezoning condition to connect to Rolyat Road.
2. Determine if a boulevard section will be required within the subdivision prior to the southern connection in Item #1 above.

BACKGROUND

Rezoning case #2014-R-018 was approved on January 22, 2015 with several conditions, one of which included interconnectivity to the existing Rolyat Road. The developer of Robinson Estates, SNS Realty Inc. is requesting consideration to eliminate that connection in favor utilizing a potential future connection to a Benny Russell Park driveway westward extension.

LDC Section 4.03.03.B.3.b requires a boulevard section in subdivisions with only one entrance to the point where there is only 50 lots beyond the end of the boulevard. The purpose of this code language is to promote multi-entrance subdivisions and, most importantly, provide wider roadway sections for exiting the subdivision should there be an emergency on the single entrance road. As the subdivision is proposed, there is only one entrance on West Spencer Field Road, a potential future entrance to the south, and no connection to Rolyat. Because there is no roadway westward beyond Benny Russell Park, technically there is no connection to the south. With no connection to Rolyat or the south, the single entrance road will required a boulevard section throughout most of the subdivision. The LDC language regarding boulevards is as follows: *Minimum number of external access points: In a proposed subdivision of fifty (50) lots or more, there shall be at least two entrance streets into the proposed subdivision. If only one entrance is possible due to site constraints, a boulevard section shall be required as shown in the Santa Rosa County Subdivision Roadway Design Manual. The boulevard section shall extend to the first looped street or to the point where there are a maximum of fifty (50) lots beyond the termination of the boulevard. If access to individual lots is to be provided to the boulevard section, then pavement striping may be used in lieu of a raised median.*

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June 14, 2016

Board of County Commissioners
Santa Rosa County
6495Caroline St., Suite M
Milton, FL 32570

Dear Commissioners:

On behalf of our client, SNS Realty, Inc., Hatch Mott MacDonald submitted for Santa Rosa County Rezoning case # 2014-R-018 which was approved by the Board of County Commissioners at the meeting on January 22, 2015 with the following conditions:

a. The final subdivision layout must include connectivity to Rolyat Road as well as stub-outs to adjacent vacant and commercial property.
b. Provide a right-of-way donation along the entire frontage of West Spencer Field Road in order to achieve an 80 foot right-of-way for the major collector.
c. All stormwater ponds will be limited to a 10 year predevelopment discharge as the proposed subdivision lies within a known stormwater problem area.
d. Provide sidewalks along West Spencer Field Road from the subdivision entrance to North Spencer Field Road.

Hatch Mott MacDonald and our client acknowledge all of these conditions, and understand the requirement for two (2) entrance streets to subdivisions with 50 lots or more. However, we respectfully request consideration of an additional condition of the rezoning as follows:

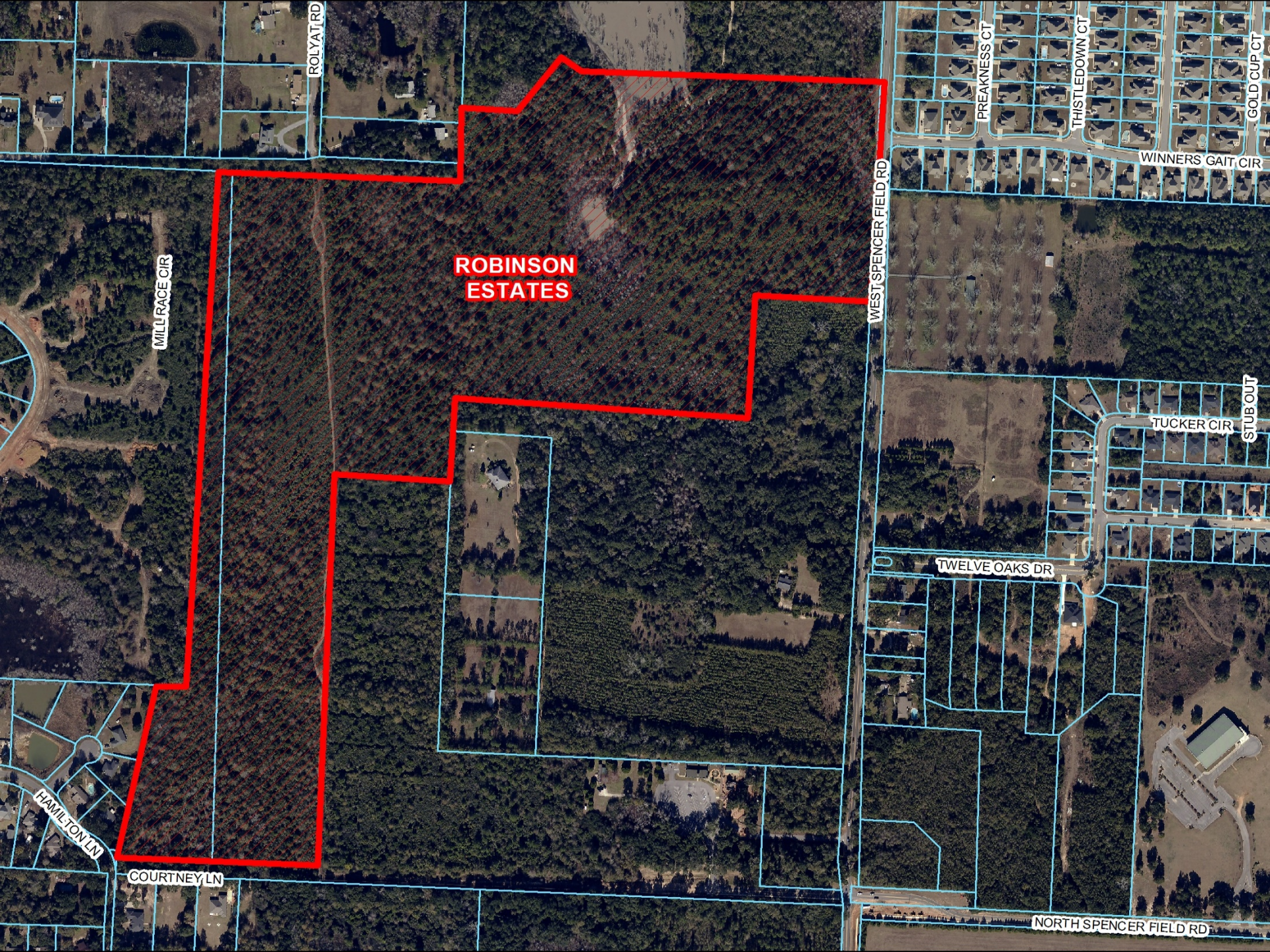
e. Should the Benny Russell Park access road be extended to the point where external access could be obtained to the South end of the subdivision, and the developer connects subdivision to same, the connection to Rolyat Road (condition a) will not be required.

We appreciate your consideration of our request.

Regards,

Heath Jenkins, P.E.
Hatch Mott MacDonald

cc: Rodney Sutton – SNS Realty, Inc.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STUB OUT
TWELVE OAKS DR
HAMILTON LN
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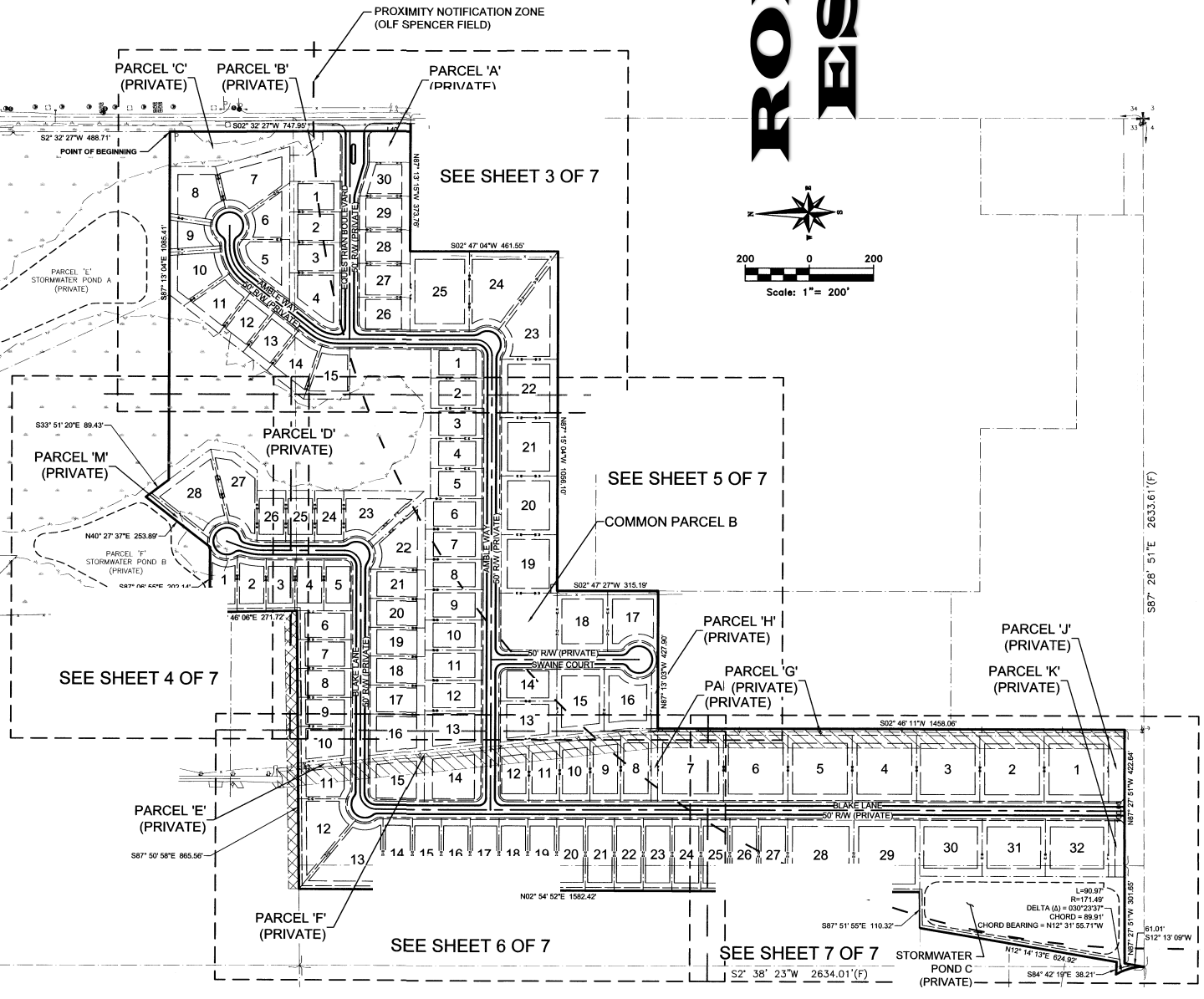
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