

PETITION

TO: THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA

COMES NOW PETITIONER, RICK ALEX of 7647 Pepperwood Street, Navarre, Florida 32566, and make(s) this Petition and for such aver:

The Petitioner is the fee simple owner of certain real property which abuts the hereinafter described property.

That the aforesaid property is not within the Corporation limits of any municipality.

That said described road is not a State or Federal Highway and was not acquired for such State or Federal purposes.

The Petitioner desires and requests that the Board of County Commissioners of Santa Rosa County, Florida, vacate, abandon, discontinue and close the following described drainage easement:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

That said Board of County Commissioners renounce and disclaim any and all right of Santa Rosa County and the public in and to any land or interest therein constituting or being a part of said plat as herein described.

That the Board of County Commissioners of Santa Rosa County, Florida, pursuant to Florida Statutes Chapter 336.08 through 336.12 inclusive, has jurisdiction of the subject matter of this Petition, and the power and authority to vacate, abandon, discontinue and close the aforementioned drainage easement and to renounce and disclaim any and all right of the County and public in and to the described property, and

WHEREAS, Petitioner respectfully requests that the Board of County Commissioners of Santa Rosa County, Florida, receive and file this Petition and exercise its authority pursuant to Chapter 336, Florida Statutes, and

WHEREAS, Petitioner further requests that, after being fully advised, the Board of County Commissioners, by formal and proper actions, find and determine that the Public interest will be best protected and served by vacating, abandoning and closing the aforesaid drainage easement, renouncing and disclaiming for the County and the public all rights therein.



Witness



Witness



RICK ALEX

Signed: September 21, 2016

**Rick Alex
7647 Pepperwood Street
Navarre, Florida**

Legal Description of Proposed Vacation of Easement

Request vacation of the 50 foot wide drainage easement along the rear or southeast side of Lot 18, Block 25, Second Corrected and Amended Plat of Holley By The Sea, according to the plat recorded in Plat Book C, Page 183, of the public records of Santa Rosa County, Florida. This vacation does not affect the 10 foot wide drainage easement along the northern line of the aforementioned Lot 18 Block 25.



Santa Rosa County Property Appraiser Gregory S. Brown, CFA



Sales In Area Sales In Section Sales In Subdivision	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Santa Rosa Home
---	---------------------------------	-----------------------------	-----------------------------------	---------------------------------------	---------------------------------

Owner and Parcel Information

Owner Name	ALEX RICKY W	Today's Date	September 21, 2016
Mailing Address	7647 PEPPERWOOD ST NAVARRE, FL 32566	Parcel Number	18-25-26-1921-02500-0180
Situs/Physical Address	7647 PEPPERWOOD ST NAVARRE	Tax District	Holley Navarre (District 12)
Property Usage	SINGLE FAM (000100)	2015 Millage Rates	13.5773
Section Township Range	18-25-26	Acreage	0
		Homestead	Y

Tax Collector Bill	Permits	Display Building Information	Show Parcel Maps	Generate Owner List By Radius	Show Zoning
------------------------------------	-------------------------	--	----------------------------------	---	-----------------------------

Value Information	Legal Description
	2016 Preliminary Values
Building Value	\$190,104
Extra Feature Value	\$1,501
Land Value	\$35,000
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value*	\$226,605
Assessed Value	\$226,605
Exempt Value	\$50,000
Taxable Value	\$176,605
<small>*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.</small>	
HOLLEY BY THE SEA 2ND CORR & AMENDED LOT 18 BLK 25 AS DES IN OR 2056 PG 666& OR 2947 PG 1809& OR 3067 PG 1967 (JTWROS)& OR 3269 PG 675& OR 3277 PG 1405 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.	

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
SHED	1	1 UT	2013	\$1
FIREPLACE	1	1 UT	2002	\$1,500

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000100	SFR	R1	0	0	1	LT	\$35,000

Sale Information

Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	07-18-2013	\$ 100	Quit Claim Deed	3277	1405	Unqualified	Improved	ALEX RICKY W & ALEX RICKI L	ALEX RICKY W
No	07-18-2013	\$ 100	Quit Claim Deed	3269	675	Unqualified	Improved	ALEX MARTHA K & ALEX RICKI W	ALEX RICKY W & ALEX RICKI L
No	06-29-2010	\$ 100	Quit Claim Deed	3067	1967	Unqualified	Improved	ALEX MARTHA K (S)	ALEX RICKY W & MARTHA K JTWROS
No	12-16-2009	\$ 100	Quit Claim Deed	2947	1809	Unqualified	Improved	ALEX RICKY W	ALEX MARTHA K
No	08-30-2002	\$ 175,000	Warranty Deed	2056	666	Qualified	Improved	GOODEN HOMES INC	ALEX RICKY W & MARTHA C (H&W)
No	08-01-2001	\$ 22,000	Warranty Deed	1931	166	Qualified	Vacant		GOODEN HOMES INC
No	08-01-2001	\$ 19,800	Warranty Deed	1931	165	Unqualified	Vacant		
No	10-01-1993	\$ 2,115,700	Warranty Deed	1379	254	Unqualified	Vacant		

Sales In Area Sales In Section Sales In Subdivision	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Santa Rosa Home
---	---------------------------------	-----------------------------	-----------------------------------	---------------------------------------	---------------------------------

The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: September 21, 2016

© 2011 by the County of Santa Rosa, FL | Website design by [qpublic.net](#)



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.
Date printed: 09/19/16 : 16:13:59

PRESS GAZETTE

Published Bi-Weekly
6576 Caroline St - Phone 850-623-2120
Milton, Santa Rosa County, Florida 32570

STATE OF FLORIDA
COUNTY OF: SANTA ROSA

Before the undersigned authority personally appeared

Ashley Abraham

Who on oath says that she is
Cashier

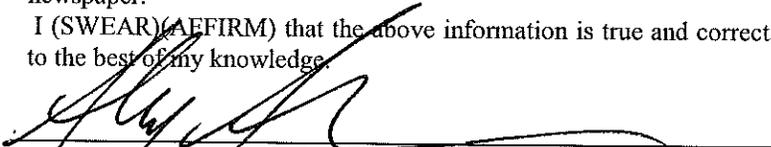
of the Press Gazette, a bi-weekly newspaper published at Milton in Santa Rosa County, Florida; that the attached copy of advertisement, being a

LEGAL NOTICE
RE: PUBLIC HEARING

was published in said newspaper in the issues of
9/28/2016

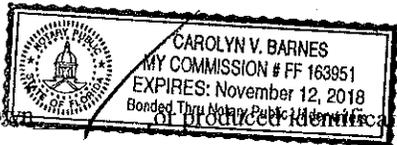
Affiant further says that the said Press Gazette is a newspaper published at Milton in said Santa Rosa County, Florida, and that the said newspaper has heretofore been continuously published in said Santa Rosa County, Florida, each week and has been entered as second class mail matter at the post office in Milton, in Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

I (SWEAR)(AFFIRM) that the above information is true and correct to the best of my knowledge.


(Signature of Applicant)

Sworn to and subscribed before me this 28th
day of SEPTEMBER, 2016.


(Signature of Notary Public-State of Florida)



Personally known _____
or Public Identification _____

Type of identification produced _____

NOTICE OF PUBLIC HEARING

WHEREAS, RICK ALEX has petitioned to vacate, abandon, discontinue and renounce any interest and right of the public in and to the following described drainage easement, to-wit:

Fifty foot wide drainage easement along the rear or southeast side of Lot 18, Block 25, Second Corrected and Amended Plat of Holley By The Sea, according to the plat recorded in Plat Book C, Page 183, of the public records of Santa Rosa County, Florida. This vacation does not affect the 10 foot wide drainage easement along the northern line of the aforementioned Lot 18, Block 25.

AND WHEREAS, a time and date have been established for a public hearing for the Santa Rosa County Board of County Commissioners to consider the advisability of exercising its authority pursuant to Chapter 336 of the general statutes to vacate, abandon, discontinue, renounce and disclaim any right or interest of the public in and to the above described drainage easement.

NOW, THEREFORE, all interested persons and the public generally are directed that a public hearing upon the above mentioned Petition, shall be held by the Santa Rosa County Board of County Commissioners at the Santa Rosa County Administrative Offices located at 6495 Caroline Street, Milton, Florida, on **Thursday, October 13, 2016**, at the hour of 9:30 a.m. Central Time, or as soon thereafter as the matter can be considered.

All interested parties should take notice that if they decide to appeal any decision made by the Santa Rosa County Board of County Commissioners with respect to any matter coming before said Board at said meeting, it is their individual responsibility to insure that a record of proceedings they are appealing exists and for such purpose they will need to insure that a verbatim record of the proceedings is made, which record shall include the testimony and the evidence upon which their appeal is to be based. Interested parties may appear at the meeting and be heard with respect to this matter.

If you are a person with a disability who needs any accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact Wanda Pitts at (850) 983-1925 or at 6495 Caroline Street, Milton, Florida, at least one (1) week prior to the date of the public hearing.

6017768

Rob Williamson
Santa Rosa County Commissioner
District 4
850.529.2525 c
850.983.1877 w

On Sep 12, 2016, at 12:40 PM, Glenn Bailey <GlennB@santarosa.fl.gov> wrote:

Commissioner Williamson,

Mr. Alex is in a very unfortunate position. He is trying to close on the sale of his home, at 7647 Pepperwood Street. However at closing it was discovered that a detached garage that he built back in 2006 on his parcel was constructed in a county drainage easement. The lending institution is going to require a "waiver" according to Mr. Alex. Also, as an FYI, I checked the building permit for the detached garage and it was permitted, but the site plan did not indicate the drainage easement.

From talking to Stephen, this situation takes a board vote to either provide a "letter of no objection for the encroachment" or possibly a board vote on a vacation request depending on what the lending institution requires. The "letter of no objection" could be provided as early as next week if we get it on the agenda where as an easement vacation request process takes maybe 6-8 weeks.

We are waiting on the lending institution's specific requirements before we can proceed.

Let me if you have any questions.

Glenn F. Bailey, P.E.
Santa Rosa County Assistant Public Works Director
6075 Old Bagdad Hwy. | Milton, Florida 32583
P: 850.981.7127 | F: 850.623.1331
WebEmail-PublicWorks@santarosa.fl.gov

From: Wanda Pitts
Sent: Monday, September 12, 2016 11:18 AM
To: Glenn Bailey <GlennB@santarosa.fl.gov>
Cc: Commissioner Rob Williamson <RobWilliamson@santarosa.fl.gov>
Subject: PHONE CALL - RICK ALEX - (850) 485-1802

Glenn:

Mr. Alex called and wanted to speak with Commissioner Williamson about the easement problem he has to resolve before he can close on his house in Holly By The Sea. He gave you high praise on assisting him with this matter but wanted to leave a phone message for Commissioner Williamson so I am passing it on.

Thank you,

~Wanda Pitts

Wanda C. Pitts
Santa Rosa County Attorney's Office
6495 Caroline Street, Suite C | Milton, Florida 32570
P: 850.983.1925 | F: 850.983.1856

Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.



Gregory S. Brown, CFA
Santa Rosa County Property Appraiser



September 23, 2016

To Whom It May Concern:

RE: Subject Property/Properties: **18-2S-26-1921-02500-0180**
ALEX RICKY W

Property Owner(s): **Please see attached ownership list**

This is to certify that the attached computer printout, consisting of **38** parcels as listed on **1** page(s), is believed to accurately reflect properties and ownership within **500** feet of the subject property or properties.

This information was taken from the Santa Rosa County Property Appraiser's records on Friday, September 23, 2016. The undersigned employee has selected the aforesaid described properties and certifies that this information is correct.

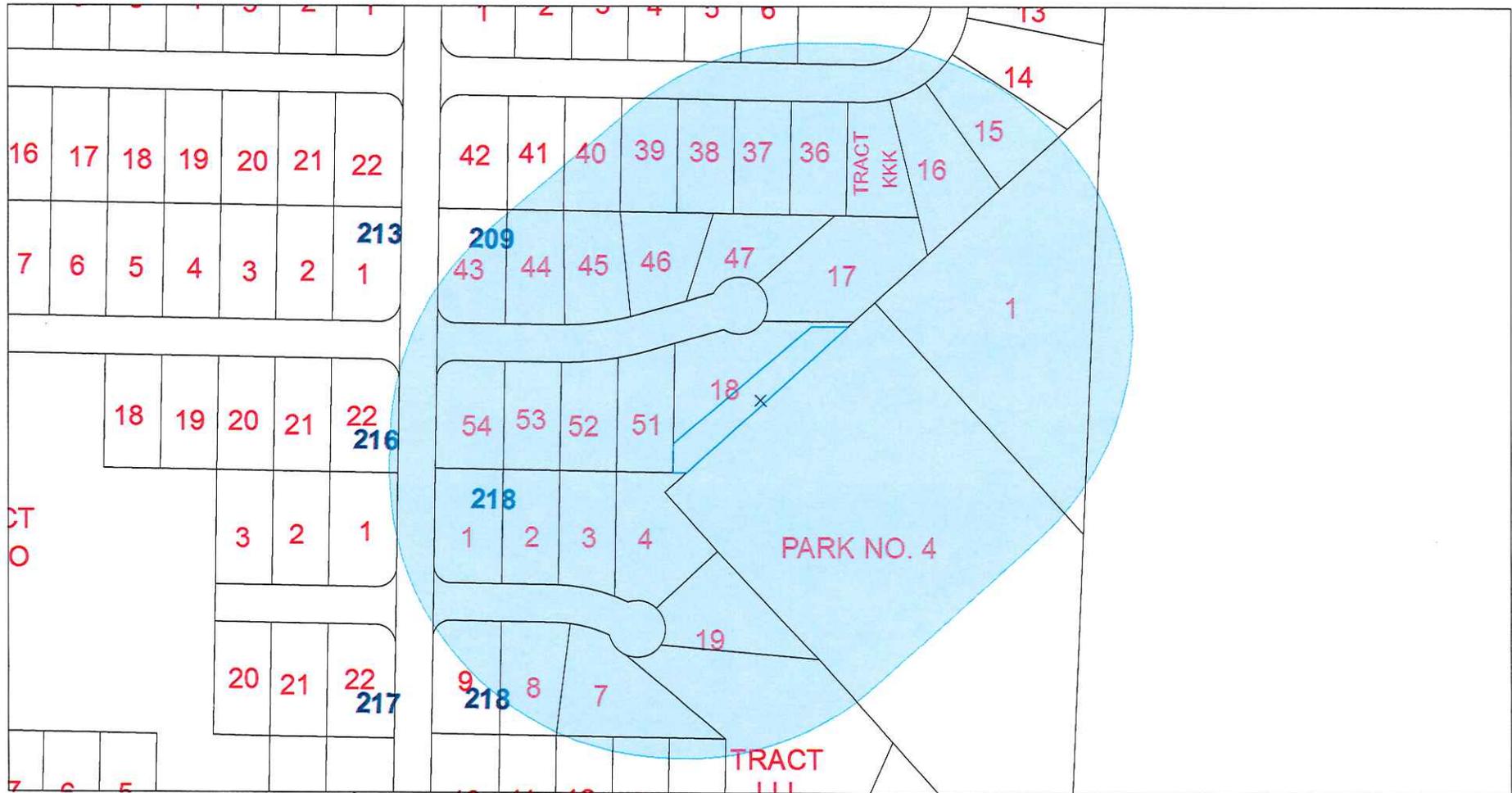


Daisy M. Bruce, CFE
Geographic Services Specialist II

MAIN OFFICE
6495 Caroline Street, Ste K
Milton, Florida 32570
Phone: (850) 983-1880
Fax: (850) 623-1284

SOUTH SERVICE CENTER
5841 Gulf Breeze Pkwy. Ste A
Gulf Breeze, Florida 32563
Phone: (850) 934-8175
Fax: (850) 934-4033

Gregory S. "Greg" Brown, C.F.A.
Santa Rosa County Property Appraiser



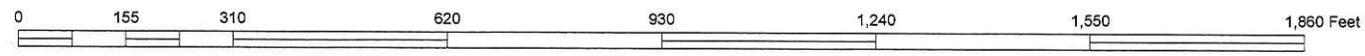
LEGEND

-  Selected Parcels
-  Variance Boundry
-  500' RADIUS



**SANTA ROSA COUNTY PROPERTY APPRAISER'S OFFICE
VACATION REQUEST FOR 50' DRAINAGE EASEMENT**

SUBJECT PARCEL: 18-2S-26-1921-02500-0180



Gregory S. Brown, CFA
Santa Rosa County Property Appraiser

PARCEL	OWNER1	OWNER2	OWNER3	OWNER4	CITY	ST	ZIP5
18-2S-26-1921-02500-0180	ALEX RICKY W	7647 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0390	BEALL GARY H & GLORIA J	2347 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-20900-0530	BRIDGES WILLIAM F & NETINA M	7623 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0380	BROCATO GERALD P & JUDY M	2355 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-21800-0010	BURTON JOHN S & ELENA K	7616 LARKSPUR ST			NAVARRE	FL	32566
18-2S-26-1920-21800-0030	CRAUSWELL DONALD S & QUANG T	7632 LARKSPUR ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0460	DUBOIS DAVID A & KRISTINE J	7640 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-21800-0120	FREIRE IVAN & MARTHA	61 HANCOCK AVE			JERSEY CITY	NJ	07307
18-2S-26-1921-02500-0150	GEHRINGER MARK W & CAROLYN D	2395 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-21100-0050	GOLLUZZO MICHAEL A &	GALLUZZO DANIELLE	1720 HORSE CREEK RD		CHEYENNE	WY	82009
18-2S-26-1920-21600-0010	HART DAVID J & LISA F	137 FAIRWAY LN			SANFORD	NC	27332
18-2S-26-1920-20900-0440	HEBDEN GARY J & BONNIE L	2316 TRUMAN AVE			PENSACOLA	FL	32505
18-2S-26-1920-21800-0080	HOFSTETTER DWAYNE E &	BRAMMER JULIE A	7625 LARKSPUR ST		NAVARRE	FL	32566
18-2S-26-1921-TRACT-0CCC	HOLLEY BY THE SEA IMPROVEMENT	ASSOCIATION INC AS TRUSTEE	505 JAMES RIVER RD		GULF BREEZE	FL	32561
18-2S-26-1921-TRACT-0CCC	HOLLEY BY THE SEA IMPROVEMENT	ASSOCIATION INC AS TRUSTEE	505 JAMES RIVER RD		GULF BREEZE	FL	32561
18-2S-26-1921-TRACT-0CCC	HOLLEY BY THE SEA IMPROVEMENT	ASSOCIATION INC AS TRUSTEE	505 JAMES RIVER RD		GULF BREEZE	FL	32561
18-2S-26-1921-02500-0170	HOOVER MICHAEL R & TERESA L	7656 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0510	KANNO KENNETH K	5450 MAYFIELD RD			LYNDHURST	OH	44124
18-2S-26-1921-02500-0190	KLINE EDWIN G & JEANETTE B	7648 LARKSPUR ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0370	KRAFT BRUCE L & ANGELA M	2363 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-20900-0410	KRAMER TODD R &	DENNIS SHANNON	2331 PARKRIDGE DR		NAVARRE	FL	32566
18-2S-26-1920-21800-0070	LOGAN KATRINA L	3637 LARKSPUR ST			NAVARRE	FL	32566
18-2S-26-1920-21800-0140	MALAVENDA BRETT E & KATHERINE	PMB 364	PO BOX 5968		SAN ANTONIO	TX	00690
18-2S-26-1921-02500-0160	MALDONADO-ROJAS NARCISO &	MALDONADO SONIA	515 COUNTY RD 3082		LAMPASAS	TX	76550
18-2S-26-1920-20900-0400	MATECHIK STEPHEN M & SUSAN E	2339 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-21800-0130	MESSNER WILLIAM R JR & CATHY N	7638 DUVAL ST			NAVARRE	FL	32566
18-2S-26-1920-21800-0040	MOLEK MARGARET M	3218 HEATHER GLEN DR			COLORADO SPRING	CO	80922
18-2S-26-1920-21800-0020	MONTANEZ RICARDO & AMINTA M	7624 LARKSPUR ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0520	NAPOLI JAMES A & DEBORAH	7631 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0540	NARANJO JOSE V & KUNIKO	7615 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0450	PARKER ELAINE T	7632 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-20900-0360	RICE RICHARD & MARY	2371 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-21100-0060	RIFFEE ALLEN & MARGARET W	2362 PARKRIDGE DR			NAVARRE	FL	32566
18-2S-26-1920-20900-0470	SCHULTZ DANIEL D & JONELL E	7648 PEPPERWOOD ST			NAVARRE	FL	32566
18-2S-26-1920-21800-0090	SCHWARZ CHRISTOPHER M &	GWENDOLYN M	7617 LARKSPUR ST		NAVARRE	FL	32566
18-2S-26-1920-20900-0430	VERTNER THOMAS K III & LEONNE	7616 PEPPERWOOD DR			NAVARRE	FL	32566
18-2S-26-1920-21600-0220	WALTERS ROLANDO ABDIEL	7601 PEPPERWOOD ST			NAVARRE	FL	32566

WCE 2: Williams Creek East, Northeast Channel Restoration

Legend

Improvements

- Clean Existing Ditchline
- Remove Existing Pipe
- Existing Pipe
- New Ditchline
- Proposed Pipe
- Clean and Regrade Existing
- General Project Area



WCE 2: Williams Creek East, Northeast Channel Restoration

Current Conditions

Williams Creek provides a drainage outfall for several hundred acres of property both inside and outside of Holley by the Sea. Within the project limits Williams Creek East drains the area along the eastern boundary and south of the airfield.

Conceptual Improvement Description

The project consists of stream channel restoration from Frankfort Street northwest to Parkridge Drive. Plans are to re-grade the channel, clear overgrowth and provide armoring as necessary. Completion of the project should reduce flood depths in the channel which will protect several properties along the channel as well as aid upstream drainage systems. It will also serve as the outfall for future drainage improvements that have been proposed upstream.

This project may require property considerations as the channel is not within right-of-way or existing easements.

Results

Completion of the project should reduce flood depths in the channel considerably, with road crossings at the upper reaches no longer overtopping (Parkridge Drive and Woodmont Street). It should be noted that this project will need to be permitted by the US Army Corps of Engineers and as such the exact extent of the re-grading efforts will not be known until permitting efforts are begun.

This project should also be reconsidered once downstream improvements have been made. The model will need to be updated to reflect as-built information downstream.

Dependence

This project should not be constructed without first accomplishing downstream improvements.

COST	SCORE
\$4.7M	3