



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: Tony Gomillion, County Administrator

FROM: Chris Phillips, Project Engineer/LAP Coordinator *CP*

THROUGH: Roger Blaylock, County Engineer *Rog*

DATE: September 13, 2016

SUBJECT: Publix Woodbine Easement Release

DISCUSSION:

The construction of the proposed Publix will necessitate rerouting the existing ditch that conveys the stormwater. As a condition of the 2016-SP-011 Development Order for the site, the developer shall convey an easement for emergency maintenance (the developer will provide routine maintenance) over the area where the pipe and/or ditch will be constructed to convey runoff from Chumuckla Hwy to Woodbine Rd. The developer has been made fully aware this easement will be in place prior to receiving a certificate of occupancy for the proposed building. The new easement will be surveyed once the proposed improvements are installed. This release of easement only applies to the portion of the 1940 easement contained within the subject property.

BACKGROUND:

The developer for the Woodbine Publix is requesting SRC release all interest in an existing drainage easement across the subject property. This easement originated in 1940 from the then owners to the State of Florida in order to convey runoff from what is now known as Chumuckla Highway across the subject property westward to what is now known as Woodbine Road. In the late 1970's, the ownership of these two roads was transferred from the State of Florida to Santa Rosa County.

ACTION TO BE CONSIDERED:

Execute a release of easement document for the proposed Woodbine Publix site.

Prepared by and return to:
Alton L. Lightsey
Lightsey & Associates, PA
2105 Park Avenue North
Winter Park FL 32789

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is given as of this ____ day of _____, 2016,
by SANTA ROSA COUNTY, FLORIDA (“SRC”), whose address is
_____.

For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SRC hereby releases, remises, quit-claims and discharges any and all right, title and interest it may have in that certain outfall ditch easement in favor of the State of Florida recorded October 5, 1940, in Deed Book 52, Page 472, of the public records of Santa Rosa County, Florida, and as depicted on that certain Florida Department of Transportation map section 5807, project 5297, all as shown on page 3 of that certain survey by Pittman, Glaze and Associates, Inc., dated October 15, 2015, last revised July 19, 2016, a copy of which is attached hereto as Exhibit “A” (collectively, the “Outfall Ditch Easement”).

Signed, sealed and delivered in the presence of:

SANTA ROSA COUNTY, FLORIDA

Print name: _____

By: _____

Name: _____

Title: _____

Print name: _____

STATE OF _____
COUNTY OF _____

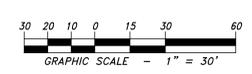
The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of SANTA ROSA COUNTY, FLORIDA. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Public

Print Name: _____

My Commission expires:



Bearing Reference NORTH BASED ON THE WEST LINE OF SECTION 32
 T-2-N, R-29-W AS S 01°02'30" W
 Ordered By MR. JASON FOWERS Elevation Reference NAVD 88
 Encroachments DITCH
 Source of Information SURVEYS BY: BENCHMARK, BASKERVILLE-DONOVAN & THIS FIRM; RECORDED PLATS: STONEBROOK VILLAGE PH I (P.B. E, P. 24), CROSS ROADS (P.B. E, P. 11), SANMILL (P.B. S, P. 44), P.D.O.T. MAPS SECTIONS 5807-5247, 5816-10), 5850B-260B; UNRECORDED SUBDIVISION BY J.M. COOK
 Measurements made in accordance with United States Standards.

AN ALTA/ACSM LAND TITLE SURVEY: A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS OF A PORTION OF SECTIONS 31 & 32, T-2-N, R-29-W, SANTA ROSA COUNTY, FLORIDA

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32503
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
 PSM #5605

Walter J. Glaze
 PSM #6190

File No. P-1056
 Job No. 3647B-15
 Scale 1" = 30'
 Date of Survey 05-20-15
 Date of Plat 10-16-2015
 Date of Revision
 FB 1464 PG. 63-74
 FB 1406 PG. 38-51
 Drawn by PMJ
 Checked by PMJ

SHEET **3** OF **3**
LB No. 7073

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGN BY SURVEYOR

RELEASE OF BOND FOR TITLE
FROM W.S.MILLER TO PETE NOWLING AND F.A.NOWLING.

STATE OF FLORIDA,
COUNTY OF SANTA ROSA:

KNOW ALL MEN BY THESE PRESENTS That I, W.S.Miller, do hereby remise, release and forever discharge Pete Nowling and F.A.Nowling, their heirs, executors and administrators of and from all duties and obligations, bonds for title, covenants, contracts, agreements, claims and demands whatsoever in law or in equity which I may have now or may hereafter have, by virtue of a bond for title executed by the said Pete Nowling and F.A.Nowling to me, the undersigned, as found recorded in the public records of Santa Rosa County, Florida, in Deed Book A-52, page 200, and the property being described as follows: The W¹/₂ of the NE¹/₄ of Section 11, Township 4 North, Range 29 West, containing 80 acres, more or less, in view of the fact that I have this day surrendered possession of the same and relinquish all of my right, title and interest in and to the property described hereinabove.

In witness whereof, I have hereunto set my hand and seal this 4th day of Oct.

A.D. 1940.

Witnesses:
W.A.Gozart,
G.H.Leonard.

W.S.Miller

(SEAL)

STATE OF FLORIDA,
SANTA ROSA COUNTY:

Before me, the undersigned authority, personally came W.S.Miller who, being duly sworn, deposes and says that he executed the foregoing instrument for the purposes therein expressed, and have been advised as to the contents thereof.

Given under my hand and official seal this 4th day of Oct. A.D. 1940.

(OFFICIAL SEAL)

G.H.Leonard, Clerk Ct. Ct.

I hereby certify that the foregoing instrument was duly recorded on October 4, 1940 from the original filed in this office for record on October 4, 1940 and record verified.

G.H.LEONARD, CLERK CIRCUIT COURT,

By Annice Brown D.C.

OUTFALL DITCH EASEMENT DEED

FROM A.D.GILLMAN ET UX TO STATE OF FLORIDA.

Project 5297, State Road 265, SRD #28.

Ditch Left of Station 166+00.

KNOW ALL MEN BY THESE PRESENTS That A.D. Gillman and Adeline Gillman, his wife as Grantors, in consideration of One Dollar and other valuable considerations to them in hand paid, receipt whereof is acknowledged, do hereby grant and convey unto the State of Florida, as Grantee, and its assigns, the easement, license and right to excavate, construct and maintain outfall and drainage ditches and drains upon and through the following described lands situate in Santa Rosa County, Florida, to-wit:

That part of the NE¹/₄ of SE¹/₄ of Section 31, Township 2 North, Range 29 West, which extends within 15 feet of the centerline described as follows:

Commence on the East line of Sd1 of Section 32, Township 2 North, Range 29 West, at a point 676.5 feet Northerly from the SE corner of said Sd1 of Section 32 and run North 37°34' West 2164.92 feet to point of curvature of a curve to the right having a radius of 5729.65 feet; thence Northwesterly along said curve 188.28 feet; thence South 54°19' West 109.6 feet; thence South 82°19' West approximately 1100 feet to East line of Section 31, Township 2 North, Range 29 West, the POINT OF BEGINNING; continue thence South 82°19' West 90.40 feet, more or less; thence South 75°44' West 400 feet to the end of said right of way. Containing 0.34 acres, more or less.

TO HAVE AND TO HOLD the same unto said Grantee and its assigns, together with immunity unto said Grantee from all claims for damage to Grantors' contiguous lands, if any, arising from or growing out of such construction and/or maintenance.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 5th day of October, 1940.

Signed, sealed and delivered in presence of:

Valen Nelson as to #1.
O.H.Carter as to both.
T.J.Bowers as to #2.

1. A.D.Gillman (SEAL)
2. Adeline Gillman (SEAL)

STATE OF FLORIDA,
COUNTY OF SANTA ROSA:

Before me personally appeared A.D.Gillman and Adeline Gillman, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

And the said Adeline Gillman wife of the said A.D.Gillman, upon a separate and private examination by me taken separate and apart from her said husband, acknowledged to and before me that she executed said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 5th day of October, 1940.

(NOTARIAL SEAL)

O.H.Carter, Notary Public in and for the County and State aforesaid. My commission expires Feb. 23, 1944.

I hereby certify that the foregoing instrument was duly recorded on October 5, 1940 from the original filed in this office for record on October 5, 1940 and record verified.

G.H.LEONARD, CLERK CIRCUIT COURT,
By Annie Brown D.C.

DEED

FROM J.A.SPENCER ET UX TO UNITED STATES.

THIS INDENTURE made this 7th day of October, A.D. 1940 between J.A.Spencer and Carrie Mae Spencer, his wife, of Milton, Santa Rosa County, Florida, parties of the first part, and United States of America, party of the second part, WITNESSETH:

That the parties of the first part, for and in consideration of the sum of Seventy-four and 80/100 Dollars (\$74.80) to them in hand paid by the party of the second



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

July 7, 2016

Mr. Jason Powers
Via email: jasonpowers@me.com

Re: Publix @ Woodbine (2016-SP-011)

This is to acknowledge approval of the site plan application and the issuance of a Development Order by the Santa Rosa County Community Planning, Zoning and Development Division for the above referenced project. *Please note that this approval is subject to additional conditions as noted on the reverse of the DO.* **Santa Rosa County Development Orders are valid for a period of two (2) years and are contingent upon receipt of all other applicable regulatory agency(s) permits and approvals. This project requires tree removal fees in the amount of \$620.00 and outstanding review fees in the amount of \$561.05; these fees are before the D.O. can be released.**

As the engineer of record, your Development Order package may be picked up at this office, or arrangements may be made to send the package via a delivery service if an account number is provided to us. **The contractor's Development Order package, which includes the green laminated approved Development Order as well as a copy of the approved site plans, will be available for the contractor to pick up upon receiving his permit for construction.**

This project requires a County Building Permit and a Site Utility Permit. Construction plans currently being reviewed.

The green laminate copy of the Development Order must be posted at the site prior to any land disturbing activities and during all phases of construction. It must be visible from the right-of-way. Further, the site must pass a final inspection upon completion of construction. The property owner or engineer of record must submit a Final Inspection Request to this office to request the final inspection. Because this project requires a Certificate of Occupancy, authority for the Certificate of Occupancy will not be released until the site passes the final inspection. Failure to meet the above conditions will result in a citation being issued.

Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. This permit is conditioned on obtaining all other applicable state or federal permits before commencement of the development.

If further assistance is required please feel free to contact this office.

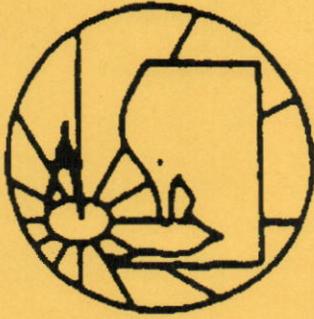
Respectfully,

A handwritten signature in blue ink, appearing to read "Jason McLarty".

Jason McLarty
Planner II

JM/If

Mr. William Gross: wgross@whitedevco.net
Michael Lynch, P.E.: mlynch@jehle-halstead.com



Santa Rosa County Development Order

Site Plan Application: # **2016-SP-011**
Submission Date: **03/15/2016** Zone: HCD

Project Name: **Publix @ Woodbine**

Parcel # 322N290000023020000
322N290000023030000 & 322N290000009000000

Address: 5580 Woodbine, Pace

Project Type: Grocery/Retail

Bldg sq. ft.: -50,131-

ENGINEERING:

Solid Waste: CP
Drainage: CP

Sewer and Water availability: P

PLANNING:

Setback: Front: 50 Rear: 25 Left: 5 Right: 5
Parking Requirements: OK Landscaping: OK
Internal Circulation: OK Exterior Lighting: OK
Recreational/Open Space: OK Traffic concurrency: N/A

Comments:

SEE ATTACHED

APPROVED BY:

Engineering: [Signature] Date: 7/7/16

Planning and Zoning: [Signature] Date: 7/7/16

Approval Date: 7/7/16 Expiration Date: 7/7/18

NOTE: Prior to any underground site work a permit must be obtained from the Building Inspections office. This Development Order is contingent upon obtaining all appropriate State and Federal regulations and permits. In accordance with the Santa Rosa County Land Development Code 4.04.01.D the green laminated Development Order shall be displayed prior to commencing land disturbing activities. The Development Order number shall be visible from the road and be displayed at all times. In addition, prior to any land disturbing activity, all silt fencing and tree protection must be properly installed and maintained throughout the construction period. Please call the Planning & Zoning Department at 981-7075 and Engineering Department at 981-7100 for an inspection upon completion of all site plan requirements. Inspection will be conducted within 3 business days of request. The 3 day timeframe will also apply to any necessary re-inspections.

Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. This permit is conditioned on obtaining all other applicable state or federal permits before commencement of the development.

DO Conditions/Notes:

1. Tree mitigation figures utilize specified outparcel trees 356-359, 413 & 421 for credit. These specified trees cannot be counted as credit again when the outparcel develops. If any of these trees are removed during the development of the outparcel, the corresponding credit given for each tree must be mitigated. It has been noted on the site plan that tree #421, a protected Live Oak, cannot be removed during any future development of the outparcel.
2. Tree Removal Fee = \$620.00
3. Mitigation inches required for this project = 209"
4. Publix will provide at minimum a 25ft drainage easement over the conveyance mechanism that replaces the current ditch from Chumuckla Highway to Woodbine Road. The drainage easement will be for emergency maintenance only and SRC will not be responsible for repairs to parking lots and other improvements as a result of the needed emergency maintenance occurrence.
5. Publix will provide appropriate easements for the traffic signal poles and equipment as required. Easements with the Stonebrook HOA will be obtained by Publix on behalf of SRC.
6. Publix will provide a sum to be agreed upon prior to issuance of Certificate of Occupancy in order maintain the traffic signals included in this project.
7. Traffic signals will be installed and fully functional prior to issuance of a Certificate of Occupancy.



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO
Planning and Zoning Director
beckiec@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

INVOICE

To: Mr. Jason Powers jasonpowers@me.com Mr. William Gross: wgross@whitedevco.net Michael Lynch, P.E.: mlynch@jehle-halstead.com	For: Publix @ Woodbine (2016-SP-011)
	Invoice Date: July 7, 2016

Fees:	
Tree Removal Fee	\$620.00
Plan Review Fee	2,805.24
Sub Total	\$3,425.24
Amount Paid to date	2,244.19
AMOUNT DUE	\$1,181.05

Payment Due Date:

Upon Receipt

Please remit payment payable to:

**Santa Rosa County
6051 Old Bagdad Highway
Room 202
Milton, FL 32583**

Note: There is a nonrefundable 3.5 percent fee when using a credit card or debit card*.

* Only debit cards with the Visa or MasterCard logo are accepted.



Santa Rosa County Development Services



Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

Requested by: Don Jehle

Effective Date: December 16, 2015

Listed below is your assigned address. If you have chosen to receive your mail at a post office box, feel free to continue, but for emergency and delivery the use of this address is essential. We will inform the Post Office of your address within thirty days; however, you may choose to personally inform them. If a problem is found within the next two business days, the Development Services Division reserves the right to make corrections to this address as deemed necessary.

Please refer to the accompanying handout for County Ordinance information and rules on house number placement, size and mailbox placement. This handout will provide you with local phone numbers and contact information you may find useful.

Project: Publix at Cobblestone
Parcel: 322N290000023020000, 322N290000023030000

Grocery (Primary) :	Official Address:	5580 Woodbine Rd, Pace, FL 32571
Retail Space :	Official Address:	5576 Woodbine Rd, Pace, FL 32571
Retail Space :	Official Address:	5572 Woodbine Rd, Pace, FL 32571
Retail Space :	Official Address:	5568 Woodbine Rd, Pace, FL 32571

Thank you for your cooperation with the Santa Rosa County Development Services Division. Feel free to contact our office if you have any questions or concerns. Our contact information is listed below.

Sincerely,

Leslie Statler
Planner III

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