



SANTA ROSA COUNTY
DEVELOPMENT SERVICES – Planning & Zoning

6501 Old Bagdad Highway, Suite 202 | Milton, 32583

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PUBLIC NOTICE

Members of the Santa Rosa County BOCC Special Rezoning board, Applicants and Public: The BOCC Special Rezoning board will hold its regularly scheduled meeting on **Thursday, July 23, 2026 at 5:00 PM** at the **Santa Rosa County Administrative Complex, Commissioners Boardroom, Milton, Florida.**
6495 Caroline St Milton, Florida.

I. Pledge of Allegiance

II. Old Business:

III. New Business:

1. **Proposed Ordinance that places a temporary, one-year moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, site plans, and other county approvals for large-scale data centers and large load customer facilities within the unincorporated areas of Santa Rosa County**

2. 2026-21-RSS

Project/Applicant: Kenneth Weeks
Location: 7760 Lund Rd., Milton
Parcel(s): APO 132N280000009110000
Existing Zone: AGRR (Rural Residential Agriculture)
Proposed Zone: RR1 (Rural Residential Single Family Residential)
Existing FLU: AGRR (Agriculture Rural Residential)
Proposed FLU: SFR (Single Family Residential)
Area Size: 0.50 +/- acres
District: Commissioner District # 3
Zoning Board Recommendation: Recommended approval without objection.

3. 2026-23-RSS

Project/Applicant: Pinckard Legacy Holdings, LLC
Represented by: Willing Street Law, Roy Andrews
Location: 5400 Block of Woodbine Rd., Pace
Parcel(s): 312N290000007020000
APO 312N290000007040000
Existing Zone: AGRR (Rural Residential Agriculture)
Proposed Zone: HCD (Highway Commercial Development)
Existing FLU: AGRR (Agriculture Rural Residential)
Proposed FLU: COMM (Commercial)
Area Size: 6.40 +/- acres

District: Commissioner District # 1
Zoning Board Recommendation: **Recommended approval on a vote of 5-3, with Ed Carson, Jane Hayes and Gene Sullivan in opposition.**

4. **2026-6-R** **APPEAL Ordinance 2009-10, Rezoning 2009-R-019**
Project/Applicant: Bill Walther Construction, INC
Location: 4342 Pace Ln, Pace
Parcel(s): 131N290000056020000
Request: **Amend the conditions to Ordinance 2019-10, adopted by the Board of County Commissioners on May 28, 2009.**
Condition: **1) Only one (1) duplex may be placed on the property.**
Area Size: 0.496 +/- acres
District: Commissioner District # 1
5. **2026-20-RSS & 2026-1-LA** **APPEAL to Ordinance 2008-14, Rezoning 2008-R-035**
Project/Applicant: Thomas W Greene
Represented by: Belle Vision Coffee LLC, Susan Bradshaw
Location: 1400 Block of Bahia Dr. Navarre Beach
Parcel(s): 282S269020000000400
Request: **Amend the conditions to Ordinance 2008-14, adopted by the Board of County Commissioners on May 22, 2008.**
Conditions: **1) Limit use of the site to a real estate office as proposed by the applicant**
2) Limit hours of operation to 9am-5pm.
3) Development will resemble adjacent uses with blow out walls.
Lease Amendment Request: **Allow for commercial use on this parcel.**
Area Size: 0.11 +/- acres
District: Commissioner District # 4

IV. Recommend the Ordinance

V. Adjournment

New Business: 1.





Planning and Zoning Commission

Agenda Item

Meeting Date: July 23, 2026

Department: Zoning Board

Staff:

Item: Proposed Ordinance that places a temporary, one-year moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, site plans, and other county approvals for large-scale data centers and large load customer facilities within the unincorporated areas of Santa Rosa County

Attachment(s) BOCC File

ACTION NEEDED

SUMMARY/BACKGROUND

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS



Board of County Commissioners

Agenda Item

Meeting Date: July 9, 2026

Department: County Attorney

Staff:

Item: Public Hearing on Proposed Ordinance for One-Year Moratorium on Data Centers

Attachment(s) Business Impact Estimate one year moratorium, draft moratorium ordinance, NOTICE OF INTENTION TO CONSIDER ORDINANCE ONE YEAR MORATORIUM2 (002)

ACTION NEEDED

Public hearing on the proposed ordinance that places a temporary, one-year moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, site plans, and other county approvals for large-scale data centers and large load customer facilities within the unincorporated areas of Santa Rosa County.

SUMMARY/BACKGROUND

A temporary, one-year moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, site plans, and other county approvals for large-scale data centers and large load customer facilities within the unincorporated areas of Santa Rosa County, will allow staff to research the impacts of such facilities. This one-year moratorium will allow staff to study the issues and prepare proposed amendments to the Comprehensive Plan and Land Development Code, including time for staff review, public input, drafting, notice, hearings, adoption, and implementation of appropriate regulations.

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS



SANTA ROSA COUNTY BOARD OF COMMISSIONERS

Administrative Offices | 6495 Caroline Street, Suite M | Milton, Florida 32570-4592
Office: 850.983.1877 | Fax: 850.983.1856 | www.santarosa.fl.gov

BOBBY BURKETT, District 1
KERRY SMITH, District 2
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RAY EDDINGTON, District 4
COLTEN WRIGHT, District 5

BRAD BAKER, County Administrator
JARED LOWE, Asst. County Administrator
SABRINA WHITE, Asst. County Administrator
THOMAS V. DANNHEISSER, County Attorney

BUSINESS IMPACT ESTIMATE

Meeting Date: July 7, 2026, at 8:30 a.m.
July 23, 2026, at 5:00 p.m.

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

The Board of County Commissioners is considering a one-year moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, site plans, and other county approvals for large-scale data centers and large load customer facilities. This one-year moratorium will allow county staff to study issues related to large-scale data centers and large load customer facilities, such as impacts on sensitive coastal ecosystems, wetlands, estuarine systems, maritime forests, aquicultural areas, as well as impacts on county infrastructure. This one-year moratorium will allow staff appropriate time to study these issues and if appropriate, amends the County Comprehensive Plan and Land Development Code.

Estimate of Direct Economic Impact on Private/For Profit Businesses

- a. Estimate of Direct Business Compliance Costs
No new or increased fees are being proposed.
- b. New Charges/Fees on Businesses Impacted
No new charges or fees are being proposed.
- c. Estimate of Regulatory Costs
No increase or new fees are being proposed.

Good Faith Estimate of Number of Businesses Likely Impacted

The estimation of businesses likely to be impacted is unknown, as the County is not aware of any existing or potential business that meet the definition of large-scale data centers or large load customer facilities in unincorporated Santa Rosa County.

Any Additional Information

NOTICE OF INTENTION TO CONSIDER ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Santa Rosa County, Florida, will hold two public hearings in the Board Room at the Administrative Center, located at 6495 Caroline Street, Milton, FL 32570. The public hearings will occur at the date and times below:

First hearing: July 9, 2026, at 8:30 a.m.

Second hearing: July 23, 2026, at 5:00 p.m.

The public hearings will be to consider adopting the following ordinance with the title, time and substance being:

ONE YEAR MORATORIUM ON LARGE-SCALE DATA CENTERS AND LARGE LOAD CUSTOMER FACILITIES WITHIN UNINCORPORATED SANTA ROSA COUNTY, FLORIDA:
IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, REZONING, SITE PLANS, AND OTHER COUNTY APPROVALS FOR LARGE-SCALE DATA CENTERS AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE UNINCORPORATED AREA OF SANTA ROSA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; SEVERABILITY; EFFECTIVE DATE.

The proposed ordinance may be inspected by the public at the Office of the County Administrator located at Suite D, 6495 Caroline Street, Milton, Florida 32570.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Santa Rosa County adheres to the American Disabilities Act and will make reasonable modifications and accommodations for access to these hearings upon request. Requests may be made to the risk management department at 850-983-1863, TTY 711, or tomk@santarosa.fl.gov at least one week prior to provide a reasonable accommodation. Agendas, minutes, live streamed and archived video of meetings may be viewed at www.santarosa.fl.gov.

ORDINANCE NUMBER 2026-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA; IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS, REZONING, SITE PLANS, AND OTHER COUNTY APPROVALS FOR LARGE-SCALE DATA CENTERS AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE UNINCORPORATED AREA OF SANTA ROSA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; SEVERABILITY; EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Santa Rosa County, Florida, is authorized by Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to establish and administer land development regulations and to protect the health, safety, and welfare of the citizens of Santa Rosa County; and

WHEREAS, Santa Rosa County is located within a coastal region, an area that relies heavily upon groundwater resources from the Florida Aquifer System, which has historically been subject to significant management and conservation efforts, due to saltwater intrusion risks and long-term sustainability concerns; and

WHEREAS, state and regional planning efforts emphasize the importance of careful management of groundwater withdrawals and coastal water resources to ensure long-term environmental and economic stability for coastal communities; and

WHEREAS, data center facilities are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

WHEREAS, such facilities have the potential to place significant demands on regional groundwater supplies, water treatment facilities, and electrical grid capacity, particularly in rapidly growing areas; and

WHEREAS, the Board finds that Santa Rosa County currently lacks specific zoning provisions or developmental regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with data center facilities; and

WHEREAS, the Board finds that allowing data center facilities to proceed without appropriate regulatory standards could create risks to the County's water resources, electrical infrastructure, land use planning objectives, and long-term community development strategy; and

WHEREAS, Santa Rosa's proximity to sensitive coastal ecosystems, wetlands, estuarine systems, and maritime forests further underscores the importance of ensuring that new forms of industrial-scale development are evaluated carefully and responsibly; and

WHEREAS, the Board finds it necessary that a temporary, one-year moratorium is necessary and appropriate to allow County staff to study the issues and prepare proposed amendments to the Comprehensive Plan and Land Development Code, including time for staff review, public input, drafting, notice, hearings, adoption, and implementation of appropriate regulations; and

WHEREAS, the Board has conducted the necessary hearings and has determined that the adoption of this Ordinance is in the best interests of the citizens of Santa Rosa County, Florida;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Santa Rosa County, Florida:

Section 1: Findings and Intent

The foregoing recitals are true and correct and incorporated herein by reference as findings of the Board of County Commissioners. The purpose of this Ordinance is to establish a temporary, countywide pause of new applications and approvals of large-scale data centers and large load customer facilities in order to allow the County to review and if appropriate, amend its Comprehensive Plan and Land Development Code to address the impact of such uses.

Section 2: Definitions

For the purpose of this Ordinance, the following terms shall have the meanings set forth below:

Data center: means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be a free-standing structure or a facility within a larger structure, and which uses environmental control equipment to maintain proper conditions of the operation of electronic equipment.

Development regulations: means rezoning, special exception, conditional use, variance, site plan approval, development order, development permit, building permit, construction plan approval, certificate of concurrency, capacity reservation, comprehensive plan amendment, or other County approval necessary to establish, construct, expand, or intensify a covered facility.

Large load customer facility: means a facility or use with an anticipated monthly peak electric load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval at a single location. A customer, applicant, owners, operator, or other entity may not separate electrical load into multiple smaller connections, meters, accounts, parcels, phases, tenants, or related facilities at a single location for the purpose of avoiding this definition. The term includes customers or other entities that have entered into colocation or similar agreement at a single location where the aggregate anticipated monthly peak load at that location meets or exceeds 50 megawatts.

Large-scale data center: means a single location, with a data center onsite, that has an anticipated monthly peak electric load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The term includes customers or other entities that have entered into a colocation or similar agreement at a single location where the aggregate anticipated monthly peak load at that location meets or exceeds 50 megawatts.

Moratorium period: means the period beginning on the effective date of this Ordinance and ending one year thereafter, unless earlier terminated or extended by action of the Board of County Commissioners as provided herein.

Section 3: Temporary Moratorium Established.

A temporary moratorium is hereby imposed on the acceptance, processing, review, approval, or issuance of any application, development approval, development order, development permit, building permit, construction plan approval, certificate of concurrency, capacity reservation, or other County approval for the establishment, construction, expansion, or intensification of any large scale data center or large-load customer facility within the unincorporated area of Santa Rosa County.

During the moratorium period, County staff shall not accept, process, review, approve, or issue any such application or approval, except as expressly provided in this Ordinance.

Section 4: Duration

The moratorium shall commence on the effective date of this Ordinance and shall remain in effect for one year, unless earlier terminated by the Board of County Commissioners. The Board may extend the moratorium by ordinance after public hearing upon a finding that additional time is necessary to complete the study, drafting, public review, transmittal, adoption, implementation, or legal review of Comprehensive Plan or Land Development Code amendments addressing large-scale data centers or large load customer facilities.

Section 5: Study and Evaluation

During the moratorium period, Santa Rosa County staff shall conduct a comprehensive review of the potential impacts associated with large scale data center and large-large customer facilities, including but not limited to:

1. Groundwater withdrawal impacts, particularly as they relate to the Floridan Aquifer and coastal aquifer management policies;
2. Water supply and wastewater treatment capacity, including potential impacts on municipal and regional water systems;
3. Electrical grid capacity and infrastructure requirements, including consultation with regional electric utilities regarding long-term demand impacts;
4. Land use compatibility, including appropriate zoning classifications and development standards for such facilities;

5. Environmental considerations, including impacts on wetlands, coastal ecosystems, agricultural lands, noise, lighting, and surrounding land uses;
6. Best practices employed by other jurisdictions in Florida and through the United States for the regulation of large scale data center and large-load customer facilities development.

Section 6: Severability

It is declared to be the intent of the Board that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

Section 7: Exceptions

This moratorium shall not apply to:

1. Ordinary repair, maintenance, or replacement of existing lawful equipment, structures, or facilities, provided such work does not increase electric load, water demand, cooling capacity, floor area, generator capacity, battery storage capacity, or fuel storage capacity so as to establish, expand, or intensify a large-scale data center or large load customer facility;
2. Interior alterations to an existing facility that do not establish, expand, or intensify a large-scale data center or large load customer facility;
3. Emergency work necessary to protect public health, safety, or welfare;
4. Permits necessary to correct unsafe conditions or code violations;
5. Government-owned public safety, emergency management, emergency communications, or critical public infrastructure facilities;
6. Developed authorized by a final, unexpired development order and building permit issued before the effective date of this Ordinance, provided the proposed work is consistent with such approvals and does not required a material modification; and
7. Any application or approval expressly exempted by the Board after a finding that application of the moratorium is not necessary to protect the public health, safety, or welfare and would not impair the purposes of this Ordinance.

Section 8: Effective Date

This ordinance shall be filed with the Florida Department of State by the Clerk to the Board by electronic mail within ten (10) days after adoption and shall take effect upon such filing.

ADOPTED with a quorum present and voting on this ____ day of July, 2026.

(seal)

BOARD OF COUNTY COMMISSIONERS
OF SANTA ROSA COUNTY, FLORIDA

COLTEN WRIGHT, CHAIRMAN

ATTEST:

JASON ENGLISH, ESQ.
SANTA ROSA CLERK OF COURT

New Business: 2.





Planning and Zoning Commission

Agenda Item

Meeting Date: July 23, 2026

Department: Zoning Board

Staff:

Item: 2026-21-RSS

Project/Applicant:	Kenneth Weeks
Location:	7760 Lund Rd., Milton
Parcel(s):	APO 132N280000009110000
Existing Zone:	AGRR (Rural Residential Agriculture)
Proposed Zone:	RR1 (Rural Residential Single Family Residential)
Existing FLU:	AGRR (Agriculture Rural Residential)
Proposed FLU:	SFR (Single Family Residential)
Area Size:	0.50 +/- acres
District:	Commissioner District # 3
Zoning Board Recommendation:	Recommended approval without objection.

Attachment(s) BOCC File

ACTION NEEDED

SUMMARY/BACKGROUND

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS





**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

Tambre Lee
Building Official
tambrel@santarosa.fl.gov

SHAWN WARD, AICP
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6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

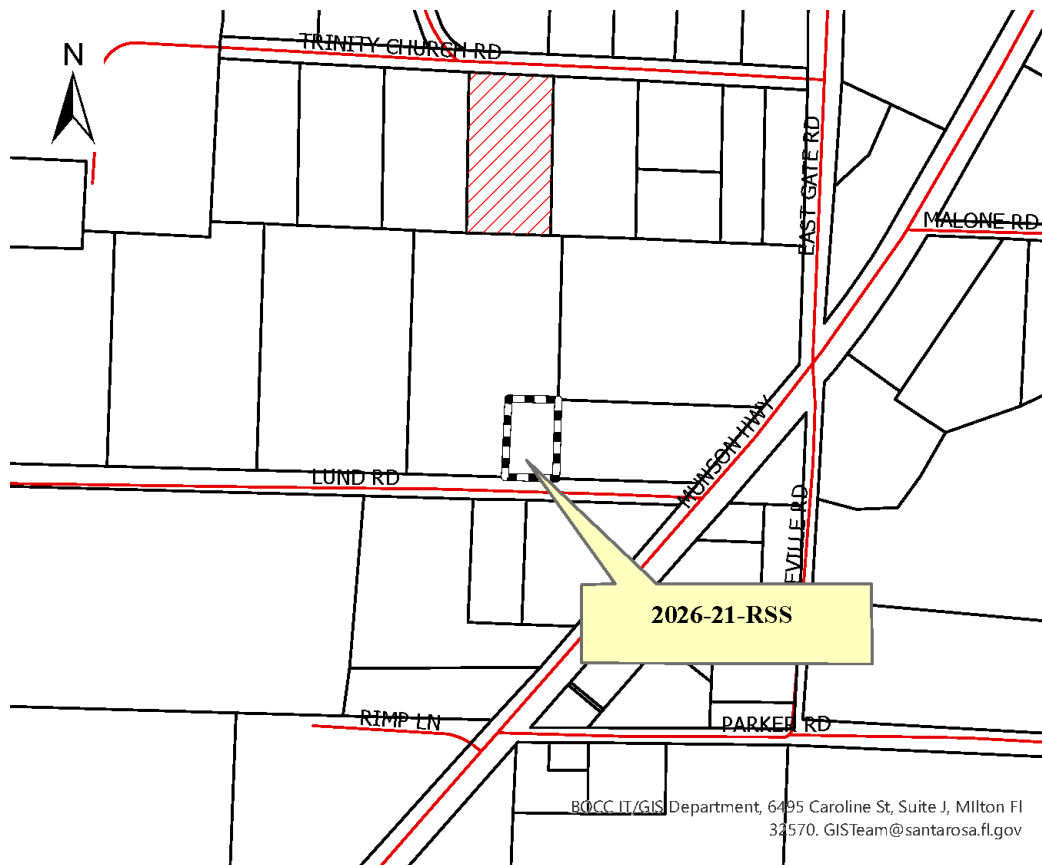
**2026-21-RSS
Rezoning and
Small Scale Comp Plan Amendment**

Project Name:	N/A
Applicant and/or Property Owner:	Kenneth Weeks
Representative:	N/A
Existing Zoning:	AG-RR (Rural Residential Agriculture)
Proposed Zoning:	RR1 (Rural Residential Single Family)
Existing FLU:	AG-RR (Agriculture Rural Residential)
Proposed FLU:	SFR (Single Family Residential)
Area Size:	0.51 +/- acres
Zoning Board Recommendation:	Recommended approval without objection.

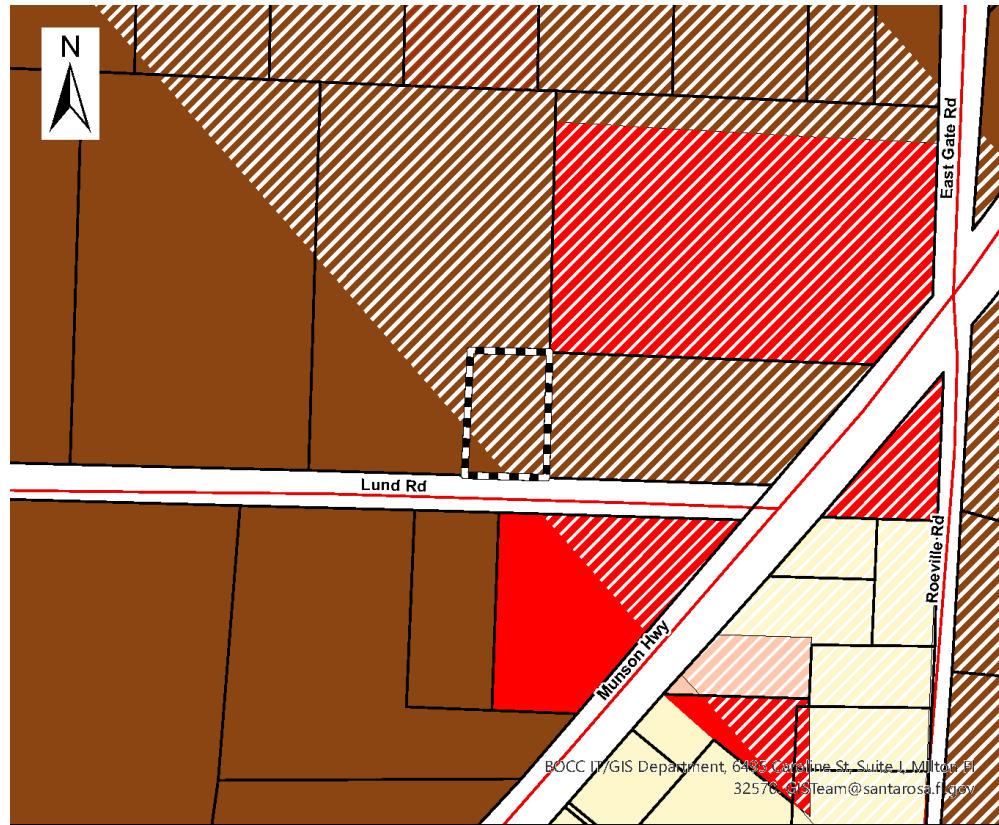
Part I. General Information

Mr. Kenneth Weeks is requesting to rezone 0.50 acres +/- from AG-RR (Rural Residential Agriculture) to RR1 (Rural Residential Single Family) and amend the Future Land Use map from AG-RR (Agriculture Rural Residential) to SFR (Single Family Residential). The reason for the request is to allow the property owner to sell off this acreage for the development of the rest of his lot. The subject site is located at 7760 Lund Rd in Milton and identified as a portion of parcel number 13-2N-28-0000-00911-0000. The property is currently vacant. It should be noted, this parcel is located under the Accident Potential Zone 2 (APZ 2) overlay for Whiting Field, so all applicable regulations for the APZ 2 will still apply.

This parcel is located in County Commissioner District # 3. On the north side of Lund Rd.



Location Map

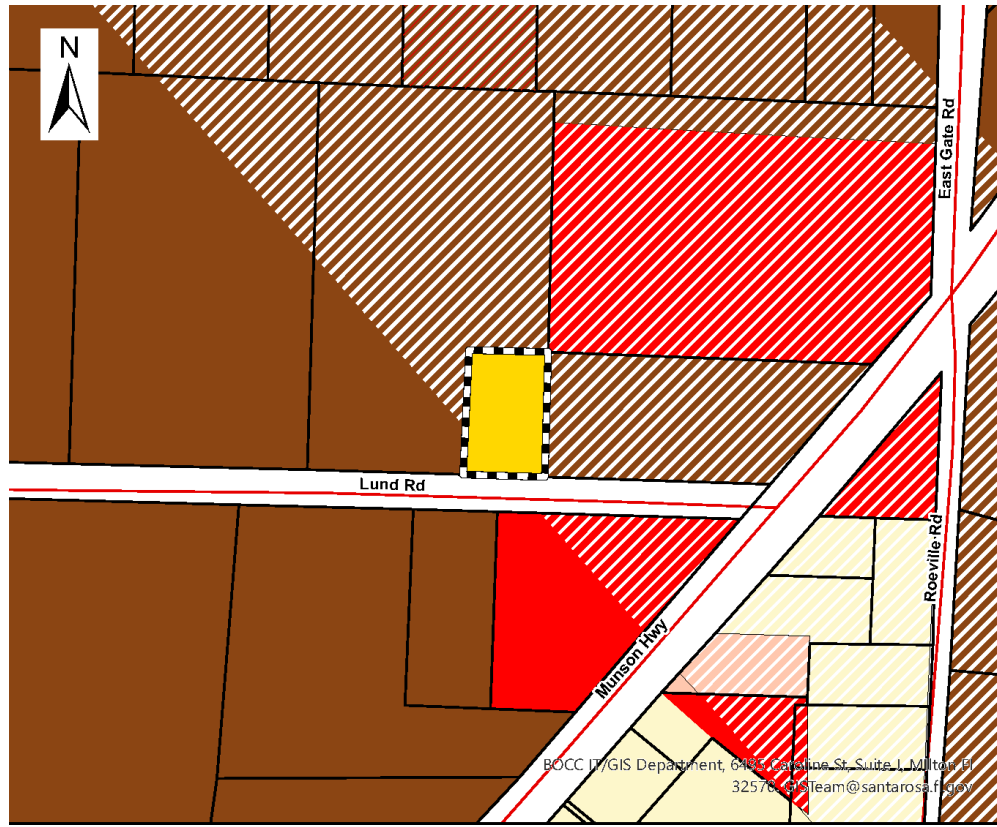


Existing Zoning Map

Existing Zoning Description:

Rural Residential Agriculture (AG-RR) – To provide suitable areas for low density residential development. This district is characterized by single family detached structures and such other structures that are accessory to the residence. This district may also include conditional uses for community facilities and utilities that service specifically the residents of this district or which are benefited by and compatible with a rural residential and farming environment. The allowable density for Rural Residential Agriculture is 1 dwelling unit per acre.

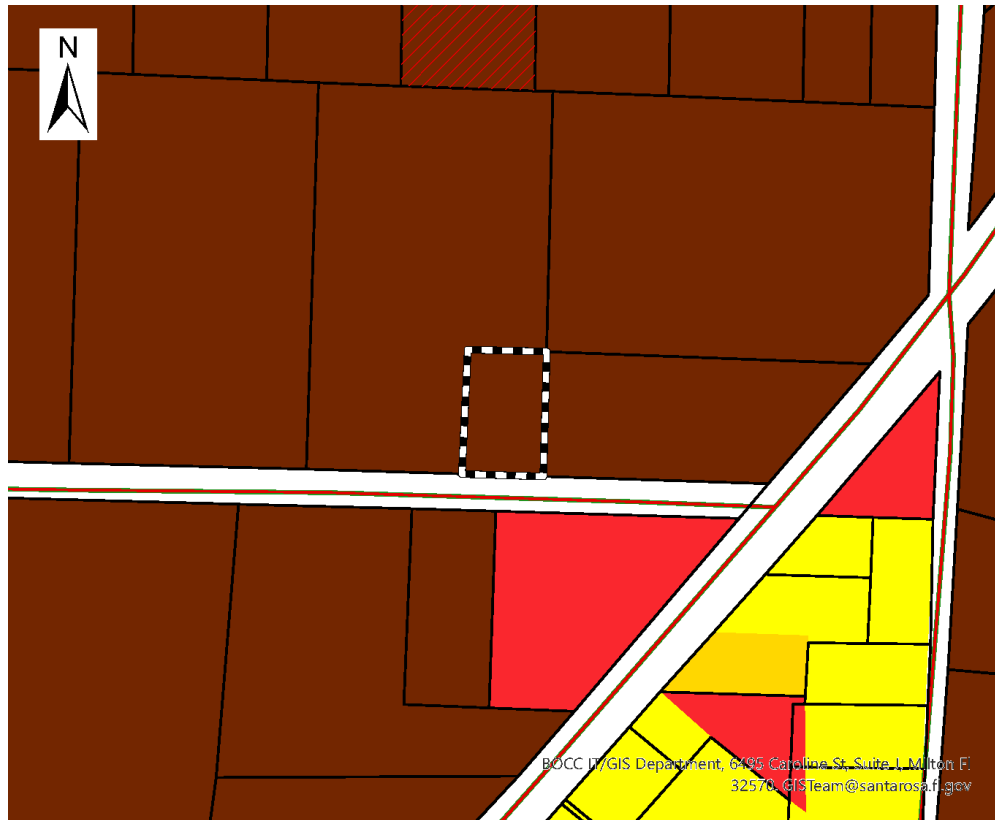
Surrounding Zoning: The surrounding zoning is AGRR (Rural Residential Agriculture) surrounding, with some HCD (Highway Commercial Development) to the northeast and southeast.



Proposed Zoning Map

Proposed Zoning Description:

Rural Residential Single Family (RR-1) – To provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension or where the extension of such services is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures that are accessory to the single family residence and on parcels one half (1/2) acre or greater.

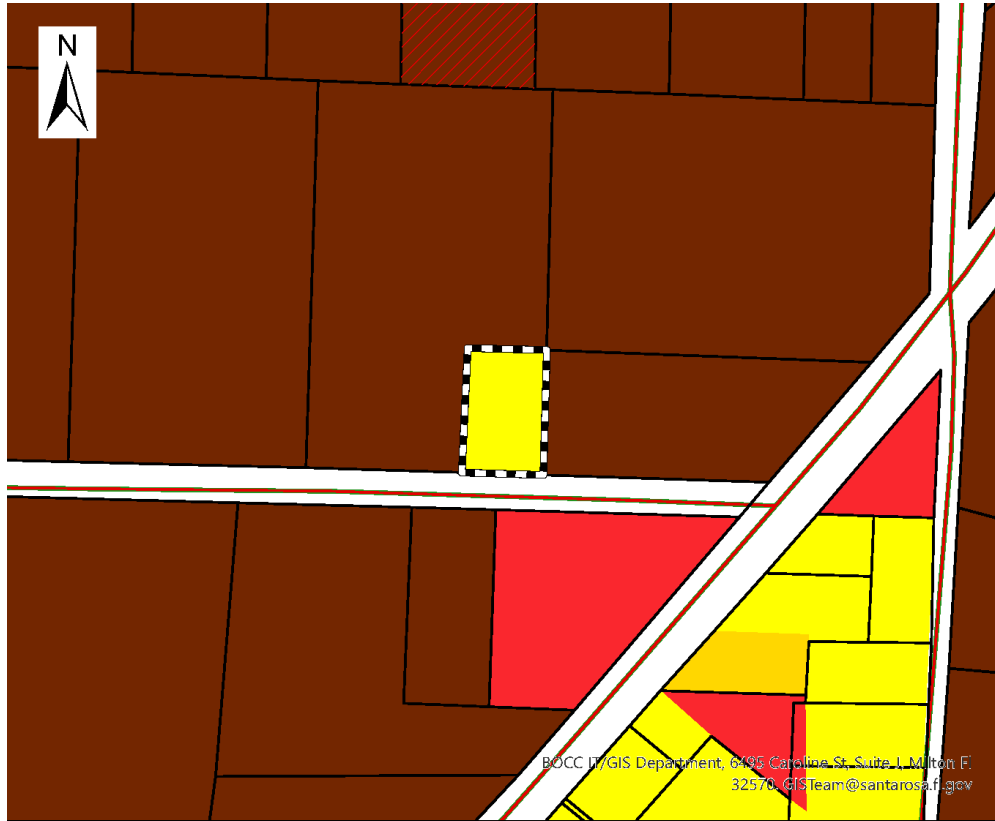


Existing Future Land Use Map

Existing FLUM:

Agriculture Rural Residential Category: Uses within this category include detached single family residential structures and mobile homes and accessory structures, facilities, and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry and livestock raising. The maximum permitted residential density within this category is one dwelling unit per acre of land. General and neighborhood commercial land uses are also permitted within the Rural Communities Overlay Districts.

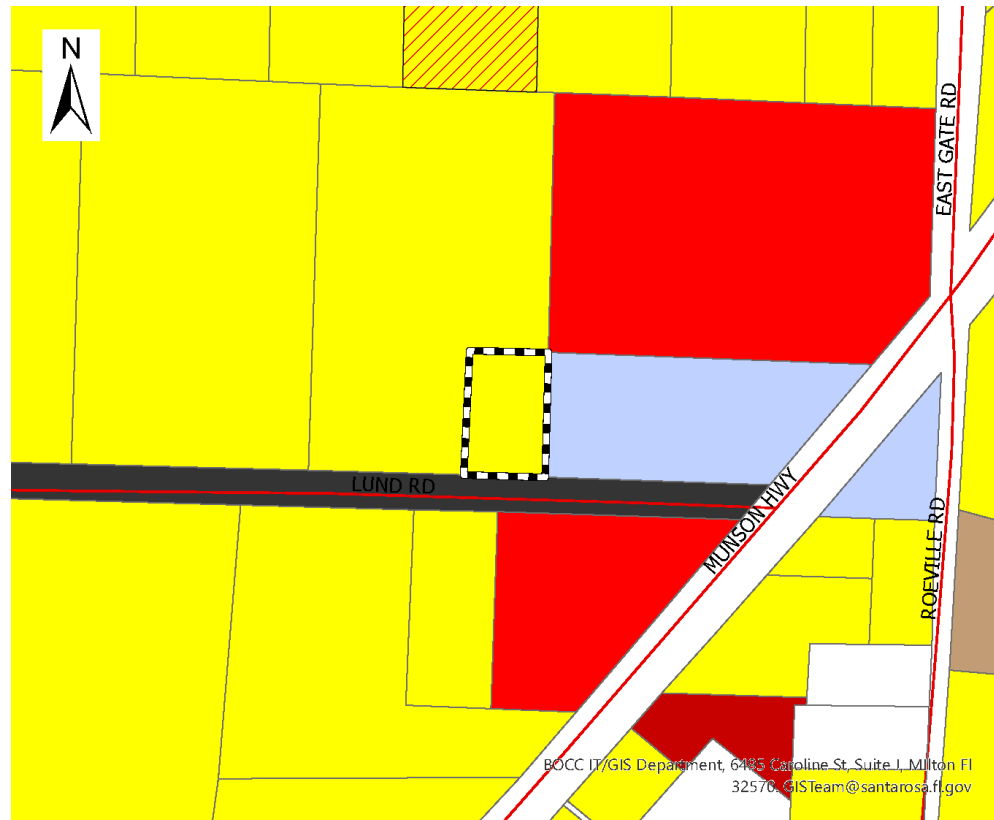
Surrounding Future Land Use: The surrounding zoning is mostly AGRR (Agriculture Rural Residential) and COMM (Commercial) to the south.



Proposed Future Land Use Map

Proposed FLUM:

Single Family Residential – Allowed uses include single family homes, group homes, institutional uses, and public/private utilities. This category shall be predominantly located in areas served by infrastructure or in urbanizing areas. The maximum allowable density within the category is four (4) dwelling units per acre of land.



Existing Land Use Map

The subject site is Single Family Residential with the same to most sides. However there is Institution and Commercial to the east.

Part II. Data and Analysis: (Consistency with the Santa Rosa County Comprehensive Plan)

A. Infrastructure Availability:

(1) Traffic

Assuming all of the projected vehicle trips will impact Lund Rd and ultimately Munson Hwy, the anticipated zoning would only allow 4.72 daily vehicle trips, which would not degraded either segment of roadway. But you must still keep in mind there are over 50+/- acres on Lund Rd, which could potentially follow suite

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Policy 3.1.A.11 of the Comprehensive Plan states:

“The County shall continue to enforce its Land Development Code regulations and review Future Land Use Map Amendments, rezonings, conditional use and special exception requests in order to assure compatibility of land uses within established or planned residential areas in order to preserve and protect residential assets.”

The subject property is surrounded by agriculturally zoned property on Lund Rd, with most of it being utilized as residential. The other uses include commercial and institutional usage. There is some residentially zoned property within approximately 500’; however, that property is to the east across Munson Hwy. This could be looked at compatible with what is in the area and how the property in the area is being used; however this could open the door for more rezonings in the future.

C. Suitability:

Policy 1.1.A.2 of the Comprehensive Plan states:

“the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.”

The National Wetlands Inventory Map indicates that there are no potential for wetlands on the site.

D. Urban Sprawl

Policy 1.1.E.2 of the Comprehensive Plan states:

“No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the Zoning Board. The County may consider the following indicators of Urban Sprawl when considering amendments to this Plan:

- 1) Promotes, allows, or designates for development substantial areas of the County to develop as low intensity, low density, or single use development or uses;*
- 2) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;*
- 3) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments where adequate urban services are not available or planned;*

Rezoning No. 2026-21-RSS. Small Scale Comp Plan Amendment

- 4) Fails to adequately protect and conserve natural resources, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;*
- 5) Fails to adequately protect adjacent agricultural areas and activities including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;*
- 6) Fails to maximize use of existing public facilities and services;*
- 7) Fails to maximize use of future public facilities and services;*
- 8) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- 9) Fails to provide a clear separation between urban and rural uses;*
- 10) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;*
- 11) Fails to encourage a functional mix of uses; and*
- 12) Results in poor accessibility among linked or related uses. “*

The proposed future land use change would not result in a finding of urban sprawl..



2024 Aerial



Close Up Aerial

For the AGRR estimation:

Single Family Detached Housing (210)

AG-RR Estimation:

Possible units based on acreage: $0.5 \text{ acres} \times 1 \text{ dwelling units per acre} = 0.5 \text{ possible units}$

ITE Average Rate: $9.44 \times 0.5 = 4.72 \text{ Average Daily Vehicle Trips}$

Driveway %: $0.5 \times 4.72 = 2.36 \text{ Average Daily Vehicle Trips}$

New Trip % = 100%; $2.36 \times 1 = 2.36 \text{ New Daily Vehicle Trips}$

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

For the RR1 estimation:

Single Family Detached Housing (210)

RR1 Estimation:

Possible units based on acreage: $0.5 \text{ acres} \times 2 \text{ dwelling units per acre} = 1 \text{ possible units}$

ITE Average Rate: $9.44 \times 1 = 9.44 \text{ Average Daily Vehicle Trips}$

Driveway %: $0.5 \times 9.44 = 4.72 \text{ Average Daily Vehicle Trips}$

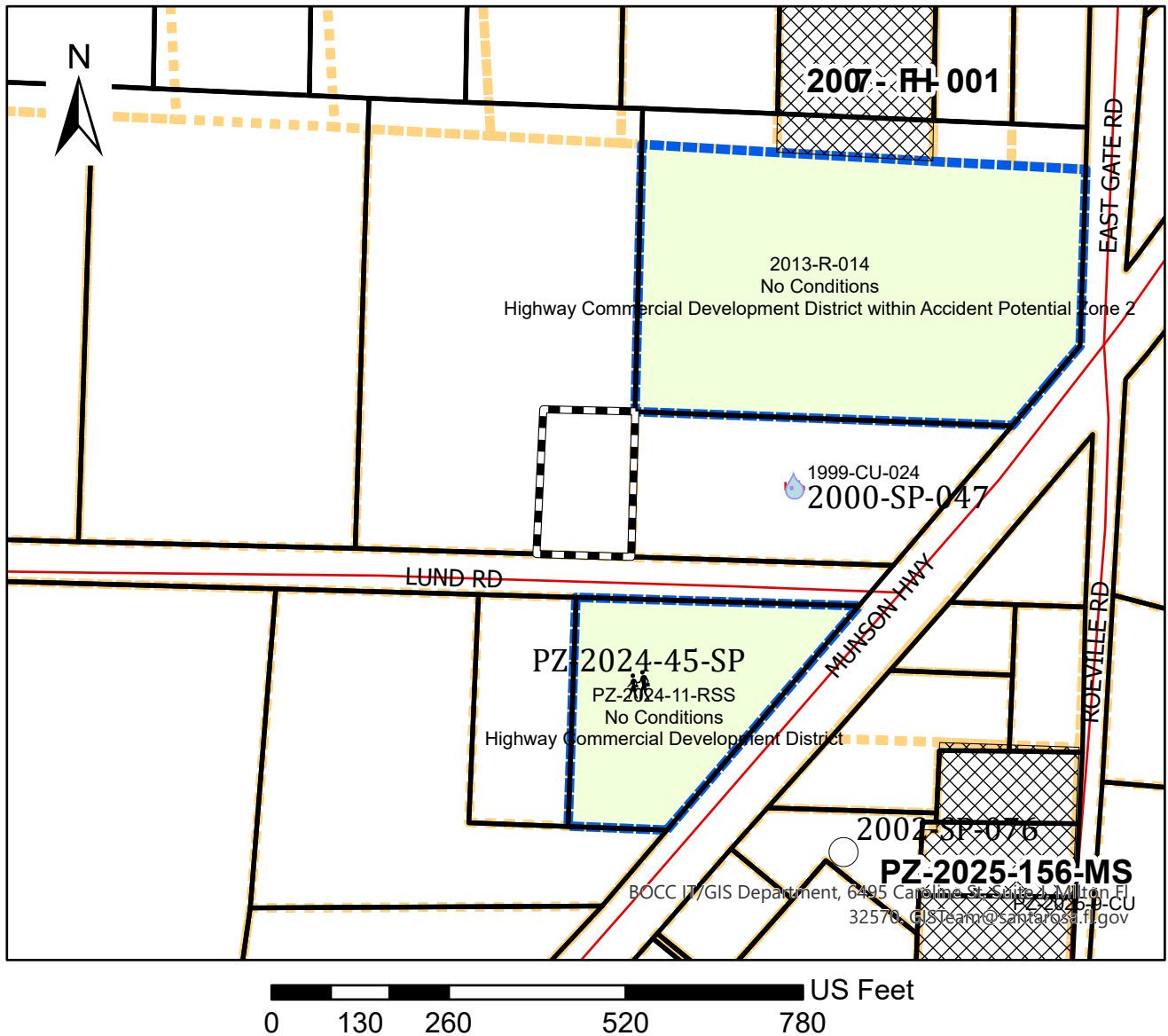
New Trip % = 100%; $4.72 \times 1 = 4.72 \text{ New Daily Vehicle Trips}$

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

Additional Comments

Engineering- Changes in zoning may affect future development patterns and the demand placed on public infrastructure, including transportation, drainage, and utilities.

Previous Zoning Board Decisions in the Area



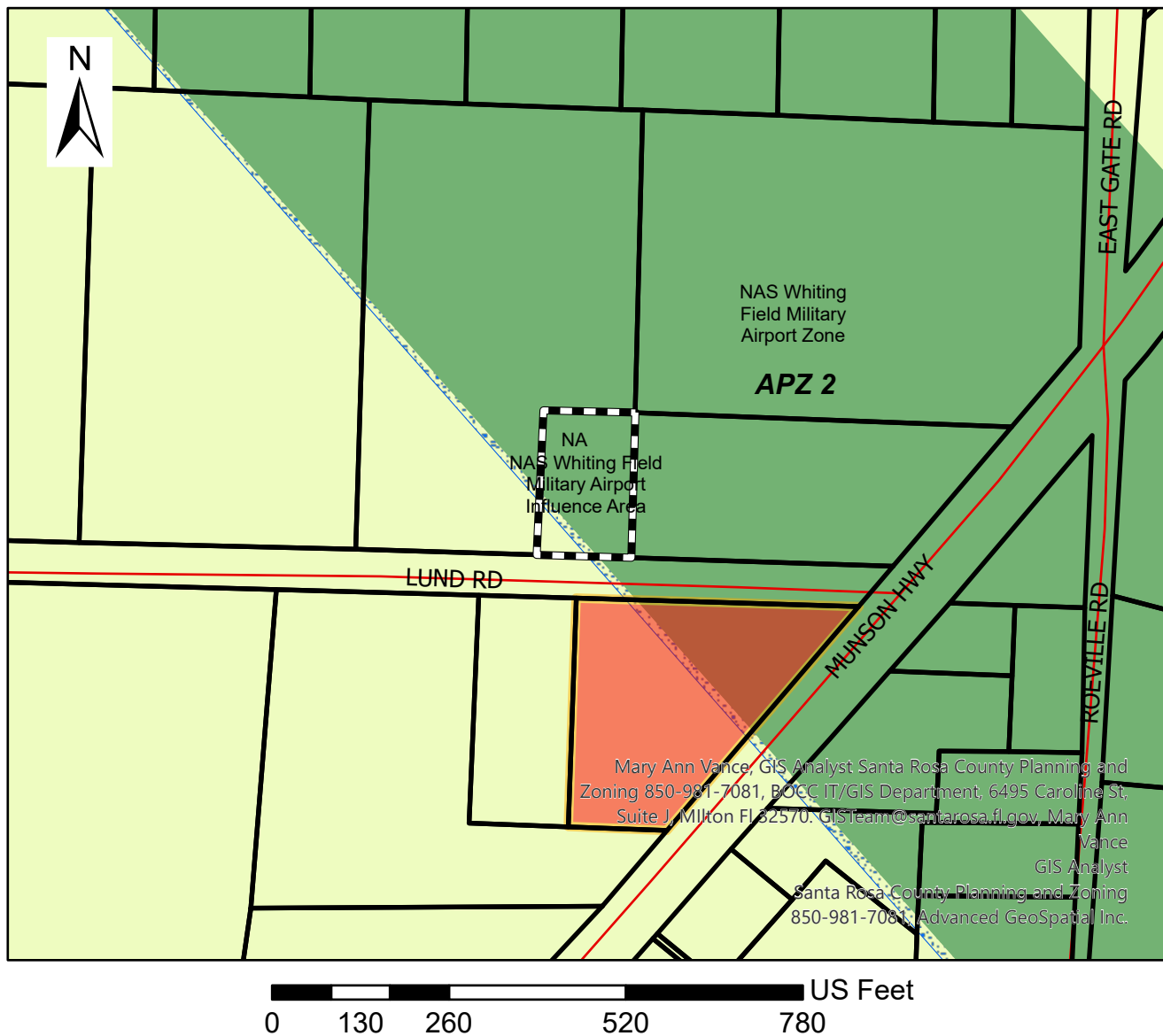
Legend



Disclaimer:

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2026-21-RSS
Accident Potential Zone



Legend

 Whiting Field Dev Easements

 July

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Looking east on Lund Rd. Site is to the left.

56



Looking south. Site is behind.

57



Looking west on Lund Rd. Site is to the right.

58



Looking into the site.

59

From: Ken and Kelsey Weeks
7760 Lund Road
Milton Florida 32570

Good Day,

We are writing to respectfully request the rezoning of a portion of our property in preparation for a future sale.

Our family recently welcomed our third child, and as a result, we have made the decision to sell a small portion of our property to help support the financial needs associated with this new chapter in our lives.

The proposed plan is to rezone the southeastern-most portion of our current parcel, approximately 0.5 acres, as follows:

- **Current Zoning:** AGRR
- **Proposed Zoning:** RR1
- **Current FLU:** HGRR
- **Proposed FLU:** SFR

Included with this request are the following supporting documents:

- A copy of the City of Milton Water Availability Letter
- A visual layout of the proposed rezoning area

We hope this letter helps clarify our intent and request. We sincerely appreciate your time and consideration, and we welcome any questions or additional information requests you may have.

Best Regards,

Ken and Kelsey Weeks
7760 Lund Road
Milton, Florida 32570

Info Multi-Select Buffer Go To Parcel Geolocate Zoom Tools Measure Tools Clear Print/Export Chat

Layers Legend

- ☒ Aerial 2025
- ☒ Prior Aerials
- ☒ Parcel
- ☐ MLS
- ☒ Sales
- ☒ Zonings
- ☐ Rural Protection Zone
- ☒ Streets
- ☐ Annual Average Daily Traffic
- ☒ Lots
- ☐ Subdivisions
- ☐ Parcel Dimensions
- ☐ Section-Township-Range
- ☐ Building Elevations
- ☐ Elevations
- ☐ Wetlands
- ☐ Flood Map
- ☐ Fire Hydrants
- ☐ Railroads
- ☒ Airports
- ☒ Schools
- ☒ Districts
- ☒ Soils

Parcel 13-2N-28-0000-00911-0000

Set Parcel Color: Teal

[Street View](#) [Streetside](#) [eagleview](#)

Parcel Information

Parcel [13-2N-28-0000-00911-0000](#)

Owner WEEKS KENNETH W &

Acres 5.626

Parcel Use MOBILE HOMES

Situs 7760 LUND RD

2025 Certified Values

Building Value \$86,607

Land Value \$67,512

Just (Market) Value \$154,119

Co. Assessed Value \$142,286

Exempt Value \$50,722

Co. Taxable Value \$91,564

Sales Information

Date	Price	B/P	Type	Qual
09/29/2023	\$240,000	4440/458	I	Q
09/08/2023	\$100	4432/548	I	U

... 4 more



City of Milton

April 23, 2026

RE: Water Availability @ 7760 Lund Rd. Milton, FL 32570

To Whom It May Concern,

According to our records we are showing that Water is available to the above location.

Please feel free to contact me for any further questions at 850-983-5410.

Thank You,

Joseph E. Cook
Public Works Director



SANTA ROSA COUNTY
PROPERTY APPRAISER

Greg S. Brown II
CFA



Viewing Parcel: 13-2N-28-0000-00911-0000

Parcel Information

Parcel Number: 13-2N-28-0000-00911-0000
Situs/Physical Address: 7760 LUND RD, MILTON, 32570
Property Usage: MOBILE HOMES (000200)
Section-Township-Range: 13-2N-28
Tax District: SKYLINE
2025 Certified Millage Rate : 11.3897
Acreage: 5.626
Exemptions: HOMESTEAD EXEMPTION
Brief Legal Description: **UPD 2024**: SECTION 13 TOWNSHIP 2N RANGE 28W COM SW COR OF SE4 THN N3*59'58"E 644.80 FT THN N88*43'38"E 304.97 FT TO S R/W OF CO RD THN N1*16'22"W 50 FT TO N R/W THN N88*43'38"E ON N R/W 1619. 32 FT TO POB THN N1*16'22"W 645.13 FT THN N88*43'38"E 403 FT THN S1*16'22"E 645.13 FT TO N R/W THN S88*43'38"W ON R/W 403 FT TO TH POB LESS 1/2 MINERAL RIGHTS & AS DES IN OR 4440 PG 458

Owner Information

Owner: WEEKS KENNETH W &
Additional: WHITE KELSEY
Street: 7760 LUND RD
City, State, Zip & Country: MILTON, FL 32570-9293

Valuation

	2023 Certified	2024 Certified	2025 Certified
Building Value	\$74,410	\$84,267	\$86,607
Extra Feature Value	\$0	\$0	\$0
Land Value	\$54,009	\$54,009	\$67,512
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$128,419	\$138,276	\$154,119
Co. Assessed Value	\$102,636	\$138,276	\$142,286
Exempt Value	\$0	\$50,000	\$50,722
Co. Taxable Value	\$102,636	\$88,276	\$91,564

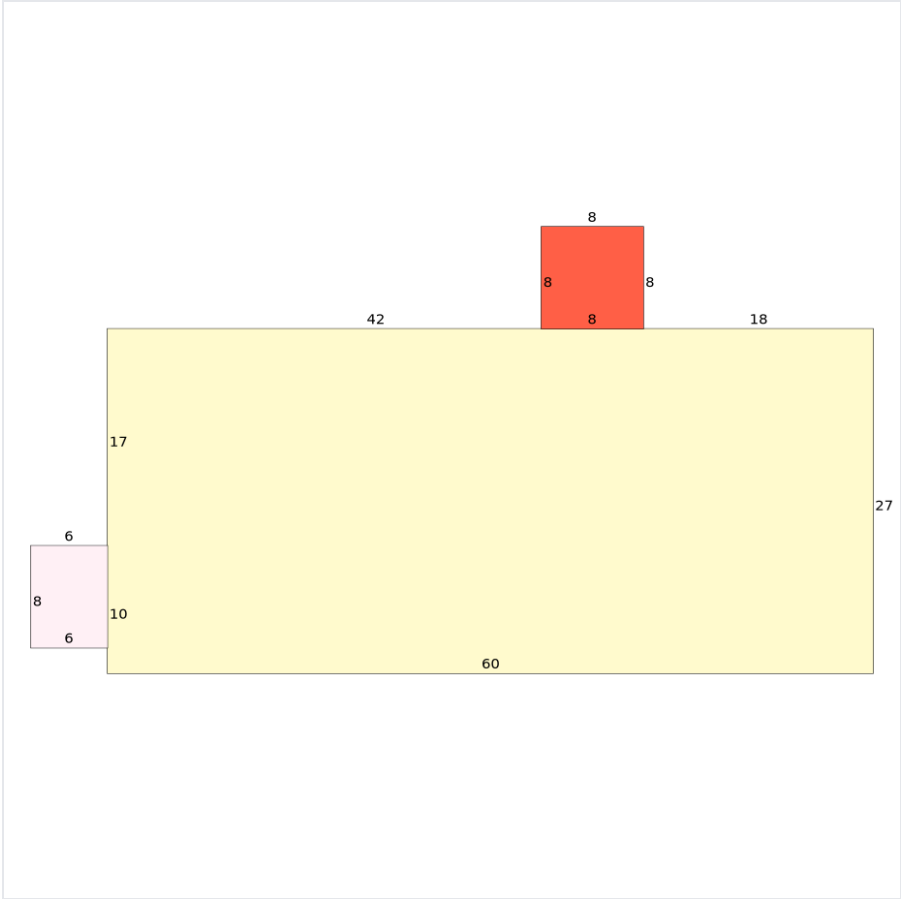
Buildings

Building 1

Type	MANUFACTURED HOME > 1992
Total Area	1732
Heated Area	1620
Exterior Walls	VINYL SIDING
Roof Cover	ASPHALT SHINGLE
Interior Walls	DRYWALL
Foundation	OFF GRADE
Frame	WOOD FRAME
Floor	LVP-LUXURY VINYL PLANK
Heat Type	FORCED AIR DUCT
A/C Type	CENTRAL
Bathrooms	2
Bedrooms	3
Stories	1
Actual Year Built	1997
Effective Year Built	2002

Current Traverse

Use: MANUFACTURED HOME > 1992 (000200)



Land

Land Code
000110

Description
SINGLE FAMILY - RURAL 5-10 ACRES

Frontage
0

Depth

Unit Type
AC

Land Units
5.626

Land Value
\$67,512

Zoning

Source	Code	Description
County	AG-RR	Rural Residential Agriculture
County	AG-RR-APZ2	Rural Residential Agriculture - Air Accident Potential Zone 1

Extra Features

Description
No available data

Number of Items
No available data

Units
No available data

Year
No available data

Extra Feature Value
No available data

Sales

Multi-Parcel
N
N
N
N
N
N

Sale Date
09/29/2023
09/08/2023
07/13/2023
07/12/2023
10/18/2005
02/01/1995

Sale Price
\$240,000
\$100
\$100
\$100
\$147,000
\$25,000

Instrument
WD
PB
DD
DD
WD
WD

Book / Page
4440/458
4432/548
4433/671
4433/673
2521/175
1460/1097

Qualification
Q
U
U
U
Q
Q

Sale Type
I
I
I
I
I
V

Grantor
SMITH CHARLES ROBERT JR
SMITH DEBORAH DELIA ESTATE -OSA-
ABBOTT MATTHEW COLE
ABBOTT RYAN BLAKE
BLACK CHARLES W & DEBBRA A

Grantee
WEEKS KENNETH W & WHITE KELSEY
ABBOTT RYAN BLAKE & ABBOTT MATTHEW COLE
SMITH CHARLES JR
SMITH CHARLES JR
SMITH CHARLES R JR & DEBORAH D
BLACK CHARLES W & DEBBRA A

Map



DISCLAIMER

The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The current assessed values as viewed herein are 2025 Certified Values. The data elements are current as of October 8, 2025. Users must remember that the primary use of the assessment data contained herein is general, public information. No responsibility or liability is assumed for inaccuracies or errors.

New Business: 3.





Planning and Zoning Commission

Agenda Item

Meeting Date: July 23, 2026

Department: Zoning Board

Staff:

Item: 2026-23-RSS

Project/Applicant:	Pinckard Legacy Holdings, LLC
Represented by:	Willing Street Law, Roy Andrews
Location:	5400 Block of Woodbine Rd., Pace
Parcel(s):	312N290000007020000 APO 312N290000007040000
Existing Zone:	AGRR (Rural Residential Agriculture)
Proposed Zone:	HCD (Highway Commercial Development)
Existing FLU:	AGRR (Agriculture Rural Residential)
Proposed FLU:	COMM (Commercial)
Area Size:	6.40 +/- acres
District:	Commissioner District # 1
Zoning Board Recommendation:	Recommended approval on a vote of 5-3, with Ed Carson, Jane Hayes and Gene Sullivan in opposition.

Attachment(s) BOCC File

ACTION NEEDED

SUMMARY/BACKGROUND

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS





**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

Tambre Lee
Building Official
tambrel@santarosa.fl.gov

SHAWN WARD, AICP
Planning Director
shawnw@santarosa.fl.gov

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

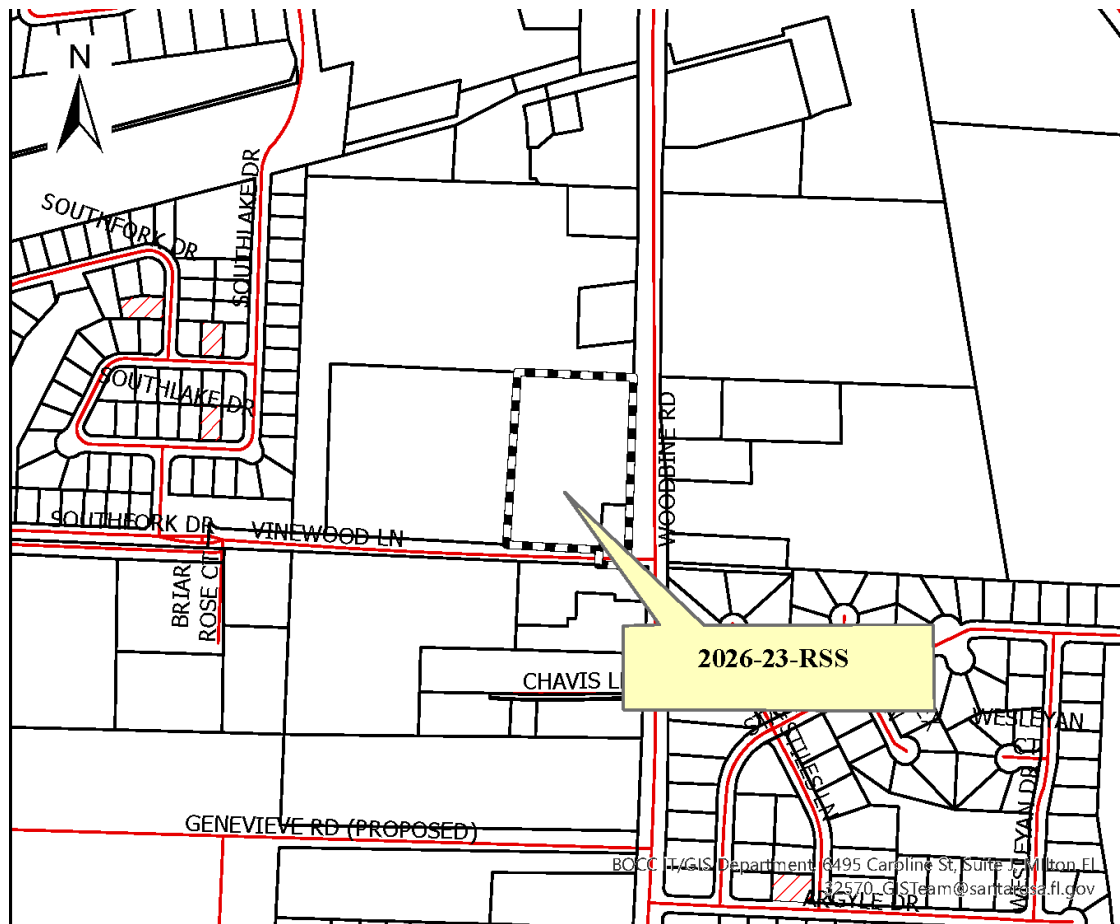
**2026-23-RSS
Rezoning and
Small Scale Comp Plan Amendment**

Project Name:	N/A
Applicant and/or Property Owner:	Pinkard Legacy Holdings, LLC
Representative:	Willing Street Law
Existing Zoning:	AG-RR (Rural Residential Agriculture)
Proposed Zoning:	HCD (Highway Commercial Development)
Existing FLU:	AG-RR (Agriculture Rural Residential)
Proposed FLU:	COMM (Commercial)
Area Size:	6.40 +/- acres
Zoning Board Recommendation:	Recommended approval on a vote of 5-3, with Ed Carson, Jane Hayes and Gene Sullivan in opposition.

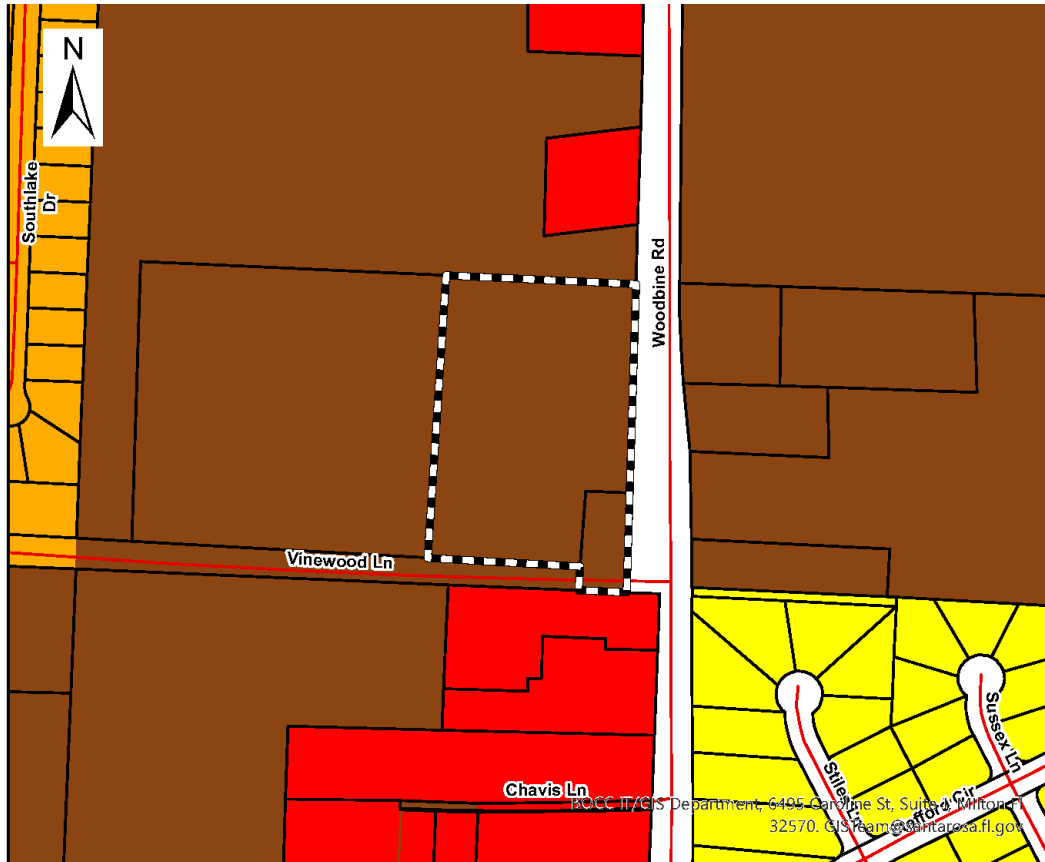
Part I. General Information

Roy Andrews, representing Pinckard Legacy Holdings, LLC, is requesting to rezone 6.40 acres +/- from AG-RR (Rural Residential Agriculture) to HCD (Highway Commercial Development) and amend the Future Land Use map from AGRR (Agriculture Rural Residential) to COMM (Commercial). The reason for the request is to allow for commercial development in the future. The subject site is located on the 5400 Block of Woodbine Rd. in Pace and identified as parcel number 31-2N-29-0000-00702-0000 and a portion of parcel number 31-2N-29-0000-00704-0000. The properties are currently vacant.

This parcel is located in County Commissioner District # 1. On the west side of Woodbine Rd. north of the intersection at Vinewood Ln.



Location Map

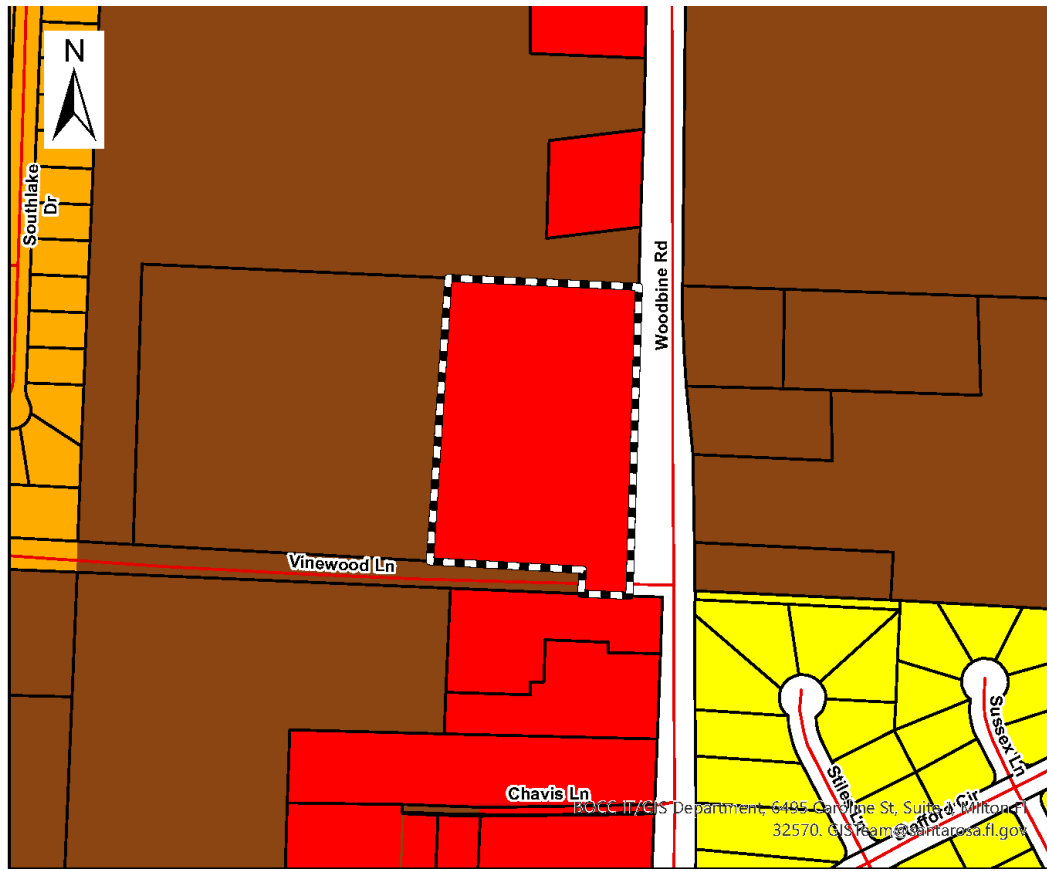


Existing Zoning Map

Existing Zoning Description:

Rural Residential Agriculture (AG-RR) – To provide suitable areas for low density residential development. This district is characterized by single family detached structures and such other structures that are accessory to the residence. This district may also include conditional uses for community facilities and utilities that service specifically the residents of this district or which are benefited by and compatible with a rural residential and farming environment. The allowable density for Rural Residential Agriculture is 1 dwelling unit per acre.

Surrounding Zoning: The surrounding zoning is HCD (Highway Commercial Development) to the north and south, but AGRR (Rural Residential Agriculture) to other sides.



Proposed Zoning Map

Proposed Zoning Description:

Highway Commercial Development (HCD) – To provide for a wide range of commercial uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. It is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.



Existing Future Land Use Map

Existing FLUM:

Agriculture Rural Residential Category: Uses within this category include detached single family residential structures and mobile homes and accessory structures, facilities, and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry and livestock raising. The maximum permitted residential density within this category is one dwelling unit per acre of land. General and neighborhood commercial land uses are also permitted within the Rural Communities Overlay Districts

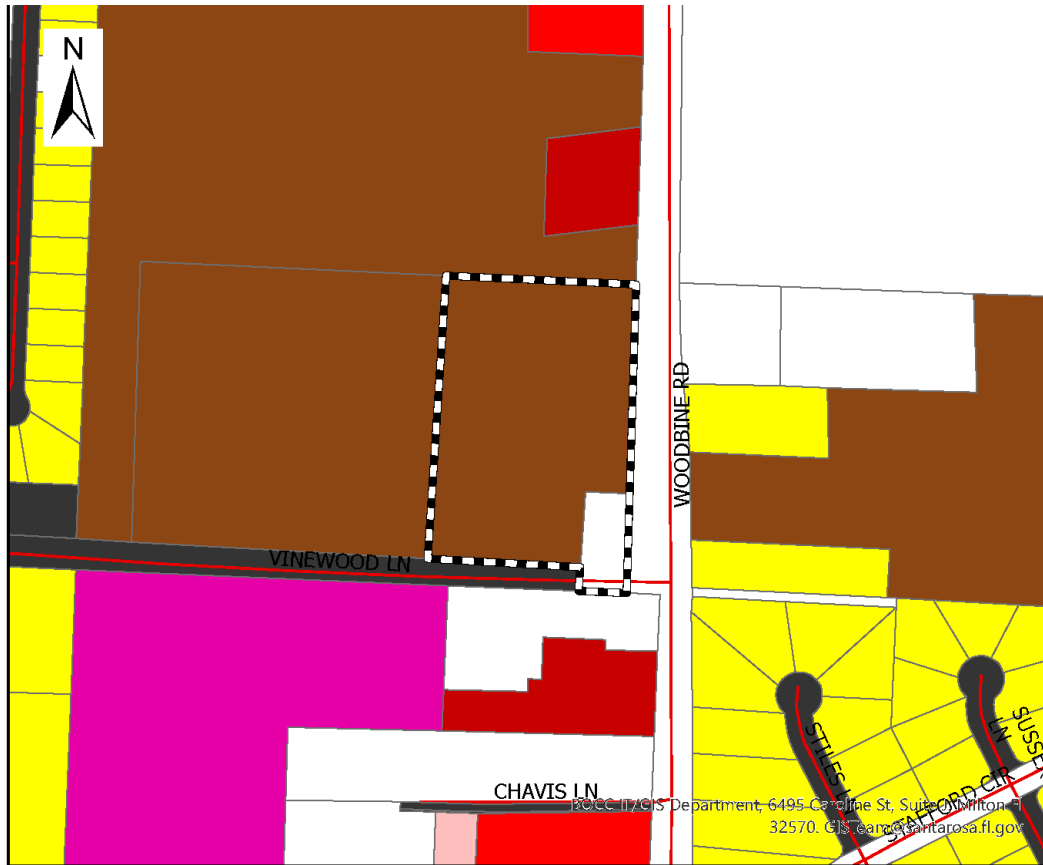
Surrounding Future Land Use: The surrounding future land use is COMM (Commercial) to the north and south with AGRR (Agriculture Rural Residential) to the east and west.



Proposed Future Land Use Map

Proposed FLUM:

Commercial Category - Permitted uses within this category include all uses that are commercial in nature as well as live/work uses and public and private utilities. The intensity of use within this category shall be further defined by limiting the maximum amount of impervious cover allowed to 85 percent. Also, the intensity of use shall be regulated by a floor area ratio of 1.07.



Existing Land Use Map

The subject sites existing land use is agriculture and vacant with a mixture of the same surrounding including office, single family residential and public owned property.

Part II. Data and Analysis: (Consistency with the Santa Rosa County Comprehensive Plan)

A. Infrastructure Availability:

(1) Traffic

Assuming all the projected vehicle trips will impact Woodbine Rd. the current zoning could allow approximately 30.21 daily vehicle trips, based on residential numbers. If developed to the most intense commercial use, the zoning could increase the daily trips to approximately to 2,557.09 daily vehicle trips. The current AADT for this section of Woodbine Rd is 18,000 with a maximum capacity of 25,410. This segment is currently operating at LOS “D”, according to the 2020 Florida-Alabama TPO Congestion Management Plan. The additional trips, would not degrade this segment.

B. Compatibility:

The Land Development Code Articles and Comprehensive Plan Policies that apply with respect to the compatibility and/or suitability of the requested amendment are as follows:

Policy 3.1.A.11 of the Comprehensive Plan states:

“The County shall continue to enforce its Land Development Code regulations and review Future Land Use Map Amendments, rezonings, conditional use and special exception requests in order to assure compatibility of land uses within established or planned residential areas in order to preserve and protect residential assets.”

The subject property is located on Woodbine Rd, which is labeled as a Major Arterial within Santa Rosa County. Per our Comprehensive Plan and Land Development Code, this is where we as a county see our commercial development as the arterial roads are highly traveled and services along those roadways would alleviate the commercial traffic on our residential streets. In addition, these parcels are located along a stretch of other commercial developments and approximately ½ mile south of the Five Point intersection. This would be compatible to the goals and objectives the county has forth for commercial zoning.

C. Suitability:

Policy 1.1.A.2 of the Comprehensive Plan states:

“the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.”

The National Wetlands Inventory Map indicates that there are no potential for wetlands, or environmentally sensitive areas near the site.

D. Urban Sprawl

Policy 1.1.E.2 of the Comprehensive Plan states:

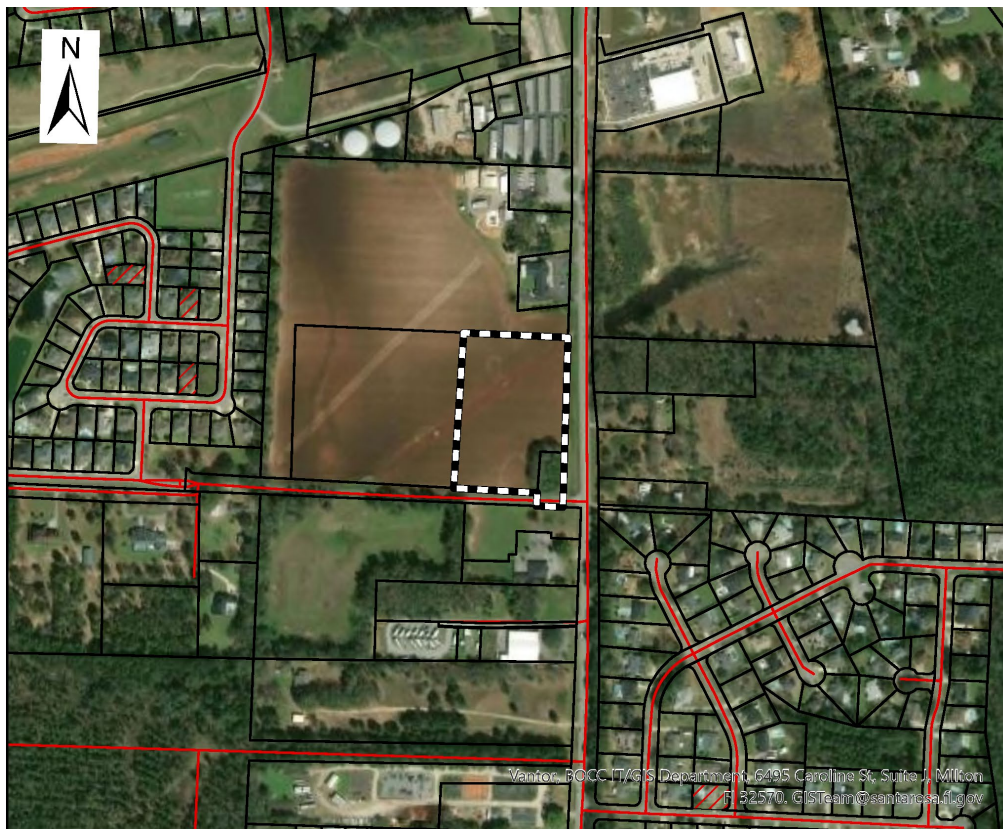
“No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the Zoning Board. The County may consider the following indicators of Urban Sprawl when considering amendments to this Plan:

- 1) Promotes, allows, or designates for development substantial areas of the County to develop as low intensity, low density, or single use development or uses;*
- 2) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;*
- 3) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments where adequate urban services are not available or planned;*

Rezoning No. 2026-23-RSS. Small Scale Comp Plan Amendment

- 4) Fails to adequately protect and conserve natural resources, environmentally sensitive areas, natural groundwater recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;*
- 5) Fails to adequately protect adjacent agricultural areas and activities including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;*
- 6) Fails to maximize use of existing public facilities and services;*
- 7) Fails to maximize use of future public facilities and services;*
- 8) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
- 9) Fails to provide a clear separation between urban and rural uses;*
- 10) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;*
- 11) Fails to encourage a functional mix of uses; and*
- 12) Results in poor accessibility among linked or related uses. “*

The proposed future land use change would not result in a finding of urban sprawl under the proposed classification.



2024 Aerial



Close Up Aerial

Rezoning No. 2026-23-RSS. Small Scale Comp Plan Amendment

For the AGRR estimation:

Single Family Detached Housing (210)

AG-RR Estimation:

Possible units based on acreage: 6.4 acres x 1 dwelling units per acre = 6.4 possible units

ITE Average Rate: $9.44 \times 6.4 = 60.42$ Average Daily Vehicle Trips

Driveway %: $0.5 \times 60.42 = 30.21$ Average Daily Vehicle Trips

New Trip % = 100%; $30.21 \times 1 = 30.21$ New Daily Vehicle Trips

Selection of the ITE data plot (210) for single family detached housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation was 3.69 for this data plot; and there was a large sample size (350 studies).

For the HCD estimation:

Specialty Retail Center (814)

The applicant provided information as to the type of development proposed. However, we have shown a worse case scenario and also what could possibly be the impact if the subject site develops as the applicant has proposed in the conditional use application. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate. Building square footage is generally selected as the independent variable for commercial and industrial developments.

Given:

Land Size = 6.40 acres or 278,784 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.);

Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

$$278,784 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$236,966.4 = 1,000y + 1300y$$

$$236,966.4 = 2,300y$$

$$y = 103.02$$

Building size = $103.02 \times 1,000$ square feet = 103,020 square feet gross floor area.

ITE Average Rate: $44.32 \times 103.02 = 1,869.30$ Average Daily Vehicle Trips

Driveway %: $0.56 \times 1,869.30 = 1,046.61$ Daily Vehicle Trips

New Trip % = 100%; $1,046.61 \times 1.00 = 1,046.61$ New Daily Vehicle trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.98 for this data plot; the standard deviation was 1.83; and there was a small sample size (5 studies).

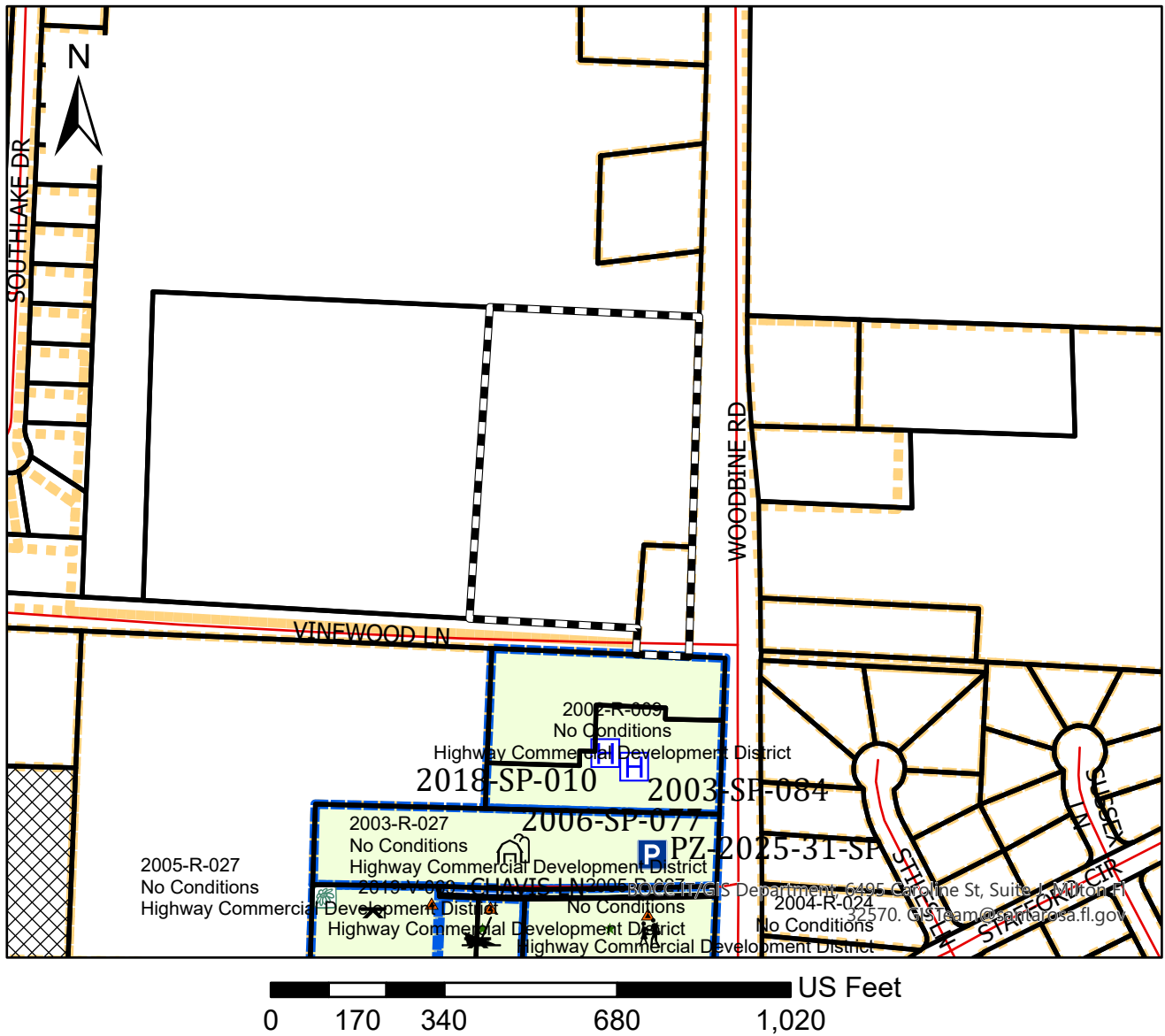
Additional Comments

Engineering- Changes in zoning may affect future development patterns and the demand placed on public infrastructure, including transportation, drainage, and utilities.

The proposed rezoning from AGRR to HCD represents a transition from agricultural and low-density residential development to a zoning district that permits a broader range of residential and commercial uses. Depending on the type and scale of future development, this transition may increase traffic generation, utility demand, stormwater infrastructure needs, and pedestrian accommodations.

The subject property fronts a major arterial roadway, which is intended to provide for the safe and efficient movement of high volumes of traffic. As development intensity increases, maintaining access management, preserving roadway capacity, and minimizing traffic conflicts become increasingly important to protect the roadway's intended function.

Previous Zoning Board Decisions in the Area



Legend

 July

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Looking south Woodbine Rd. Site is to the right.



Looking north up Woodbine Rd. Site is to the left.



Looking into the site, from Woodbine.



Looking into the site, from Woodbine.



Looking west on Vinewood Ln. Site is to the right.



Looking east on Vinewood Ln. Site is to the left.



Looking into the site from Vinewood Ln.

WILLING STREET LAW

ATTORNEYS AT LAW
5218 WILLING STREET
MILTON, FLORIDA 32570

ROY V. ANDREWS
MARISA ANDREWS

Office: (850) 623-3200
FAX (850) 623-0104
www.willingstreetlaw.com

May 19, 2026

Shawn Ward, AICP
Planning & Zoning Director
Santa Rosa County Development Services Center
6051 Old Bagdad Hwy, Suite 202 Milton, Florida 32583

Re: Parcel 31-2N-29-0000-00702-0000
Parcel 31-2N-29-0000-00704-0000
Woodbine Rezoning & Drainage Easement Issues

Dear Mr. Ward,

This property is on a major roadway which is slated for future expansion and improvement. The area is currently experiencing commercial growth, and the property is contiguous to HCD property. The requested rezoning would not contribute to urban sprawl and is consistent with the Santa Rosa County Comprehensive Plan.

Sincerely,



Roy V. Andrews

RVA/gc



Pace Water System, Inc.
4401 Woodbine Rd. Pace, FL 32571
Phone: (850)994-5129 Fax (850)994-6920

May 21, 2026

Ms. Gina Colborn
Probate Paralegal
5218 Willing Street
Milton, FL 32570
850.623.3200
gina@willingstreetlaw.com

Re: Letter of Availability for Rezone
Parcel ID: 31-2N-29-0000-00702-0000
Parcel ID: 31-2N-29-0000-00704-0000

To Whom It May Concern:

Please be advised that water service is available via a 12" water main on Woodbine Rd. and that sewer service is available via a 15" gravity sewer main on Woodbine Rd. and that reclaimed water service is available via a 12" reclaimed water main on Woodbine Rd. and that Pace Water System, Inc. (PWS) has the capacity to serve said parcel. This letter shall be valid for one year.

Connections to the PWS water, sewer and reclaimed water system to serve this parcel must be designed, permitted and approved by PWS prior to construction. Connection fees must be paid prior to issuance of building permits.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,
Pace Water System, Inc.

Rachel Lee, P.E.
Utility Engineer

Letter of Availability

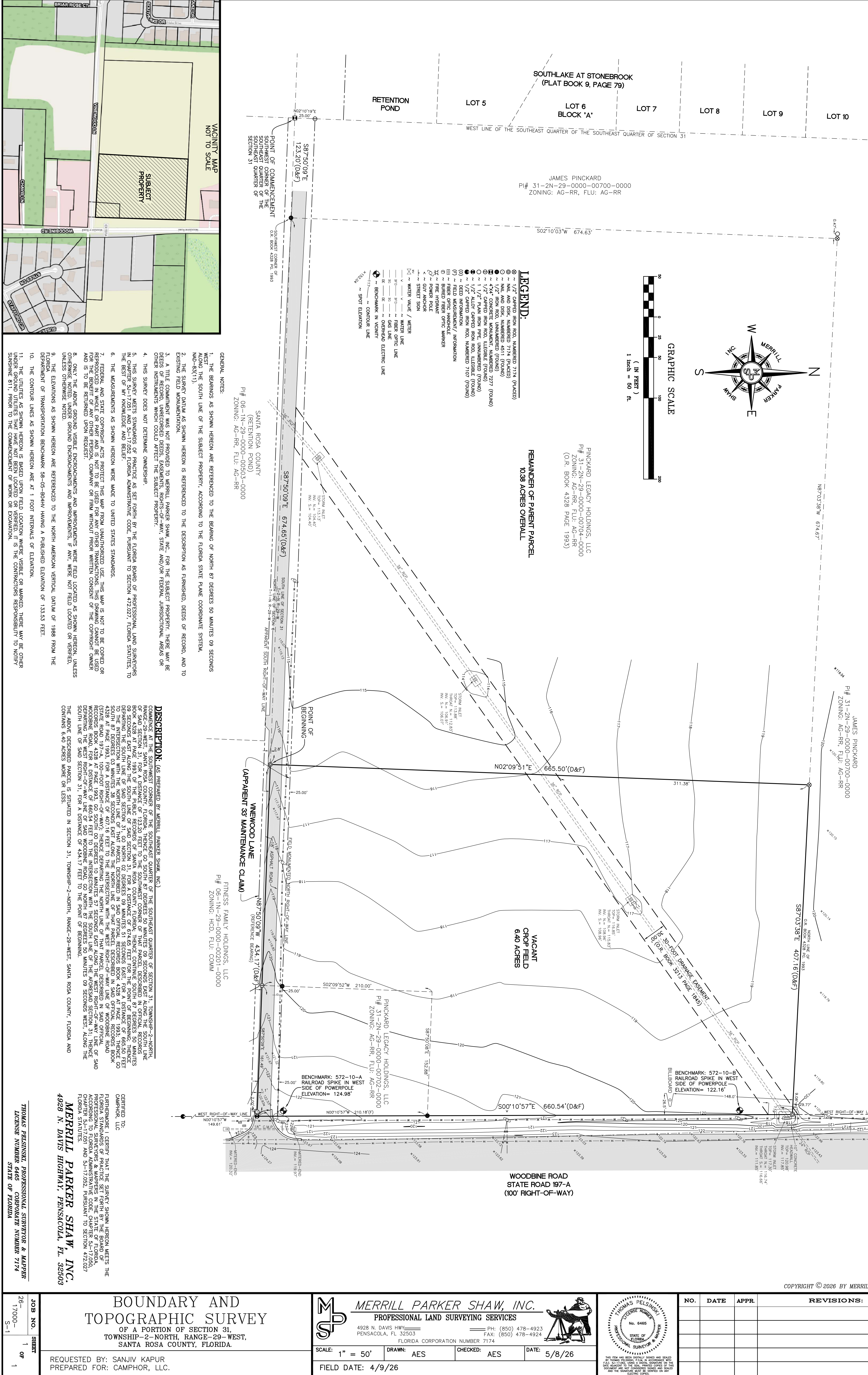
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 50 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 123.20 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4328 AT PAGE 1993 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 87 DEGREES 50 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 674.65 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 31, GO NORTH 02 DEGREES 09 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 665.50 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4328 AT PAGE 1993; THENCE GO SOUTH 87 DEGREES 03 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4328 AT PAGE 1993, FOR A DISTANCE OF 407.16 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WOODBINE ROAD (STATE ROAD 197-A, 100-FOOT RIGHT-OF-WAY); THENCE DEPARTING THE NORTH LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4328 AT PAGE 1993, GO SOUTH 00 DEGREES 10 MINUTES 57 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WOODBINE ROAD, FOR A DISTANCE OF 660.54 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SECTION 31; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WOODBINE ROAD, GO NORTH 87 DEGREES 50 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, FOR A DISTANCE OF 434.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 31, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 6.40 ACRES MORE OR LESS.



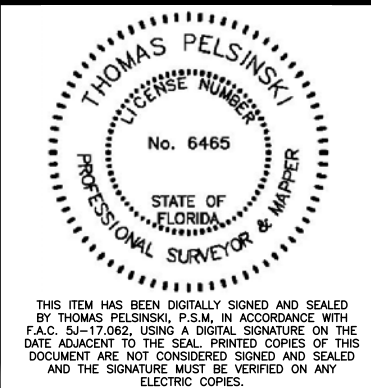
BOUNDARY AND TOPOGRAPHIC SURVEY

OF A PORTION OF SECTION 31, TOWNSHIP-2-NORTH, RANGE-29-WEST,
SANTA ROSA COUNTY, FLORIDA.



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REVISIONS:			
NO.	DATE	APPR.	



MERRILL PARKER SHAW, INC.
PROFESSIONAL LAND SURVEYING SERVICES
4928 N. DAVIS HWY.
PENSACOLA, FL 32503
FLORIDA CORPORATION NUMBER 7174

PH: (850) 478-4923
FAX: (850) 478-4924

SCALE: 1" = 50'

DRAWN: AES

CHECKED: AES

DATE: 5/8/26

FIELD DATE: 4/9/26

BOUNDARY AND TOPOGRAPHIC SURVEY	
OF A PORTION OF SECTION 31, TOWNSHIP-2-NORTH, RANGE-29-WEST, SANTA ROSA COUNTY, FLORIDA.	
REQUESTED BY: SANJIV KAPUR PREPARED FOR: CAMPHOR, LLC.	
JOB NO. 26-17000-S-1	SHEET 1 OF 1



SANTA ROSA COUNTY
PROPERTY APPRAISER

Greg S. Brown II
CFA



Viewing Parcel: 31-2N-29-0000-00702-0000

Parcel Information

Parcel Number: 31-2N-29-0000-00702-0000
Situs/Physical Address:
Property Usage: VACANT - RESIDENTIAL (000000)
Section-Township-Range: 31-2N-29
Tax District: PACE
2025 Certified Millage Rate : 11.3897
Acreage: 1.01
Exemptions:
Brief Legal Description: *DESCRIPTION UPDATE FOR 2023* BEG AT SE COR OF SEC TH W 210 FT TH N 210 FT TH E 210 FT TH S 210 FT TO POB AS DES IN OR 4328 PG 1993

Owner Information

Owner: PINCKARD LEGACY HOLDINGS LLC
Street: 1447 PENTON RD
City, State, Zip & Country: MILTON, FL 32570-8403

Valuation

	2023 Certified	2024 Certified	2025 Certified
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$30,300	\$30,300	\$35,350
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$30,300	\$30,300	\$35,350
Co. Assessed Value	\$30,300	\$30,300	\$33,330
Exempt Value	\$0	\$0	\$0
Co. Taxable Value	\$30,300	\$30,300	\$33,330

Buildings

No available data

Land

Land Code
000100

Description
SINGLE FAMILY

Frontage
210

Depth

Unit Type
AC

Land Units
1.01

Land Value
\$35,350

Zoning

Source	Code	Description
County	AG-RR	Rural Residential Agriculture

Extra Features

Description	Number of Items	Units	Year	Extra Feature Value
No available data				

Sales

Multi-Parcel	Sale Date	Sale Price	Instrument	Book / Page	Qualification	Sale Type	Grantor	Grantee
Y	07/06/2022	\$200	WD	4328/1993	U	V	PINCKARD JACK R	PINCKARD LEGACY HOLDINGS LLC
N	05/01/1988	\$100	WD	945/394	U	V		PINCKARD JACK & AUDREY

Map



DISCLAIMER

The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The current assessed values as viewed herein are 2025 Certified Values. The data elements are current as of October 8, 2025. Users must remember that the primary use of the assessment data contained herein is general, public information. No responsibility or liability is assumed for inaccuracies or errors.



SANTA ROSA COUNTY
PROPERTY APPRAISER

Greg S. Brown II
CFA



Viewing Parcel: 31-2N-29-0000-00704-0000

Parcel Information

Parcel Number: 31-2N-29-0000-00704-0000

Situs/Physical Address:

Property Usage: CROPLAND CLASS 2 (005200)

Section-Township-Range: 31-2N-29

Tax District: PACE

2025 Certified Millage Rate : 11.3897

Acreage: 16.018

Exemptions:

Brief Legal Description: *DESCRIPTION UPDATE FOR 2023* COM AT SW CORN OF SE4 OF SE4 THN N90*0'E ON S SEC LN 120.77 FT TO POB THN N0*0'11"E 674. 63 FT THN S89*13'30"E 1081.68 FT TO W R/W OF WOODBINE RD THN S2*22'25"E ON RD 450.38 FT TO NE CORN OF OR 945 PG 394 (#7. 2) THN S90*0'W ON N LN 152.94 FT TO NW CORN THN S0*0'E ON W LN 210 FT TO S SEC LN THN S90* 0'W ON S SEC LN 947.32 FT TO POB AS DES IN OR 1594 PG 329 SBJT TO A 30'DRAIN ESMNT AS DES IN OR 4328 PG 1993 SBJCT TO ESMNT DES IN OR 4645 PG 1061 SBJCT TO ESMNT DES IN OR 4648 PG 599

Owner Information

Owner: PINCKARD LEGACY HOLDINGS LLC

Street: 1447 PENTON RD

City, State, Zip & Country: MILTON, FL 32570-8403

Valuation

	2023 Certified	2024 Certified	2025 Certified
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$2,883	\$2,883	\$2,883
Agricultural (Market) Value	\$336,378	\$336,378	\$392,441
Just (Market) Value	\$0	\$0	\$0
Co. Assessed Value	\$2,883	\$2,883	\$2,883
Exempt Value	\$0	\$0	\$0
Co. Taxable Value	\$2,883	\$2,883	\$2,883

Buildings

No available data

Land

Land Code
005200
009910

Description
CROPLAND 2
MARKET VALUE OF AGRICULTURAL

Frontage
0
0

Depth

Unit Type
AC
AC

Land Units
16.018
16.018

Land Value
\$2,883
\$0

Zoning

Source
County

Code
AG-RR

Description
Rural Residential Agriculture

Extra Features

Description

Number of Items

Units
No available data

Year

Extra Feature Value

Sales

Multi-Parcel
Y
Y
Y

Sale Date
07/06/2022
02/18/1997
10/30/1948

Sale Price
\$200
\$100
\$100

Instrument
WD
LD
DD

Book / Page
4328/1993
1594/329
76/57

Qualification
U
U
U

Sale Type
V
I
V

Grantor
PINCKARD JACK R
PINCKARD F L & NETA (RES LIFE EST)
GILLEHTINE ALMA W (WX)

Grantee
PINCKARD LEGACY HOLDINGS LLC
PINCKARD JACK R & AUDREY A (REM INT)
PINCKARD F L & NETA

Map



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Citizen Comments

2026-23-RSS



Cameron Drain

From: susan neri <sgn5445@hotmail.com>
Sent: Friday, July 3, 2026 7:20 PM
To: Cameron Drain
Subject: Rezoning

Hello,

I hope you are having a beautiful and blessed 4th. We received your letter about the rezoning of #2026-23-RSS Location: 5400 Block of Woodbine rd. Pace.

We would absolutely love to see this rezone from AGRR to HCD/COMM happen. We really need more commercial land for nice upscale shopping/dining destinations here in Pace and this would be one of the most ideal shopping center locations. Pace needs more space to allow for responsible and helpful growth to this area. I do hope that this land will still maintain some of its beautiful nature alongside a development that comes in. This rezone would provide such a great opportunity for some really great and much needed options here. I know a lot of people who are really wanting upscale shopping and dining nearby. Please ensure that if this rezone happens that we get RESPECTFUL and proper fitting businesses and ensure the building is appropriate in looks for this area.

Thank You all and God Bless.

The Neri Family

CAUTION: This email originated from an **EXTERNAL SOURCE**. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.



Cameron Drain

From: asaith/gdayal <adsgmd@bellsouth.net>
Sent: Friday, July 10, 2026 11:28 AM
To: Cameron Drain
Subject: Rezoning 2026.23.RSS

My name is Dr. Angeli Saith, I have lived in Stonebrook Village for 24 years. When Southlake was being developed by Stonebrook I decided to buy a lot for a smaller retirement home. I carefully selected a lot based on the openness views facing the cotton field.

This projected rezoning directly impacts me and seven other homes on Southlake Drive. The noise and congestion on the Vinewood Lane and from this development will negatively impact my quality of life.

What businesses are projected for the development also will affect us.

I hope you would take this into consideration.

Homeowner

Angeli Saith

CAUTION: This email originated from an **EXTERNAL SOURCE**. Do not follow guidance, click links, or open attachments unless you recognize the sender and know the content is safe.

New Business: 4.





Planning and Zoning Commission

Agenda Item

Meeting Date: July 23, 2026

Department: Zoning Board

Staff:

Item:	2026-6-R	APPEAL Ordinance 2009-10, Rezoning 2009-R-019
	Project/Applicant:	Bill Walther Construction, INC
	Location:	4342 Pace Ln, Pace
	Parcel(s):	131N290000056020000
	Request:	Amend the conditions to Ordinance 2019-10, adopted by the Board of County Commissioners on May 28, 2009.
	Condition:	1) Only one (1) duplex may be placed on the property.
	Area Size:	0.496 +/- acres
	District:	Commissioner District # 1

Attachment(s) BOCC File

ACTION NEEDED

SUMMARY/BACKGROUND

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS





**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

Tambre Lee
Building Official
tambrel@santarosa.fl.gov

SHAWN WARD, AICP
Planning Director
shawnw@santarosa.fl.gov

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

2026-6-R Amendment

Project Name: N/A

**Applicant and/or
Property Owner:** Bill Walther Construction, Inc.

Representative: William C. Walther

Request: Amend the conditions to Ordinance 2019-10, adopted by the Board of County Commissioners on May 28, 2009.

Condition: 1) Only one (1) duplex may be placed on the property.

Area Size: 0.496 +/- acres



Looking south on Pace Ln. Site is to the left.



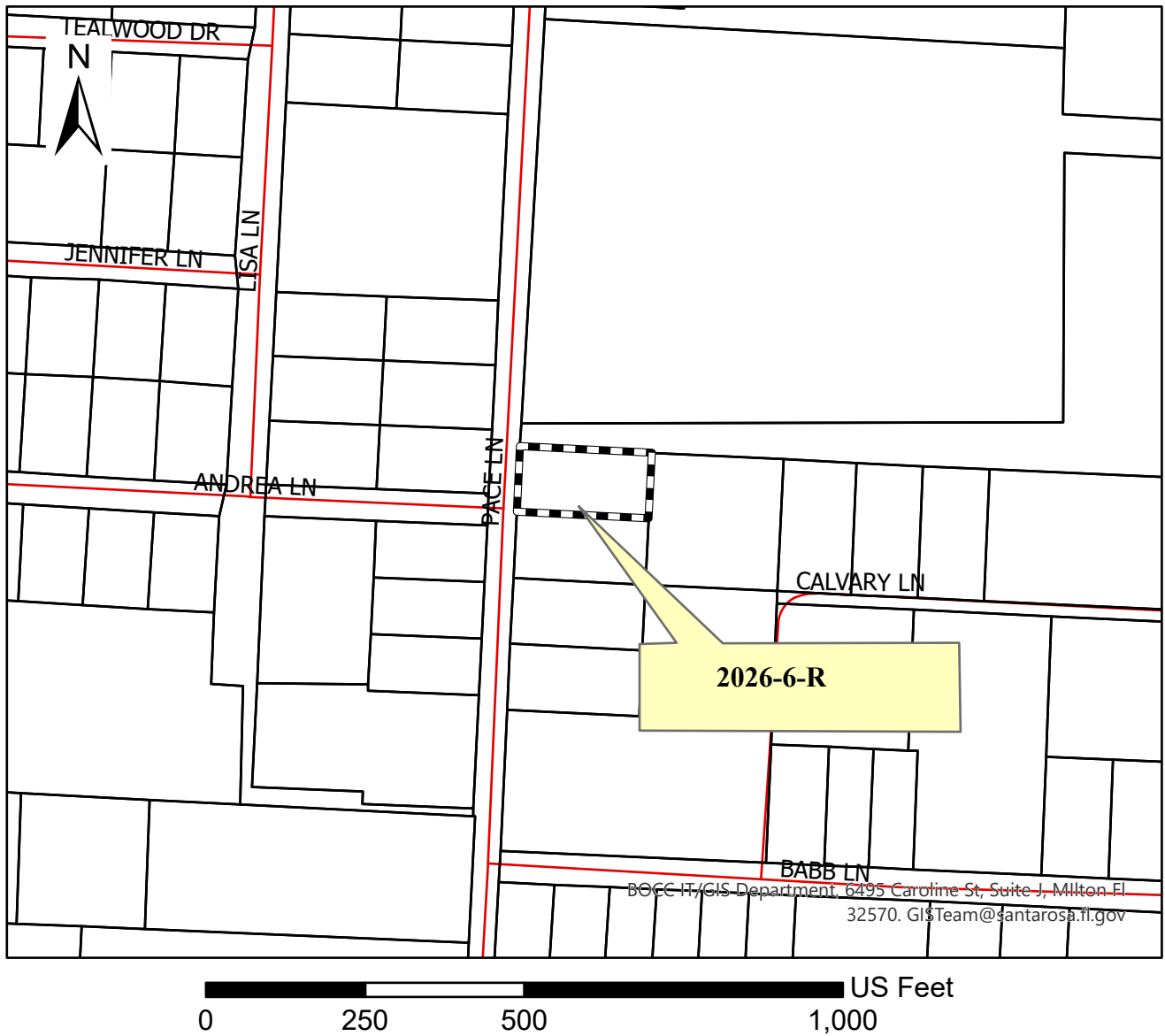
Looking north on Pace Ln. Site is to the right.



Looking into the site.

2026-6-R

Location



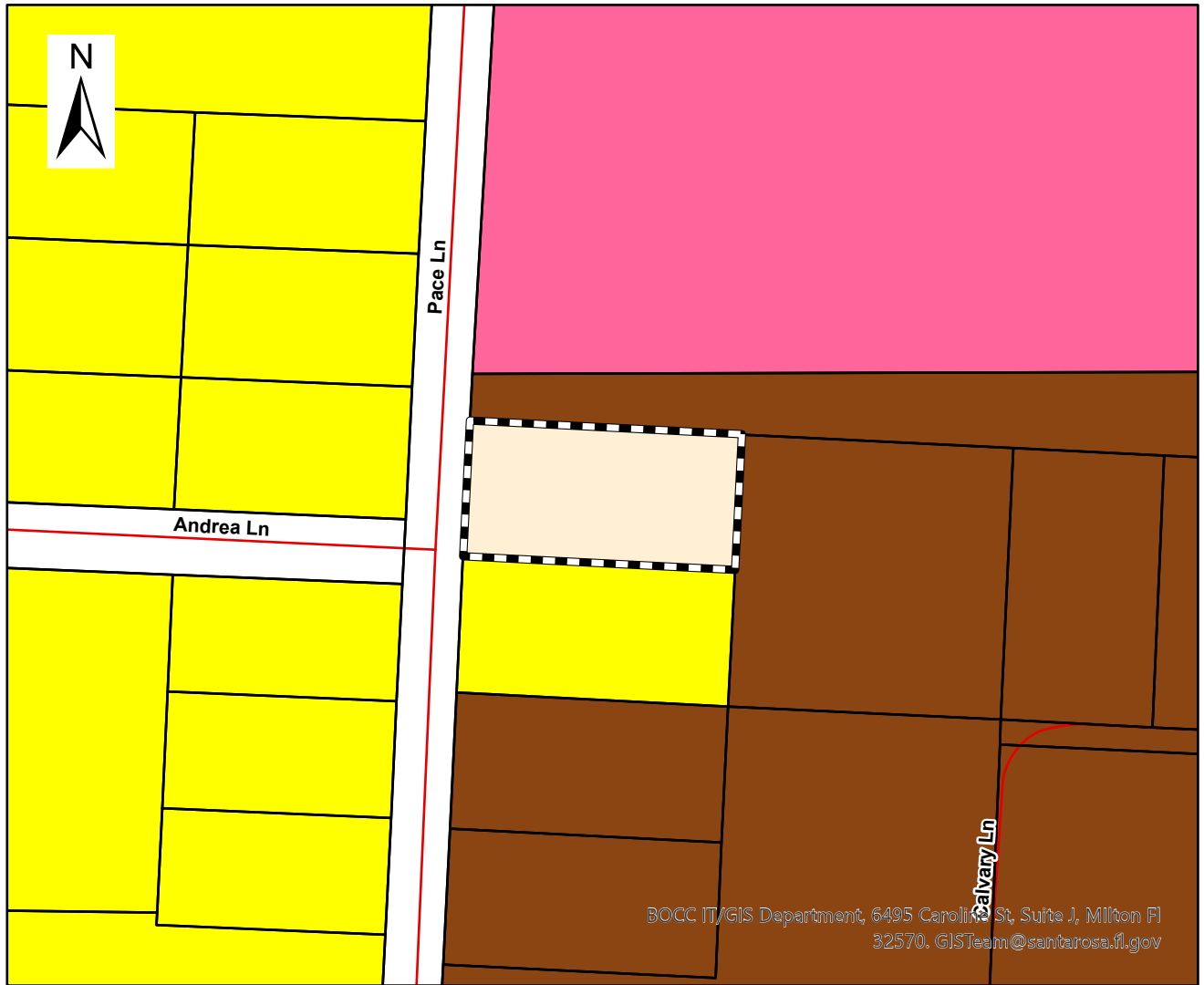
Legend

- | | |
|---|--|
|  Surface Hydrology |  Confidential |
|  ConfFlag |  Streets |
|  |  July |

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2026-6-R Zoning



BOCC IT/GIS Department, 6495 Caroline St, Suite J, Milton FL 32570. GISTeam@santarosa.fl.gov

Legend

Surface Hydrology

ConfFlag

- Confidential
- Streets

Zoning

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-APZ or CZ
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-APZ or CZ
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- M2-APZ or CZ
- MID

- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-APZ or CZ
- P2-APZ or CZ

- P2-HON
- PBD
- PID
- PIT 1
- PIT 2
- PUD
- R1
- R1-APZ or CZ
- R1-APZ or CZ
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-APZ or CZ
- R1M-APZ or CZ
- R1M-HON

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2026-6-R
2022 Aerial



0 250 500 1,000 US Feet

Legend

ConfFlag



Confidential

Streets



July

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2026-6-R
2022 Close Up Aerial

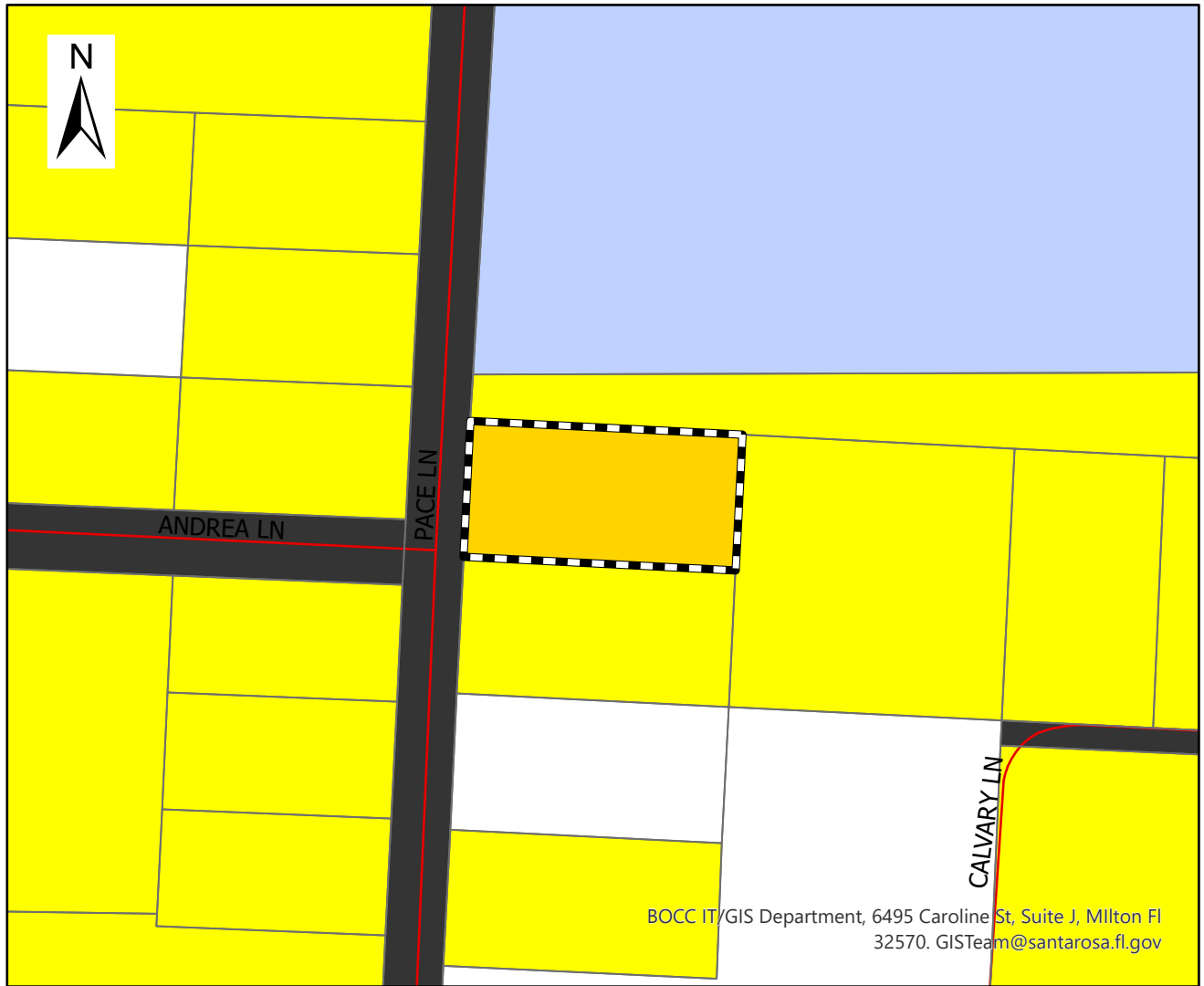


Legend

- ConfFlag
- Streets
 - July
 - Confidential

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Existing Land Use



Legend

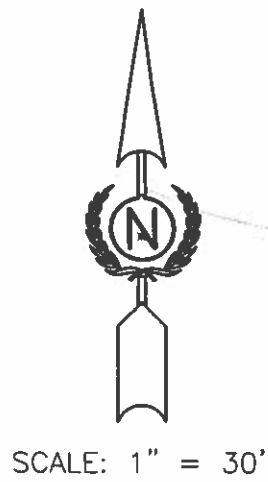
Surface Hydrology	Commercial (COMM)	Recreation/Commercial (REC/COMM)
ConfFlag	Industrial (INDUS)	Recreation/Open Space (REC/OS)
Confidential	Institutional (INST)	Right of Way (ROW)
Streets	Multi-Family Residential (MFR <5)	Single Family Residential (SFR)
Existing Land Use	Multi-Family Residential (MFR >5)	Silviculture (SILVICUL)
Agriculture (AG)	Military (MIL)	Uncategorized (UNCAT)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Utilities
Condo's/Townhomes (C/T)	Office	Vacant
City	Public Owned Property (POP)	Water
	Rail	July

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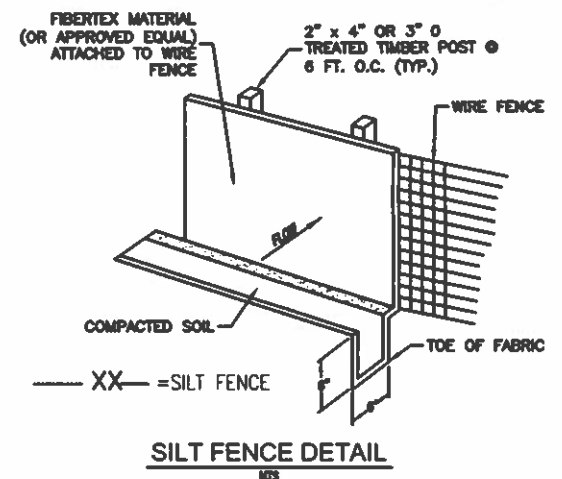
NEW RESIDENCE SITE PLAN

4342 PACE LN, PACE, FL 32571
PARCEL ID # 13-1N-29-0000-05602-0000

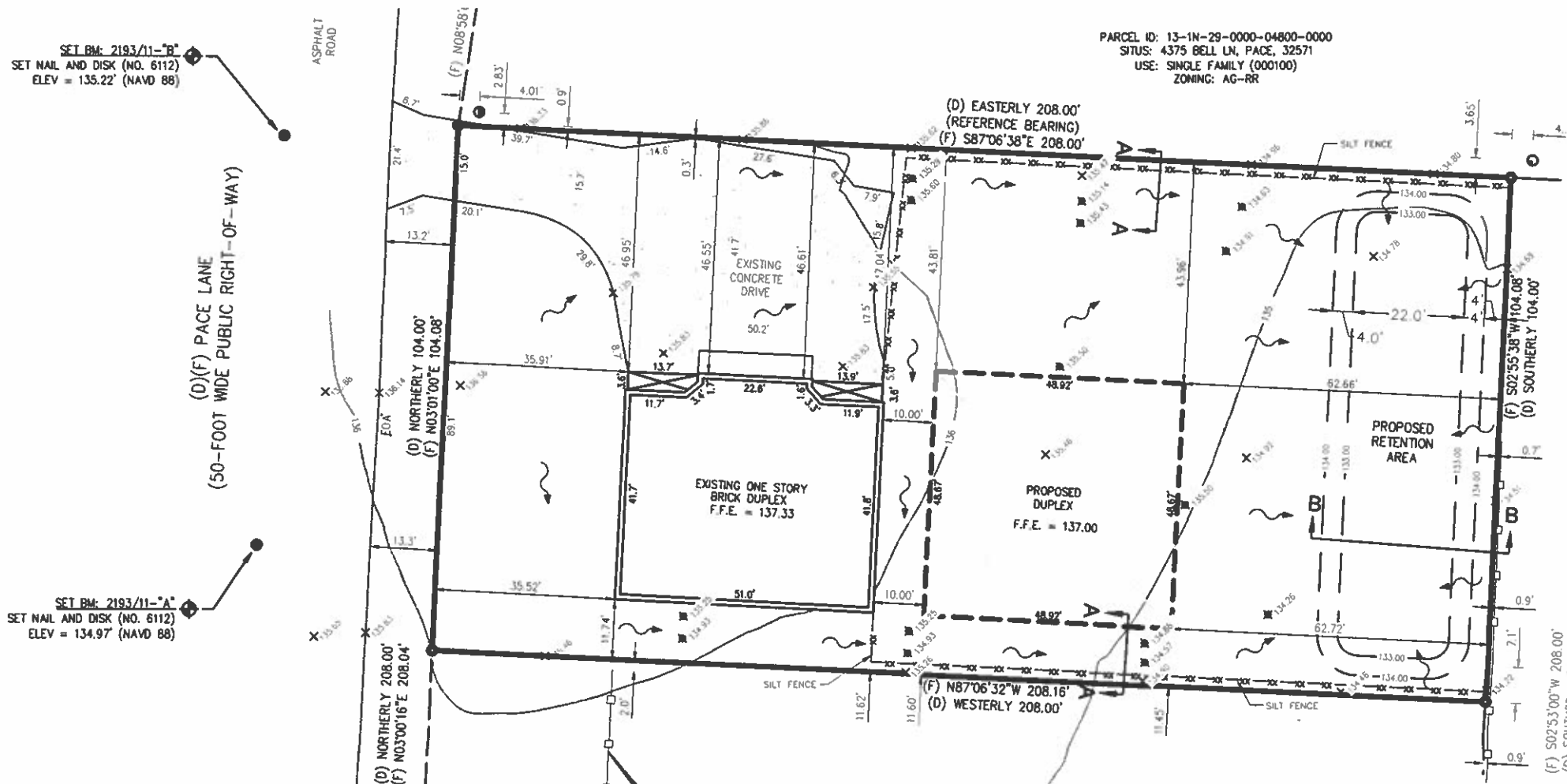


LEGEND

- PROPOSED WATER FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION

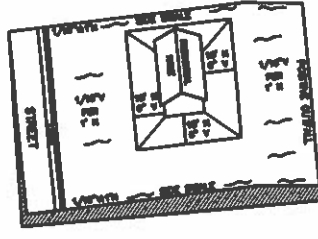
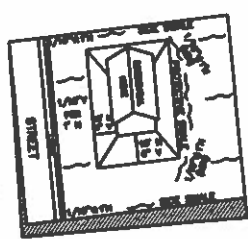
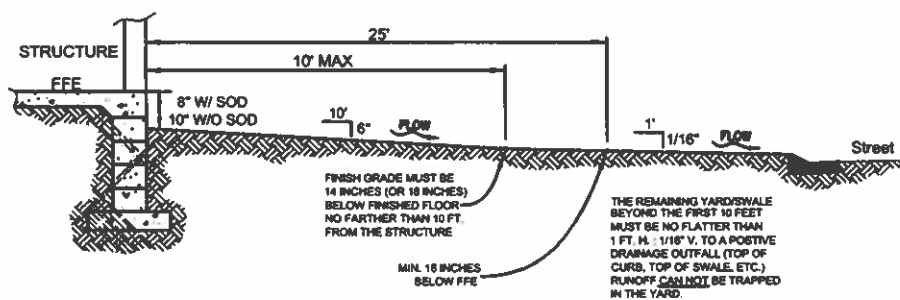


PARCEL ID: 13-1N-29-0000-04800-0000
SITUS: 4375 BELL LN, PACE, 32571
USE: SINGLE FAMILY (000100)
ZONING: AG-RR



TYPICAL YARD GRADING GUIDELINES

NOT TO SCALE
TYPICAL FFE CALCULATION: TOP OF CURB ELEVATION + (DISTANCE FROM CURB TO MOST UPSTREAM POINT OF YARD SWALE X 1/16") + 14 INCHES = FFE

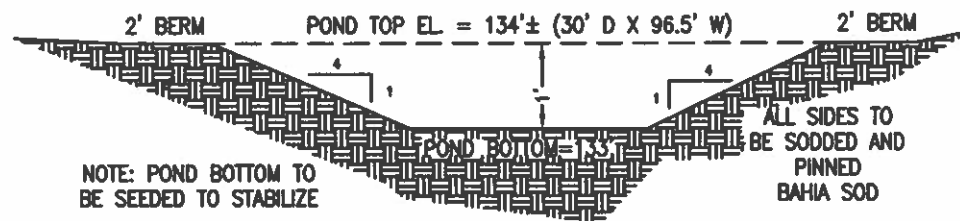


- A POSITIVE OUTFALL IS A CONSTRUCTIVE DRAINAGE SYSTEM THAT PROVIDES A POSITIVE OUTFALL FOR ALL STORMWATER GENERATED ON A PROPERTY. IT IS A DRAINAGE SYSTEM THAT IS DESIGNED TO BE A POSITIVE OUTFALL, AND IT IS NOT A POSITIVE OUTFALL IF IT IS NOT A POSITIVE OUTFALL.
- A POSITIVE OUTFALL IS A POSITIVE OUTFALL IF IT IS A POSITIVE OUTFALL.
- IF THERE ARE ANY OTHER DRAINAGE SYSTEMS ON A PROPERTY, THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL, AND THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL.
- IF THERE ARE ANY OTHER DRAINAGE SYSTEMS ON A PROPERTY, THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL, AND THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL.
- IF THERE ARE ANY OTHER DRAINAGE SYSTEMS ON A PROPERTY, THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL, AND THEY MUST BE DESIGNED TO BE A POSITIVE OUTFALL.

EXISTING POSITIVE OUTFALL

STORMWATER MANAGEMENT NARRATIVE

THE EXISTING DUPLEX AND CONCRETE DRIVEWAY ARE GRADED TO DIRECT STORMWATER AWAY FROM THE STRUCTURE AND ADJACENT PROPERTIES TOWARD THE REAR OF THE PARCEL. THE PROPOSED DUPLEX WILL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STRUCTURE, WITH RUNOFF CONVEYED VIA SIDE-YARD SWALES (SECTION A-A) TO A PROPOSED RETENTION AREA (SECTION B-B) LOCATED IN THE REAR YARD. ALL STORMWATER GENERATED ON-SITE WILL BE RETAINED WITHIN THE SUBJECT PROPERTY, WITH NO ADVERSE IMPACT TO NEIGHBORING PARCELS.



TYPICAL POND CROSS-SECTION B-B

NTS

LEGAL DESCRIPTION (OFFICIAL RECORDS BOOK 2887, PAGE 847)

PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 29 WEST, FOR POINT OF BEGINNING, THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 208 FEET, THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 208 FEET, THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 208 FEET, THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2390, PAGE 1773, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

FLOOD STATEMENT:

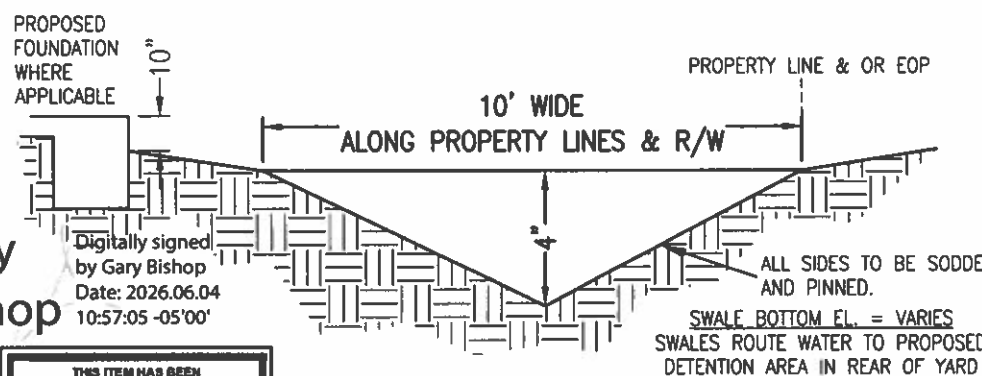
THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 12113C0570H, DATED NOVEMBER 19, 2021.

PROPOSED FOUNDATION WHERE APPLICABLE

Gary Bishop

Digitally signed by Gary Bishop
Date: 2026.06.04 10:57:05 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GARY S. BISHOP, P.E. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



SWALE CROSS-SECTION A-A

NTS

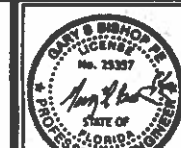
DRAINAGE PLAN

DRAWN BY: LWR
DESIGNED BY: GSB
CHECKED BY: GSB
DATE: JUNE 02, 2026
SCALE: 1"=30'

SITE DRAINAGE PLAN
4342 PACE LN, PACE, FL 32571
PROP.
ID # 13-1N-29-0000-05602-0000



GARY S. BISHOP, P.E.
CONSULTING ENGINEERING
6010 JAMESON CIRCLE PACE, FL 32571
PHONE: (850) 712-7618
E-MAIL: gsbishop@gbushe.com



NO.	DATE	REVISIONS
1		
2		
3		
4		

THIS DRAWING IS THE PROPERTY OF GARY S. BISHOP, P.E. AND IS



Santa Rosa County Development Services



Beckie Faulkenberry, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

John T. "Tim" Tolbert
Building and Fire Official

June 1, 2009

Mr. Chuck Francoeur
712 Underwood Avenue, Suite 902 J
Pensacola, Florida 32504

RE: Rezoning Application #2009-R-019 for Bill Walther

Dear Applicant:

The Board of County Commissioners (BOCC) approved your requested Rezoning Application #2009-R-019 at their meeting on May 28, 2009 with a condition as follows:

Parcel ID #: 13-1N-29-0000-05602-0000

Total acreage approved = .50 acres (+/-)

Property Location: Pace Lane, Pace

Zoning change:

From: R1 (Single Family Residential)

To: R2 (Medium Density Residential)

Future Land Use Map change: NO CHANGE

Condition: Only 1 duplex may be placed on the property

Please remove the public hearing sign from the property if you have not already done so. You may contact our office at 981-7075 or FAX 983-9874 if you have questions or need additional information.

Sincerely,

Shawn Ward
Planner II

cc: Mr. Chuck Walther

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583

www.santarosa.fl.gov

Office: (850) 981-7000

Inspections/Compliance Division Fax: (850) 623-1208 • Planning/Zoning Division Fax: (850) 983-9874



REZONING APPLICATION *

* For Rezoning only – no Future Land Use Map (FLUM)
Amendment required

Santa Rosa County Community Planning, Zoning & Development Division
6051 Old Bagdad Highway
Milton, FL 32583

Phone: (850) 981-7075 Fax: (850) 983-9874

E-Mail: Planning-Zoning@santarosa.fl.gov Website: www.santarosa.fl.gov

26 lots x 1.52 = 39.52
App Fee = 1,000
1,039.52

** FOR OFFICIAL USE ONLY **			
Application No.	2009-R-019	Date Received:	3/20/09
		Received by:	SW
FEE:	1,039.52	Receipt #:	85
Zoning District:	R1	Proposed Zoning District:	R2

Always obtain a new application from the Community Planning, Zoning & Development Division, as it may have been modified. Most Current Revised Application – June 1, 2008. Please check with the Planning and Development Services Division to verify we are accepting applications.

All items on the application must be completed to prevent a delay of your request. Please include an application fee of \$1,000. This fee includes advertising cost, review fees and signs. You will also need to include \$1.52 x each property owner within a 500 feet radius of the property lines or fifteen hundred (1,500) feet radius if located within the Rural Protection Zone. This fee is for the required notification to adjacent property owners to be sent via certificate of mailing (see note below). Please contact the Property Appraiser's Office (6495 Caroline Street, Ste. K in Milton) (983-1880) to obtain the required printout and mailing labels for surrounding property owners at least one week in advance of your application submittal to ensure you receive them by the posted deadline date.

NOTE: Exact fee amounts are determined upon application submittal to avoid excess fees that may result from duplicate mailing labels. Therefore, please do not calculate your fee until Planning & Zoning Staff verifies the specific amount due. Checks made payable to Santa Rosa County are due upon application submittal to the Planning & Zoning Division by close of business on the deadline date posted on the County website at www.santarosa.fl.gov for the applicable public hearing. Credit Card payments are subject to a service fee.

TO BE COMPLETED BY THE APPLICANT:

I. Owner's Name and Home Address: (Please attach proof of ownership)

Name: Bill Walther

Address: P.O. Box 3793

City: Milton, State: FL

Zip Code: 32572

Telephone: (350) 435-5099 Email: _____

6156 Young Ln
Milton, FL 32570 } mail to:



REZONING APPLICATION *

* For Rezoning only – no Future Land Use Map (FLUM)
Amendment required

Santa Rosa County Community Planning, Zoning & Development Division
6051 Old Bagdad Highway
Milton, FL 32583

Phone: (850) 981-7075 Fax: (850) 983-9874

E-Mail: Planning-Zoning@santarosa.fl.gov Website: www.santarosa.fl.gov

26 lots x 1.52 = 39.52
App fee = 1,000
1,039.52

** FOR OFFICIAL USE ONLY **

Application No. 2009-R-019

FEE: 1,039.52

Date Received:

Received by:

Receipt #:

3/20/09

SW

85

IV. Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

A. Potable Water (Check One)

Source:

Private Water Well(s) _____

Private Community System _____

Public Water System ✓ _____

(Attach Letter of Certification)

Provider _____

Provider PACE WATER

B. Sewage Disposal (Check One)

Source:

Private Septic Tank(s) _____

Private Sewage System _____

Public Sewage System ✓ _____

(Attach Letter of Certification)

Provider _____

Provider PACE WATER

C. Solid Waste Disposal (Check One)

Source:

Private Hauler _____

Government Hauler ✓ _____

D. Storm water Control

Describe how stormwater will be controlled and treated.

per county standards

E. Traffic Capacity

Describe the potential impacts to affected roadways.

VERY little / per county standards

F. School Capacity (for rezoning requests involving more than 10 acres of property or proposed for residential development of more than 10 dwelling units per acre)

NOTE: Staff will submit a school impact analysis to the Santa Rosa County School Board requesting a determination of student capacity. In the event that there is not adequate capacity available as

calculated, the School Board shall entertain proportionate share mitigation; and, if the proposed mitigation is accepted, enter into an enforceable and binding agreement with the affected local government and the developer.

G. Recreation/Open Space

N/A

*****IMPORTANT NOTES*****

- (1) Your application is not considered complete until **ALL** required information is received.
- (2) If you are requesting rezoning to a Planned Unit Development (PUD) or Planned Business District (PBD), you must submit a master plan per the checklist requirements of the Land Development Code, Article 6 (Section 6.05.12 for PUD, or Section 6.05.13 for PBD) with your application. Additionally, a pre-application meeting with Planning & Zoning Staff is strongly encouraged prior to submittal of a PUD or PBD rezoning request.

V. Notice Requirements:

The Planning Department will post a sign on the property prior to the public hearings. Letters stating the requested action(s) to be considered at the Local Planning Board and Board of County Commissioners' meetings will be sent via certificate of mailing by the Planning Department to all property owners within 500 feet of the property lines or fifteen hundred (1,500) feet radius if located within the Rural Protection Zone. As noted previously herein, the applicant is responsible for obtaining a printout and mailing labels from the Property Appraiser's Office. The printout and labels must be submitted to the Planning & Zoning Office with this application. **Please note the Property Appraiser's Office only provides this information; other questions about the application or the process must be directed to the Planning and Zoning Office.**

VI. Review Procedure:

- A. Once an application has been deemed complete, County staff will review the application for consistency with the Comprehensive Plan and Land Development Code.
- B. The Local Planning Board will consider the request at a public hearing and make a recommendation to the Board of County Commissioners (BCC). The BCC will consider the Planning Board's recommendation at a subsequent public hearing. The applicant (or his/her representative) will be notified as to the date of the meetings and is strongly encouraged to attend.
- C. If approved by the BCC, the rezoning becomes effective upon the effective date of the ordinance which is filed in the office of the Secretary of State within ten (10) days of enactment and takes effect upon said filing.
- D. Depending upon the specific proposed use, the applicant may be required to undergo Conditional Use Approval prior to submitting for site plan review. If Conditional Use approval is given or is not required, the applicant must apply for site plan review prior to obtaining any building permits.

VII. Certification and Authorization

- A. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
- B. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
- C. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by County staff.
- D. If applicable, I do hereby authorize the Agent described in Part II of this application to act on my behalf in all matters pertaining to this Rezoning petition.

Bill Walther
Applicant Name (Type or Print)

Owner
Title (if applicable)

Bill Walther
Applicant Signature

3/20/09
Date

APPLICATION CHECKLIST
REZONING

1. ☒ Owner(s) Name, Home Address and Telephone Number
2. ☒ Proof of Ownership
3. ☒ Authorized Agent(s) Name, Address, and Telephone Number
4. ☒ Agent Authorization
5. ☒ Legal Description of Property (for parcel and/or specific portion thereof requested for change):
 - Legal Description Attached _____
 - Street Address _____
 - Parcel ID Number _____
 - Intended Use of Property _____
6. ☒ Certified boundary survey of all property requested for rezoning (optional)
7. ☐ Conceptual site plan of proposed development demonstrating compatibility with existing land uses (If rezoning to PUD or PBD, a master plan meeting the checklist requirements of LDC Article 6 is required).
8. ☒ Jurisdictional Wetlands Survey (If applicable)
9. ☒ Copy of covenants and restrictions (if property is located in a platted subdivision).
10. ☒ Signature of owner and agent (if applicable)
11. ☒ Application Fee (calculated at the time of application submittal)
12. ☒ Certified list of property owners within 500 ft. radius (1,500 ft. within Rural Protection Zone)
13. ☒ Labels with the surrounding property owners' addresses (2 sets)
14. ☒ Availability Letters from Water and Sewer Provider

2009-R-019

Property Owner: Bill Walther

Agent: Chuck Francoeur

Existing Zoning: R1 (Single Family Residential)

Proposed Zoning: R2 (Medium Density Residential)

Existing FLUM: Residential

Proposed FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Bill Walther
Agent: Chuck Francoeur
Project Location: East side of Pace Lane across from Andrea Lane, Pace
Parcel Number: 13-1N-29-0000-05602-0000
Parcel Size: .50 (+/-) acres
Purpose: Duplex
Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R1 to R2**.

Existing Zoning Description: R1 (Single Family Residential District) allows detached single family residential structures, group homes, and accessory structures and facilities. Maximum allowable density = 4 du per acre.

Proposed Zoning Description: R2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Existing FLUM: Residential (max 18 du per acre)

Current Use of Land: Wooded and Vacant

Surrounding Zoning: R1 (Single Family Residential District) is located west across Pace Lane. Ag (Agriculture District) is located south and east of the site. North of the subject site is NC (Neighborhood Commercial District).

Rezoning History: In 2004, the subject property and adjacent half acre (.50) was rezoned to R1. In 2002, 12.3 acres north of the site was rezoned from Ag to NC. In 2004, 32.44 acres, approximately 650 feet north of the side, was rezoned from Ag to R2.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning would produce approximately 10 average daily vehicle trips onto Pace Lane. The proposed zoning could produce approximately 48 average daily vehicle trips onto Pace Lane. The overall net affect of the rezoning would be 38 new daily trips onto local roadways as a worst case scenario.

(2) Potable Water:

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

Water service is available via a 2" water line on the west side of Pace Lane. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

Pace Water System

Maximum Capacity:	1.5 million gallons per day
Average Flow:	1.0 million gallons per day

Sewer service is available via an 8" gravity sewer line at aforementioned parcel. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential and vacant NC (Neighborhood Commercial District) located north of the site. The proposed development for a duplex is thus compatible with the surrounding areas.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

Policy 3.1.A.2 of the Comprehensive Plan states:

"the maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drainfield systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Santa Rosa County Soils Map, the Department of Health, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects."

The National Wetlands Inventory Map indicates there are no wetlands on this site.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R2 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

2009-R-019 Traffic Analysis Append

Traffic Analysis Append

For the R1 estimation:

Single Family Detached Housing (210)

.50 acres x 4 du's/acre = 2 possible units
Average Rate: $9.57 \times 2 = 19.14$ Average Daily Trips
Driveway %: $0.50 \times 19.14 = 9.57$ Average Daily Trips
New Trip % = 100%; $9.57 \times 1.00 = 9.57$ New daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).

For the R2 estimation:

Single Family Detached Housing (210)

.50 acres x 10 du's/acre = 5 possible units
Average Rate: $9.57 \times 5 = 47.85$ Average Daily Trips
Driveway %: $0.50 \times 47.85 = 23.925$ Average Daily Trips
New Trip % = 100%; $47.85 \times 1.00 = 47.85$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).



Gregory S. Brown, CFA
Santa Rosa County
Property Appraiser

6495 Caroline Street
 Milton, Florida 32570

(850) 983-1880 Voice
 (850) 623-1284 Fax
info@srcpa.org

Ownership Information	
Owner	BILL WALTHER CONSTRUCTION INC
Name2/Address	PO BOX 3793
Address	
City, State, Zip	MILTON, FL 32572

Parcel ID	13-1N-29-0000-05602-0000	Exempt Code		Show Parcel Map
Phys. Loc	PACE LN	Tax District	22	

2008 Certified Values	
Land Value	15,200
Building Value	0
Misc Value	0
Just Value*	15,200
Assessed Value	15,200
Exempt Value	0
Taxable Value	15,200

General Information	
DOR Code	000000
BLDG CNT	0
XF/OB CNT	0
ACRES	0.496

Tax Collector Data

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.

Legal Information	
BEG NW COR OF S2 OF NW4 OF SW4	
BEING ON E R/W PACE LN TH N 89	
*54°18'E 208 FT TH S 0°05'42"E	

**** Legal description is for reference only and should not be used for Legal documents****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
2887/847	03/05/2009	19,000	WD	V	C
1771/199	07/01/1999	41,000	WD	I	Q

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	1520	0	*	1	0	00.000		15200.000	15200
2		0	*	0	0	.000			0
3		0	*	0	0	.000			0
4		0	*	0	0	.000			0
5		0	*	0	0	.000			0
6		0	*	0	0	.000			0

[Show Zoning](#)

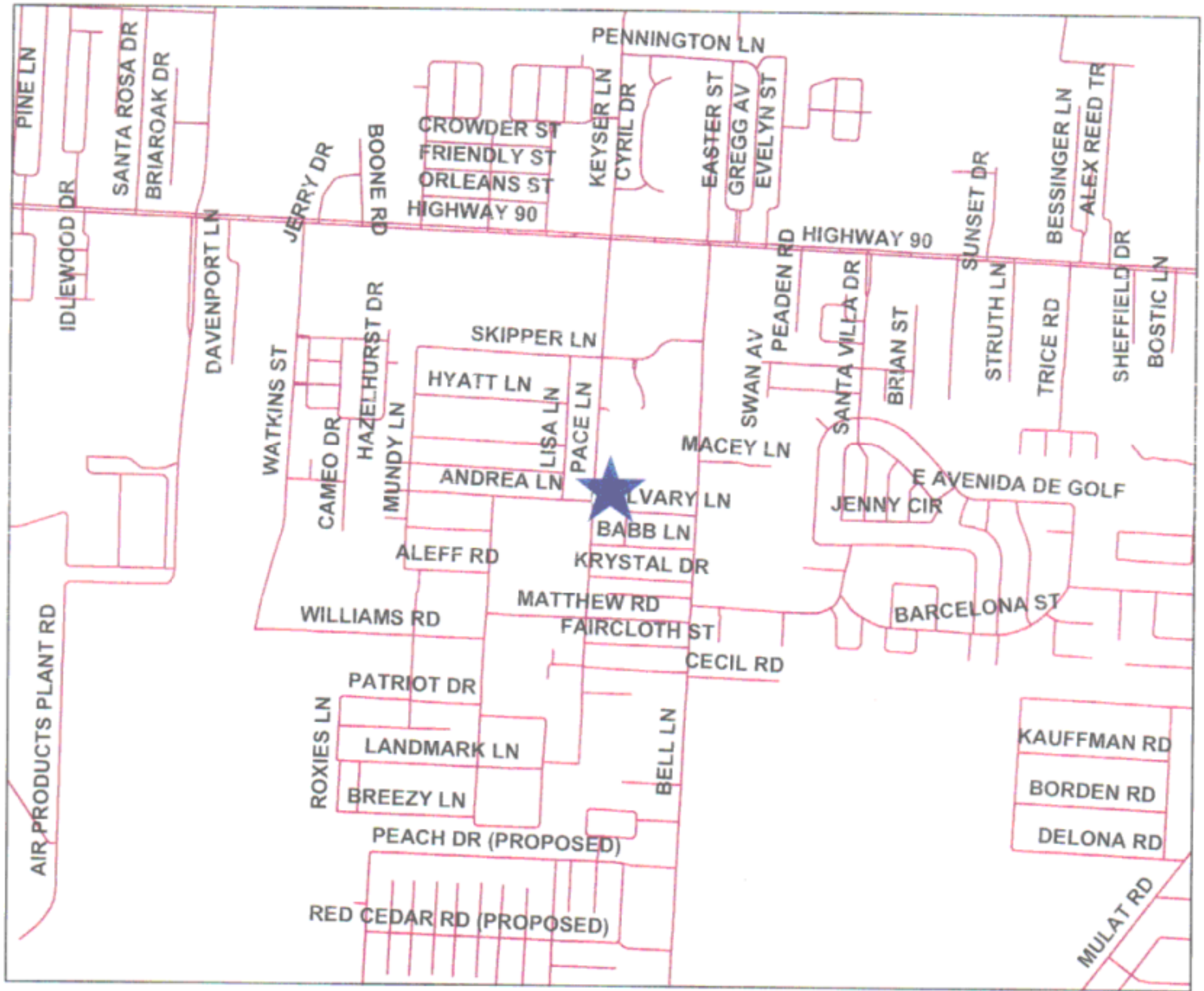
[Previous Parcel](#)

[Return to Main Search](#)

[Next Parcel](#)

[Santa Rosa Home](#)

Location Map (2009-R-019)



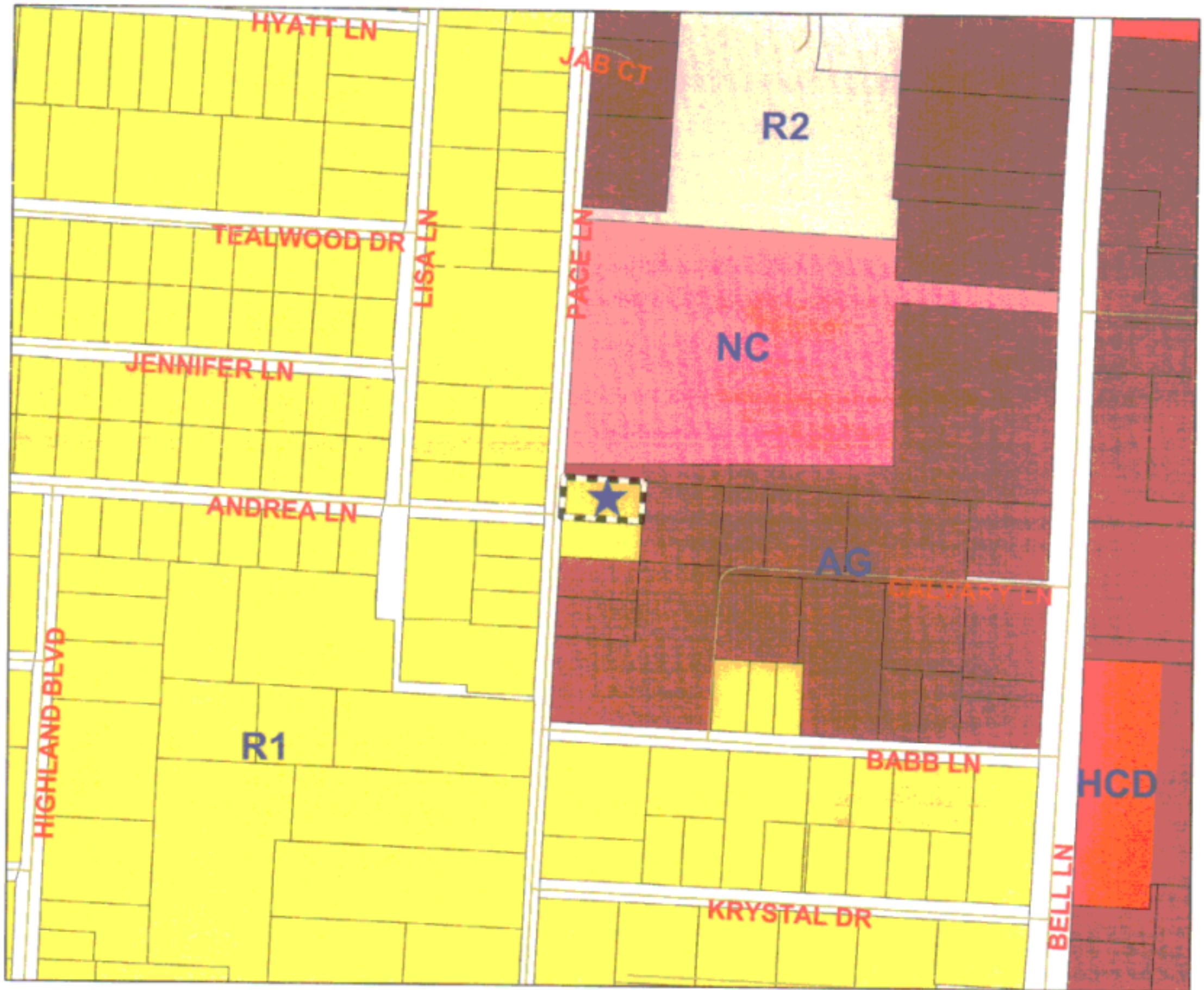
1 inch equals 2,000 feet



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Current Zoning (2009-R-019)



1 inch equals 400 feet



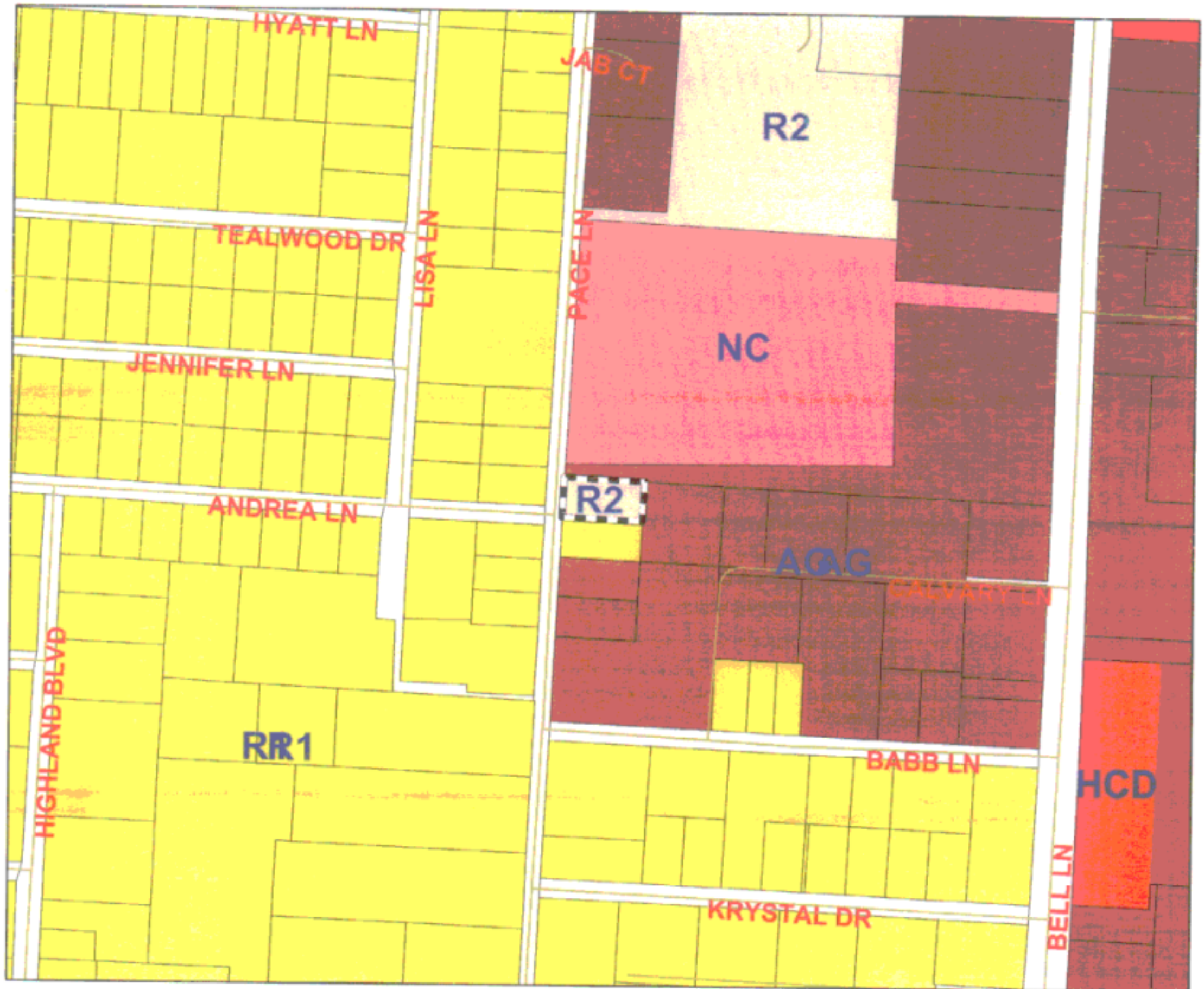
Legend

09-R-019_Rzone	Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Beach - Commercial
Streets	M1 within an Accident Potential Zone (M1-APZ)	R1 within the Heart of Navarre (R1-HON)	Hotel - Navarre Beach
Parcels	M1 within the Heart of Navarre (M1-HON)	Single Family Residential (R-1A)	Navarre Beach - High Density
Zoning District	General Industrial (M-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Medium Density
Agriculture/Rural Residential (AG)	M2 within an Accident Potential Zone (M2-APZ)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation
Agriculture (AG2)	Neighborhood Commercial (NC)	Medium Density Residential (R-2)	Navarre Beach - Single Family
AG2 within an Accident Potential Zone (AG2-APZ)	NC-APZ	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Medium High Density
Marina (C-1M)	NC within the Heart of Navarre (NC-HON)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Utilities
Marina and Yacht Club (C-2M)	Passive Park (P-1)	Medium Density Mixed Residential (R-2M)	State
Historical/Commercial (HC-1)	P1 within the Heart of Navarre (P1-HON)	R2M within an Accident Potential Zone (R2M-APZ)	State within an Accident Potential Zone (STATE-APZ)
Highway Commercial Development (HCD)	Active Park (P-2)	R2M within the Navarre Town Center (R2M-NTC)	RAIL
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	Medium High Density Residential (R-3)	Right of Ways
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	Rural Residential Single Family (RR-1)	Military
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)	Water
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)	Municipal Boundaries
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)	

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Proposed Zoning (2009-R-019)



1 inch equals 400 feet



Legend

09-R-019_Rezone

Streets

Parcel Lines

Zoning District

Agriculture/Rural Residential (AG)

AG within an Accident Potential Zone (AG-APZ)

Agriculture (AG2)

AG2 within an Accident Potential Zone (AG2-APZ)

Marina (C-1M)

Marina and Yacht Club (C-2M)

Historical/Commercial (HC-1)

Highway Commercial Development (HCD)

HCD within an Accident Potential Zone (HCD-APZ)

HCD within the Heart of Navarre (HCD-HON)

HCD with the Navarre Town Center (HCD-NTC)

Historical/Single Family (HR-1)

Historical/Multiple Family (HR-2)

Restricted Industrial (M-1)

M1 within an Accident Potential Zone (M1-APZ)

M1 within the Heart of Navarre (M1-HON)

General Industrial (M-2)

M2 within an Accident Potential Zone (M2-APZ)

Planned Industrial Development (PID)

Neighborhood Commercial (NC)

NC-APZ

NC within the Heart of Navarre (NC-HON)

Passive Park (P-1)

P1 within the Heart of Navarre (P1-HON)

Active Park (P-2)

P2 within an Accident Potential Zone (P2-APZ)

P2 within the Heart of Navarre (P2-HON)

Planned Business District (PBD)

Planned Unit Development (PUD)

Single Family Residential (R-1)

R1 within an Accident Potential Zone (R1-APZ)

R1 within the Heart of Navarre (R1-HON)

Single Family Residential (R-1A)

Mixed Residential Subdivision (R-1M)

R1M within an Accident Potential Zone (R1M-APZ)

R1M within the Heart of Navarre (R1M-HON)

Medium Density Residential (R-2)

R2 within an Accident Potential Zone (R2-APZ)

R2 within the Heart of Navarre (R2-HON)

Medium Density Mixed Residential (R-2M)

R2M within an Accident Potential Zone (R2M-APZ)

R2M within the Navarre Town Center (R2M-NTC)

Medium High Density Residential (R-3)

Rural Residential Single Family (RR-1)

RR1 within an Accident Potential Zone (RR1-APZ)

Navarre Town Center 1 (TC1)

Navarre Town Center 2 (TC2)

Navarre Beach - Commercial

Hotel - Navarre Beach

Navarre Beach - High Density

Navarre Beach - Medium Density

Navarre Beach - Planned Mixed Use Development

Navarre Beach - Conservation/Recreation

Navarre Beach - Single Family

Navarre Beach - Medium High Density

Navarre Beach - Utilities

State

State within an Accident Potential Zone (STATE-APZ)

RAIL

Right of Ways

Military

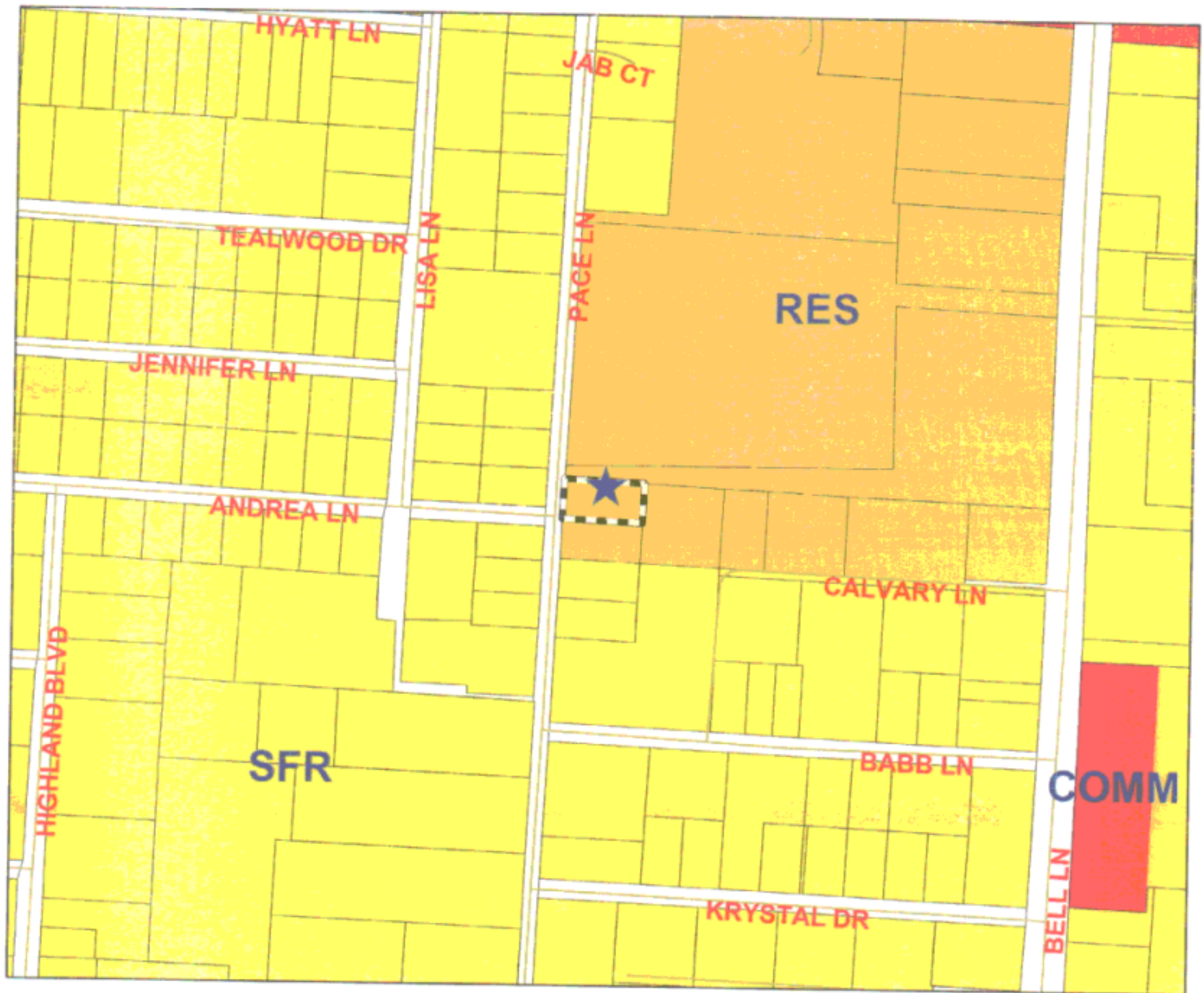
Water

Municipal Boundaries

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Future Land Use (2009-R-019)



1 inch equals 400 feet



Legend

09-R-019_Rezone

Streets

Parcels

FLUM

AGRICULTURE (AG)

SINGLE FAMILY RESIDENTIAL (SFR)

MEDIUM DENSITY RESIDENTIAL

RESIDENTIAL (RES)

COMMERCIAL (COMM)

CONSERVATION/RECREATION (CON/REC)

GP SINGLE FAMILY RESIDENTIAL (GPSFR)

GP RURAL RESIDENTIAL (GPRR)

BAGDAD HISTORIC DISTRICT (HIS)

INDUSTRIAL (INDUS)

MARINA (MARINA)

MILITARY (MIL)

MIXED RESIDENTIAL COMMERCIAL (MRC)

NAVARRE BEACH COMMERCIAL (NBCOMM)

NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)

NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)

NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)

NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)

NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)

NAVARRE BEACH UTILITIES (NBU)

CITY

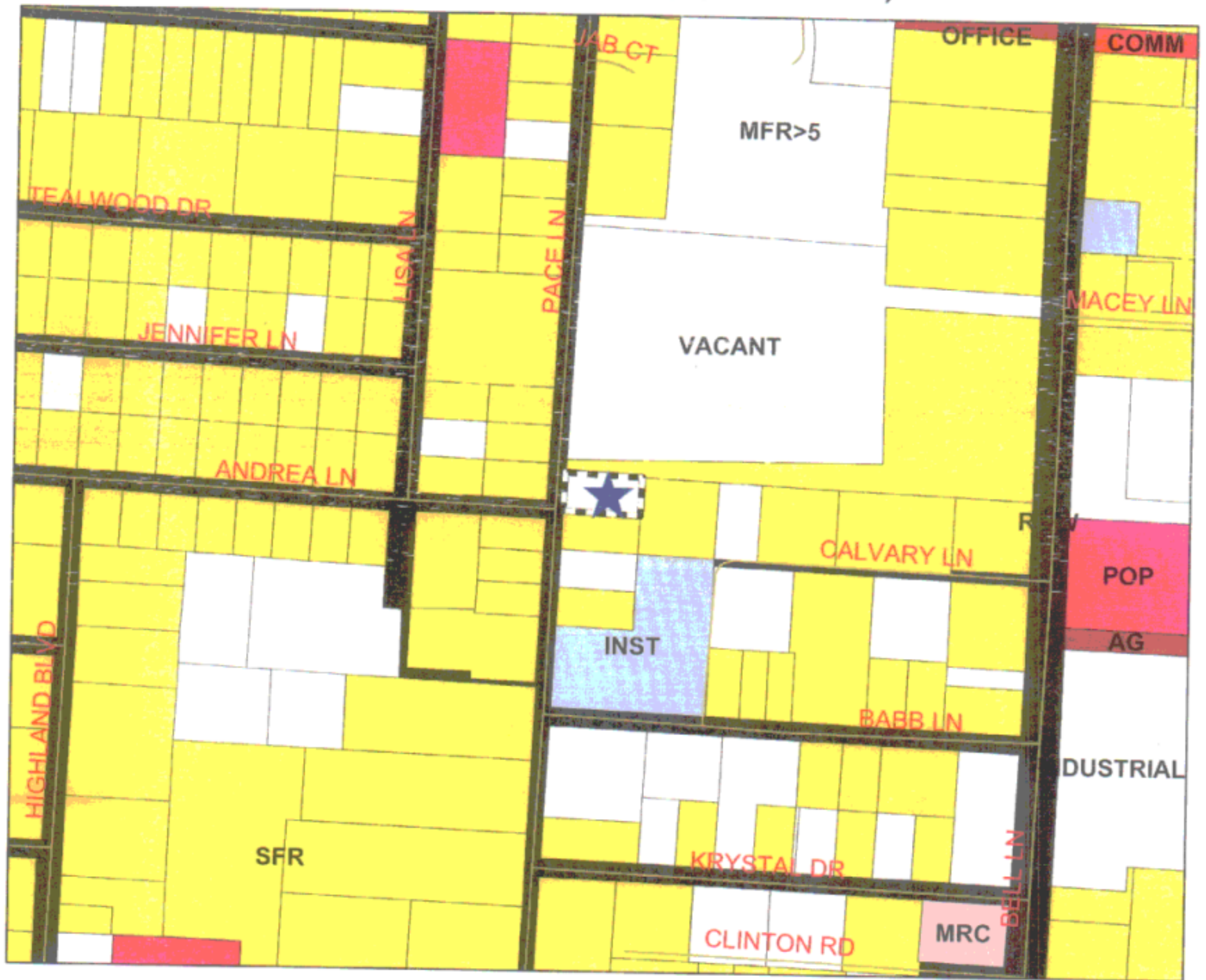
RAIL

WATER

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Existing Land Use Map (2009-R-019)



1 inch equals 400 feet



Legend

	09-R-019_Rezone		City		Recreation/Open Space
	Water Bodies		Commercial		Right of Way
	Streets		Institutional		Single Family Residential
	Parcels		Military		Silviculture
ELUM			Mixed Residential/Commercial		Unknown
CATEGORY			Office		Vacant
	Agriculture		Public Owned Property		Water
	Agriculture Homestead		Recreation/Commercial		
	Condo/Townhomes				

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Aerial View (2009-R-019)



1 inch equals 300 feet



TextDisclaimer:

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Pace Water System, Inc.

March 5, 2009

Mr. Bill Walther

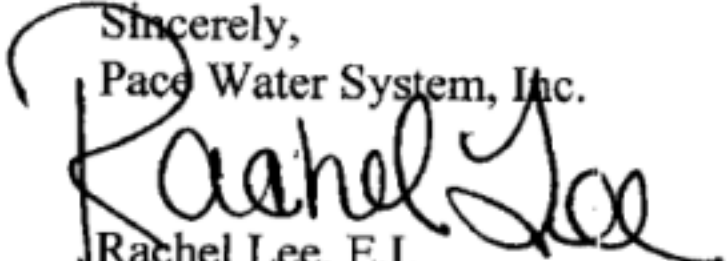
Re: Letter of Availability
Parcel # 13-1N-29-0000-05602-0000
Pace Lane

Dear Mr. Walther:

Please be advised that water service is available via a 2" water line on the west side of Pace Lane and that sewer service is available via an 8" gravity sewer line at aforementioned Parcel. Since you will be building a duplex, you are considered a "developer." Therefore, you will be required to bore across Pace Lane to receive water services to duplex. Currently, a sewer lateral is available at property to provide sewer services to duplex. PWS has the capacity to serve said duplex.

If you have any questions or need additional information please do not hesitate to call.

Sincerely,
Pace Water System, Inc.


Rachel Lee, E.I.
Utility Engineer



Benchmark Surveying & Engineering, Inc.

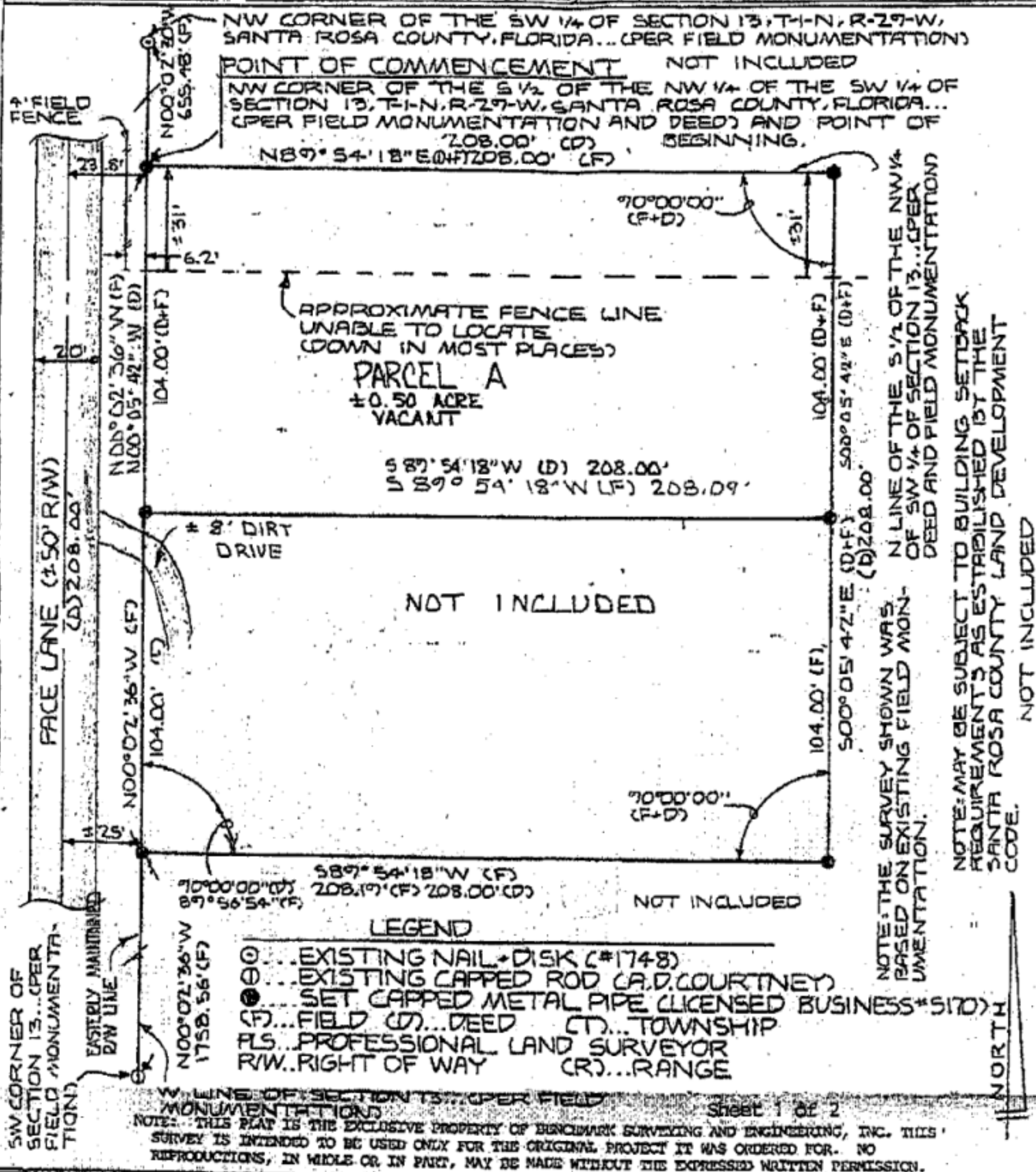
920 Chumuckla Highway
Pace, Florida 32571
(850) 994-4882
FAX 994-4882

THOMAS E. NICHOLS, P.L.S.
President

Consulting • Land Planning
Land Surveying • Civil Engineering
Wetland Surveying • Environmental Permitting

FIELD DATE: 7/14/04 TYPE SURVEY: Land Boundary & Improvements

SURVEY NO: 04-1125A



THIS IS TO CERTIFY THAT I HAVE CONSULTED THE AVAILABLE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, MAP# 120274 0190 B, DATED 11/1/85, AND IT IS MY OPINION THAT THE ABOVE DESCRIBED PROPERTY IS IN FLOOD ZONE "C" areas of minimal flooding

GENERAL NOTES:

1. No title search of Public Records have been performed by this firm to determine if any defects and/or ambiguities or encumbrances exist.
2. Measurements made to U.S. Standards.

REVISIONS BY:

DATE: _____



COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA

April 30, 2009

Bill Walther
6156 Young Lane
Milton, Florida 32570

RE: Rezoning Application 2009-R-019

Dear Applicant:

Your Rezoning Application 2009-R-019 for parcel 13-1N-29-0000-05602-0000 as indicated on the attached map has been placed on the agenda for public hearings as follows. This notice serves as your notification of both meetings.

1. **Local Planning Board – Thursday, May 14, 2009, at 6:00 p.m.** (to make a recommendation to the Board of County Commissioners)
2. **Board of County Commissioners – Thursday, May 28, 2009, at 6:00 p.m.** (to review and make a final decision on this request)

Both meetings will be held at the Santa Rosa County Administrative Complex Center in the Commissioners Board Room at 6495 Caroline Street, Milton, Florida. Either you or your representative for this rezoning request is required to attend these meetings.

The agenda will be available via the Meetings & Agendas Page of the County's website at www.santarosa.fl.gov.

Please feel free to contact this office if you have any questions.

Sincerely,

Shawn Ward
Planner II

Y:\PlanZone\2009 CPA & Rezoning\Individual projects for 2009\09-R-019; Bill Walther; Rezone R1 to R2 (.50 acres)\R-019 LPB & BOCC Owner Notice Letter.doc



COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA

April 30, 2009

RE: Rezoning Application 2009-R-019; for Bill Walther

Dear Property Owner:

An application has been filed with the Community Planning, Zoning and Development Division for a rezoning of property located on Pace Lane, Pace for parcel 13-1N-29-0000-05602-0000.

You are being notified because you own property within 500 feet of the subject property. A rezoning requires a minimum of two public hearings. This notice serves as your notification of both meetings. The two public hearings to consider this request are scheduled as follows:

1. Local Planning Board--Thursday, May 14, 2009 at 6:00 p.m. (to make a recommendation to the Board of County Commissioners)
2. Board of County Commissioners--Thursday, May 28, 2009 at 6:00 p.m. (to review and make a final decision on this request)

Both meetings will be held at the Santa Rosa County Administrative Complex Center in the Commissioners Board Room at 6495 Caroline Street, Milton, Florida.

This specific request is to rezone the approximate .50(+/-) acres as indicated on the attached map from R1 (Single Family Residential) to R2 (Medium Density Residential).

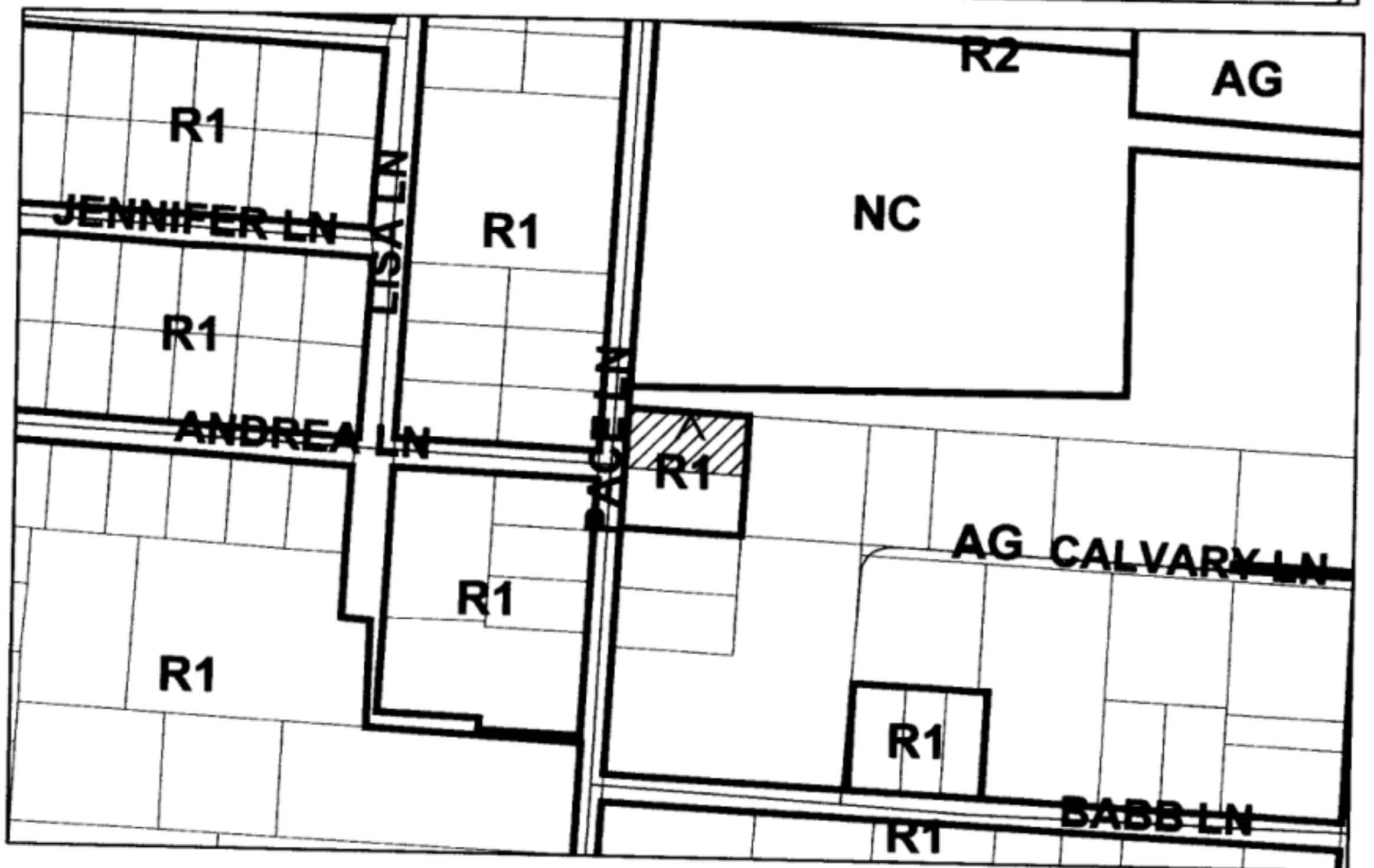
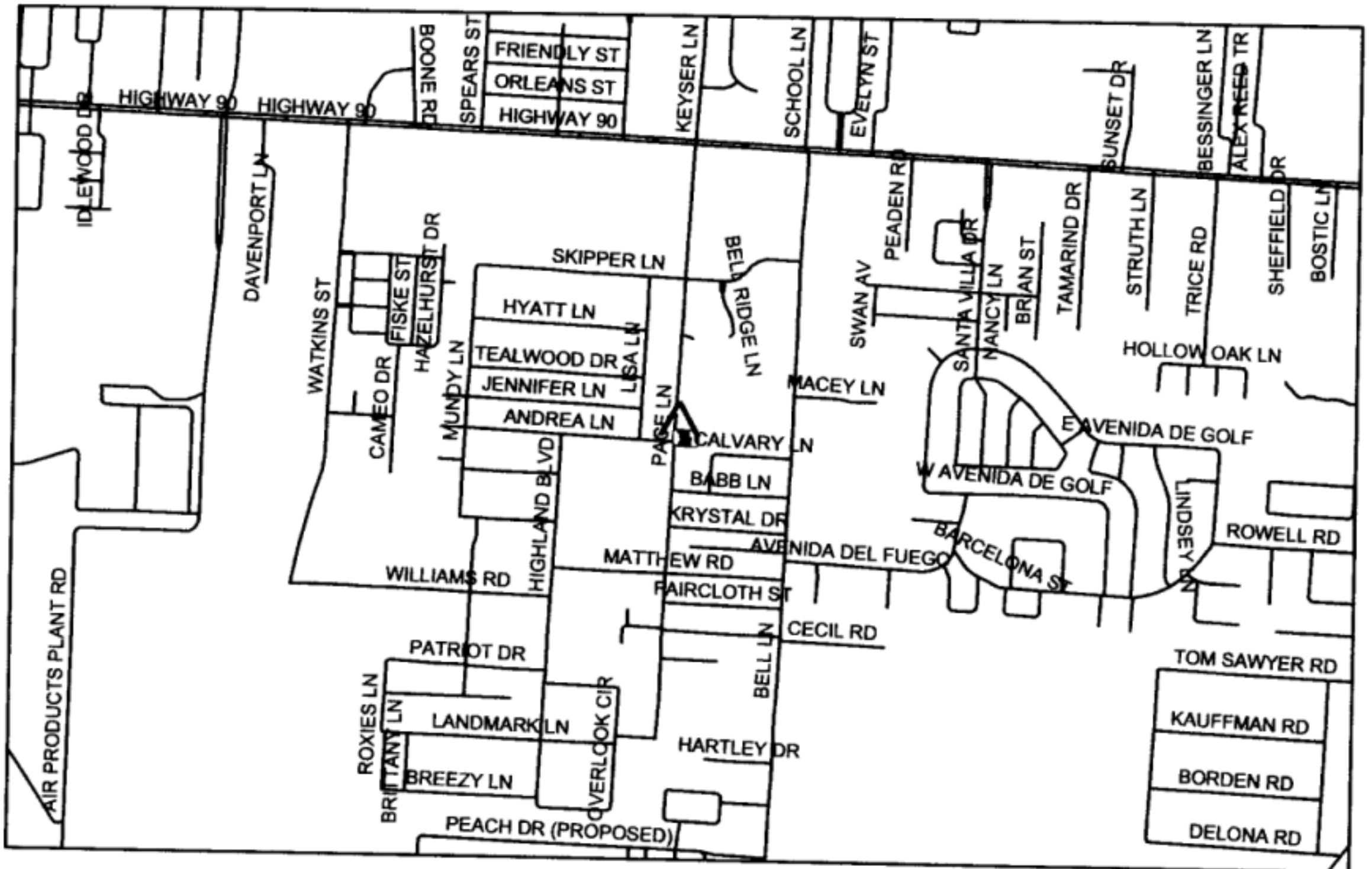
You are invited to attend and present written and/or verbal comments. If you are unable to attend either meeting, you may provide written comments to our office for presentation to the Board(s). Comments regarding this item may be sent via fax at (850) 983-9874 or email to shawnw@santarosa.fl.gov. Please reference the amendment number on all correspondence submitted. All correspondence that the Planning Department staff presents to the Board(s) must arrive in this office no later than 1:00 p.m. on the day of the meeting. If you desire to attend, your correspondence will also be accepted at the meeting.

Information concerning this item may be inspected Monday through Friday, 8:00 a.m. until 4:30 p.m. at our office located at 6051 Old Bagdad Highway, Milton, Florida. If you have any questions, you may contact us at (850) 981-7075, fax at (850) 983-9874, or email to shawnw@santarosa.fl.gov.

Sincerely,

Shawn Ward
Planner II

Public Notice (2009-R-019)



TO:

Mr. Shawn Ward

Development Services Division
Dept. Planning and Zoning
Santa Rosa County, FL

RE: LETTER OF AUTHORIZATION TO REPRESENT PROPERTY OWNER IN RE-ZONING CASE

I, Bill Walther of Bill Walther Construction, Inc., hereby authorize Charles L. Francoeur to represent me in my re-zoning application, case # 2009-R-019.

Signature: Bill Walther Date: 5-13-09

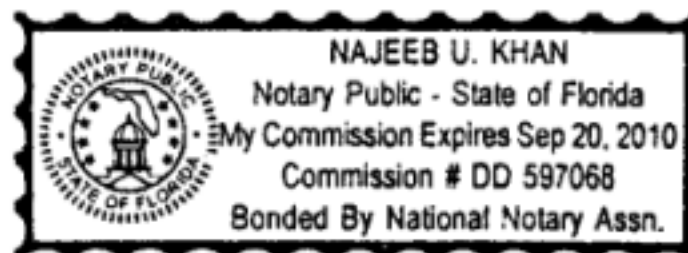
COUNTY OF SANTA ROSA

STATE OF FLORIDA

Appearing before me is William C. Walther, whose identity has been verified by valid drivers license () or who is personally known to me (X).

SIGNATURE OF NOTARY: Charles L. Francoeur

DATE: 5/13/09 COMMISSION EXPIRES: Sep 20, 2010



SEAL

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE—POSTMASTER	
Received From	SANTA ROSA COUNTY PLANNING AND ZONING DIVISION 6051 OLD BAGDAD HWY. MILTON, FL 32583
One piece of ordinary mail addressed to:	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

PS Form 3817, Mar. 1989



09-R-019

2625

13-1N-29-0000-05105-0000
BABB CHARLIE J
4339 CALVARY LN
MILTON, FL 32571

13-1N-29-0000-05112-0000
BABB DON R
4780 MULAT RD
MILTON, FL 32583

13-1N-29-0000-05116-0000
~~BABB DON R~~
~~4780 MULAT RD~~
MILTON, FL 32583

13-1N-29-0000-05117-0000
~~BABB DON R ET AL~~
~~4780 MULAT RD~~
MILTON, FL 32583

~~13-1N-29-0000-05107-0000~~
~~BABB DON ROY~~
~~4780 MULAT RD~~
MILTON, FL 32583

13-1N-29-0000-05300-0000
BABB JOSEPH A SR
5060 BABB LN
PACE, FL 32571

13-1N-29-0000-05602-0000
BILL WALTHER CONSTRUCTION
PO BOX 3793
MILTON, FL 32572 *swr*

14-1N-29-0000-07000-0000
BOOTH JOHN H & PATRICIA J
4351 LISA LN
PACE, FL 32571

14-1N-29-0000-02200-0000
BOWMAN JOEL THOMAS & JANET W
4313 PACE LN
PACE, FL 32571

14-1N-29-0000-07100-0000
CEREZO GARY E & GRACE
1702 BLUE SPRUCE WAY
MILPITAS, CA 95035

13-1N-29-0000-05601-0000
CIFERS JAMES ROBERT
29488 HUNTER POINT RD
COURTLAND, VA 23837

13-1N-29-0000-05111-0000
COMMUNITY CHAPEL CHURCH OF
GOD
4300 PACE LN
PACE, FL 32571

14-1N-29-0000-02300-0000
DYESS MAIDA A STEARNS
4325 PACE LN
MILTON, FL 32571

14-1N-29-0000-07900-0000
EMMONS FRANKLIN D JR &
ELIZABETH A
4953 ANDREA LN
PACE, FL 32571

13-1N-29-0000-05600-0000
GREEN BRIAN & CHRISTINA
4336 PACE LN
PACE, FL 32571

14-1N-29-0000-01229-0000
HUNT JAMES E
4351 PACE LN
PACE, FL 32571

13-1N-29-0000-04801-0000
IGLESIA BAUTISTA LIBERTAD
INCORPORADO
PO BOX 3801
MILTON, FL 32572

14-1N-29-0000-02600-0000
JENKINS JOHN A & BETTY J
4366 LISA LN
PACE, FL 32571

~~14-1N-29-0000-04300-0000~~
~~JENKINS JOHN A & BETTY J~~
~~4366 LISA LN~~
PACE, FL 32571

14-1N-29-0000-03500-0000
JONES RICHARD L & SUSAN I
4343 PACE LN
PACE, FL 32571

14-1N-29-0000-01256-0000
KASZTELAN GEORGE
4975 ANDREA LN
PACE, FL 32571

14-1N-29-0000-03600-0000
KOBI TED D
4359 PACE LN
PACE, FL 32571

13-1N-29-0000-05302-0000
LINDELL THEODORE C JR &
CARRIE A STEELE
5042 BABB LN
PACE, FL 32571

14-1N-29-0000-01228-0000
MCLEAN CYNTHIA
4337 PACE LN
PACE, FL 32571

14-1N-29-0000-11600-0000
MISTROT DAN CLIFFORD & LYNDA G
4963 JENNIFER LN
PACE, FL 32571

13-1N-29-0000-05103-0000
NOBLES CHARLOTTE A
4312 PACE LN
PACE, FL 32571

14-1N-29-0000-01202-0000
SINGLETARY JAMES O & FRANCES L
4291 PACE LN
PACE, FL 32571

13-1N-29-0000-04800-0000
URLOCKER SHARON LEE JOHNSON
PO BOX 2210
PACE, FL 32571

14-1N-29-0000-01220-0000
WEEKS JAMES V JR
4470 STEPHENS RD (BUSINESS)
PACE, FL 32571

13-1N-29-0000-05301-0000
WENTZ RANDY L JR & JESSICA J
5036 BABB LN
MILTON, FL 32571

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE - POSTMASTER	
Received From	SANTA ROSA COUNTY PLANNING AND ZONING DIVISION 6051 OLD BAGDAD HWY. MILTON, FL 32583
One piece of ordinary mail addressed to:	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

PS Form 3817, Mar. 1989

09-R-019

14-IN-29-0000-02100-0000
WHITING TRAVIS R & PATRICIA A
4301 PACE LN
MILTON, FL 32571





MISCELLANEOUS RECEIPT

09-R-019

Customer Details		Receipt Details											
Name: BILL WALTHER CONSTRUCTION Address: P.O. BOX 3793 MILTON, FL 32570 Phone: Phone (850) 435-5099 Email: Email	Receipt Number: 85 Today's Date: 03/20/2009 By Employee: Laverne Frye Department: Planning and Zoning												
PRODUCT REQUESTED Rezoning - No Land Use @ \$1,000.00 EA X 1													
TRANSACTION DETAIL													
TRANSACTION DATE - TIME	PRODUCT / SERVICE NOTES	QUANTITY	COST EA	MAILOUT FEES	TOTAL COST								
03/20/2009 - 11:26:17	Rezoning - No Land Use -	1	\$1,000.00	\$39.52	\$1,039.52								
Check Number: 1169				<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Paid Cash:</td> <td style="border: 1px solid black; text-align: right;">\$0.00</td> </tr> <tr> <td>Paid Check:</td> <td style="border: 1px solid black; text-align: right;">\$1,039.52</td> </tr> <tr> <td>Paid Credit Card:</td> <td style="border: 1px solid black; text-align: right;">\$0.00</td> </tr> <tr> <td>Total Paid:</td> <td style="border: 1px solid black; text-align: right;">\$1,039.52</td> </tr> </table>		Paid Cash:	\$0.00	Paid Check:	\$1,039.52	Paid Credit Card:	\$0.00	Total Paid:	\$1,039.52
Paid Cash:	\$0.00												
Paid Check:	\$1,039.52												
Paid Credit Card:	\$0.00												
Total Paid:	\$1,039.52												
By signing this receipt I agree that the product / service was rendered to my satisfaction.													
Customer Signature Date _____													

Thank you!

Planning and Zoning

DEPT COPY

ORDINANCE 2009 - 10

**AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
AMENDING ORDINANCE 91-24 AS AMENDED; CHANGING THE
ZONING DISTRICT AS DEPICTED IN THE ATTACHED MAPS;
APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP
OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE
ATTACHED MAP; AMENDING ORDINANCE 2003-25 AS AMENDED;
AMENDING THE FUTURE LAND USE MAPS OF THE SANTA ROSA
COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE
CLASSIFICATIONS; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN
EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA ROSA COUNTY, FLORIDA:**

SECTION 1. The Santa Rosa County Board of County Commissioners hereby finds that the change in land use classifications hereby adopted will promote compact, orderly development and discourage urban sprawl.

SECTION 2. The zoning district categories for Attachments A - B are amended as follows:

Attachment A - Case # 2009-R-019 - ID# 13-1N-29-0000-05602-0000 - Rezone from Single Family Residential District (R1) to Medium Density Residential District (R2). This rezoning is subject to the following condition: 1. Only one (1) duplex may be placed on the property.

Attachment B - Case # 2009-R-021 - A Portion of: ID# 04-1N-27-0000-00101-0000, 03-1N-27-0000-00108-0000 - Rezone from Agriculture District (Ag), Medium Density Residential District (R2) and Highway Commercial Development District (HCD) to Restricted Industrial District (M1). This rezoning is subject to the following conditions: 1. Requirement of the Navy to review the entire plan for recognition of the ACUIZ zones and lighting restrictions; and, 2. The two well heads for East Milton Water System must be recognized.

SECTION 3. Santa Rosa County approves for transmittal to the Florida Department of Community Affairs an amendment to the Future Land Use Map Series as adopted by Chapter 7 of Santa Rosa County Ordinance No. 2003-25 as depicted in the Attachment B.

Attachment B - Case # 2009-R-021 - A Portion of: ID# 04-1N-27-0000-00101-0000,
03-1N-27-0000-00108-0000 -.Rezone from Agriculture Designation, Medium Density
Residential Designation and Highway Commercial Development Designation to Industrial
Designation.

SECTION 4. CODIFICATION. The provisions of this ordinance shall become and be
made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this
ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may
be changed to "section", "article", or any other appropriate word.

SECTION 5. EFFECTIVE DATE. A copy of this Ordinance shall be filed in the
office of the Secretary of State within ten (10) days of enactment. The rezoning amendment for
Attachment A shall take effect upon the effective date of this ordinance. The effective date of
the amendment for Attachment B shall be upon the effective date of the corresponding
comprehensive plan amendments. Action on the corresponding comprehensive plan amendment
will be taken in accordance with Chapter 163, Florida Statutes, after transmittal of said
comprehensive plan amendments to the Department of Community Affairs.

PASSED AND ADOPTED by a vote of __ yeas and __ nays and __ absent of the Board
of County Commissioners of Santa Rosa County, Florida, on the 28th day of May, 2009.

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

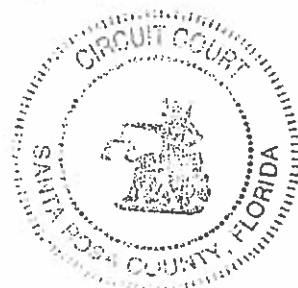
By: Don Salda
Chairman

ATTEST:

Mary M. Johnson
Clerk of Court

I, Mary M. Johnson, Clerk of Court of Santa Rosa County, Florida, do hereby certify that
the same was adopted and filed of record and a copy deposited in the Postal Department of the
United States of America for delivery by registered mail to the Secretary of the State of Florida,
on this 3rd day of June, 2009.

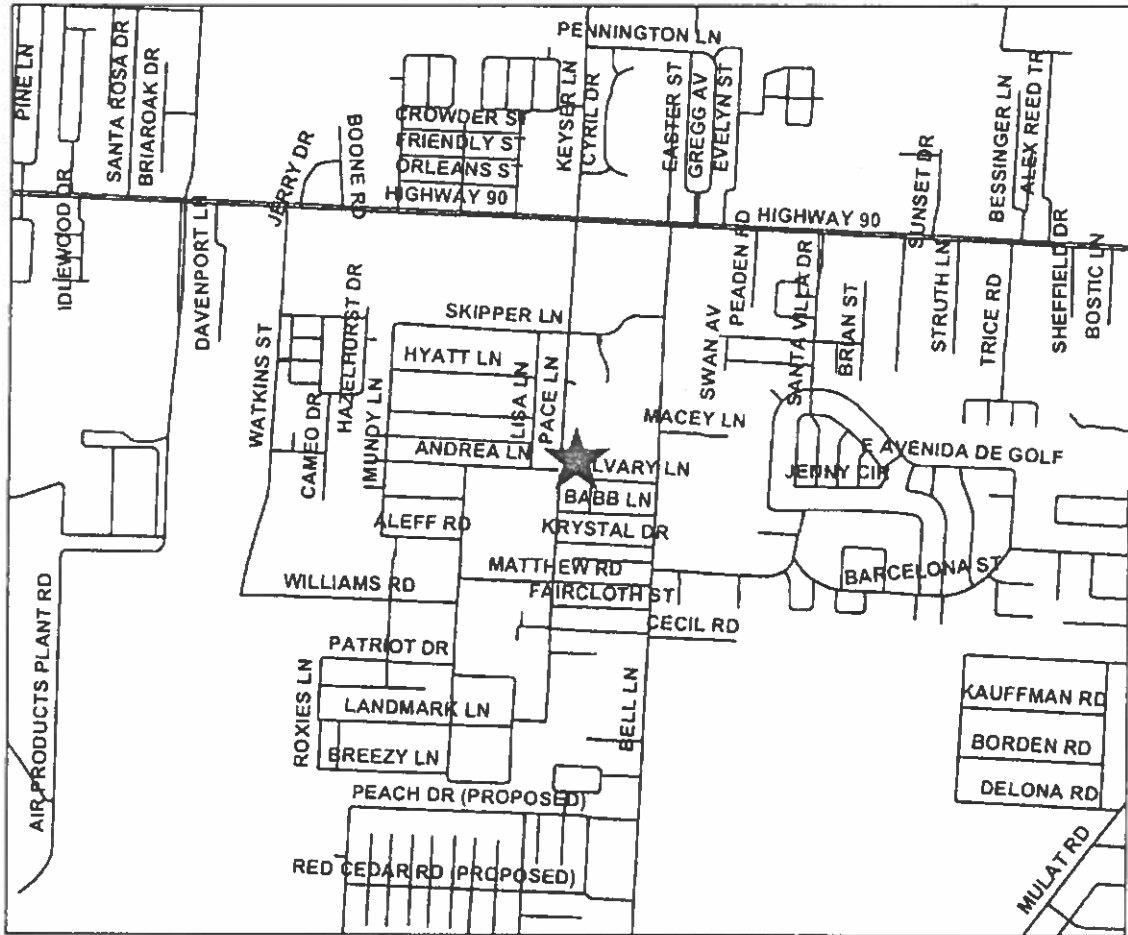
Mary M. Johnson
Mary M. Johnson



Rezoning Case Number: 2009-R-019

Zoning District Amended: from R1 (Single Family Residential District) to R2 (Medium Density Residential District) (approximately .50 (+/-) acres).

1. General Location:



Parcel Numbers: 13-1N-29-0000-05602-0000

2. Parcel Location:

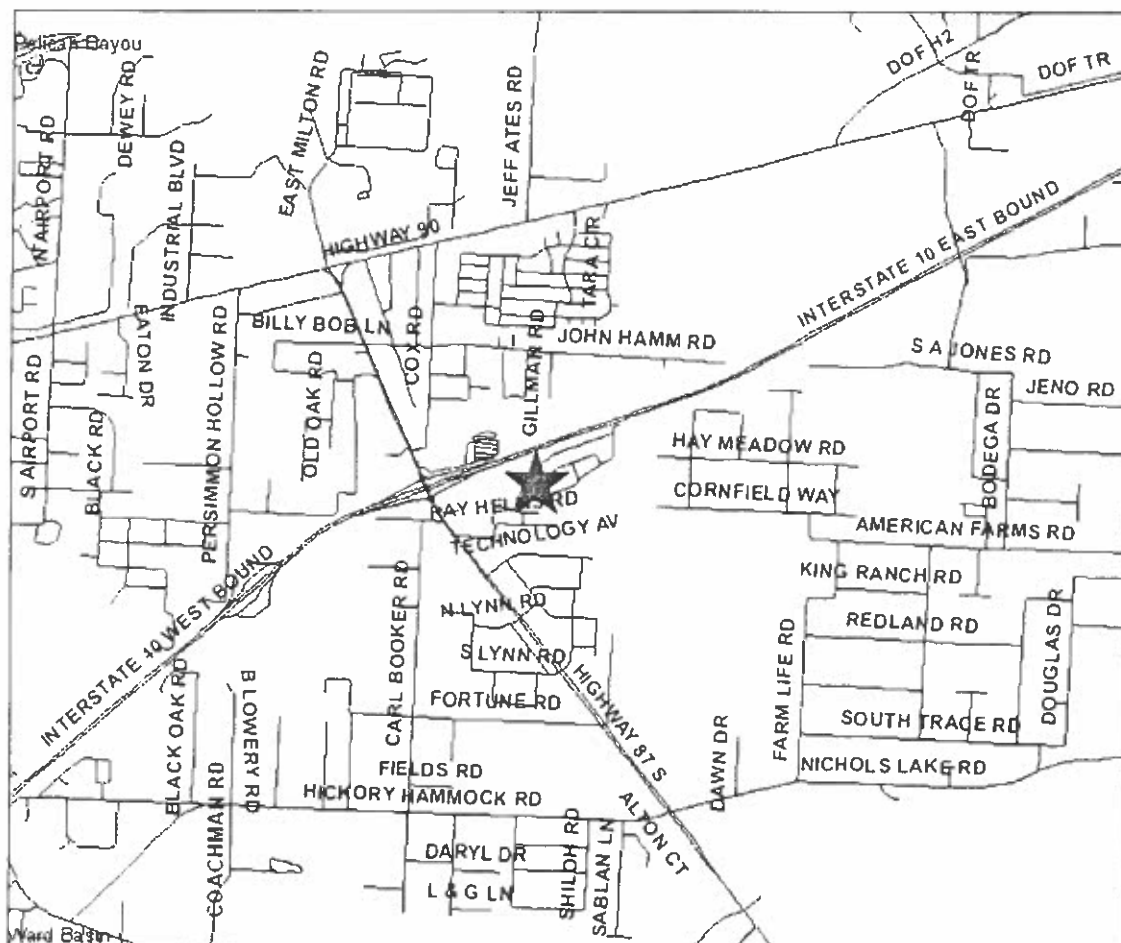


Rezoning Case Number: 2009-R-021

Zoning District Amended: from Ag (Agriculture District), R2 (Medium Density Residential District) and HCD (Highway Commercial Development District) to M1 (Restricted Industrial District) (approximately 186.21 (+/-) acres).

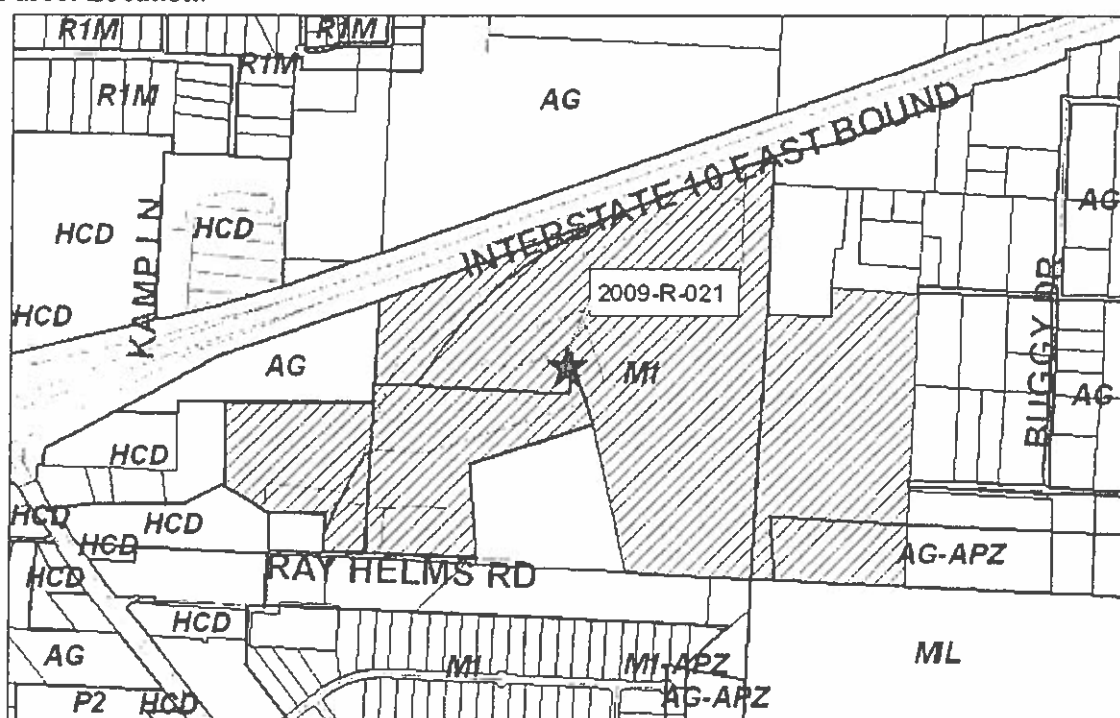
Future Land Use Designation Amended: Agriculture, Medium Density Residential, and Commercial to Industrial

1. General Location:



Parcel Numbers: APO 04-1N-27-0000-00101-0000 and 03-1N-27-0000-00108-0000

2. Parcel Location:



lg scale
ebb
Feb 3
2010
see
ORD
2009-30

**FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
(CODRS) CODING FORM**

Instructions: Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (850)245-6270 or Suncom 205-6270.

COUNTY: (SANTA ROSA)	COUNTY ORDINANCE # (_____) (e.g., 00-001)
PRIMARY KEYFIELD DESCRIPTOR: (<u>Zoning</u>)	
SECONDARY KEYFIELD DESCRIPTOR: (<u>Zoning Classification</u>)	
OTHER KEYFIELD DESCRIPTOR: (<u>Land Use Planning</u>)	
ORDINANCE DESCRIPTION: (<u>Amending Future Land Use Maps</u>) (25 characters maximum including spaces)	
ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)	
AMENDMENT # 1: (<u>91-24</u>)	AMENDMENT # 2: (<u>90-52</u>)
ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)	
REPEAL # 1: (_____)	REPEAL # 3: (_____)
REPEAL # 2: (_____)	REPEAL # 4: (_____)
(Others repealed: List all that apply): _____	

(FOR OFFICE USE ONLY):	COUNTY CODE NUMBER: (_____)
KEYFIELD 1 CODE: (_____)	KEYFIELD 2 CODE: (_____)
KEYFIELD 3 CODE: (_____)	Rev. 4/10/01

New Business: 5.





Planning and Zoning Commission

Agenda Item

Meeting Date: July 23, 2026

Department: Zoning Board

Staff:

Item: 2026-20-RSS & 2026-1-LA **APPEAL to Ordinance 2008-14, Rezoning 2008-R-035**

Project/Applicant: Thomas W Greene
Represented by: Belle Vision Coffee LLC, Susan Bradshaw
Location: 1400 Block of Bahia Dr. Navarre Beach
Parcel(s): 282S269020000000400
Request: **Amend the conditions to Ordinance 2008-14, adopted by the Board of County Commissioners on May 22, 2008.**
Conditions: 1) Limit use of the site to a real estate office as proposed by the applicant
2) Limit hours of operation to 9am-5pm.
3) Development will resemble adjacent uses with blow out walls.
Lease Amendment Request: Allow for commercial use on this parcel.
Area Size: 0.11 +/- acres
District: Commissioner District # 4

Attachment(s) BOCC File

ACTION NEEDED

SUMMARY/BACKGROUND

RECOMMENDATION

FISCAL IMPACTS

NEXT STEPS





**SANTA ROSA COUNTY
DEVELOPMENT SERVICES**

Tambre Lee
Building Official
tambrel@santarosa.fl.gov

SHAWN WARD, AICP
Planning Director
shawnw@santarosa.fl.gov

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

2026-20-RSS & 2026-1-LA Amendment

Project Name: N/A

**Applicant and/or
Property Owner:** Bill Walther Construction, Inc.

Representative: William C. Walther

Request: Amend the conditions to Ordinance 2008-14, adopted by the Board of County Commissioners on May 22, 2008.

Condition:

- (1) Limit use of the site to a real estate office as proposed by the applicant
- (2) Limit hours of operation to 9am-5pm.
- (3) Development will resemble adjacent uses with blow out walls.

**Lease Amendment
Request:** Allow for commercial use on this parcel.

Area Size: 0.11 +/- acres



Looking north on Bahia Dr. Site is to the right.

103



Looking south on Bahia Dr. Site is to the left.

104



Looking into the site.

105

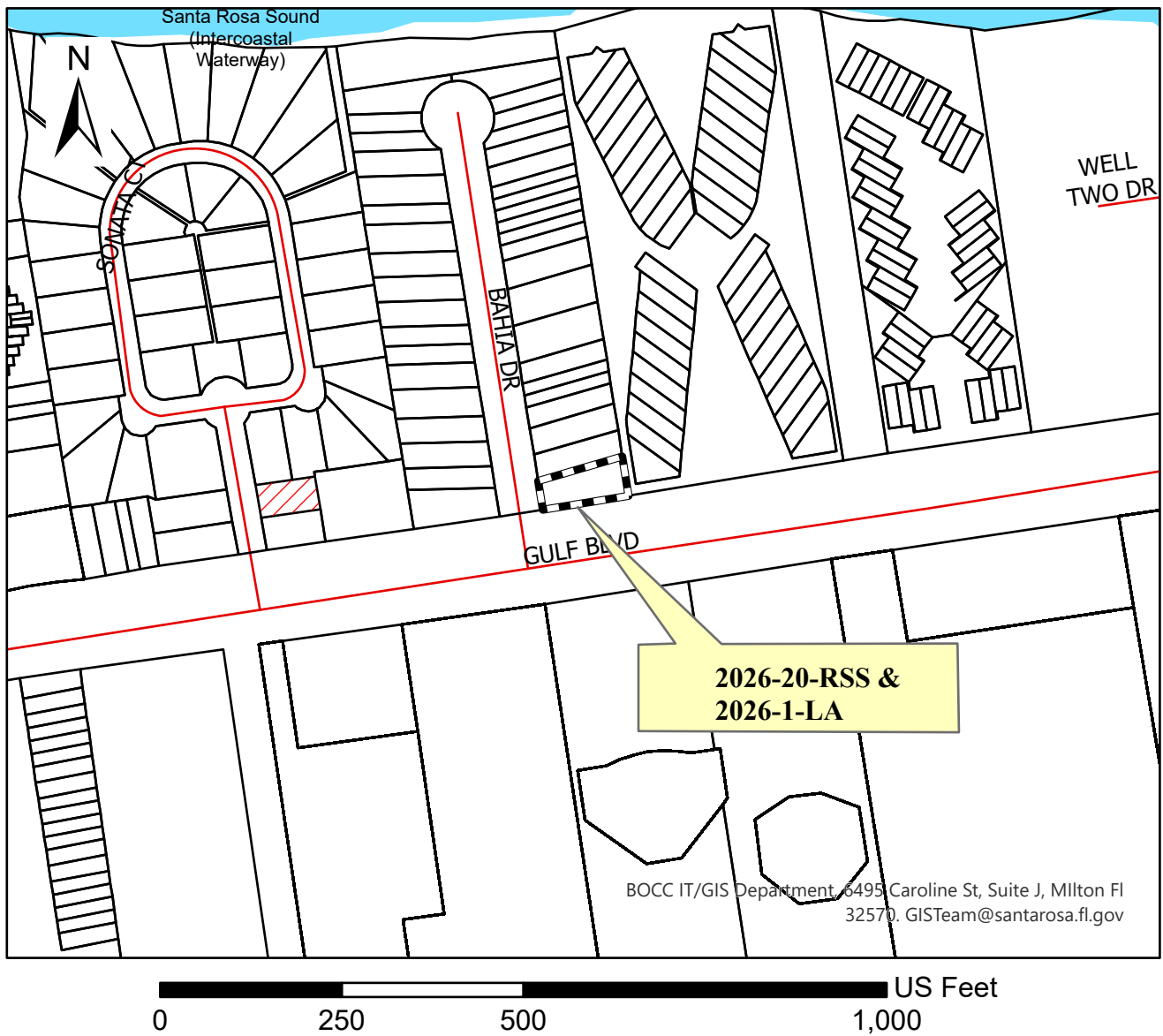


Looking into the site from Gulf Blvd.

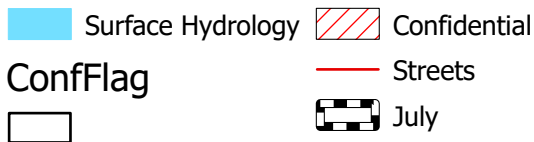
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2026-20-RSS & 2026-1-LA

Location



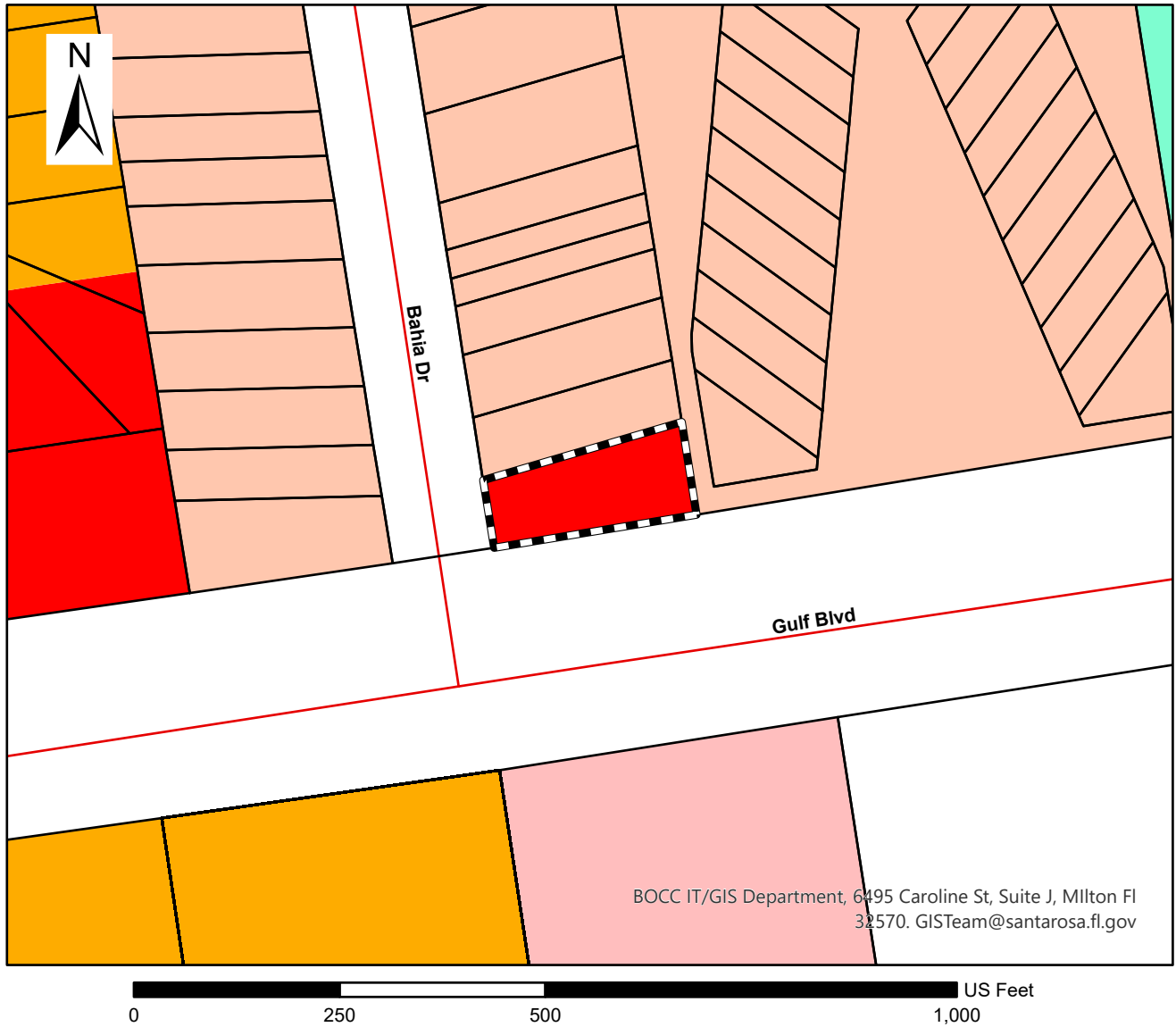
Legend



Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2026-20-RSS Zoning



Legend

Surface Hydrology

ConfFlag

- Confidential
- Streets

Zoning

- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- AG2-APZ or CZ
- C1M
- C2M
- CITY

- HC1
- HCD
- HCD-APZ or CZ
- HCD-APZ or CZ
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-APZ or CZ
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- M2-APZ or CZ
- MID

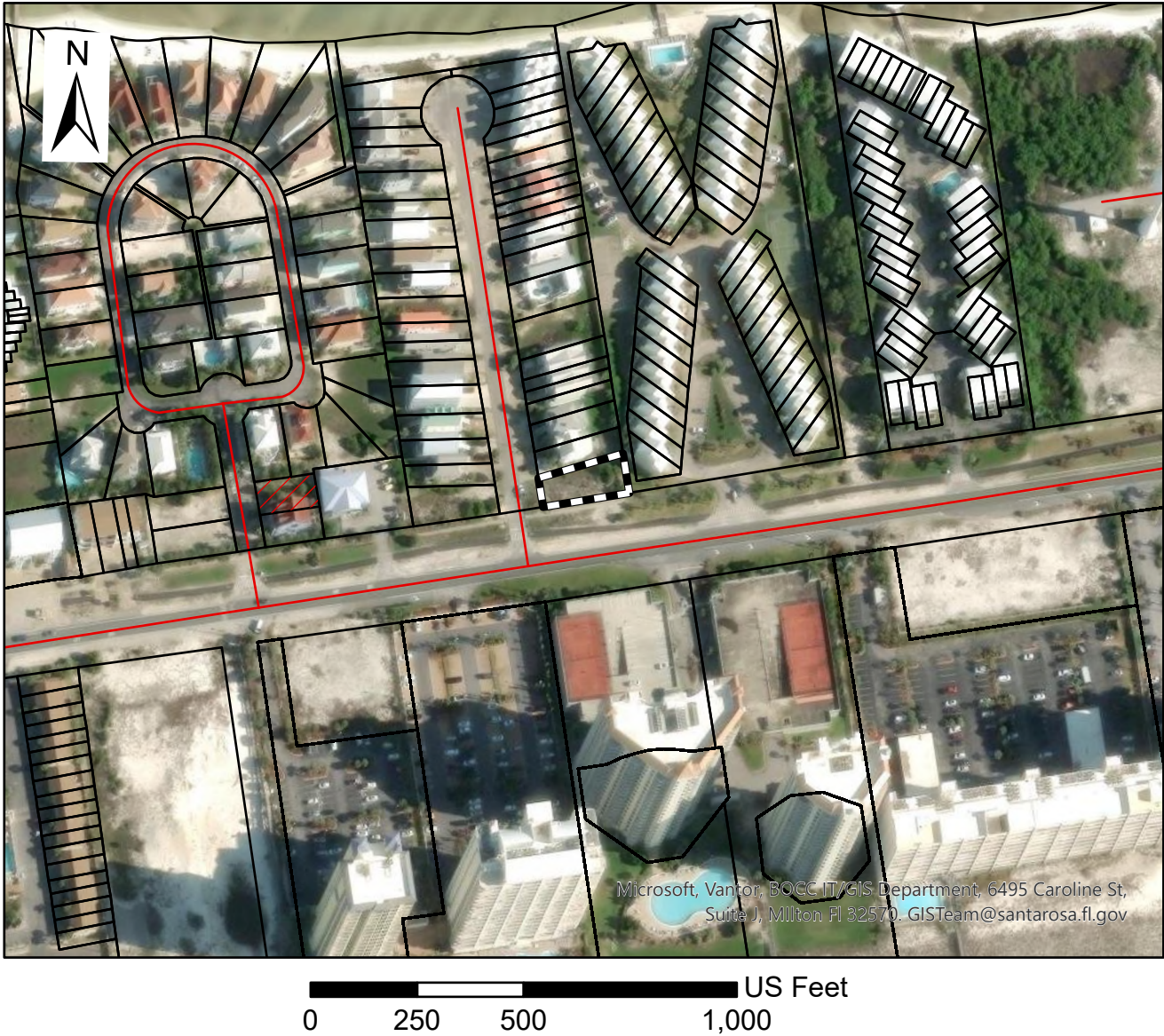
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-APZ or CZ
- P2-APZ or CZ

- P2-HON
- PBD
- PID
- PIT 1
- PIT 2
- PUD
- R1
- R1-APZ or CZ
- R1-APZ or CZ
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-APZ or CZ
- R1M-APZ or CZ
- R1M-HON

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2026-20-RSS
2022 Aerial

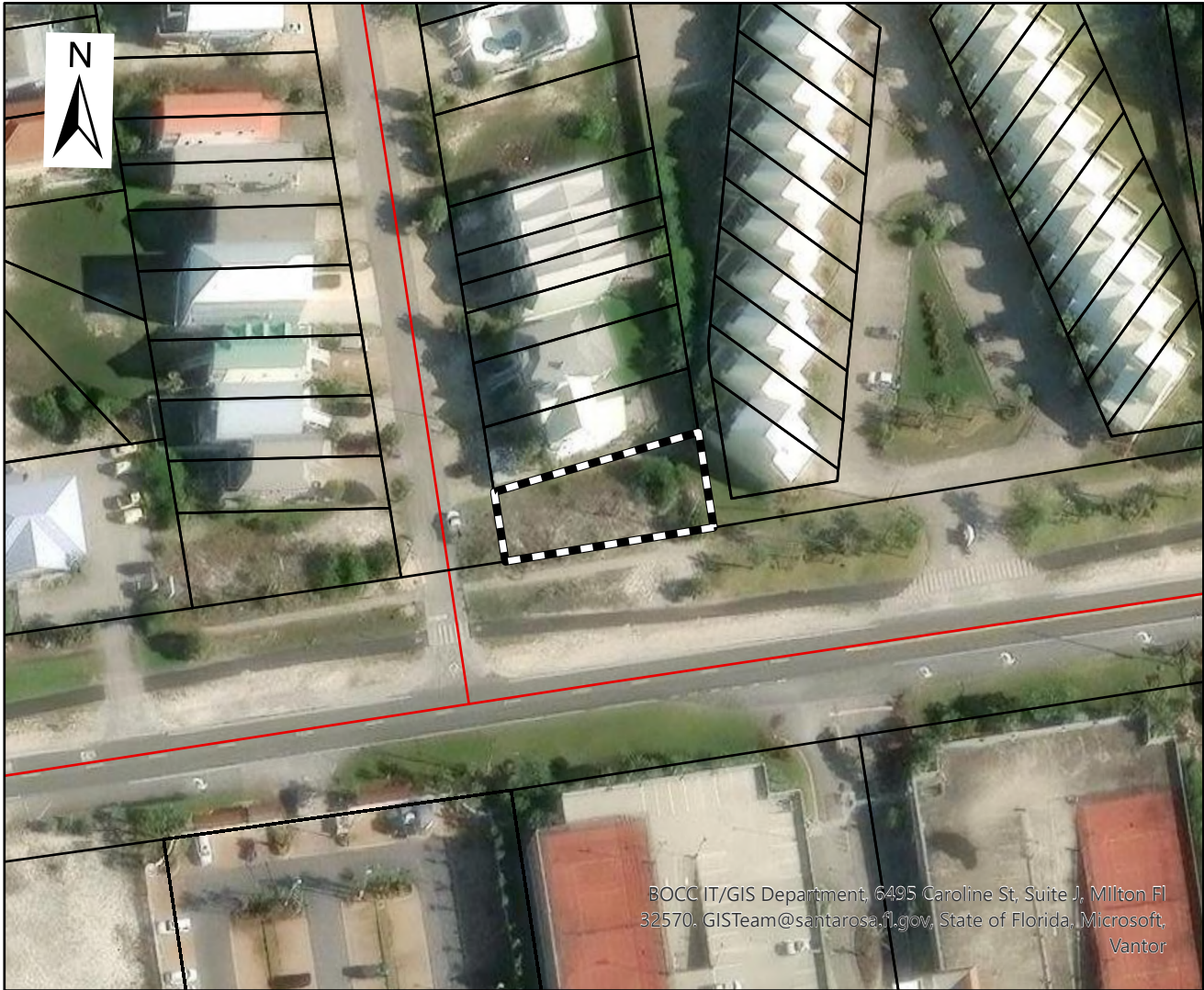


Legend

- ConfFlag
- Streets
 - July
 - Confidential

Disclaimer:
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

2026-20-RSS
2022 Close Up Aerial



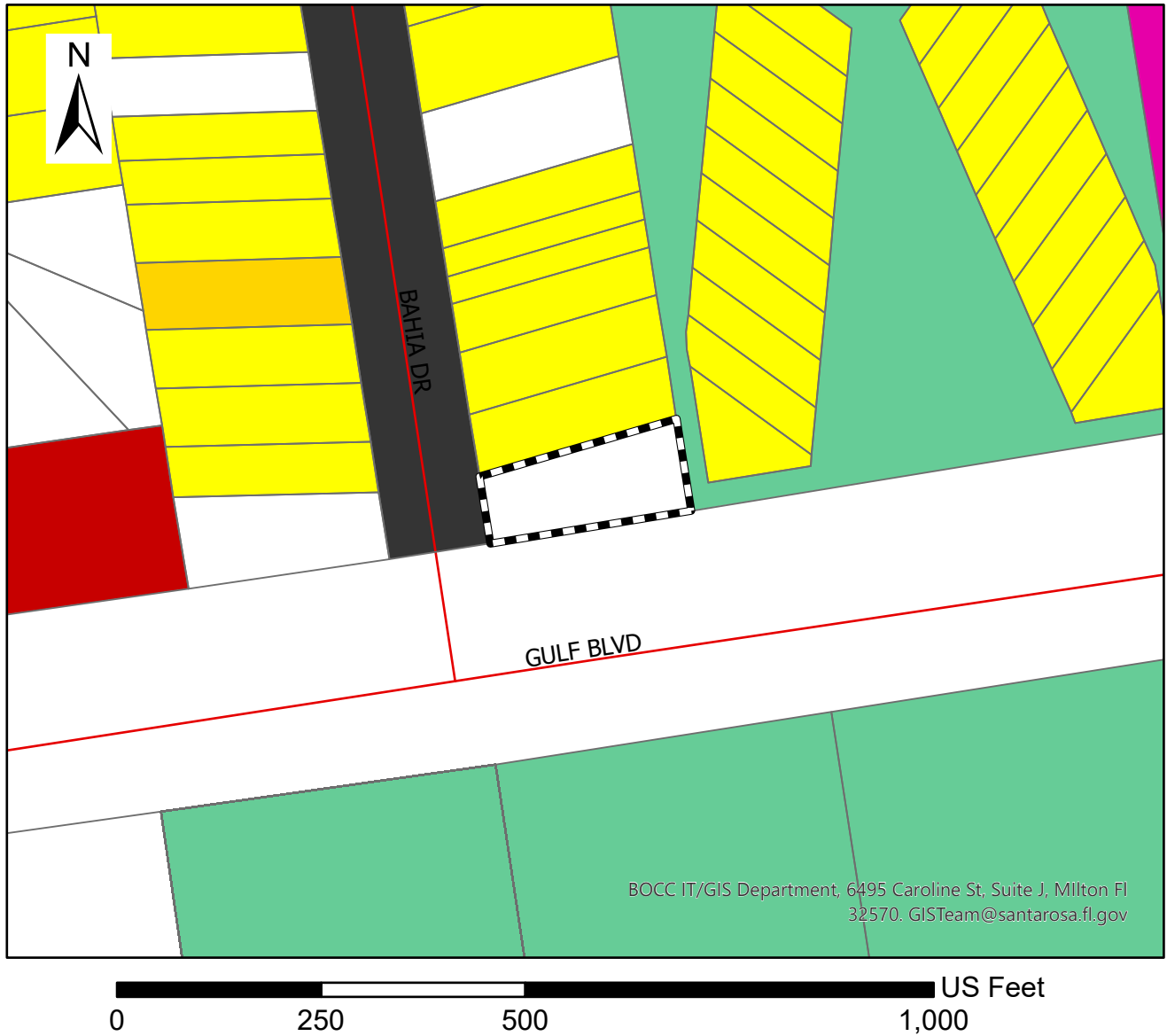
0 250 500 1,000 US Feet

Legend

- ConfFlag
- Streets
 - July
 - Confidential

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Existing Land Use



Legend

Surface Hydrology	Commercial (COMM)	Recreation/Commercial (REC/COMM)
ConfFlag	Industrial (INDUS)	Recreation/Open Space (REC/OS)
Confidential	Institutional (INST)	Right of Way (ROW)
Streets	Multi-Family Residential (MFR <5)	Single Family Residential (SFR)
Existing Land Use	Multi-Family Residential (MFR >5)	Silviculture (SILVICUL)
Agriculture (AG)	Military (MIL)	Uncategorized (UNCAT)
Agriculture, Homestead (AH)	Mixed Residential/Commercial (MRC)	Utilities
Condo's/Townhomes (C/T)	Office	Vacant
City	Public Owned Property (POP)	Water
	Rail	July

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2026-20-RSS
Accident Potential Zone



Legend



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2008-R-035

Property Owner: Paul and Elizabeth Brown

Agent: Wiley C. "Buddy" Page

Existing Zoning: NBMD (Navarre Beach Medium Density)

Requested Zoning: NBC (Navarre Beach Commercial)

Existing FLUM: Navarre Beach Medium Density Residential

Requested FLUM: Navarre Beach Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: Paul and Elizabeth Brown

Agent: Wiley C. "Buddy" Page

Project Location: Southeast corner of Bahia Drive and Gulf Boulevard, Navarre Beach

Parcel Number(s): 28-2S-26-9020-0000-0400

Parcel Size: .11 (+/-) acres

Purpose: Real Estate Office

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from NBMDR to NBC** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Navarre Beach Medium Density Residential to Navarre Beach Commercial.**

Existing Zoning Description: Navarre Beach Medium Density Residential (NBMDR) District Permitted uses within this category include single family and multi family homes (townhomes, duplexes, triplexes, quadraplexes, condominiums) and accessory structures. This category shall only be located in Navarre Beach where lower density residential development is desirable due to environmental sensitivity and threat of natural disaster destruction. The maximum allowable density within the category is ten (10) dwelling units per acre of land.

Proposed Zoning Descriptions: Navarre Beach Commercial District - The intent of this category is to provide for commercial uses such as hotels and motels, general commercial uses (convenience and consumer retail, professional offices, service facilities, etc.), restaurants, commercial piers and marinas. Uses within the category shall be primarily commercial; however, residential uses within the Navarre Beach Commercial Category will be allowed when part of a predominantly commercial development

Existing FLUM: Navarre Beach Medium Density Residential

Proposed FLUM: Navarre Beach Commercial

Current Use of Land: Vacant

Surrounding Zoning: North, east and west of the site is zoned NB-MDR, Medium Density Residential. South is NB-PMUD, Planned Mixed Use Development. Southwest is NB-HDR, High Density Residential. Southeast is HNB, Hotel Navarre Beach. Navarre Beach Commercial district is located approximately 200 feet east of the subject site.

Rezoning History: In 2004, 3 acres south of the site across Gulf Boulevard were rezoned to NB-PMUD, Navarre Beach Planned Mixed Use Development.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 5 new daily vehicle trips onto Gulf Boulevard as a worst case scenario using the entire .11 acre site. A commercial development could produce approximately 35 new daily vehicle trips onto Gulf Boulevard as a worst case scenario using the entire .11 acre site. The overall net affect upon the roadway is 30 new daily vehicle trips. Rated at LOS Standard "D", the current available capacity of 6,104 trips thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Navarre Beach Water & Sewer Department

Maximum Capacity: 1 million gallons per day
Average Flow: .350 million gallons per day

The proposed amendment is not expected to create capacity problems for the Navarre Beach Water & Sewer Department as indicated in the verification request form.

(3) Sanitary Sewer:

The proposed amendment is not expected to create capacity problems for the Navarre Beach Water & Sewer Department as indicated in the verification request form.

Navarre Beach Water & Sewer Department

Maximum Capacity: .900 million gallons per day
Average Flow: .600 million gallons per day

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

A rezoning to NBC with a future land use amendment to Commercial would not increase demand on recreation facilities.

B. Compatibility:

Several Land Development Code Articles apply with respect to the compatibility and/or suitability of the requested amendment as follows:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

The majority of uses surrounding the site are single family residential, townhomes, condominiums, and vacant parcels.

Note: The applicant indicates the proposed use will be a 2,400 square foot real estate office on a 0.11-acre lot. The applicant has provided a sketch showing the potential buildable area of the lot; however, the setbacks are not consistent with the LDC. Staff has prepared a similar sketch showing correct setbacks along with required buffer options. Those drawings indicate the limited amount of buildable area on the site. While the buildable area is limited, it's important to note that would be the case even with the current zoning district and the development of the site may require variances to LDC requirements.

Policy 3.1.I.1 of the Santa Rosa County Comprehensive Plan States:

"Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed upon all properties in Navarre Beach and as found in Deed Book 295, Page 303 of the Records of Escambia County".

Objective 3.1.I of the Comprehensive Plan states:

"Maintain consistency between development regulations imposed on Navarre Beach with the general covenants and restrictions attached to the lease agreements for private sector improvements to property on Navarre Beach".

The lease agreement for the subject property states " the leased property is leased to the lessee as business or commercial property for the purpose of constructing, maintaining, and operating apartment units". The intent of the referenced commercial use on the subject property is to support the sales and operation of the associated developed property; therefore, an amendment to the lease to allow a general real estate office will be needed.

C. Suitability:

Policy 7.1.A.3 of the Santa Rosa County Comprehensive Plan States:

"Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series".

The subject property is located on a barrier island. Maps indicate that the property is located within a category 4 hurricane storm surge zone, outside of the CHHA.

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

LDC Article 12.04.00 (B) states *"V Zone Construction Standards Apply to all major structures on NB"*.

LDC Article 12.04.02 A. Navarre Beach states *"The minimum elevation for the underside of the building support structure (lowest horizontal supporting member) shall be seventeen (17) feet in those areas designated as V-Zones by FEMA and Twelve (12) feet NGVD in all other areas in the Navarre Beach Administrative (Planning) Area"*.

The property is not in a V-Zone designated by FEMA. So the elevation requirement would be Twelve (12) feet mean sea level to the bottom of the lowest horizontal supporting member.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The rezoning would not result in a finding of urban sprawl.

2008-R-035 Traffic Analysis Append

Traffic Analysis Append

For the NB-MD estimation:

Single Family Detached Housing (210)

.11 acres x 10 du/acre = 1 possible unit

Average Rate: $9.57 \times 1 = 9.57$ Average Daily Vehicle Trips

Driveway %: $0.50 \times 9.57 = 4.78$ Daily Vehicle Trips

New Trip % = 100%; $4.78 \times 1.00 = 4.78$ New Daily Vehicle Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69 was less than 110% of the weighted average rate; and there was a large sample size (350 studies).

For the NB-C estimation:

Specialty Retail Center (814)

While the applicant has provided information as to the type of development proposed, in case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = .11 acres or 4,791.6 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

$$4,791 \times .85 = 1,000y + (y \times 4 \times 325)$$

$$4,072.35 = 1,000y + 1,300y$$

$$4,072.35 = 2,300y$$

$$y = 1.77$$

Building size = $1.77 \times 1,000$ square feet = 1,770 square feet gross floor area.

ITE Average Rate: $44.32 \times 1.77 = 78.44$ Average Daily Trips

Driveway %: $0.50 \times 78.44 = 39.22$ Average Daily Trips

New Trip % = 88%; $39.22 \times 0.88 = 34.51$ New Daily Trips

The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.69 for this data plot; the standard deviation was 15.52; and there was a small sample size (4 studies).



Gregory S. Brown, CFA
Santa Rosa County
Property Appraiser

6195 Caroline Street (850) 983-1880 Voice
 Milton, Florida 32570 (850) 623-1284 Fax
info@srcpa.org

Ownership Information

Owner NORTH GULF LLC
 Name2/Address PO BOX 5207
 Address
 City, State, Zip NAVARRE, FL 32566-

Parcel ID 28-2S-26-9020-00000-0400 Exempt Code 41 [Show Parcel Map](#)
 Phys. Loc Tax District 10

2007 Certified Values

Land Value 133,000
 Building Value 0
 Misc Value 0
 Just Value* 133,000
 Assessed Value 133,000
 Exempt Value 0
 Taxable Value 133,000

General Information

DOR Code 000000
 BLDG CNT 0
 XF/OB CNT 0
 ACRES 0.111

Tax Collector Data

"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.

Legal Information

LOT 40 BAHIA BADAR AS DES I
 N
 OR 2723 PG 738

**** Legal description is for reference only and should not be used for Legal documents*****

Sales Information

Sales in Area

OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
2723/738	04/18/2007	208,100	WD	I	Q
2018/624	05/24/2002	100,000	AL	V	U
2963/644	01/01/1991	22,700	LA	V	Q
2963/643	12/01/1990	15,000	QD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000150	SFR TOWNHO	MD *	40	121	40.000	FF	3325.000	133000

Show Zoning

[Display Building Information](#)

[Previous Parcel](#)

[Return to Main Search](#)

[Next Parcel](#)

[Santa Rosa Home](#)

[Return To Main Search](#)

[Santa Rosa Home](#)

PAGE 01/01

LOT 39

EXISTING TWO STORY RESIDENCE

CONCRETE DRIVE

PRUDENTIAL HOLLEY PR

N72°11'00"W 120.00'(P) 120.00'(P) 120.00'(P)

84'

3' BUILDING SETBACK LINE

25'

25' BUILDING SETBACK LINE

LOT 40
VACANT

15' BUILDING SETBACK LINE

84'

35'

32' BUILDING SETBACK LINE

5' SIDEWALK (ASBURY)

S70°11'00"W 120.00'(P) S70°10'16"W 110.73'(P)

84' SIDE LINE

S10°49'00"E 54.80'(P) S10°58'49"E 54.54'(P)

5' SIDEWALK (ASBURY)

UTILITY POLE

850-994-0023 035

CONCRETE SIDEWALK

P.2

13:23
820956CEB5B
S10°58'30"E 32.87'(P)
S10°58'30"E 32.87'(P)

2008-R-035 Staff Prepared Sketch for Existing NB-MD

NB-MD

Setbacks:

- Front = 30'
- Rear = 12' (10% of the lot depth)
- Interior side = 15'
- Corner side = 25' (per SRC Comp Plan)

Landscaping:

- If more than 5 units, 20% of the parcel is to be landscaped open space which includes ROW landscaping in the front and rear & side buffers

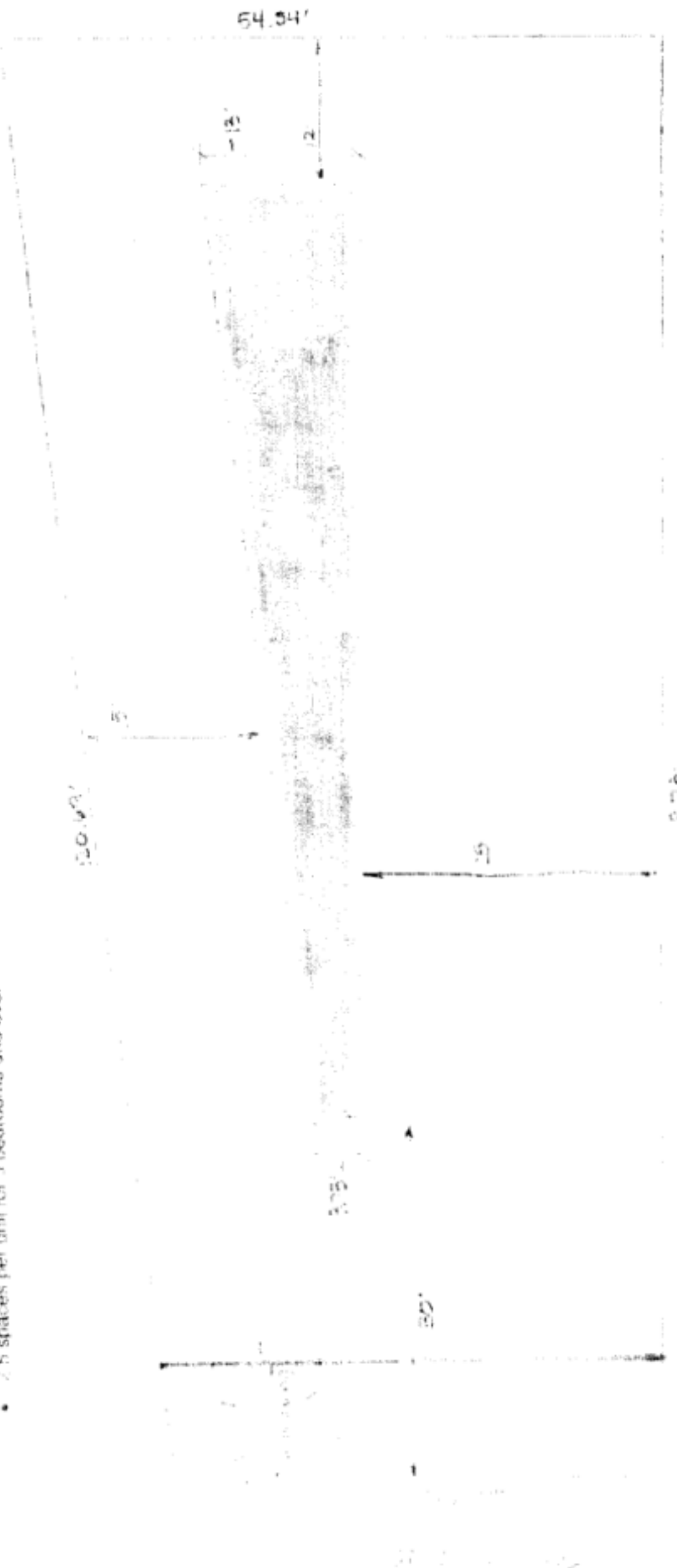
Parking:

- 1.5 spaces per unit for 1 bedroom
- 2 spaces per unit for 2 bedrooms
- 2.5 spaces per unit for 3 bedrooms and over

Legend



Buildable Area



Lot Bound

2008-R-035 Staff Prepared Sketch for Proposed NB-C

NB-C

Setbacks

- Front = 25'
- Rear = 25'
- Interior side = 4.3' (10 % of the lot width)
- Corner side = 25' (per SRC Comp Plan)

Landscaping

- ROW landscaping in front only
- Buffer C or E along north and east sides
- 20% of the parcel is to be landscaped open space

Parking

- 1 space per 200 sq ft = 12
- Parking may encroach into the building setbacks but not within the landscape areas

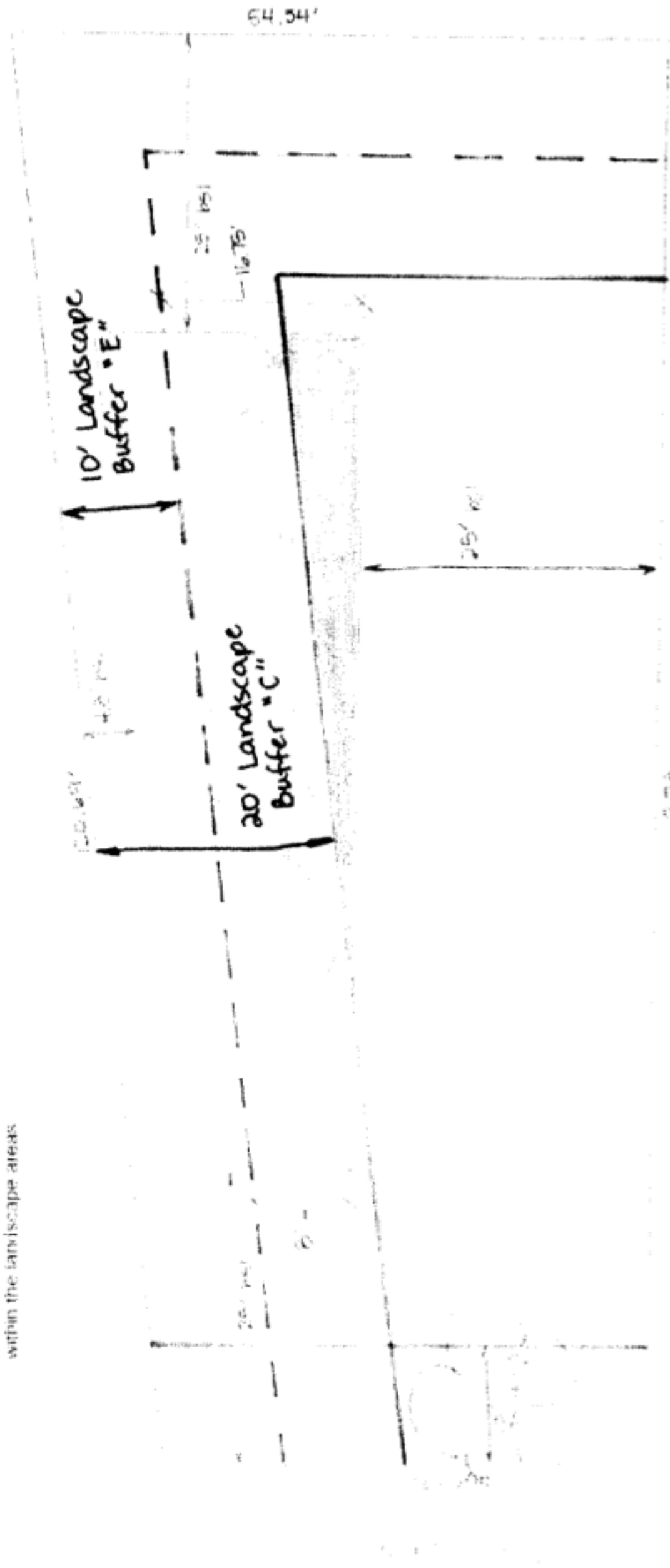
Legend



Buildable Area using Landscape Buffer "C"
(20' width)



Buildable Area using Landscape Buffer "E"
(10' width with masonry wall)



2-11-10



Shawn Ward

2008-12-035

From: dmanix@aol.com
Sent: Friday, May 16, 2008 11:39 AM
To: Commissioner Goodin
Cc: kenttatom@yahoo.com; bbmanix@aol.com; WOeding@aol.com; gwnene@aol.com; jopatrol@mchsi.com; bwig2@juno.com; speercharles@att.net
Subject: Reference 2008-R-035

Hello, Sir,

I am writing to object to the rezoning of the lot on the north side of Gulf Blvd mentioned in 2008-R-035. I am a homeowner and full-time resident at 8520 Gulf Blvd, #22, Navarre Beach, FL 32566. I believe rezoning this piece of property (2008-R-035) will result in flooding to the Buena Vida as well as set a bad precedent for rezoning for this island community. We have lived through Ivan, Dennis and Katrina and know the impact that large storms as well as our spring thunderstorms can have on our community. By rezoning this piece of property, we clearly increase the likelihood that our parking and access to our homes will be flooded. It appears to me that there is other property available to this petitioner that is already zoned commercial for his commercial pursuits. This property should remain zoned as residential.

Thank you for your time,
Dan Manix
Cell 850-598-1242
Home 850-939-2233

Plan your next roadtrip with MapQuest.com: America's #1 Mapping Site.

5/16/2008

Shawn 2008-R-035
RECEIVED MAY 20 2008
BCC
HW
TVK
PJZ

BUENA VIDA TOWNHOME ASSOCIATION

8520 GULF BLVD.
SUITE 23
NAVARRE BEACH, FLORIDA 32566
PHONE: (850) 936-8867
EMAIL: IRISTATDM@YAHOO.COM

May 19, 2008

Board of Santa Rosa County Commissioners
6495 Caroline Street
Milton, FL 32570

Re: Rezoning/Small Scale Future Land Use Map (FLUM) Amendment Application 2008-R-035;
for Paul and Elizabeth Brown Represented by Wiley C. "Buddy" Page

Dear Chairman John Broxson, Vice Chair W.D. Salter, Tom Stewart, Robert A. Cole and Gordon Goodin

On May 17, 2008 at our annual Townhome meeting the 40 residents and their representatives voted unanimously to proclaim opposition to the 2008-R-035.

We oppose the proposed rezoning for the following reasons:

1. Property is adjacent to single family and residential town home properties; NBC is not consistent with existing neighborhood.
2. Brown fully aware of zoning at time of purchase when other fully developed properties were available at reasonable prices i.e. Improved property with existing real estate office with all setbacks, landscaping etc., for \$399,000 vs. unimproved bare lot NBMD zoning for \$208,000. Brown had other reasonable opportunities without need to change zoning on property he subsequently purchased. Adjacent properties should not be penalized because of Brown's business decisions.
3. Currently, heavy rains or thunderstorms result in flooded conditions in Buena Vida Parking area and back yards of Bahia St properties. NBC permits up to 80% impervious ground cover that could aggravate this flooding/standing water problem and result in water damage to vehicles in parking areas or damage foundations of Bahia St. residences.
4. County planning staff noted that if rezoning is approved, a four step process is required to build on the property.
 1. Rezone the property
 2. Lease has to be amended
 3. Variance to current setback requirements would be needed.
 4. Easement changes are required

The planning staff noted that if current county regulations were applied, at the best, an 8ft by 16ft, building footprint could be permitted. The County and Navarre Beach community would not be well served by a structure this size of a trailer on Gulf Blvd. Certainly the BOC should not approve any proposal that at the outset would require numerous waivers and/or variances from well thought out County regulations controlling growth and development of Navarre Beach.

The citizens of Santa Rosa County have been well served by our elected Board of County Commissioners. We have been pleased that the BOC insures that county Regulations, Comprehensive plans, land use plans etc. are fairly applied for the benefit of the majority of Santa Rosa County residents. The proposed rezoning does not serve the adjacent community and, therefore, does not serve the interests of the citizens of Santa Rosa County.

We urge you; do not approve the proposed rezoning for this parcel.

Very truly yours,

BVTA Board of Directors

Iris D. Tatom, President *Iris D. Tatom*
 Belinda Manix, Vice President *Belinda Manix*
 Glenda Hayes, Secretary *Glenda Hayes*
 William Lovelace, Treasure *William A. Lovelace*
 Kyle Ingram *Kyle M. Ingram*

Shawn Ward

From: PJJBeach8520 [pjjbeach@mchsi.com]

Sent: Wednesday, May 21, 2008 10:15 PM

To: Shawn Ward

To: Shawn Ward

RE: Rezoning/small scale future land use map (FLUM) amendment of property:
Parcel 28-2S-26-9020-00000-0400 SE Corner of Bahia Drive and Gulf Blvd. Navarre Beach

Shawn:

I and my husband strongly oppose this application for change of land use as we reside on Navarre Beach and feel that the Master Plan for Navarre Beach should be upheld and protected. The original plan we believe has allowed for some control of development on the island and in this particular case, this is very close to home at our townhouse in Buena Vida which we feel will escalate some problems further that we are already feeling the effects of from the construction of the high rises across the street.

Our objections are:

- (1) It is our understanding that this land was originally platted for townhomes and we are not in support for rezoning what was already zoned for residential townhomes;
- (2) If this is allowed, it appears that this will possibly open a never ending door of altering the Master Plan allowing changes to the land use on the island;
- (3) Although this is within designated commercial surroundings, we feel that this rezoning to commercial would not follow the original master plan for the island;
- (4) We are already experiencing surface run off into our complex in heavy rains from the high rise & parking garage directly across the street. This land use change would allow more black-top or surfacing which we feel would create even more run off that would go onto the Buena Vida complex and owners or other residential lots depending on how the easements were changed and the building positioned;
- (5) It is our understanding that this was platted for residential townhomes and if this was allowed to be changed to Commercial and a real estate office placed on this land, it appears parking or any square feet of building space built on this small of a lot without trying to purchase a lot across from them or behind them for use as parking ;
- (6) If a commercial structure was allowed to be built on this lot, vehicle entrance which is now from Bahia would create more in/out traffic than usual on this corner disturbing a family residential street which currently allows children/families less likelihood of a more high traffic volume on the street;
- (7) Also, if the structure entrance was from Bahia, this would totally block any open views for the current residents next to it after the changing of easements and such to even get building and enough parking on this small of a lot which to us is totally unfair to any property owner which previously chose their home knowing that this street was designated all residential;
- (8) This lot was designed for a residential lot and is not designed to be stripped of all easements and such just to be able to cram a small commercial building on this lot and possibly try to get variances to enter from Gulf Blvd which seems very illogical when just down the street on Gulf Blvd a real estate office building is for sale and is on land already changed for such usage.

Shawn, we appreciate your reading our concerns and hope that you will strongly support to keep the Master Plan for the island intact.

Thanks,
Pam and Glenn Johnson
8520 Gulf Blvd #5
Navarre Beach, FL 32566
pjjbeach@cox.net

5/22/2008

APR 134 828

SANTA ROSA COUNTY, FLA.

LEASE

STATE OF FLORIDA
COUNTY OF SANTA ROSA

653 PAGE 976

THIS INSTRUMENT WAS PREPARED BY:
T. SOL JOHNSON, ATTORNEY
P. O. BOX 805
MILTON, FLORIDA

THIS LEASE AGREEMENT entered into by and between Santa Rosa County Beach Administration, hereinafter called the Administration, as an agency of Santa Rosa County, Florida, and Navarre Beach Associates, Inc., hereinafter called lessee

W I T N E S S E T H:

1. The Administration does hereby grant, demise and lease unto the lessee, in consideration of the rent and covenants herein reserved and contained certain property on Santa Rosa Island in Escambia County, Florida, described as follows:

Commence at the Northwest corner of section 21, Township 2 South, Range 26 West, Santa Rosa County, Florida; thence South 0 degrees 01 West along the West line of Section 21 a distance of 3,298.95 feet to the South right of way line of U. S. Highway 98; thence North 89 degrees 43 minutes East along the South right of way line of U. S. Highway 98, a distance of 1181.32 feet to the centerline of the Navarre Beach Bridge and Causeway (State Road S-399); thence South 5 degrees 03 minutes East along the centerline of said bridge and causeway a distance of 7,561.42 feet to the centerline of Gulf Boulevard right of way being a point in Escambia County on Santa Rosa Island; thence South 79 degrees 11 minutes West along the centerline of Gulf Boulevard a distance of 1,860 feet; thence North 10 degrees 49 minutes West a distance of 60.00 feet to the North right of way line for a point of beginning; thence South 79 degrees 11 minutes West along the North right of way line of Gulf Boulevard a distance of 300 feet; thence North 10 degrees 49 minutes West to the shoreline of Santa Rosa Sound, thence meander Southwesterly along the shore line to a point North 10 degrees 49 minutes West of a point South 79 degrees 11 minutes of and 300 feet from the point of beginning, thence South 10 degrees 49 minutes East to the North right of way line of Gulf Boulevard, thence North 79 degrees 11 minutes East along the North centerline of Gulf Boulevard a distance of 300 feet to the point of beginning.

2. The primary term of this lease shall be for a period of 99 years and shall begin on the date of the execution of this lease agreement, with an option for the balance of lessors lease, on the same terms and conditions as this lease.

3. The above described property is leased to lessees as business or commercial property for the purpose of constructing maintaining and operating apartment units thereon, which lessees agree to erect and complete on the leased premises according to and in conformity with plans and specifications to be approved by the administration ^{as of the date of this lease} consistent with other apartments in the area. The Administration's approval shall not be withheld by reason of the number of units proposed to be

7.2

CERTIFIED A TRUE AND CORRECT COPY

RAY G. HELMS

CLERK

CLERK OF CIRCUIT COURT

MILTON, FLA.

7-14-61

built), and to be located on said property in mutual agreement with the Administration and lessee. Lessee agrees to build, consistent with conditions hereinbefore, four rental apartment units within 18 months and such other rental units as conditions warrant.

4. Lessee agrees to pay to the Administration an annual rental of \$2,250.00 plus five per cent of the gross receipts derived from any business conducted on said leased premises. Said annual rent shall be payable in advance on or before the anniversary of the execution of this lease. The said five per cent of the gross receipts shall be payable to the Administration monthly not later than ten (10) days after the first month's close of business and in the same manner on each month thereafter.

5. It is agreed and understood that the cost of all construction, building, remodeling, renovating, equipping, operating and maintaining such units shall be at the expense of the lessee.

6. The lessee shall install and keep an approved set of books showing all receipts and disbursements in the business transaction in connection with this agreement. Lessee further agrees to submit said books and records to the Administration on a reasonable demand for an annual audit by it. However, said books and records shall be open and available at all reasonable times for inspection by persons designated by the Administration.

7. Lessee agrees to exercise all reasonable safety measures in the operation of their business for the protection of the public. Lessee further agrees to maintain any structure built upon the leased premises in a clean, attractive and safe condition and to permit the administration or its designated representatives to inspect the premises at all reasonable times.

8. Lessee will indemnify, protect and save harmless the Administration from any loss, cost, damage or expense caused by injuries to persons or property while in or on said premises herein leased; and the Administration shall not be liable for any loss of any property of lessee from said premises or for any damage to any property of lessee, other than loss or damage resulting from the willful or negligent act of the administration

653 978

- 3 -

124 831

or its agents, servants, or employees while acting in the line and scope of their employment as such. In order to assure each indemnity, lessee agrees to procure and keep in force public liability insurance on the leased premises in an amount to be determined by the Administration, which said policy shall name the Administration as an additional insured thereunder. Executed copies of said policy will be delivered to the Administration prior to the commencement of the construction of any structure upon the demised premises and shall remain in effect during the duration of this lease.

9. The lessee, if required by the administration shall exclusively use, at such reasonable rates and charges as may be fixed or approved by the Administration from time to time, such public utilities and public services relating to health and sanitation as shall be made available from time to time by the Administration or by others under agreement with or license or permit from the Administration including without limitation the following: electricity, gas, water, telephone and telegraph, sewerage and garbage collection or disposal. The reasonableness of rates fixed by the Administration shall always be subject to judicial review.

10. The lessee agrees to not use or occupy the demised premises or to permit the premises to be used or occupied for any illegal purpose or for any purpose that would constitute a public or private nuisance.

11. This lease is subject to the terms and conditions of the lease agreement between Santa Rosa Island Authority as an agency of Escambia County, Florida, as Lessor, and Santa Rosa County, Florida, as lessee, dated February 11, 1956, and recorded in Deed Book 438 at page 180 of the public records of Escambia County, Florida, and Deed Book 124 at page 301 of the records of Santa Rosa County, Florida, and any amendments and additions of said lease. In the event that the said lease from the Santa Rosa Island Authority to Santa Rosa County is ever terminated the said rent shall revert to Escambia County.

12. Title to any building or other improvements of a permanent character that shall be erected or placed upon the demised premises

by the lessee shall forthwith vest in Santa Rosa County, subject, however, to the term of years and option to renew granted to lessee by the terms of this lease. The Administration disclaims any interest as payee under any fire and extended coverage policy (not included under the insurance required under paragraph 10) obtained by the lessee for their protection and the protection of their mortgage as long as lessee remains not in default.

13. In case any portion of the rental or other charges made pursuant to this agreement is not paid on or before the time of payment herein fixed, or in case the lessee shall default in the performance of or breach any of the other covenants, conditions, terms and provisions of this lease, and shall continue in such non-payment default or breach after 30 days notice in writing from the Administration, then the Administration in any such event, may declare this lease terminated and may take possession of the demised premises and all the improvements thereon, and this lease shall be at an end in the same manner and with the same effect as if the original term of this lease had expired.

14. Upon the expiration or sooner termination of this lease, lessee shall be allowed a period of 15 days in which to remove all of their personal property including furnishings and lessee shall surrender possession of land and improvements in as good state and condition as reasonable use and wear will permit.

15. No failure, or successive failures, on the part of the Administration to enforce any covenants or agreement, or no waiver, or successive waivers, on its part of any condition, agreement, covenant or provision herein shall operate as a discharge thereof or render the same invalid, or impair the right of the Administration to enforce the same in event of any subsequent breach or breaches. The acceptance of rent by the Administration shall not be deemed a waiver by it of any earlier breach by the lessee.

16. The Administration reserves unto itself the right to place sand upon any of the said premises herein demised, provided that the said placing of sand shall not change the general contour

653-1330 134 533
of said lots or demised premises or damage any existing structure or shrubbery.

17. This lease may be assigned, mortgaged, pledged or transferred. Each and all of the provisions, agreements, covenants and conditions of this lease shall extend to and shall bind and be obligatory upon, or inure to the benefit of the successors, personal representatives, heirs and assigns of the parties hereto. So long as a mortgagee or pledgee keeps on file with the Administration a proper address, notice of any default by the lessee will be sent to the mortgagee at said address at the same time notice of default is sent to lessees, and this lease may not be terminated for said default until sixty (60) days after notice thereof has been mailed to such mortgagee, during which period either the mortgagee or mortgagors may remedy the default.

18. This instrument contains the entire agreement and all representations of the parties hereto, and no modifications or additions shall be valid or binding upon either of the parties unless the same shall be signed by the parties to this agreement.

IN WITNESS WHEREOF, the said Santa Rosa County Beach Administration has caused this instrument to be signed by its Chairman, attested by its secretary, and the seal of the Administration to be affixed hereto, and the said lessee has hereunto set its hands and seal, in duplicate this the 5th day of June, 1969.

SANTA ROSA COUNTY BEACH ADMINISTRATION

BY: [Signature]
Chairman

ATTEST:

[Signature]
Secretary

NAVARRE BEACH ASSOCIATES, INC.

BY: [Signature]
President

ATTEST:

[Signature]
Secretary

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCALONIA CO. FLA. ON
JUN 22 12 36 PM '72
BOOK 47-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2

200-172

SANTA ROSA COUNTY, FLA.

CORRECTIVE LEASE

STATE OF FLORIDA

COUNTY OF SANTA ROSA

653-081

THIS INDENTURE entered into this the 15 day of April, 1970, by and between Santa Rosa County Beach Administration as lessor, and Navarre Beach Associates, Inc., as lessee.

WHEREAS, on the 5th day of June, 1969, the lessor executed a lease to lessee wherein an error was made in the description, and

WHEREAS, the parties agree to the correction of said error by the execution of a corrective lease.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the lessor and lessee hereby agree to amend the original lease heretofore executed by the deletion of the description therefrom and the insertion of the following description, to-wit:

Commence at the Northwest corner of Section 21, Township 2 South, Range 25 West, Santa Rosa County, Florida; thence South 8 degrees 01 minutes West along the West line of Section 21 a distance of 3,298.95 feet to the South right of way line of U. S. Highway 98; thence North 89 degrees 43 minutes East along the South right of way line of U.S. Highway 98 a distance of 1181.32 feet to the centerline of the Navarre Beach Bridge and Causeway (State Road S-399); thence South 5 degrees 03 minutes East along the centerline of said bridge and causeway a distance of 7,561.42 feet to the centerline of Gulf Boulevard right of way being a point in Escambia County on Santa Rosa Island; thence South 79 degrees 11 minutes West along the centerline of Gulf Boulevard a distance of 1,860 feet; thence North 10 degrees 49 minutes West a distance of 60.00 feet to the North right of way line for a Point of Beginning; thence South 79 degrees 11 minutes West along the North right of way line of Gulf Boulevard a distance of 300 feet; thence North 10 degrees 49 minutes West to the shoreline of Santa Rosa Sound, thence meander Northeasterly along the shore line to a point North 10 degrees 49 minutes West of the Point of Beginning, thence South 10 degrees 49 minutes East to the Point of Beginning.

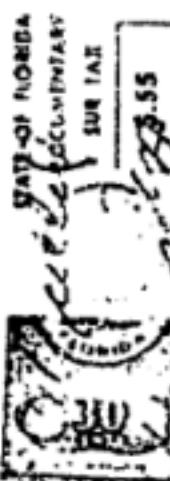
Lessor and lessee hereby ratify and confirm each and every other covenant of the original lease.

IN WITNESS WHEREOF, the said Santa Rosa County Beach Administration has caused this instrument to be signed by its Chairman, attested by its secretary, and the seal of the Administration to be affixed hereto, and the said lessee has hereunto set its hands and seals, in duplicate this the 15 day of April, 1970.

SANTA ROSA COUNTY BEACH ADMINISTRATION

BY: [Signature]

CERTIFIED A TRUE AND CORRECT COPY
RAY C. HELMS
CLERK CIRCUIT COURT



THIS INSTRUMENT WAS PREPARED BY
I. SOL J. JONSON, ATTORNEY
P.O. BOX 335
MILTON, FLORIDA

ATTEST:

W. B. L. L. L.
Secretary

BOOK 206 PAGE 173

SANTA ROSA COUNTY, FLA.

NAVARRE BEACH ASSOCIATES, INC.

BY: William Edward Wiggins
President

ATTEST:

James Newman Gentry
Secretary

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before me the undersigned authority personally appeared W. B. L. L. L., well known to me to be the Chairman of Santa Rosa County Beach Administration, and acknowledged that he executed the foregoing instrument for and in the name of said Administration as its Chairman and caused its seal to be affixed pursuant to due and legal action of said Administration authorizing him so to do.

WITNESS my hand and official seal this 15th day of April, 1970.

R. L. L.
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES APRIL 29, 1971
DANCED THROUGH FROM W. DISTANCE

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before the subscriber, duly commissioned, qualified and acting as Notary Public in and for said State and County, personally appeared William Edward Wiggins and James Newman Gentry known to me to be the individuals described by said names who executed the foregoing instrument and to be the president and secretary of the Navarre Beach Associates, Inc., a corporation and acknowledged and declared that they as President and Secretary of said corporation, and being duly authorized by it signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and seal official this 15th day of April, 1970.

John C. Nip, Jr.
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 29, 1971
DANCED THROUGH FROM W. DISTANCE

BOOK 206 PAGE 173
APR 22 12 36 PM '72

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. 84

518507

GCT FILE #91-012N
6.00
124.85

PREPARED BY: ✓ GULF COAST TITLE
9200 NAVARRE PKWY STE. A
NAVARRE, FL 32566
296370 644

LEASE ASSIGNMENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

COMES NOW STANDEL, INC., whose address is 8825 Navarre Pkwy., Navarre, FL 32566, hereinafter referred to as the Assignor, and in consideration of Ten Dollars and other good and valuable consideration received from PAUL ASMUSSEN and wife, PATRICIA D. ASMUSSEN, whose mailing address is 1631 Cheshire Circle, Middletown, Ohio 45042, hereinafter referred to as the Assignee, the Assignor hereby assigns all right, title and interest in and to the following Leasehold Estate in Escambia County, Florida, to-wit:

Lot 40, Bahia Badar Subdivision, a Subdivision according to plat thereof recorded in Plat Book 9 at Page 13 of the Public Records of Escambia County, Florida, lying and being in Section 21, Township 2 South, Range 29 West, Escambia County, Florida.

The original of said lease being recorded in OR Book 653, at Page 976, amended in OR Book 653, Page 981, reinstated and amended in OR Book 2074, Page 521, of the Public Records of Escambia County, Florida. This Assignment is subject to the terms, stipulations and conditions of said lease. The Assignor fully warrants the title to the leasehold estate assigned hereby, subject only to taxes for the current year and subsequent years, valid easements, reservations and restrictions of record and further warrants that subject property is free and clear of all encumbrances.

The Assignee by acceptance of this lease, agrees to comply with the terms and conditions of said lease and other restrictive covenants and conditions of record.

Witness our hands and seals this 28th day of January, 1991.

Witnesses:

ASSIGNOR:

Barbara Martin

Standel, Inc.

Santa B. Sutton

BY: Adele V. Jurgelsky (SEAL)
Adele V. Jurgelsky, Vice Pres.

STATE OF FLORIDA
COUNTY OF SANTA ROSA

BEFORE ME, the undersigned authority, personally appeared Adele V. Jurgelsky as Vice President of Standel, Inc., known to be the person(s) described herein as Assignor, and acknowledged before me that she executed the foregoing Assignment of Lease for the uses and purposes therein expressed.

Witness my hand and official seal this 31st day of January, 1991.

Barbara Martin
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: FEB 1 1993
(seal)

Accepted and approved this 28th day of January, 1991 by Assignee(s).

Paul Asmusen (SEAL)
Paul Asmusen

Patricia D. Asmusen (SEAL)
Patricia D. Asmusen

D.S. PD. \$124.85
DATE Feb 1, 1991
JOE A. FLOWERS, COMPTROLLER
BY: Joe A. Flowers D.S.
CENT. REG. #59-2043328-27-01

15.50
6.00
19.50

2963 643

QUIT-CLAIM DEED

This Quit-Claim Deed, Executed this 14th day of Dec , A.D. 19 90 , by

STEVE W. LYNN and wife, KELLI RENE LYNN
first party, to
STANDEL, INC.

whose postoffice address is 8825 Navarre Parkway, Navarre, Florida 32566

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of Florida , to wit:

Lot 40, Bahia Bazar Subdivision, a Subdivision according to plat thereof recorded in Plat Book 9 at Page 13 of the Public Records of Escambia County, Florida, lying and being in Section 21, Township 2 South, Range 29 West, Escambia County, Florida.

This Deed is in Lieu of Foreclosure.

D.S. PD. 82.50
DATE Feb 1 1991
JOE A. FLOWERS, COMPTROLLER
BY [Signature] D.C.
CERT. REG. #59-2043328-27-01

SUBJECT TO ALL COVENANTS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

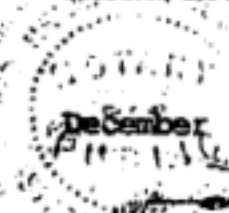
x [Signature]
x [Signature]

STATE OF FLORIDA
COUNTY OF Escambia

[Signature]
Steve W. Lynn
[Signature]
Kelli Rene Lynn

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STEVE W. LYNN and wife, KELLI RENE LYNN to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December, A.D. 19 90



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires: NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: FEB. 21, 1991;
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

SPACE BELOW FOR RECORDERS USE

FEB 1 1991
FILED
THE PUB
ESCA
554207

PREPARED BY: STANDEL, INC., 8825 Navarre Parkway, Navarre, FL 32566

RESTATED AND AMENDED LEASE AGREEMENT

This Restated and Amended Lease Agreement, hereinafter called the "Amended Lease", is made this 23rd day of May, 1985, between SANTA ROSA COUNTY, the successor governmental unit to the SANTA ROSA COUNTY BEACH ADMINISTRATION, hereinafter called the "Lessor", and DREAMS COME TRUE, INC. and STANDEL, INC. 8460 Gulf Blvd. Navarre Beach, FL 32561 hereinafter called the "Lessee" or "Sub-Lessee".

I. STATEMENT OF PURPOSE

Lessee currently owns and holds a lease which covers the property described in Section II. This Amended Lease is being executed to amend and restate the existing lease agreement between Lessor and this Lessee or Sub-Lessee with regard to the property described in Section II. Lessor expressly recognizes that this Lessee or Sub-Lessee currently owns and holds a leasehold interest to the property described in Section II. It is expressly recognized and agreed that this Restated and Amended Lease supersedes the existing lease terms and conditions between Lessor and this Lessee or Sub-Lessee and shall be the instrument defining the agreements between Lessor and this Lessee or Sub-Lessee as to the premises described in Section II. This Lease does not cancel, restate, amend, or supercede any prior leases as said prior leases may apply to different Lessees or Sub-Lessees (Unless this Lessee or Sub-Lessee has by an instrument duly executed by all necessary parties and duly recorded in the public records of Escambia County, Florida, acquired all of the leasehold interests and obligations of all prior lessees or sub-lessees). In addition this Lease does not cancel, restate, amend, or supercede any prior leases as said prior leases may apply to different parcels of property which were included with this parcel of property under prior lease agreements.

II. PREMISES LEASED

Lessor leases to the Lessee the following property located on Santa Rosa Island, Escambia County, Florida, which property is leased to Santa Rosa County, Florida:

Lots 1-16 and 25-40 BAHIA BADAR, according to Plat thereof, recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida.
LESS AND EXCEPT:
The South 5.00 feet of Lot 28, and Lot 29 and 30, less the South 5.60 feet thereof of BAHIA BADAR, according to the Plat thereof recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida.
AND
Unit B, Summer Sands II, described as The South 7.00 feet of Lot 25 and the North 9.0 feet of Lot 26, all measured at right angles to South line of said Lot 25 of BAHIA BADAR, according to the Plat thereof recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida.

The property leased to Lessee is herein called the "Leased Property" or the "Leased Premises".

III. TERM OF AMENDED LEASE

The terms of this Amended Lease shall be for a period of 99 years commencing as of the term specified in that certain lease recorded in Official Records Book 653 at Page 981 of the public records of Escambia County, Florida, plus all renewal options as contained in said earlier lease.

D.S. PD. 45
DATE 6-16-85
JOE A. FLOWERS, COMPTROLLER
BY: *[Signature]* P.C.
CERT. REG. #58-2043328-27-01

33-45
33-45

Bahia Badar

IV. RENT

Lessee covenants and agrees to pay Lessor an annual rental as follows:

A. A sum equivalent to four tenths of one percent of the latest selling price or four tenths of one percent of the latest assessed value for ad valorem tax purposes (whichever amount is greater) of each condominium unit sold, plus,

B. Five percent (5%) of the gross revenues derived from the rental of such condominium or townhouse units or from any commercial activity therein.

Notwithstanding the foregoing, Lessee expressly agrees to pay Lessor an annual rental of not less than

One Hundred Dollars (\$100.00) per lot while undeveloped; Two
Hundred Dollars (\$200.00) per unit after sale of unit.

(The Lessor agrees to give this Sub-lessee and subsequent sub-lessees proportionate credit by lot or unit (as Lessor deems appropriate) for any future lease payments received by the Lessor from prior Lessees or Sub-Lessees for future years due to requirements of prior leases in the chain of title for the leased premises. No credit shall be given for back lease payments collected from prior lessees or sub-lessees).

The minimum rental of ~~as stated above~~ shall be paid in advance to Lessor on the 23rd day of August of each year, commencing with the 23rd day of August, 1985, and any additional amount determined by the foregoing percentages of gross receipts shall be paid on or before the 23rd day of August each year, commencing as of the 23rd day of August, 1985, for the preceding 12 month period. All rents, including the minimum annual rental of \$200.00 per year, shall be apportioned on a proportionate value basis (using the values outlined in IV. A. above) and their proportionate rental share shall be paid by each townhouse or condominium unit owner. All unpaid annual rentals shall attach as a lien to the unit not paying and failure to pay shall place this lease in default and make it cancellable as to each unit.

V. MAINTENANCE OF BUSINESS RECORDS

Lessee or sublessees shall maintain records on each townhouse or condominium unit sold and records on all payments received by Lessee or sublessees from the rental of any townhouse or condominium units. Lessee or sublessees will keep such records for a period of not less than three (3) years, and will give to Lessor and Lessor's agents the privilege at any time during business hours of the Lessee or sublessees of inspecting and examining Lessee's or sublessee's records, and Lessee or sublessees will assist in Lessor's making of such inspection, examination or audit.

Upon request, Lessee or sublessees also agree to exhibit to Lessor, or Lessor's agents, all tax returns made by Lessee or sublessees for Federal income tax or sales or use tax.

VI. UTILITIES

Lessee or sublessees shall pay for all its requirements for utilities, including, but not limited to, gas, steam, water, electricity and sewer charges. Lessee or sublessees further agree to use exclusively, if provided by Lessor, such public utilities and public service relating to health and sanitation as may from time to time be made available by Lessor, or by others pursuant to agreements, licenses or permits with Lessor. Nothing in this paragraph shall obligate Lessor to provide any services.

VII. USE OF LEASED PREMISES

The leased premises shall be utilized and developed by Lessee solely for a multi-family condominium or townhouse project of not more than 42 units with appropriate amenities, provided that this increased density is authorized only for the Lessee named herein and is not a transferrable right without additional compensation being paid to Lessor. Any plan for development of the leased premises shall be subject to the review and approval of Lessor; provided that, Lessor agrees that it will not withhold its approval of Lessee's development plans unreasonably.

Lessee agrees not to commence any construction on the leased premises until the plans and specifications submitted by the Lessee to Lessor receive the written approval of Lessor, and Lessee further agrees that all construction will be in accordance with the plans and specifications which are approved by Lessor.

VIII. COMPLIANCE WITH LAWS, SAFETY

Lessee agrees to comply with all laws, ordinances, rules and regulations now in effect or hereafter enacted by any governmental body having jurisdiction over the leased property, and Lessee shall not make or allow to be made any unlawful, improper or offensive use of the leased property. Lessee further agrees to maintain the leased property in a clean, attractive and safe condition. Lessee further agrees to exercise all reasonable safety measures in the operation of its business for the protection of the public.

This Amended Lease and the leased property shall always be subject to applicable covenants, restrictions and building codes adopted from time to time by governmental agencies having authority over the leased property.

IX. MAINTENANCE OF REQUIRED LICENSES

Lessee shall obtain all licenses required by all governmental authorities having jurisdiction over the leased property for the type of business operated by Lessee, and shall maintain all required licenses during the term of this Amended Lease.

X. TITLE TO IMPROVEMENTS

Title to any building or other improvements of a permanent character that shall be placed upon the leased property by Lessee shall vest in Lessor, or its assigns, upon the termination of this Amended Lease, and Lessee acknowledges that it shall have no right to remove such fixed and permanent improvements from its leased property.

XI. REPAIRS AND MAINTENANCE

Lessee or Sub-lessee shall, at its own costs and expense, repair, replace and maintain the leased property in a good, safe and substantial condition and shall use all reasonable precaution to prevent waste, damage or injury to the leased property.

XII. TAXES AND ASSESSMENTS

Lessee or Sub-lessee shall pay and discharge all existing and future taxes, sales taxes, use taxes, assessments, duties, impositions and burdens assessed, charges or imposed upon the leased property, and shall deliver to Lessor promptly evidence of the payment of the taxes and assessments.

XIII. ASSIGNMENT AND TRANSFERS

Lessee or Sub-lessee shall not assign or sublet this Amended Lease, or any portion of the leased property, without Lessor's prior written consent, provided that Lessor shall not unreasonably withhold its consent. Lessee or Sub-lessee may assign or mortgage

this lease to any public or private lending institutions for the purpose of raising construction or permanent financing. So long as mortgagee keep on file with Lessor a proper address, notice of any default by Lessee or Sub-lessee will be sent to the mortgagee at such address at the same time notice of default is sent to Lessee, and this lease may not be terminated for said default until 30 days after notice thereof has been mailed to such mortgagee, during which period either the mortgagee or mortgagor may remedy the default. Should any mortgagee foreclose any mortgage covering the leased property, then, in that event, such mortgagee, or its assigns, shall have the right to assign, sublet or sub-lease this lease or the leased property to a third party or parties without obtaining the prior written consent of Lessor.

In the event Lessee shall construct condominium units on the demised premises, Lessor agrees to join in the declaration of condominium prepared for that purpose, provided such declaration shall in no way create financial liability for Lessor. Lessor further agrees that in the event Lessee shall construct condominium units, that in the event of sale of a condominium unit it shall be necessary that Lessee notify Lessor of such sale and that Lessor be paid a transfer fee, and further provided that Lessee shall at all times maintain a current and accurate list of condominium owners together, with the date of purchase and original purchase price of each unit. It is expressly agreed that the sale of a condominium apartment or townhouse shall be considered an assignment or subletting subject to the continuing requirements and obligations of this lease.

XIV. LESSOR'S ACCESS

Lessor and Lessor's agents shall at all reasonable times have access to the leased property for the purpose of inspecting and determining whether Lessee has complied with its obligations pursuant to this Amended Lease.

XV. INDEMNITY; INSURANCE

All property of every kind which may be on the leased property during the term of this Amended Lease shall be at the sole risk of Lessee or Sub-lessee, or those claiming under Lessee or Sub-lessee, and Lessor shall not be liable to Lessee, or to any other person whomsoever, for any injury, loss or damage to any person or property in or upon the leased property, Lessee or Sub-lessee hereby covenanting and agreeing to assume all liability for or on account of any injury, loss or damage herein described, and to save Lessor harmless from such injury, loss or damage. Furthermore, Lessor shall not be liable to Lessee or to Lessee's or Sub-lessee's employees, patrons, licensees, permittees or visitors for any damage to property or injury to person caused by the act or negligence of any other user of Lessee's facilities; Lessee accepts the leased property as wholly suitable for the purpose for which it is leased, and agrees to hold Lessor harmless from all claims for any such damage.

Additionally, Lessee hereby agrees to indemnify and save harmless Lessor for and from any and all claims, demands, suits, judgments, costs, liabilities or expenses on account of any loss or injury occurring on the leased property, and if suit is brought against Lessor upon any claim pursuant to this paragraph, Lessee or Sub-lessee will, upon notice of such suit, assume the defense of the suit at Lessee's or Sub-lessee's expense.

In furtherance of Lessee's or Sub-lessee's obligations set forth herein, Lessee and Sub-lessee agrees to maintain in full force during the term of the lease, and any renewals, continuations, holding over or extension, a policy of public liability and property damage insurance under which Lessor and Lessee are named as insureds, and under which the insurer agrees to indemnify and hold Lessor harmless from and against all cost,

expenses and liability arising out of or based upon any and all claim, accidents, injuries, demands, suits, judgments, costs and damages as mentioned in this Section. Each policy shall be noncancellable with respect to Lessor and Lessor's designees without 10 days written notice to Lessor and a duplicate original of the policy shall be delivered to Lessor. The minimum limits of liability of such insurance shall be \$100,000.00 for injury or death to any one person, and \$1,000,000.00 for injury or death to more than one person.

XVI. DESTRUCTION OF PREMISES

In the event of damage to or destruction of any building or improvement hereafter constructed on the demised premises by fire, windstorm, water or any other cause whatsoever, Lessee or Sub-lessee shall at its own cost within a reasonable time repair or rebuild such building or improvement so as to place the same in as good and tenable condition as it was before the event causing such damage or destruction, and failure to do so shall constitute a breach of this lease. Subject to priority in favor of any mortgagee under a mortgage clause, all insurance proceeds for loss or damage to any improvements on the demised premises shall be payable to Lessor and Lessee or Sub-lessee jointly to assure the repair or replacement of such improvements and/or the levying, leveling and cleaning of the demised premises. Lessor shall have a lien on all such insurance proceeds, regardless of whether it is named in the insurance policy, subordinate only to the claim of any mortgagee under a mortgage clause, to enforce the intent of the foregoing provision.

XVII. SUBJECT TO RESTRICTIONS OF RECORD

This Amended Lease and the leased property are expressly subject to and bound by the terms, covenants, conditions and restrictions of the lease agreement between the Santa Rosa Island Authority, as an agency of Escambia County, Florida, as Lessor, and Santa Rosa County, Florida as Lessee, dated February 11, 1956, and recorded in Deed Book 438 at Page 180 of the public records of Escambia County, Florida and Deed Book 124 at Page 301 of the public records of Santa Rosa County, Florida and any amendments and additions to this lease, whether the amendment and additions are adopted before or after the execution of this lease. In the event the lease between the Santa Rosa Island Authority and Santa Rosa County is ever terminated, Lessee agrees to pay rent and otherwise comply with the Amended Lease in accordance with Lessor's instructions.

XVIII. ENFORCEMENT OF LEASE; FORFEITURE DEFAULT; REMEDIES; NONWAIVER

Lessor may enforce the performance of this Amended Lease in any manner provided by law, and this lease shall be void and shall be forfeited on a declaration of forfeiture by Lessor:

1. If Lessee or Sub-lessee shall desert or vacate the leased property;
2. If default shall be made by Lessee or Sub-lessee in the payment of the rent as specified in this Amended Lease;
3. If Lessee or Sub-lessee shall assign or sublet the premises, except as permitted herein, without the prior written consent of Lessor;
4. If default shall be made by Lessee or Sub-lessee in the performance of any of the terms or conditions of this Amended Lease that Lessee or Sub-lessee is to perform;

1. If Lessee or Sub-lessee shall fail to comply with any of the statutes, ordinances, rules or regulations of any governmental body governing or regulating the lessee's or Sub-lessee's business;

6. If Lessee or Sub-lessee shall file a petition in bankruptcy, or make an assignment for the benefit of creditors, or be adjudicated a bankrupt, or take advantage of any insolvency act;

7. If Lessee or Sub-lessee fails to deliver on a timely basis any financial statement of other information that is required under the terms of this Amended Lease and this is necessary to ascertain Lessee's or Sub-lessee's correct gross receipts for use in calculating the percentage lease payment due to Lessor.

Lessor shall notify Lessee or Sub-lessee of any such default and of Lessor's intention to declare this lease forfeited. The notice from Lessor shall be sent as specified in this Amended Lease, or may be delivered to Lessee Sub-lessee personally, and unless Lessee or Sub-lessee shall have completely removed or cured the default within 30 days from the date of Lessor's notice to intention to declare the lease forfeited, this Amended Lease shall come to an end as if the date established by notice or forfeiture were the day originally fixed herein for the expiration of the term of this Amended Lease, without any further notice from Lessor to Lessee or Sub-lessee. Lessor's agent or attorney shall have the right, without further notice or demand, to re-enter and remove all persons and Lessee's or Sub-lessee's property from the lease property without being deemed guilty of any trespass. In consideration of the substantial investment made by Lessee or Sub-lessee in improvements on the demised premises, Lessor agrees that Lessee or Sub-lessee shall not be liable for any rent for the unexpired portion of this Amended Lease forfeited pursuant to the terms hereof.

The failure of Lessor to insist, in any one or more instances, on a strict performance of any of the terms or conditions of this Amended Lease, or to exercise any option set forth in this Amended Lease, shall not be construed as a future waiver or a relinquishment of the provision or option, but it shall continue and remain in full force and effect. The receipt by Lessor of rent, with knowledge of the breach of any term or condition hereof, shall not be deemed a waiver of the breach and no waiver by Lessor of any provision hereof shall be deemed to have been made unless expressed in writing and signed by Lessor.

It is expressly agreed and understood that this Section is a material part of this Amended Lease, and that Lessor entered into this Amended Lease, and agreed to the terms and conditions set forth herein, in reliance on its rights set forth in this Section.

XIX. ATTORNEYS' FEES - WAIVER

If default be made by Lessee or Sub-lessee in the performance of any of the terms, covenants, agreements or conditions set forth in this Amended Lease, so that it becomes necessary to place the enforcement of this Amended Lease or any part of this Amended Lease or the collection of any rent due or to become due hereunder or the recovery or possession of the Leased Property in the hands of an attorney or to file suit upon this Amended Lease, Lessee or Sub-lessee shall pay Lessor all the costs incurred in such action, including a reasonable attorneys' fee.

XX. NOTICES

All notices provided in this Amended Lease shall be deemed sufficient when sent by U. S. Certified Mail, Return Receipt Requested, postage prepaid, to the following addresses:

2174 PG 127
Lessor: Santa Rosa County Board of Commissioners
Room 107 Santa Rosa County Courthouse
801 Caroline Street
Milton, Florida 32570

Lessee: STANDEL, INC. and DREAMS COME TRUE, INC.
8460 Gulf Blvd., Navarre Beach, FL 32561

XXI. PROVISIONS BINDING

The terms and provisions of this Amended Lease shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns, respectively, subject to other provisions in this Amended Lease limiting assignment.

XXII AMENDMENT

This Amended Lease may not be altered, changed or amended except by an instrument in writing, signed by the parties.

XXIII. SEVERABILITY

If any provision of this Amended Lease shall be declared in contravention of law or void as against public policy, such provisions shall be considered severable and the remaining provisions of this Amended Lease shall continue in full force and effect.

XXIV. PARAGRAPH HEADINGS

The paragraph headings in this Amended Lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Amended Lease or any of its provisions.

XXV. ENTIRE AGREEMENT

This instrument constitutes the entire agreement between Lessor and Lessee on the subject of this Amended Lease, and all prior or contemporaneous oral or written agreements or representations of any nature with reference to the subject matter of this Amended Lease are cancelled and superseded by the provisions of this Amended Lease.

XXVI. WAIVER

Failure on the part of Lessor to complain of any action or non-action on the part of Lessee, no matter how long it may continue, shall never be deemed to be a waiver by Lessor of any of its rights under this Amended Lease. Further, it is covenanted and agreed that no waiver at any time of any of the provisions of this Amended Lease by Lessor shall be construed as a waiver at any subsequent time of the same provisions. The consent or approval by Lessor to or of any action by Lessee or Sub-lessee requiring Lessor's consent to approval shall not be deemed to waive or render unnecessary Lessor's consent or approval to or of any subsequent similar act by Lessee or Sub-lessee. Lessor does not warrant to Lessee the legality of the lease use and density changes authorized by this lease and the Lessee and Sub-lessee assumes all risks and agrees to indemnify and hold Lessor harmless from any lawsuits resulting from the same.

XXVII. TIME OF THE ESSENCE

Time is of the essence of each and every provision, covenant and condition of this Amended Lease on the part of Lessee to be done and performed.

EXECUTED on the 23rd day of May, 1985.

SANTA ROSA COUNTY
By and Through its
Board of County
Commissioners

By: James J. Barnes
Chairman

ATTEST:
James J. Barnes
Clerk
WITNESSES:
John E. Mallinley

LESSEE:
STANDEL, INC.

By: Stan Jurgelsky
Its President

DREAMS COME TRUE, INC.

By: Stan Jurgelsky
Its President

Stan Jurgelsky, President
STANDEL, INC. and

STATE OF Florida
COUNTY OF Santa Rosa

BEFORE ME the undersigned personally appeared Robert B. Evans, Pres. Dreams Come True, Inc., who, after being first duly sworn depose and said that it is the Lessee(s) herein and that it executed the foregoing Lease for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto signed my name and set my seal this 29th day of May, 1985.

Judith A. Evans
NOTARY PUBLIC
My Commission Expires:
My Commission Expires: June 26, 1989

This Instrument Prepared By:
Thomas G. Horton, Jr.
Santa Rosa County Attorney
801 Caroline Street, Room 107
Hilton, Florida 32570
(904)623-3630

374964

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

JUN 10 1 34 PM '85

JR 202A & FACE NOTARY
JOE A. FLORES, COMPTROLLER
ESCAMBIA COUNTY

ВАНДАН

A SUBDIVISION IN NAVARRE BEACH, BE A PORTION OF TOWNSHIP-2-SOUTH, RANGE-26-WEST, ESCAMBIA CO, FLORIDA.

Scale - 1" = 40 feet

1. *Chlorophyll* is a green pigment found in plants and algae. It is responsible for the process of photosynthesis, where light energy is converted into chemical energy.

[illegible]

On a motion, Judge Carter said that Fla. A.F. is a fund and collect every violation of the Labor Contract Law. That the Society had made loans for individual delinquency and violation and according to Fla. Art. 10, Chapter 1, 1900 Section 17 on June 17, 1918 that the acts of violation of Florida.

The 1st of August
 at 10:00 AM
 at 10:00 AM
 at 10:00 AM

On June 2, 1968, the Coast Guard cutter USCGC Spencer (WMEC-907) was underway on station off Cape Cod, Massachusetts, conducting operations under the command of the Captain, USCGC Spencer. The cutter was assigned to the Atlantic Area of the United States Coast Guard, and was operating as part of the Atlantic Area's fleet.

[Signature]
J. E. O'Dell Esq., County Judge, I.D.B.
McMinn County, Tennessee

STATE OF FLORIDA, COUNTY OF ESCAMBIA

Report the following individuals arrested under Report 1, above, as indicated, and that due, in whole, to the voluntary, beneficial, or otherwise nature, and to the fact that the individuals indicated in, and thus entitled the definition and

Appointments they identify the said for the said and Appointments between the parties

NOTARY PUBLIC, State of Nevada
my commission expires June 1, 1915

OTHER PLANT MATERIALS TO THE POINT OF COMBUSTION OF THE CIGARETTE. THE CIGARETTE WAS ON THE AIR OF CIGARETTE, 1975, WAS APPROXIMATELY 100 FEET LONG AND 1/2 INCH IN DIAMETER. THE CIGARETTE WAS APPROXIMATELY 1/2 INCH IN DIAMETER.

St. Lawrence
141 North, Clearwater
Escambia County, Florida

1. **STUDY OBJECTIVE:** To determine the prevalence of *Helicobacter pylori* infection in a community sample of 1000 subjects aged 12-60 years.

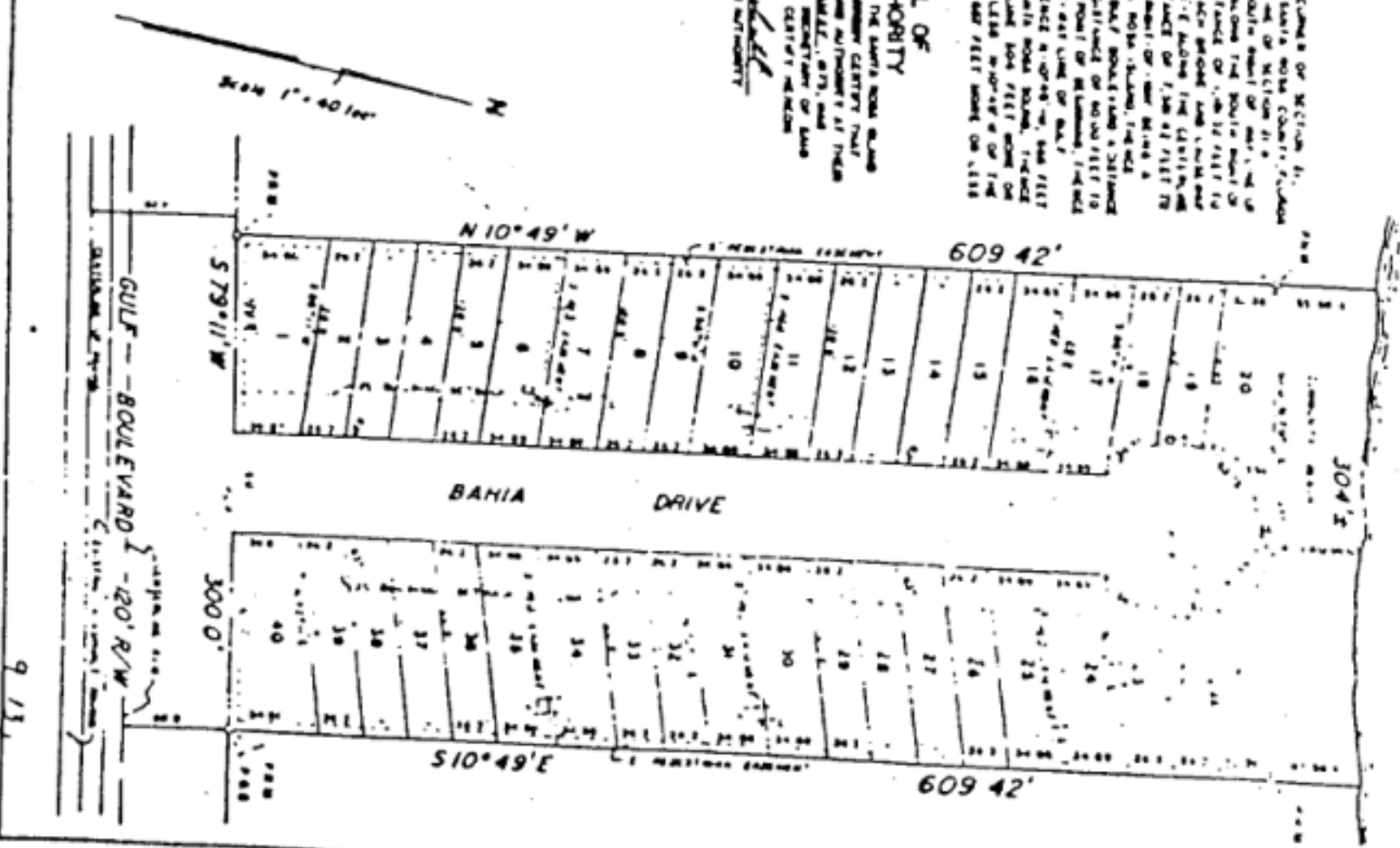
[illegible]

I, MICHAEL EUGENE, SECRETARY OF THE SANTA ROSA COUNTY AUTHORITY, EUREKA, CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE SAID, AND ANY OTHER, PERSONS OR ENTITIES LISTED HEREIN ARE, TO THE BEST OF MY KNOWLEDGE, NOT EMPLOYED BY THE SANTA ROSA COUNTY AUTHORITY AND ARE NOT ELIGIBLE TO BE EMPLOYED BY THE SANTA ROSA COUNTY AUTHORITY AND WILL THEREFORE BE IN VIOLATION OF THE

[Signature]

SECRET OF Santa Rosa County Authority

SECRETARY OF THE ARMY



915



Gregory S. Brown, CFA
Santa Rosa County
Property Appraiser

6495 Caroline Street
 Milton, Florida 32570

(850) 983-1880 Voice
 (850) 623-1284 Fax
info@srcpa.org

Ownership Information	
Owner	SCIPIONI LOUIS JR & MARJORIE S
Name2/Address	3000 BOUNDARY OAKS DR
Address	
City, State, Zip	HAMPTON COVE, AL 35763-

Parcel ID	28-2S-26-9020-00000-0400	Exempt Code	41	Show Parcel Map
Phys. Loc		Tax District	10	

2006 Certified Values	
Land Value	200,000
Building Value	0
Misc Value	0
Just Value*	200,000
Assessed Value	200,000
Exempt Value	0
Taxable Value	200,000

General Information	
DOR Code	000000
BLDG CNT	0
XF/OB CNT	0
ACRES	0.111

Tax Collector Data

"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.

Legal Information	
LOT 40 BAHIA BADAR SUB	
AS DES IN OR 2018 PG 624	

**** Legal description is for reference only and should not be used for Legal documents*****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
2018/624	05/24/2002	100,000	AL	V	U
2963/644	01/01/1991	22,700	LA	V	Q
2963/643	12/01/1990	15,000	QD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000150	SFR TOWNHO	MD *	40	121	40.000	FF	5000.000	200000

[Show Zoning](#)

[Display Building Information](#)

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COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA

May 27, 2008

Wiley C. "Buddy" Page
2814 Copter Road, Suite A
Pensacola, Florida 32514

RE: Rezoning/Small Scale Future Land Use Application #2008-R-035

Dear Applicant:

The Board of County Commissioners (BOCC) approved your requested Rezoning/Small Scale Future Land Use Map Amendment Application #2008-R-035 at their meeting on May 22, 2008 with conditions as follows:

Parcel ID#: 28-2S-26-9020-00000-0400

Total acreage approved =0.111 acres (+/-)

Zoning change:

From: NBMD (Navarre Beach Medium Density Residential)

To: NBC (Navarre Beach Commercial)

Future Land Use Map change:

From: Navarre Beach Medium Density Residential

To: Navarre Beach Commercial

Conditions:

1. Limit use of the site to a real estate office as proposed by the applicant
2. Limit hours of operation from 9 am to 5 pm
3. Development must resemble adjacent units with blow-out walls

The effective date for this rezoning and future land use amendment is thirty-one (31) days after adoption by the BOCC (June 23, 2008), unless the amendment is challenged pursuant to Section 163.3187, Florida Statutes. If the amendment is challenged, you will be contacted prior to the effective date. Please remove the public hearing sign from the property if you have not already done so.

Please contact our office at 981-7075 or FAX 983-9874 if you have questions or need additional information.

Sincerely,

Shawn Ward
Planner II

cc: Paul & Elizabeth Brown



**COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA**

April 24, 2008

Wiley C. "Buddy" Page
2814 Copter Road, Suite A
Pensacola, Florida 32514

RE: Rezoning/Small Scale Future Land Use Map (FLUM) Amendment Application 2008-R-035

Dear Applicant:

Your Rezoning/Small Scale Future Land Use Map (FLUM) Amendment Application 2008-R-035 for parcel 28-2S-26-9020-00000-0400 as indicated on the attached map has been placed on the agenda for public hearings as follows. This notice serves as your notification of both meetings.

1. Local Planning Board -- Thursday, May 08, 2008, at 6:00 p.m. (to make a recommendation to the Board of County Commissioners)
2. Board of County Commissioners -- Thursday, May 22, 2008, at 6:00 p.m. (to review and make a final decision on this request)

Both meetings will be held at the Santa Rosa County Administrative Complex Center in the Commissioners Board Room at 6495 Caroline Street, Milton, Florida. Either you or your representative for this rezoning request is required to attend these meetings.

The agenda will be available via the Meetings & Agendas Page of the County's website at www.co.santa-rosa.fl.us.

Please feel free to contact this office if you have any questions.

Sincerely,

Shawn Ward
Planner II

cc: Paul and Elizabeth Brown

Y:\PlanZone\2008 CPA & Rezoning\INDIVIDUAL PROJECTS for 2008\08-R-035; BPage, Paul Brown; SSA NBMDR to MBCOM; Rezone NBMD to NBC (.11 acres)\R-035 LPB & BOCC Owner Notice Letter.doc



COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION
SANTA ROSA COUNTY, FLORIDA

April 24, 2008

RE: Rezoning/Small Scale Future Land Use Map (FLUM) Amendment Application 2008-R-035; for Paul and Elizabeth Brown represented by Wiley C. "Buddy" Page

Dear Property Owner:

An application has been filed with the Community Planning, Zoning and Development Division for a rezoning/small scale future land use map (FLUM) amendment of property located at the southeast corner of Bahia Drive and Gulf Boulevard, Navarre Beach for parcel 28-2S-26-9020-00000-0400.

You are being notified because you own property within 500 feet of the subject property. A rezoning requires a minimum of two public hearings. This notice serves as your notification of both meetings. The two public hearings to consider this request are scheduled as follows:

1. **Local Planning Board--Thursday, May 08, 2008 at 6:00 p.m.** (to make a recommendation to the Board of County Commissioners)
2. **Board of County Commissioners—May 22, 2008 at 6:00 p.m.** (to review and make a final decision on this request)

Both meetings will be held at the Santa Rosa County Administrative Complex Center in the Commissioners Board Room at 6495 Caroline Street, Milton, Florida.

This specific request is to rezone the approximate .11(+/-) acres as indicated on the attached map from NBMD (Navarre Beach Medium Density) to NBC (Navarre Beach Commercial) with a small scale future land use map (FLUM) change from Navarre Beach Medium Density Residential to Navarre Beach Commercial.

You are invited to attend and present written and/or verbal comments. If you are unable to attend either meeting, you may provide written comments to our office for presentation to the Board(s). Comments regarding this item may be sent via fax at (850) 983-9874 or email to shawnw@santarosa.fl.gov. Please reference the amendment number on all correspondence submitted. All correspondence that the Planning Department staff presents to the Board(s) must arrive in this office no later than 1:00 p.m. on the day of the meeting. If you desire to attend, your correspondence will also be accepted at the meeting.

Information concerning this item may be inspected Monday through Friday, 8:00 a.m. until 4:30 p.m. at our office located at 6051 Old Bagdad Highway, Milton, Florida. If you have any questions, you may contact us at (850) 981-7075, fax at (850) 983-9874, or email to shawnw@santarosa.fl.gov.

Sincerely,

Shawn Ward
Planner II



Navarre

Small
REZONING WITH ~~LARGE SCALE~~ FUTURE LAND USE
MAP (FLUM) AMENDMENT APPLICATION

Santa Rosa County Community Planning, Zoning & Development Division
6051 Old Bagdad Highway
Milton, FL 32583

Phone: (850) 981-7075 Fax: (850) 983-9874
E-Mail: Planning-Zoning@co.santa-rosa.fl.us

**** FOR OFFICIAL USE ONLY ****

Application No.	<u>08-R-035</u>	Date Received:	<u>03.13.08</u>
FEE:	<u>1705.82</u>	Received by:	_____
FLUM Designation:	<u>NB-m RC</u>	Receipt #:	<u>2265</u>
Proposed FLUM Designation:	<u>NB-m RC</u> <u>Comm</u>	Zoning District:	<u>NB (m)</u>
		Proposed Zoning District:	<u>NB (m)</u>

All items on the application must be completed to prevent a delay of your request. Please include an application fee of \$285. This fee includes a \$255 review fee and a \$30 sign fee (2 signs). You will also need to include \$1.34 x each property owner within a 500 foot radius of the property lines. This fee is for the required notification to adjacent property owners to be sent via certificate of mailing (see note below). Please contact the Property Appraiser's Office (6495 Caroline Street, Ste. K in Milton) (983-1880) to obtain the required printout and mailing labels for surrounding property owners at least one week in advance of your application submittal to ensure you receive them by the posted deadline date. Additionally, a pre-application meeting with Planning & Zoning Staff is strongly encouraged at least one month prior to submittal of your application.

NOTE: Exact fee amounts are determined upon application submittal to avoid excess fees that may result from duplicate mailing labels. Therefore, please do not calculate your fee until Planning & Zoning Staff verifies the specific amount due. Checks made payable to Santa Rosa County are due upon application submittal to the Planning & Zoning Division by close of business on the deadline date posted on the County website at www.santarosa.fl.gov for the applicable public hearing.

APPLICANTS ARE RESPONSIBLE FOR THEIR SHARE OF ADVERTISING COSTS FOR THE PUBLIC HEARINGS AND WILL BE BILLED SEPARATELY FOR THESE COSTS.

TO BE COMPLETED BY THE APPLICANT:

I. Owner's Name and Home Address: (Please attach proof of ownership)

Name: Paul P. & Elizibeth A. Brown

Address: Post Office Box 5414

City: Navarre State: Florida

Zip Code: 32566

II. **Authorized Agent's Name and Home Address: (If different than Applicant)**

Name: Wiley C. "Buddy" Page, MPA, APA

Address: 8826 North Davis Suite 3

City: Pensaicola, State: Florida

Zip Code: 32518

Telephone: (850) 232-9853 Email (optional): budpage1@mchsi.com

(Signature of Property Owner Required - See Part VIII of this application)

III. **Legal Description of Property** (Attach legal description including most recent survey. *NOTE: If only a portion of a parcel is requested for a Rezoning/FLUM change, include a legal description with the survey of the specific portion of the property requested for change.*)

Street Address: Bahia Drive and Gulf Boulevard - Navarre Beach

Subdivision: Lot 40 Bahia Badar

Provide driving directions to the property from the nearest major intersection. Side streets, landmarks, etc. should be included.

East on Gulf Boulevard to Bahia Drive; lot located at northeast corner of intersection.

Property Reference Number (i.e., Parcel I.D. Number)—example: 15-1N-28-0120-00800-0040

(Include all applicable*):

28 26 - 2S - 26 - 9020 - 00000 - 0400

(* May be obtained from tax papers, homestead exemption papers, or the Property Appraiser's Office at 850-983-1880)

Existing Zoning: NB-MD Proposed Zoning: NBC

Existing FLUM Category: ~~NBMRC~~ NBMDR Proposed FLUM Category: NBCOMM

Size of Property (acres) requested for Rezoning: 0.111

Size of Property (acres) requested for FLUM Amendment 0.111

If the amendment is granted, the property will be used for:

Real estate office

(Please be as specific as possible.)

If the amendment is granted, the property will be used for: Small real estate office (11-1200sf on 0.11 acres)

(Please be as specific as possible.)

IV. Facility Capacity Analysis

You must provide information concerning the site's access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control. If potable water and/or sewage are to be provided by a utility, you must attach a letter from the servicing utility provider that certifies adequate capacity is available to serve the site requested for rezoning.

A. Potable Water (Check One)

Source:

Private Water Well(s) _____

Private Community System _____

Public Water System _____

(Attach Letter of Certification)

X

Provider _____

Provider Navarre Bch. Utilities

B. Sewage Disposal (Check One)

Source:

Private Septic Tank(s) _____

Private Sewage System _____

Public Sewage System _____

(Attach Letter of Certification)

X

Provider _____

Provider Navarre Bch. Utilities

C. Solid Waste Disposal

Source:

Private Hauler: _____

Government Hauler: _____

X

D. Stormwater Control

Describe how stormwater will be controlled and treated.

Stormwater will be collected and sent to an approved retention pond facility.

E. Traffic Capacity

Describe the potential impacts to affected roadways.

Development will have a de-minimus impact on the adopted level of service standards adopted for Gulf Boulevard.

F. Recreation/Open Space

This small commercial development should not impact existing recreational / open space

VII. Certification and Authorization

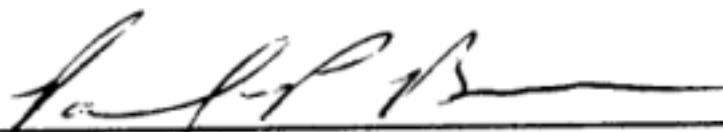
- A. By my signature hereto, I do hereby certify that the information contained in this application is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.
- B. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.
- C. I do hereby authorize the placement of a public notice sign(s) on my property at a location(s) to be determined by County staff.
- D. If applicable, I do hereby authorize the agent described in Part II of this application to act on my behalf in all matters pertaining to this Rezoning with Future Land Use Map amendment petition.

Paul P. Brown
Applicant Name (Type or Print)

Title (if applicable)

Elizabeth A. Brown

Title


Applicant Signature

5.7.07
Date


Applicant Signature

5.7.07
Date

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08-R-035

29

28-2S-26-9160-00000-0010
1000 HIGHWAY 98 EAST CORP
10400 NW 33 ST STE 110
MIAMI FL 33172

28-2S-26-9099-00000-0101
ABRAHIMIA MEHDI AGHA
8477 GULF BLVD UNIT 101
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-8030
ADAMS HARLEY C AS TRUSTEE
8525 GULF BLVD #803
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-7020
ADAMS RICHARD E & DIANE
4612 CHEVAL BLVD
LUTZ FL 33558

28-2S-26-9170-00000-7070
AGOSTIN ANN LEREW
8525 GULF BLVD # 707
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0380
AGRONT HECTOR & PATRICIA
1460 BERMUDA DR
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-1070
ALLEN BILLY R & DIANE E
PO BOX 10
BRIDGE CITY TX 77611

28-2S-26-9245-00000-0906
ALLEN JEAN R
PO BOX 351
FAYETTEVILLE GA 30214

28-2S-26-9020-00000-0100
ALLMAN JOHN M III & CAROLYN S
& SAMARITAN SERVICES LLC
3 GRANDVIEW DR
SHALIMAR FL 32579

28-2S-26-9440-00A00-0240
AMSOUTH BANK
P O BOX 10063
BIRMINGHAM AL 35202 0063

28-2S-26-9170-00000-9090
ANDREWS JOHN W & BEVERLY B
819 LESSEPS ST
NEW ORLEANS LA 70177

28-2S-26-9245-00000-0404
AREA JOHN M & MARY LOU
3023 WOOD CREEK LN #405
HOUSTON TX 77073

28-2S-26-9030-00E00-013D
ARENA PATRICIA M
423 E 5TH AVE
WILDWOOD NJ 08260

28-2S-26-9245-00000-0305
BAKER GARY B & AMANDA
112 HOLLAND DR
SHEFFIELD AL 35660

28-2S-26-9245-00000-1106
BALL STEPHEN W & TAMMY H
4043 TRAIL RIDGE DR
FRANKLIN TN 37067

28-2S-26-9170-00000-2050
BARKSDALE JOHN M & CINDY M
12045 COURSEY BLVD STE B
BATON ROUGE LA 70816

28-2S-26-9170-00000-6100
BARNES MILDRED J & MARTIN
ALPHADINE TRUSTEES UNDER
BARNES & MARTIN LIVING TRUSTS
8525 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0303
BARNES W RAY & JACKIE
PO BOX 21
MABLETON GA 30126

28-2S-26-9245-00000-0201
BAYER PETER F & MARTHA F
257 W MIRACLE STRIP PKWY
MARY ESTHER FL 32569

28-2S-26-9245-00000-1201
BEALE MONA
8813 RIVER RISE DR
CORDOVA TN 38016

28-2S-26-9170-00000-4100
BELLARD RICKY L & KATHLEEN B
4335 D'EVEREAUX DR
PENSACOLA FL 32504

28-2S-26-9260-00H00-0090
BENSON BRIAN A & ANN A
231 COLES COUNTY DR
O FALLON IL 62269

28-2S-26-9245-00000-0403
BERILGEN BULENT A & MARIE P
6215 REDWOOD BRIDGE TR
KINGWOOD TX 77345

28-2S-26-9260-00C00-0040
BIOSCA LOUIS R TRUSTEE
8240 TRICEFIELD RD
ST MICHAELS MD 21663

28-2S-26-0000-00400-0000
BLACK EUBY
5822 E BAY BLVD
GULF BREEZE FL 32563

~~28-2S-26-9160-00000-0130
BLACK EUBY
5822 E BAY BLVD
GULF BREEZE FL 32563~~

28-2S-26-9260-00C00-0030
BLAIS ROBERT LEO & SHERRY NELL
8522 GULF BLVD UT 11
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-2090
BLIZZARD FRANK W & JANET R
3212 CALLE DE CORTEZ
NAVARRE FL 32566

28-2S-26-9440-00A00-0310
BOUDREAUX BODIE J & DONNA M
1189 HINDU COVE
GULF BREEZE FL 32563

28-2S-26-9099-00000-1401
BOWERS WANDA FAYE
5624 DUNBAR CIR
MILTON FL 32583 1835

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24

28-2S-26-9020-00000-0291
BOYD BENJAMIN LUKE
1422 BAHIA DR
NAVARRE FL 32566 7223

28-2S-26-9260-00B00-0040
BOYD MICHELLE V & STEPHEN R
630 MOORE RD
NEWNAN GA 30263 5217

28-2S-26-9245-00000-0102
BOYD MITZI
1900 TEE DR
BRASELTON GA 30517

28-2S-26-9260-00D00-0020
BOYKIN JOHN W
2380 NORTH PEACHTREE WAY
DUNWOODY GA 30338

28-2S-26-9245-00000-0905
BRADLEY CAROL L AS TRUSTEE OF
THE CAROL L BRADLEY LIV TRUST
& LEAVELL MADELINE P
1825 CROMWELL DR
NASHVILLE TN 37215

28-2S-26-9260-00H00-0030
BRADSHAW ROBERT &
CAPRON TARA
8522 GULF BLVD # 44
NAVARRE BEACH FL 32566

28-2S-26-9099-00000-1802
BRAND INTERNATIONAL LLC
5063 WATER ST
MADISONVILLE LA 70447

28-2S-26-9170-00000-5080
BRANN SCOTT A & MARY A
1635 EVERSEDGE DR
ALPHARETTA GA 30004

28-2S-26-9245-00000-0604
BRAWNER STEPHEN D & KELLY K
1347 PARADISE COVE LN
WILSONVILLE AL 35186

28-2S-26-9170-00000-7090
BROWN ROBERT H & LINDA S
AS TRUSTEES
600 W TWIN SPRINGS
SILOAM SPRINGS AR 72761

28-2S-26-9170-00000-6120
BRYANT BRUCE A
213 FRIENDSWOOD DR
FRIENDSWOOD TX 77546

~~28-2S-26-9170-00000-1110
BRYANT BRUCE A
213 N FRIENDSWOOD DR
FRIENDSWOOD TX 77546~~

~~28-2S-26-9170-00000-9080
BRYANT BRUCE A & ANDREA
213 N FRIENDSWOOD DR
FRIENDSWOOD TX 77546~~

~~28-2S-26-9170-00000-9070
BRYANT BRUCE A & ANDREA
213 N FRIENDSWOOD DR
FRIENDSWOOD TX 77546~~

28-2S-26-9260-00E00-0010
BRYANT TIMOTHY R
8522 GULF BLVD #17
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0280
BUENA VIDA #28 LLC
PO BOX 1253
GULF BREEZE FL 32562

28-2S-26-9080-00000-AREA
BUENA VIDA TOWNHOUSE ASSOC INC
1804 PRADO ST
NAVARRE FL 32566

28-2S-26-9245-00000-0806
BURCH RONALD H & CAROL B
7301 WESTMINSTER DR
NEW ORLEANS LA 70123

28-2S-26-9245-00000-0903
BURNETT DAVID H & YVETTE C
195 MARTHAS COVE
FAYETTEVILLE GA 30215

28-2S-26-9245-00000-1002
BURNS AMOS D &
BURNS DOROTHY B
8410 ESSEX CIR NE
TUSCALOOSA AL 35406

28-2S-26-9245-00000-0606
BUROKER GARY & M KATHLEEN
4250 STONE BRIDGE DR
SPRINGFIELD OH 45504

28-2S-26-9170-00000-2020
BUTTERFIELD ARTHUR E TRUSTEE
CALHOUN OB/GYN ASSOC INC
MONEY PURCHASE PENSION PLAN
738 SUNSET MOUNTAIN DR
CHATTANOOGA TN 37421

28-2S-26-9170-00000-2040
BUTTERFIELD ARTHUR E TRUSTEE
CALHOUN OB/GYN ASSOC INC
MONEY PURCHASE PENSION PLAN
738 SUNSET MOUNTAIN DR
CHATTANOOGA TN 37421

~~28-2S-26-9170-00000-7120
BUTTERFIELD ARTHUR E &
BUTTERFIELD JULIA G TRUSTEES
738 SUNSET MOUNTAIN DR
CHATTANOOGA TN 37421~~

~~28-2S-26-9170-00000-8110
BUTTERFIELD ARTHUR E &
BUTTERFIELD JULIA G TRUSTEES
738 SUNSET MOUNTAIN DR
CHATTANOOGA TN 37421~~

28-2S-26-9030-00E00-013B
CALABRESE ROCCO S & MARY C AS
TRUSTEES
4177 LIMA RD
GENESEO NY 14454

28-2S-26-9170-00000-5010
CALHOUN OB/GYN ASSOCIATES INC
& BUTTERFIELD ARTHUR E AS
TRUSTEE FBO A E BUTTERFIELD
738 SUNSET MOUNTAIN DR
CHATTANOOGA TN 37421

28-2S-26-9170-00000-7030
CANQUE MICHEL & MONIQUE
C/O NATHALIE HEIL
6086 ROCKINGHAM WAY
GAINESVILLE GA 30506

28-2S-26-9099-00000-1603
CARIBBEAN ESCAPE LLC
174 BELLE TERRE BLVD
COVINGTON LA 70433

28-2S-26-9099-00000-1301
CARIBBEAN RESORT 1301 LLC
PO BOX 6445
LOUISVILLE KY 40206 0445

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08-R-035

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28-2S-26-9099-00000-1703
CARIBBEAN RESORT CONDOMINIUM
ASSOCIATION OF NAVARRE BCH INC
8477 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9440-00A00-0290
CARIBE RESORT B 106 LLC
PO BOX 6445
LOUISVILLE KY 40206 0445

28-2S-26-9020-00000-0180
CARNEY RONALD E
1433 BAHIA DR
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-016D
CARTER EDWARD E & WAUDELL W
911 FOXWOOD
BRANDON MS 39047 8674

28-2S-26-9245-00000-1105
CATRINO KENNETH A
1163 TROON DR
DESTIN FL 32550

28-2S-26-9245-00000-0901
CHAPPEL JEFFREY TRUMAN AS
TRUSTEE OF THE CHAPPEL
LIVING TRUST
5645 WHITNER DR
ATLANTA GA 30327

28-2S-26-9245-00000-1006
CHAPPEL JEFFREY TRUMAN TRTE
5645 WHITNER DR
ATLANTA GA 30327

28-2S-26-9080-00000-0260
CHASON JAMES E JR &
CHASON GERALDINE E
8520 GULF BLVD #26
NAVARRE BEACH FL 32566 7237

28-2S-26-9260-00H00-0040
CHATWELL JIMMY D & DANNA L
8522 GULF BLVD #43
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-005A
CHIASSON BRETT J & GISELLE B
296 PINECREST DR
HAMMOND LA 70401

28-2S-26-9440-00A00-0010
CIUBA DOUG & LEA
8804 RIVER RD
COLUMBUS GA 31904

28-2S-26-9170-00000-9060
CLARK JANICE R
151 MUNRO ST
CAMDENTON MO 65020

28-2S-26-9170-00000-1050
CLIFFCO INTERESTS LLC
PO BOX 1297
FT WALTON BEACH FL 32549 1297

28-2S-26-9170-00000-7060
CODY JAMES M & GLENDA P
8525 GULF BLVD UT-706
NAVARRE BEACH FL 32566

28-2S-26-9260-00H00-0050
COLEMAN WISDOM F III
1125 POWHATAN ST
ALEXANDRIA VA 22314

28-2S-26-9030-00E00-PH3B
COLLINS JOHN B AS TRUSTEE
5552 EAST BAY BLVD
GULF BREEZE FL 32563

28-2S-26-9080-00000-0250
COLOMBO ANNE-MARIE
PO BOX 5757
DOUGLASVILLE GA 30154

28-2S-26-9020-00000-0300
COON ALBRA ANN BENNETT
109 ELDERBERRY LN
NICEVILLE FL 32578

28-2S-26-9170-00000-2060
COONS CLINT AS TRUSTEE
REGENCY TRUST DTD 11-27-06
20819 72ND AVE S SUITE 110
KENT WA 98032

28-2S-26-9245-00000-0704
CORNELIUS BERNICE M
1295 ASPHALT ROCK RD
CHEROKEE AL 35616

28-2S-26-9080-00000-0040
COURTNEY KENNETH E & JANICE E
8520 GULF BLVD #4
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-009D
CRADDOCK DANIEL J & GRETCHEN W
1208 FENMORE HALL
POWDER SPRINGS GA 30127 4931

28-2S-26-9030-00E00-PH2C
CRAWFORD R BRYAN III & JOYCE T
PO BOX 1527
LIVINGSTON AL 35470

28-2S-26-9170-00000-1040
CROW M STACY
251 LEWIS LANE RD
CLEVELAND TN 37312

28-2S-26-9245-00000-1303
CURRAN WILLIAM M
530 MARSH PARK DR
DULUTH GA 30097

28-2S-26-9099-00000-1002
CURRY L B & JEAN SULLIVAN
4148 OLD LEEDS LN
BIRMINGHAM AL 35213

28-2S-26-9170-00000-2100
DANIEL DAVID D & PAULA K
1006 PLEASANCE GROVE
PEACHTREE CITY GA 30269

28-2S-26-9099-00000-0102
DAVIS GLENN B & MARY JO
803 LINDEN DR
LOUISVILLE KY 40223

28-2S-26-9020-00000-0260
DAVIS JAMES H & DORTHA N
131 DUFF RD
LENOIR CITY TN 37771

28-2S-26-9170-00000-4060
DAY JULIA W AS TRUSTEE
8525 GULF BLVD #406
NAVARRE BEACH FL 32566

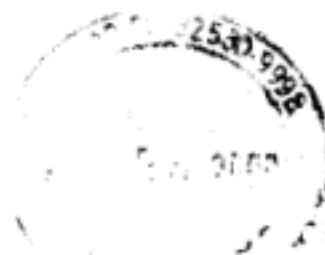
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PLANNING AND ZONING DIVISION
6051 OLD BAGDAD HWY.
MILTON, FL 32583**

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27

28-2S-26-9099-00000-0703
GRIM GARY & GAYLE
C/O CANTON AUTO MALL
625 RED FERN CT
ROSWELL GA 30075

28-2S-26-9030-00E00-002A
GROARK SEAN P & JULIE C
2726 MURI WOOD DR
OWENS CROSS ROADS AL 35763

28-2S-26-9030-00E00-012A
GROGAN RONALD S & MARSHA J
8515 GULF BLVD UT-E12A
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1603
GUERTIN GREGG A &
ADKINS GREGORY A
6771 TIDEWATER DR
NAVARRE FL 32566

28-2S-26-9245-00000-0206
GULFFRONT GRACE
C/O LES RANDALL D AS ADM
1940 O'NEAL LN
BATON ROUGE LA 70816

28-2S-26-9099-00000-0603
H B PROPERTIES LLC
310 CEDAR POINT LN
KILLEN AL 35645

~~28-2S-26-9099-00000-0601
H B PROPERTIES LLC
310 CEDAR POINT LN
KILLEN AL 35645~~

28-2S-26-9440-00B00-0090
HALL BETH L
1102 TASSEY RD
READYVILLE TN 37149 5055

28-2S-26-9245-00000-0105
HALL JUDY HAYMAN AS TRUSTEE
1139 FINCH RD
GULF BREEZE FL 32563

28-2S-26-9020-00000-0060
HAMBLIN ROBERT S
6215 MONTGOMERY RD
ELKRIDGE MD 21075 5914

28-2S-26-9170-00000-1060
HAMILTON ERNEST O & MARY ANN
1469 WOLF BEND RD
GERMANTOWN TN 38138

28-2S-26-9245-00000-0406
HARDIN EDDIE E & BRENDA L
10575 PLANTATION WOODS DR
LAKELAND TN 38002

28-2S-26-9245-00000-1306
HARE TY M &
GOODLETT DONALD SCOTT
1674 JOHNSON RD
ATLANTA GA 30306

28-2S-26-9170-00000-8100
HARRINGTON LAURA COOK &
ANDERSON MARTHA COOK
2345 GRAND BLVD STE 2800
KANSAS CITY MO 64108

28-2S-26-9245-00000-0501
HARRIS DAVID O & MARION S
118 SOUTH MAIN ST
JONESBORO GA 30236

28-2S-26-9440-00000-00B0
HARRISON DANNY J JR & TAMERA L
5975-H COLUMBUS RD
MACON GA 31206

28-2S-26-9020-00000-0070
HART CRAIG K & HART MARLENE
10685 JIM BUSBY RD N
THEODORE AL 36582

~~28-2S-26-9020-00000-0080
HART CRAIG K & HART MARLENE
10685 JIM BUSBY RD N
THEODORE AL 36582~~

28-2S-26-9020-00000-0320
HATHAWAY LLC
P O BOX 2862
MOBILE AL 36652

28-2S-26-9080-00000-0150
HAYES WILLIAM R & GLENDA H
PO BOX 426
JAY FL 32565 0426

28-2S-26-9030-00E00-PH2B
HEILMAN JOHN G & URSULA M
421 DEER RUN RD
AUBURN AL 36832

~~28-2S-26-9030-00E00-014B
HEILMAN JOHN G & URSULA M
421 DEER RUN RD
AUBURN AL 36832~~

28-2S-26-9099-00000-0301
HENNESSY HOLLY LIVING TRUST
PO BOX 327
PALM BEACH FL 33480

28-2S-26-9245-00000-1706
HENRY MICHAEL GLENN TRTE &
HENRY LINDA GAY TRTE
C/O 3840 COURTYARD DR
ATLANTA GA 30339

28-2S-26-9080-00000-0080
HERLIHY JOHN F & SHIRLEY K
THE WOODLANDS
APT 308
4030 INDIAN RD
TOLEDO OH 43606

28-2S-26-9245-00000-1406
HEROMAN PATRICK S
11212 PENNYWOOD AVE
BATON ROUGE LA 70809

28-2S-26-9020-00000-0271
HERRHOLZ ERIC J
PO BOX 6593
GULF BREEZE FL 32563

28-2S-26-9170-00000-4120
HESLIN THOMAS P & ELIZABETH P
24 PRIDES CROSSING
NEW YORK NY 10956

28-2S-26-9080-00000-0060
HESS CYNTHIA A TRUST
HESS JOHN P & CYNTHIA A TRUSTE
13337 BUCKLAND HALL RD
ST LOUIS MO 63131 1214

28-2S-26-9260-00H00-0080
HICKS RICHARD M TRUSTEE
8522 GULF BLVD UNIT 39
NAVARRE BEACH FL 32566

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24

28-2S-26-9099-00000-1101
DAY WILLIAM B & TWILA M
4339 SEALY CT
RICHMOND TX 77469

28-2S-26-9245-00000-1602
DECKER RICHARD G & KARIN A
9145 NESBIT LAKES DR
ALPHARETTA GA 30022

28-2S-26-9020-00000-0160
DENIS WILLIAM T & GAIL M
1431 BAHIA DR
NAVARRE BEACH FL 32566

28-2S-26-9020-00000-0170
DENIS WILLIAM T III & GAIL M &
DENIS WILLIAM T II & GABRIELLE
1431 BAHIA DR
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1202
DIAMOND JEFFREY
2237 EDGEMERE PL
MARIETTA GA 30062

28-2S-26-9245-00000-1702
DICKEY WAYNE R
2125 JOHN E LEWIS RD
MCCOMB MS 39648

~~28-2S-26-9245-00000-1701
DICKEY WAYNE R
2125 JOHN E LEWIS RD
MCCOMB MS 39648~~

28-2S-26-9099-00000-1203
DILEO JOHN L & MARY F
1219 PINE ST
NEW ORLEANS LA 70118

28-2S-26-9030-00E00-007B
DITTRICH PATRICK E & GAIL H
52525 HICKORY RD
GRANGER IN 46530

28-2S-26-9020-00000-0120
DODSON MICHAEL G
5428 LONGVIEW ST
DALLAS TX 75206

28-2S-26-9170-00000-4090
DONAVIN MATTHEW W III & SUE E
804 WEEDEN ISLAND DR
NICEVILLE FL 32578

28-2S-26-9170-00000-8050
DORROH WALTER E & FLORENCE
419 WASHINGTON AVE
MANSFIELD LA 71052

28-2S-26-9440-00B00-0020
DRUCKENMILLER STEPHEN P &
DRUCKENMILLER KATHLEEN M
3805 LAKE HEATH DR
CUMMING GA 30041

28-2S-26-9030-00E00-003A
DUPLANTIS PATRICK J & SHARON T
27622 WATER ASH DR
WESLEY CHAPEL FL 33543

~~28-2S-26-9030-00E00-013C
DUPLANTIS SHARON T
27622 WATER ASH DR
WESLEY CHAPEL FL 33543~~

28-2S-26-9030-00E00-008A
DUPUIS STEVEN & JACKIE H
8017 WHITE SANDS BLVD
NAVARRE FL 32566

28-2S-26-9099-00000-0702
DYER D MARK & CONCETTA B
7714 BURTHE ST
NEW ORLEANS LA 70118

28-2S-26-9170-00000-3060
EGAN THOMAS J & CATHY ANN
8525 GULF BLVD UNIT 306
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0706
EKMARK KARL F & LENA C
2130 KIMBROUGH WOODS PL
GERMANTOWN TN 38139

28-2S-26-9170-00000-5030
ELLIS EVELYN NADINE
1475 PETSCH LN
HOPKINSVILLE KY 42240

28-2S-26-9099-00000-0801
ELLISON ALFRED A & BARBARA W &
BECKER ALLAN L & MARY JO
9325 BELL RIDGE DR
PENSACOLA FL 32526

28-2S-26-9020-00000-0230
ELTZ AUGUST JR & MARY H
104 DEER CT
DAPHNE AL 36526

28-2S-26-9020-00000-0220
ELTZ MICHAEL BENJAMIN &
ELTZ RENEE M
312 PICKENS DR
GOLDSBORO NC 27530

28-2S-26-9030-00E00-009C
ERIKSON JANICE KLANI
PO BOX 6036
NAVARRE FL 32566

28-2S-26-9030-00E00-010B
ESTES ROBERT L & SUSAN L
1021 ST GEORGES WAY
FRANKLIN TN 37064 6718

28-2S-26-9170-00000-4110
EVANS RONALD J & BETTY J
2503 CORNERSTONE CIR
HUNTSVILLE AL 35810

~~28-2S-26-9170-00000-4010
EVANS RONALD J & BETTY J
2503 CORNERSTONE CIR
HUNTSVILLE AL 35810~~

28-2S-26-9030-00E00-005D
FAGUNDES DAVID KEITH &
MARY BETH
103 DEAL DR
LAGRANGE GA 30240

28-2S-26-9440-00B00-0100
FALLON MARTIN J & KATHERINE H
709 LINWOOD AVE
BEL AIR MD 21014

28-2S-26-9170-00000-3080
FAUST JOHN T & LOLA S
8525 GULF BLVD APT 308
NAVARRE BEACH FL 32566

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22

28-2S-26-9030-00E00-008D
MILLER LOIS R TRUSTEE
910 FAIRWAY DR
WARREN OH 47483

28-2S-26-9170-00000-3100
MINGO RICHARD &
KATHERINE LOUISE
3584 SHADY ROCK DR
COLORADO SPRINGS CO 80920

28-2S-26-9245-00000-0204
MOGERMAN DONALD M & SALLIE DAY
62 MOORINGS DR
LAKE ST LOUIS MO 63367

28-2S-26-9030-00E00-004B
MOJRA MASSUD & BAYAT
MAHBOOBEH
206 WESTWIND DR
COPPELL TX 75019

28-2S-26-9170-00000-7010
MOONEY MICHAEL P
9945 HILLVIEW RD
PENSACOLA FL 32514

28-2S-26-9245-00000-0205
MOORE JAMES W & JEAN H
1165 BYRNWYCK RD
ATLANTA GA 30319 1652

28-2S-26-9030-00E00-003B
MOORE RAYMOND E &
GIBSON KATHERINE A
8027 E DEL CRISTAL DR
SCOTTSDALE AZ 85258

28-2S-26-9030-00E00-011A
MORAN MICHAEL P & JULIE L
8515 GULF BLVD E-11A
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-1120
MORGAN BILLIE
5179 STATELY OAKS DR
FLOWERY BRANCH GA 30542

28-2S-26-9099-00000-1602
MORGAN DON R & SARA
PO DRAWER 1208
KEYSTONE HEIGHTS FL 32656

28-2S-26-9099-00000-1803
MORGAN DON R & SARA
PO DRAWER 1208
KEYSTONE HEIGHTS FL 32656

28-2S-26-9020-00000-0020
MORGAN THOMAS & ELIZABETH H
8681 OLIVERA ST
NAVARRE FL 32566

28-2S-26-9245-00000-1502
MORRIS ROBERT L
4703 VILLAGE GREEN DR
ROSWELL GA 30075

28-2S-26-9030-00E00-003D
MORRIS WILMER JOSEPH & BETTYE
8668 NAVARRE PKWY # 155
NAVARRE FL 32566

28-2S-26-9440-00A00-0300
MOSES DEREK W
2009 CASSADE RD
ATLANTA GA 30311

~~28-2S-26-9440-00A00-0220
MOSES DEREK W &
MARION A REYNOLDS
1332 CASCADE FALLS DR SW
ATLANTA GA 30311~~

28-2S-26-9099-00000-1502
MURPHEY BRADLEY H & PAMELA N
40 BULLSBORO DR
NEWNAN GA 30263

28-2S-26-9245-00000-1203
MURPHEY EUGENE HUTCHINSON &
MARY JANE
19 BROOKWOOD DR
NEWNAN GA 30263 1565

28-2S-26-9030-00E00-016B
NATHAN STEVEN J & BRENDA M
205 SWEETGUM CT
NASHVILLE TN 37221

28-2S-26-9170-00000-9120
NAVARRE BEACH VENTURE
PO BOX 753
SHALIMAR FL 32579

~~28-2S-26-9170-00000-9020
NAVARRE BEACH VENTURE
PO BOX 753
SHALIMAR FL 32579~~

~~28-2S-26-9170-00000-9110
NAVARRE BEACH VENTURE
PO BOX 753
SHALIMAR FL 32579~~

~~28-2S-26-9170-00000-9010
NAVARRE BEACH VENTURE
PO BOX 753
SHALIMAR FL 32579~~

28-2S-26-9245-00000-1802
NAVARRE DEVELOPMENT
ASSOCIATES
INC
2140 11TH AVE S STE 405
BIRMINGHAM AL 35205

28-2S-26-9099-00000-0302
NAVARRE PROPERTY MNGMNT LLC
2033 POINT GREY CT
KENNESAW GA 30152

28-2S-26-9160-00000-0110
NAVARRE-SANTA ROSA INC
PO 1297
FT WALTON BEACH FL 32549 1297

28-2S-26-9170-00000-7100
NAVARRE-SANTA ROSA INC
PO 1297
FT WALTON BEACH FL 32549 1297

~~28-2S-26-9099-00000-1102
NAVARRE-SANTA ROSA INC
PO 1297
FT WALTON BEACH FL 32549 1297~~

~~28-2S-26-9099-00000-0402
NAVARRE-SANTA ROSA INC
PO 1297
FT WALTON BEACH FL 32549 1297~~

28-2S-26-9245-00000-1704
NORRBOM TIMOTHY J & PATRICIA S
1261 NORTHBROOK DR
PENSACOLA FL 32504

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26

28-2S-26-9030-00E00-006D
HOJA W ALEX & ULRKE G
2410 KANELL BLVD
POPLAR BLUFF MO 63901

28-2S-26-9030-00E00-016A
HOLDERMAN ROBERT & CINNAMON
8406 LITTLE JOHN JUNCTION RD
NAVARRE FL 32566

28-2S-26-9020-00000-0270
HORSEMAN RUSSELL E & JILL
1430 BAHIA DR
NAVARRE FL 32566

28-2S-26-9030-00E00-011C
HORTON JOSEPH & LOREE
11257 WEXFORD DR
EADS TN 38028

28-2S-26-9080-00000-0170
HYDE PAMELA J
304 PASEO DE VIDA
ALTUS OK 73521

28-2S-26-9170-00000-6010
HYDE STEVAN DALLAS
4245 MORNINGSIDE DR
CUMMING GA 30041

28-2S-26-9170-00000-3090
HYMEL JEFFREY J & TINA
28235 CREOLE RD
LACOMBE LA 70445

28-2S-26-9080-00000-0110
INGRAM KYLE M
8520 GULF BLVD UNIT 11
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0270
IRWIN LIBBY G
PO BOX 175
HAZELWOOD NC 28738 0175

28-2S-26-9020-00000-0290
ISLAND GIRL PROPERTIES LLC
9144 CAMBRIDGE DR
SALINE MI 48176

28-2S-26-9030-00E00-PH3A
JAHANGARD HAMID
8515 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0705
JAMES BRUCE H & PEGGY M
PO BOX 610
NEWLAND NC 28657

~~28-2S-26-9245-00000-0804
JAMES BRUCE H & PEGGY M
PO BOX 610
NEWLAND NC 28657~~

28-2S-26-9260-00A00-0040
JOHNSON EDWARD W &
JOHNSON MAXINE L
8520 GULF BLVD #3
NAVARRE BEACH FL 32566

~~28-2S-26-9260-00B00-0010
JOHNSON EDWARD W &
DAWN C HUGHES
8520 GULF BLVD #3
NAVARRE BEACH FL 32566~~

~~28-2S-26-9080-00000-0030
JOHNSON EDWARD W & HUGHES
DAWN
8520 GULF BLVD #3
NAVARRE BEACH FL 32566~~

28-2S-26-9440-00B00-0120
JOHNSON GAIL COCHRAN
190 BAYBERRY RUN
FAIRBURN GA 30213

28-2S-26-9080-00000-0050
JOHNSON GLENN P & PAM J
8030 S MEMORIAL DR STE C1
TULSA OK 74133

28-2S-26-9099-00000-0202
JOHNSON JEFFREY M
731 BERKELEY RUN NE
ATLANTA GA 30342

28-2S-26-9099-00000-0503
JOHNSTON JANE S
5900 RIVOLI DR
MACON GA 31210

28-2S-26-9030-00E00-006B
JWL NUMBER ONE LLC
PO BOX 4009
NEW ORLEANS LA 70178

28-2S-26-9170-00000-9040
KANE RONALD & KANE VIRGINIA
& KANE YVONNE M
338 PROSPECTOR TRL
DAHLONEGA GA 30533 6149

28-2S-26-9099-00000-0502
KAY DENNIS & MARIA
834 LAKESHORE PKWY
NEW ORLEANS LA 70124

28-2S-26-9170-00000-8090
KENDRICK RODNEY DENZIL JR &
STEWART-KENDRICK RUBY RENA
3 PORTOFINO DR #903
PENSACOLA BEACH FL 32561

28-2S-26-9245-00000-0505
KENDRICK WILLIAM DAVID &
MARY SUE
3101 SUMMER GROVE WAY
ZEELAND MI 49464 7700

28-2S-26-9245-00000-0802
KEP OF MADISON INC
28225 MUNZ RD
LONE ROCK WI 53556

~~28-2S-26-9245-00000-0801
KEP OF MADISON INC
28225 MUNZ RDL
LONE ROCK WI 53556~~

28-2S-26-9245-00000-1405
KIL NAMEON N & TAEI
2613 WILLOW CV
DECATUR GA 30033

28-2S-26-9170-00000-1020
KINCAID WILLIAM R & JANICE C
14819 CLEARPOINT DR
NORTHPORT AL 35475

28-2S-26-9170-00000-6090
KING JAMES H & ANGELIA M
203 MERCER DR
MADISON AL 35756

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28-2S-26-9030-00E00-012D
KING JOHN C &
MORRIS ROBERT J
101 DEVANT ST SUITE 404
FAYETTEVILLE GA 30214

28-2S-26-9170-00000-6040
KINGSMILL THOMAS H & BEVERLY L
4 JAY ST
NEW ORLEANS LA 70124

28-2S-26-9440-00A00-0320
KNOWLTON BENJAMIN
PO BOX 4715
FORT WALTON BEACH FL 32549

28-2S-26-9245-00000-0805
KUNG KENG J & SU CHIN
& KUNG THOMAS FAN-KUEI
& KUNG JAMES FAN-CHIEN
1109 LAKEVIEW RD
GRAYSON GA 30017

28-2S-26-9030-00E00-014C
KURTH BERNHARD & VERONICA
22 HICKORY GLEN DR
JACKSON TN 38305

28-2S-26-9170-00000-4050
LA GRUA BROOKS B & ANNE M
#405 NAVARRE BEACH REGENCY
8525 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-6060
LADNER BRUCE L & IRENE K
12646 JEFFERSON HWY STE 1
BATON ROUGE LA 70816

28-2S-26-9020-00000-0250
LANDRY DANIEL L
C/O SUSAN BOLIN
42624 MERIDIAN WAY
LANCASTER CA 93536

28-2S-26-9170-00000-5110
LANTRIP MAE HOUSTON AS TRUSTEE
& LANTRIP PAUL A
13209 GLAD ACRES
DALLAS TX 75234

28-2S-26-9030-00E00-015C
LARGE KENNETH C &
VANN VIRGINIA L
92 OLD IVY UNIT #4
ATLANTA GA 30342

28-2S-26-9245-00000-0302
LARSON DALE K & SUE L
5735 BABE SMITH RD
SILVER POINT TN 38582

28-2S-26-9260-00D00-0010
LAURANS JONATHAN
9022 W 64TH ST
MERRIAM KS 66202

28-2S-26-9260-00H00-0060
LAVERGNE ROXIE D &
FABIAN ROSARY
1237 AUTUMN BREEZE CIR
GULF BREEZE FL 32561

28-2S-26-9170-00000-4080
LEMON LEWIS C TRUSTEE &
LEMON BARBARA C TRUSTEE OF
THE LEMON FAMILY TRUST
161 CHANNING ST
REDLANDS CA 92373

28-2S-26-9080-00000-0320
LEVITUS SHERI A
9 CALLE RIO
MARY ESTHER FL 32569 2000

28-2S-26-9245-00000-1205
LEWIS JAMES H AS TRUSTEE OF
LUCKY KIDS TRUST II
2140 11TH AVE S STE 405
BIRMINGHAM AL 35205

28-2S-26-9099-00000-0201
LEWIS LANNY W & VALERIE V
11308 HIGHLAND RD
BATON ROUGE LA 70810

28-2S-26-9099-00000-1003
LEWJOE LLC
113 COURT ST
HUNTSVILLE AR 72740

28-2S-26-9099-00000-0501
LINK VINCENT H & BEVERLY
327 E 14TH ST
DOVER OH 44622

28-2S-26-9170-00000-1080
LIPSCOMB GARY E & JANE T
719 TETE LOURS DR
MANDEVILLE LA 70471

28-2S-26-9170-00000-6050
LLOYD STEPHEN F
C/O OCCIDENTAL
PO BOX 22611
DOHA
QATAR

28-2S-26-9170-00000-8010
LOBUE LOUIS A JR & LAURIE A
5833 LAKE SHADOW DR
BATON ROUGE LA 70817

28-2S-26-9245-00000-0702
LOHICA VENTURES LLC
118 S MAIN ST
JONESBORO GA 30236

28-2S-26-9099-00000-1001
LONGHI MARIO F
16609 VILLALENDA AVILA
TAMPA FL 33613

28-2S-26-9170-00000-5020
LOUGNEY KEVIN & DEBORAH
74 GRAYROCK RD
CLINTON NJ 08809

28-2S-26-9080-00000-0370
LOVELACE WILLIAM A
8520 GULF BLVD UT-37
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-PH2D
LOVVORN WILLIAM BARNES III
AS TRUSTEE
2300 CARLETON PL
FT SMITH AR 72908

28-2S-26-9030-00E00-004A
MACDONNELL JAMES M & DEBORAH C
PO BOX 984
FT WALTON BEACH FL 32549

28-2S-26-9030-00E00-002B
MAL BEACH PROPERTIES LLC
ATTN: STEPHEN C RESOR
128 BROCKENBROUGH CT
METAIRIE LA 70005

28-2S-26-9030-00E00-004C
MALONE THOMAS L
3234 WASHINGTON FERRY RD
MONTGOMERY AL 36108

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28

28-2S-26-9020-00000-0341
MALONEY DAVID J
1414 BAHIA DR UNIT D
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0220
MANIX DANIEL & BELINDA
8520 GULF BLVD #22
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0506
MANNING EARL & MARY
1337 LAFAYETTE HWY
ROANOKE AL 36274

28-2S-26-9030-00E00-006A
MARSHALL ANDREA A
1031 CLAREMONT DR
COLUMBIA TN 38401

28-2S-26-9245-00000-1601
MARTIN JAMES R & SYLVIA G
PO BOX 815
PELL CITY AL 35125

28-2S-26-9020-00000-0342
MARTIN MELISSA D
POST OFFICE BOX 484
DESTIN FL 32540

28-2S-26-9170-00000-8020
MARTIN RICHARD J TRUSTEE
8525 GULF BLVD UT 802
NAVARRE BEACH FL 32566

~~28-2S-26-9245-00000-1801
MARTIN SYLVIA G
PO BOX 815
PELL CITY AL 35125~~

28-2S-26-9080-00000-0140
MARTINEZ LUISA
8520 GULF BLVD #14
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0350
MASON WILLIAM G & LISA L
115 BROOKGROVE LN
PEACHTREE CITY GA 30269

28-2S-26-9030-00E00-010C
MASSENGALE FRANK E & MARCY V
120 MONTGOMERY FERRY DR NE
ATLANTA GA 30309 2713

28-2S-26-9245-00000-1606
MATHEWS MAX
3320 W HWY C 30-A
SANTA ROSA BEACH FL 32459

28-2S-26-9245-00000-1101
MATTHEWS CHARLES C & DIANE L
291 GARDEN RD
RIVER RIDGE LA 70123

28-2S-26-9245-00000-0601
MAYS RONALD L & ROBBIE J
PO BOX 664
GULF BREEZE FL 32562

28-2S-26-9170-00000-9030
MAZUR JANICE P & ALBERT D
160 HAMILTON GLEN CT
FAYETTEVILLE GA 30215

28-2S-26-9440-00A00-0260
MCAVOY JAMES J
285 CENTENNIAL OLYMPIC PARK DR
UNIT 1601
ATLANTA GA 30313

28-2S-26-9080-00000-0120
MCBRIDE GAIL M
8520 GULF BLVD #12
NAVARRE BEACH FL 32566

28-2S-26-9440-00A00-0280
MCCALL RAYMOND EUGENE &
JO ELLEN
11115 S COUNTRY CLUB GREEN DR
TOMBALL TX 77375 7079

28-2S-26-9170-00000-7050
MCCLANAHAN DOUGLAS H &
JANICE S
127 ABBOTTS FORD
NASHVILLE TN 37215

28-2S-26-9030-00E00-006C
MCCONAGHY KENT A & KARA M
1305 QUIET COVE CT
GULF BREEZE FL 32563

28-2S-26-9170-00000-9100
MCCORMICK DAVID
417 BROADWAY
NASHVILLE TN 37203 3930

28-2S-26-9099-00000-0403
MCGEHEE JULIAN L
PO BOX 6497
NAVARRE FL 32566

28-2S-26-9170-00000-4030
MCGILL SEAMUS M
8909 GREENSBORO LN
LAS VEGAS NV 89134

28-2S-26-9030-00E00-008C
MCINNIS CRAWFORD E &
MCINNIS GEORGE E
115 OFFICE PARK DR STE 200
BIRMINGHAM AL 35223

28-2S-26-9245-00000-0902
MCINTIRE JOSEPH I & HEATHER L
2 MARISSA CT
SEAVILLE NJ 08230

28-2S-26-9245-00000-0602
MCIPHERSON DAVID R & SUSAN
PO BOX 126
STURGIS SD 57785

28-2S-26-9245-00000-1604
MDMD, LLC
1225 CHARTRES ST CONDO # 6
NEW ORLEANS LA 70116

28-2S-26-9030-00E00-004D
MEFFORD IKE R & LINDA A
8515 GULF BLVD 4D
NAVARRE BEACH FL 32566

~~28-2S-26-9245-00000-1302
MEFFORD IKE R & LINDA A
8515 GULF BLVD 4D
NAVARRE BEACH FL 32566~~

28-2S-26-9170-00000-5050
MILLER EUGENE D & IRMA LEE
385 BARKSHIRE LN
ROSWELL GA 30076

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27

28-2S-26-9245-00000-0202
TYLER HENRY M JR
513 SHADES CREST RD
BIRMINGHAM AL 35226

28-2S-26-9260-00H00-0020
U S BANK NATIONAL ASSOC TRSTEE
C/O AMERICA'S SERVICING CO
3476 STATEVIEW BLVD
FT MILL SC 29715

28-2S-26-9099-00000-0701
UNIT 701 LLC
8269 GULF BLVD #1202
NAVARRE FL 32566

28-2S-26-9020-00000-0110
USRY DEBRA D
3628 BURTON CIR
NAVARRE FL 32566

28-2S-26-9245-00000-1301
VAN DER MOLEN HAROLD H &
VAN DER MOLEN EUNICE
2-S055 YVONNE LN
WHEATON IL 60187

28-2S-26-9080-00000-0130
VAN DUSEN JEFFREY S
8520 GULF BLVD APT 13
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-001A
VANCE DONALD E & VICKEY L
520 BLUFF RD
MARSHFIELD MO 65708

28-2S-26-9030-00E00-001A
VANCE DONALD E & VICKEY L
520 BLUFF RD
MARSHFIELD MO 65708

28-2S-26-9099-00000-1702
VEACH CHELE A
131 SUMMERWOOD DR
PEARL MS 39208 9075

28-2S-26-9440-00000-ROAD
VILLAGE AT NAVARRE ASSOC INC
C/O PHIL BABIAK
1411 SONHEA CT
NAVARRE BEACH FL 32566

28-2S-26-9440-00000-AREA
VILLAGE AT NAVARRE ASSOC INC
C/O PHIL BABIAK
1411 SONATA CT
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-9050
VODNEY RANDALL &
FRANKLIN SALLY L &
VODNEY ERNEST P & DONNA L
10416 CYPRESS LAKES DR
JACKSONVILLE FL 32256

28-2S-26-9020-00000-0381
VOLKENAND JAMES C & RAE J
8788 SAND PINE DR
NAVARRE FL 32566

28-2S-26-9080-00000-0290
WAGES STEVEN R & CANDACE
7633 MARSHALL RD
MILTON FL 32583

28-2S-26-9099-00000-0303
WAGNER MAXINE M
5881 SUN RIDGE CT
CLERMONT GA 30527

28-2S-26-9170-00000-1010
WALKER DANIEL III & KIMBERLEY
430 CAMERON CIR
SAN ANTONIO TX 78258

28-2S-26-9099-00000-0602
WALKER G WAYNE & PATRICIA
4211 DOLPHIN RD
LOUISVILLE KY 40220

28-2S-26-9080-00000-0010
WALKUP ROBERT & SHELLEY
8520 GULF BLVD # 1
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0020
WALKUP ROBERT W & SHELLEY
8520 GULF BLVD UNIT 1
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0210
WALLACE GREGORY L & DENENE M &
AVARY STEPHENS A JR &
AVARY ROBERT L
4285 BRONTE LN
DOUGLASVILLE GA 30135

28-2S-26-9245-00000-1001
WALMART LTD PARTNERSHIP
6658 GILBERT PL
SHREVEPORT LA 71106

28-2S-26-9245-00000-1206
WARD JOSEPH & TYLA
3650 SCENIC HWY 98
DESTIN FL 32541

28-2S-26-9245-00000-1504
WEEKS EDDIE JERAL A/K/A
EDDIE JEAL & ALICE W
230 POINT RD
MUSCLE SHOALS AL 35661

28-2S-26-9030-00E00-005C
WEHRENBURG DONALD J SR &
WEHRENBURG MARIANNE B
53 FROST AVE
EAST BRUNSWICK NJ 08816

28-2S-26-9080-00000-0330
WEHRY MARK A & LAURA M
6440 DUNLIETH PL
PENSACOLA FL 32504

28-2S-26-9260-00D00-0030
WEIDL ALBERT J & NORMA JEAN
23 CRAIG PL
PENNSVILLE NJ 08070

28-2S-26-9030-00E00-002C
WERKS UNLIMITED LLC
1094 DONNELL RD
BROUSSARD LA 70518

28-2S-26-9030-00E00-016C
WESSA ROBERT T & BARUAH RANGAM
108 RIDGEWAY GAP
OVILLA TX 75154

28-2S-26-9030-00E00-PH3C
WHITE CHARLES F & NEEDA K
P O BOX 160
ROLLINS MT 59931

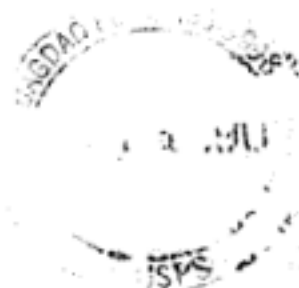
28-2S-26-9030-00E00-012C
WHITE JAMES E & JANET L
19650 BIRMINGHAM CT
BROOKFIELD WI 53045

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18

28-2S-26-9080-00000-0340
WHITE SANDS OF NAVARRE LLC
8540 NAVARRE PKWY
NAVARRE FL 32566

28-2S-26-9245-00000-0603
WHITE SUSAN S
PO BOX 672
CRESTVIEW FL 32536

28-2S-26-9080-00000-0090
WIGGINS WILLIAM W & BARBARA J
8520 GULF BLVD UNIT 9
NAVARRE BEACH FL 32566

28-2S-26-9260-00D00-0040
WILKINS JANIS IVEY
8522 GULF BLVD #13
NAVARRE BEACH FL 32566

28-2S-26-9030-00E00-007A
WILKINS ROBERT L
8515 GULF BLVD UNIT 7A
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-2080
WILLIAMS ROGER & JOYCE
8525 GULF BLVD APT 208
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1401
WILSON ADRIENNE A & RONALD
8499 GULF BLVD #1401
GULF BREEZE FL 32566

28-2S-26-9170-00000-2070
WITCHGER JAMES D & LUCINDA J
6509 CHERBOURG CIR
INDIANAPOLIS IN 46220 6014

28-2S-26-9245-00000-0703
WOLFE WILLIAM SCOTT &
TADE LAMPLEY
89 POQUITO RD
SHALIMAR FL 32579

28-2S-26-9245-00000-1505
WOOD DON J III &
WOOD DON J JR
914 STREAM VALLEY TR
ALPHARETTA GA 30022

28-2S-26-9030-00E00-001B
WOODALL LOWERY A JR & PAMELA G
9 ISLANDVIEW DR
MARY ESTHER FL 32569

28-2S-26-9245-00000-1103
WOODWORTH DAVID R & JANET M
1656 TIDEWATER LN
NAVARRE FL 32566

28-2S-26-9099-00000-1601
WORD DAVID N & JO LYNN
1339 CAMBRIDGE CT
ATLANTA GA 30319

28-2S-26-9030-00E00-003C
WRIGHT RICHARD A & ROBIN G
32525 GREENWELL SPRINGS RD
GREENWELL SPRINGS LA 70739

28-2S-26-9030-00E00-007C
YELCO INV LLC
6 AVIGNON CT
LITTLE ROCK AR 72223

28-2S-26-9170-00000-5060
YON ELIZABETH &
DICKERSON JAMES H & WILLIAM K
& MAJOR LAURA D
C/O PO BOX 6038
PENSACOLA FL 32503

28-2S-26-9245-00000-0401
YOUNG JULIANNA O & YOUNG NECIE
ELIZABETH & YOUNG JOSHUA O
PO BOX 1646
DOUGLASVILLE GA 30133 1646

28-2S-26-9170-00000-2010
ZEHR DANIEL R & LYNN M
6469 SANDKEY CV
GULF BREEZE FL 32563

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28-2S-26-9260-00H00-0070
SNOWDEN KATHERYNE L
311 N DAVIS HWY
PENSACOLA FL 32501

28-2S-26-9245-00000-0304
SPARKS STEWARD A III & NANCY W
2137 WEST QUAY RD
ST AUGUSTINE FL 32092

28-2S-26-9080-00000-0300
SPEER CHARLES E & RAMONA K
8520 GULF BLVD UNIT 30
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0106
SPENCER RICHARD C F & SHARON K
141 MONTAUK ST
CUMMONS NC 27012

28-2S-26-9170-00000-7110
STAIR DAVID & ALEXANDRA
110 BROADMEADOW CV
ROSWELL GA 30075

28-2S-26-9170-00000-5040
STAIR DAVID & ALEXANDRA
110 BROADMEADOW CV
ROSWELL GA 30075

28-2S-26-9030-00E00-002D
STALDER DONALD S & LINDA F
102 CEDAR HILL RD
CHALFONT PA 18914

28-2S-26-9170-00000-3050
STEPHENS RICHARD E
PO BOX 12109
COLUMBUS GA 31097

28-2S-26-9170-00000-3040
STEPHENS RICHARD E SR
PO BOX 12109
COLUMBUS GA 31907

28-2S-26-9170-00000-3020
STEPHENS RICHARD E SR
PO BOX 12109
COLUMBUS GA 31907

28-2S-26-9245-00000-1003
STIEB RONALD P & P JANE
8499 GULF BLVD UNIT 1003
NAVARRE BEACH FL 32566

28-2S-26-9099-00000-1103
STINSON MAY L
721 PENSACOLA BEACH BLVD
UNIT 1402
PENSACOLA BEACH FL 32561

28-2S-26-9020-00000-0280
STRATTON LYNDIA
1426 BAHIA DR
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1503
STRINGHAM JOSEPH S III &
SANDRA H
6853 COUNTY RD 17
WOODVILLE AL 35776 6715

28-2S-26-9030-00E00-014A
STURM LARRY A &
BARGER-STURM GENEIL L
28406 14TH AVE S
FEDERAL WAY WA 98003

28-2S-26-9170-00000-8040
SURFACE MOUNT TECHNOLOGY
INTL INC
1721 PLANO PKWY SUITE 121
PLANO TX 75075

28-2S-26-9440-00B00-0010
SVARRER NORMAN H
1441 SONATA CT
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-7080
SVENDSEN MICHAEL R & PAMELA J
2810 MASTERS BLVD
NAVARRE FL 32566

28-2S-26-9080-00000-0400
SWEENEY WAYNE & GLENDA
8520 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0230
TATOM JOHN K & IRIS D
8520 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-6110
TENIR SECURITIES CORPORATION
1081 CAMBRIDGE SQ STE D
ALPHARETTA GA 30201

28-2S-26-9170-00000-5090
TENIR SECURITIES CORP
1081 CAMBRIDGE SQ STE D
ALPHARETTA GA 30201

28-2S-26-9030-00E00-009B
TEPE MARK A & CAROLYN M
7840 SURREYWOOD DR
NORTH BEND OH 45052

28-2S-26-9030-00E00-007D
THE NAVARRE GROUP E7D LLC
7276 AVALON DR
DOUGLASVILLE GA 30135

28-2S-26-9440-00000-00A0
THOMPSON BOBBY W & JACKI K
AS TRUSTEES
915 BLUFFSIDE DR
HUNTSVILLE AR 72740

28-2S-26-9030-00E00-PH2A
THORPE GREGORY JAMES AS
TRUSTEE
7808 NORTH GATE RD
ROSCOE IL 61073

28-2S-26-9170-00000-3120
TIERNEY PAUL JR & PATRICIA SUE
AS TRUSTEES OF PAUL TIERNEY JR
& PATRICIA SUE TIERNEY REVO LT
8525 GULF BLVD
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1102
TOBIAN ROBERT J
PO BOX 125
MILROY IN 46156

28-2S-26-9030-00E00-001C
TRAIL EDYTHE W
4317 FOLSE DR
METAIRIE LA 70006

28-2S-26-9030-00E00-015D
TRIPP THOMAS W & PATRICIA M
1141 PRINCETON WALK
MARIETTA GA 30068

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28-2S-26-9260-00200-ROAD
SANDCASTLE BEACH HOMES OWNERS
ASSOCIATION INC
8522 GULF BLVD #402
NAVARRE BEACH FL 32566 7238

28-2S-26-9260-00100-ROAD
SANDCASTLE BEACH JOINT VENTURE
8420 GULF BLVD
NAVARRE BEACH FL 32566 7218

28-2S-26-9260-00C00-0020
SANDCASTLE FARMS LLC
215 SCIFRES LN
HAWESVILLE KY 42348

28-2S-26-9160-00000-0012
SANTA ROSA BEACH
DEVELOPMENT CORP I
440 BAYFRONT PKWY
PENSACOLA FL 32502

28-2S-26-0000-00100-0000
SANTA ROSA COUNTY BEACH
ADMINISTRATION
PO BOX 472
MILTON FL 32572 0472

28-2S-26-9160-00000-0011
SANTA ROSA PARTNERS INVESTMENT
& DEVELOPMENT CORPORATION
440 BAYFRONT PKWY
PENSACOLA FL 32502

28-2S-26-9245-00000-1204
SANTANGELO LUKE R &
ELIZABETH A
125 S HOWES THIRD FLOOR
FT COLLINS CO 80521

28-2S-26-9020-00000-0343
SCAVUZZA JOSEPH F & VERA
1414 BAHIA DR # C
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1501
SCHMID HEINRICH W
16228 BEAR VALLEY RD
CHESTERFIELD MO 63005

28-2S-26-9170-00000-2110
SCHMIDT LEONARD J JR & MARY K
2621 ALIA CIR
LOUISVILLE KY 40222

28-2S-26-9170-00000-3030
SCHMIDT LEONARD J JR & MARY K
2306 GLENVIEW AVE
LOUISVILLE KY 40220

28-2S-26-9099-00000-0803
SCHMITZ LIVING TRUST
26542 DINERAL
MISSION VIEJO CA 92691

28-2S-26-9170-00000-4070
SCOUT PROPERTIES INC
520 BRICKELL KEY DR
BAYHOME 23
MIAMI FL 33131

28-2S-26-9080-00000-0160
SEALE JOSEPH A
8520 GULF BLVD #16
NAVARRE BEACH FL 32566 7249

28-2S-26-9020-00000-0040
SEAVERS JOHNNIE DURWARD &
SUSAN
358 FITZGERALD RD
JACKSON TN 38301 7849

28-2S-26-9030-00E00-012B
SELENT PAUL R J & GAIL J
14021 KIMBLETON AVE
BATON ROUGE LA 70817

28-2S-26-9170-00000-5120
SERVER PAMELA T
8525 GULF BLVD UNIT 512
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-6030
SHENK LOUIS G & CYNTHIA R
4713 HESSMER AVE
METAIRIE LA 70002

28-2S-26-9030-00E00-PH1B
SHULEVA STEVEN P & KAREN A
9020 BARASSIE PL
DUBLIN OH 43017

28-2S-26-9020-00000-0340
SINCOX ANTHONY P
1630 JANET LN
FT WALTON BEACH FL 32547

28-2S-26-9245-00000-0504
SINYARD PROPERTIES LLC
1127 COUNTY RD 563
ROGERSVILLE AL 35652

28-2S-26-9020-00000-0251
SLATTERY WILLIAM R JR &
LORINDA
634 PELICAN DR
FT WALTON BEACH FL 32548

28-2S-26-9170-00000-2120
SMETANA CAMILLE A AS TRUSTEE
8525 GULF BLVD #212
NAVARRE BEACH FL 32566

28-2S-26-9099-00000-1801
SMITH BARBARA R & JERRY M
10522 GREENCREST DR
TAMPA FL 33626

28-2S-26-9245-00000-0502
SMITH CHARLES & ANNE M
15404 ROSARIE DR
HOMER GLEN IL 60441

28-2S-26-9099-00000-1402
SMITH DELBERT G AS TRUSTEE
DELBERT G SMITH LIVING TRUST
8705 DESTIN LN
EAST JORDAN MI 49727

28-2S-26-9099-00000-1303
SMITH DELBERT G AS TRUSTEE
DELBERT G SMITH LIVING TRUST
8705 DESTIN LN
EAST JORDAN MI 49727

28-2S-26-9245-00000-1304
SMITH GARLENA C
PO BOX 1297
FT WALTON BEACH FL 32549 1297

28-2S-26-9099-00000-0902
SMITH GARLENA C (KY)
PO BOX 1297
FT WALTON BEACH FL 32549 1297

28-2S-26-9245-00000-0306
SMITH WALTER J & GARLENA C
PO BOX 1297
FT WALTON BEACH FL 32549 1297

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26 ✓

28-2S-26-9080-00000-0310
PLYMALE MORRIS E JR
8520 GULF BLVD #24
NAVARRE BEACH FL 32566

28-2S-26-9099-00000-0901
PORTER JOYCE W
170 WENDY HILL DR
ALPHARETTA GA 30004

28-2S-26-9440-00B00-0110
POSTEL JOHN W & ANNETTE
23 HILLSIDE VW PL
THE WOODLANDS TX 77381

28-2S-26-9030-00E00-011D
PUSCH MICHAEL J
8515 GULF BLVD UNIT #E-11D
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0605
RABITO LORI & FRANK
202 LAKESHORE PKWY
NEW ORLEANS LA 70124

28-2S-26-9170-00000-4020
RAMIREZ NICHOLAS V & JANE H
17 WELBECK AVE HOVE
EAST SUSSEX BN3 4JP
UNITED KINGDOM

28-2S-26-9170-00000-6020
RAMIREZ NICHOLAS V & JANE H
17 WELBECK AVE
HOVE
SUSSEX BN3 4JP
ENGLAND

28-2S-26-9099-00000-1403
RANDOLPH KATHY W
3487 HWY 589
HATTIESBURG MS 39402

28-2S-26-9030-00E00-PH1C
RAY H RICK & CAROLYN &
BREAZEALE PHILIP & SHEARON
2843 STAGE CENTER DR STE 3
BARTLETT TN 38134

28-2S-26-9440-00A00-0230
RAYBORN MICHAEL K & JULIEANNE
1426 SONATA CT
NAVARRE BEACH FL 32566

28-2S-26-9080-00000-0390
RAYMOND B KLEEFISCH TRUST
C/O KLEEFISCH RAYMOND & JANICE
7359 ORLIN CT
ROCKFORD MI 49341

28-2S-26-9260-00H00-0010
REEVES LOUISE COBB
2530 BURLINGTON AVE N
ST PETERSBURG FL 33713

28-2S-26-9099-00000-0802
RICHARD LAWRENCE G SR &
8540 NAVARRE PKWY
NAVARRE BEACH FL 32566

28-2S-26-9020-00000-0030
RODRIGUEZ FRANK & SUSAN
SUSAN D
1405 BAHIA DR
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-8120
ROGERS CHARLES WILLIAM &
CYNTHIA CARROL
107 WHITCOMB RD
LAFAYETTE LA 70503

28-2S-26-9245-00000-0405
ROMANOWSKI LEO J & MARGARET L
& HART JOHN J & BARBARA G
248 WALLER CIR
MARIETTA GA 30064

28-2S-26-9170-00000-3070
ROSE SHERRY L & JOHN D TRSTEEES
10 COUNTRY CLUB RD
SHALIMAR FL 32579

28-2S-26-9260-00A00-0030
ROYCE ENA
8522 GULF BLVD UNIT 3
NAVARRE BEACH FL 32566 7241

28-2S-26-9030-00E00-PH3D
RUSYNYK RAPHAEL A & KERI A
3152 CLUB DR
MIRAMAR BEACH FL 32550

28-2S-26-9030-00E00-008B
RUSYNYK RAPHAEL A & KERI A
3152 CLUB DR
MIRAMAR BEACH FL 32550

28-2S-26-9030-00E00-011B
RUTENSCHROER STEVEN D &
HELEN M
18434 WHISPERING WOODS DR
LAWRENCEBURG IN 47025

28-2S-26-9245-00000-0503
RUTHERFORD EDWARD H & SANDRA L
8499 GULF BLVD UNIT 503
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-5070
RYALS ROBERT W & DALE B TRTES
2526 MT VERNON RD B-350
ATLANTA GA 30338

28-2S-26-9080-00000-0100
SALISBERRY REX C &
SALISBERRY CAROL A
8520 GULF BLVD UT-10
NAVARRE BEACH FL 32566 7218

28-2S-26-9099-00000-0903
SALLEE MARK T & SALLEE ROB K
2006 AUDUBON DR NE
ATLANTA GA 30329

28-2S-26-9020-00000-0140
SAM MATTHEW V & EGIN R
2137 DORAL DR
TALLAHASSEE FL 32312

28-2S-26-9245-00000-1402
SANBORN MICHAEL W & LINDA K
5678 HAMILTON BRIDGE RD
MILTON FL 32570

28-2S-26-9030-00E00-015B
SANBORN MICHAEL W & LINDA K AS
CO-TRUSTEES
5678 HAMILTON BRIDGE RD
MILTON FL 32570

28-2S-26-9260-00B00-0020
SAND CASTLE #7 LLC
PO BOX 1253
GULF BREEZE FL 32562

28-2S-26-9260-00B00-0030
SANDCASTLE BEACH FARMS LLC
215 SCIFRES LN
HAWESVILLE KY 42348

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28-2S-26-9099-00000-0401
FEIGENBAUM VIRGIL P JR
& NANCY M SWARTZ
PO BOX 5146
NAVARRE FL 32566

28-2S-26-9245-00000-0101
FENIMORE MARK L & MARY ANN
AS TRUSTEES
3858 SABER TOOTH CIR
GULF BREEZE FL 32561

28-2S-26-9245-00000-1305
FENTRISS LANE A &
FENTRISS DYAN C
33 MOUNTAIN TERRACE RD
WEST HARTFORD CT 06107

28-2S-26-9245-00000-1004
FINLEY KEVIN C & MARY C TRSTES
9145 CEDENO ST
LAS VEGAS NV 89123

28-2S-26-9440-00A00-0020
FISCHER CLAUDIA &
PEADEN MARSHA J
1466 SONATA CT
NAVARRE BEACH FL 32566

28-2S-26-9170-00000-4040
FLOK JOSEPH P & JOAN L &
FLOK MICHAEL J
1411 FOX LN
BETHLEHAM PA 18015

28-2S-26-9080-00000-0360
FOLEY MICHAEL & AMY
905 GEORGE PITT DR
DOWNINGTON PA 19335

28-2S-26-9170-00000-5100
FORTHE EMORY FORSYTH & RUTH W
TRUSTEES OF FORTHE REVOCABLE
TRUST
PO BOX 1684
SNELLVILLE GA 30078

28-2S-26-9030-00E00-PH1A
FROST CHARLES A & ELIZABETH L
1039 RED OAKS LOOP NE
ALBUQUERQUE NM 87122

28-2S-26-9170-00000-8070
FRYT MICHAEL D
74 FOX GLADE COVE
CORDOVA TN 38018

28-2S-26-9020-00000-0010
FUGLER MICHAEL R
13661 PERDIDO KEY DR PH-1
PENSACOLA FL 32507

28-2S-26-9170-00000-2030
G ACRES PROPERTY COMPANY
3307 DIXIE HWY
ERLANGER KY 41018 1832

28-2S-26-9099-00000-0203
GANGWISH RICHARD J II
& DENISE M
3307 DIXIE HWY
COVINGTON KY 41018

28-2S-26-9170-00000-3010
GARNER NORMAN D
24 LATIMER LN
CARTERSVILLE GA 30121

28-2S-26-9020-00000-0090
GARRETT TERESA
1417 BAHIA DR
NAVARRE FL 32566

28-2S-26-9170-00000-6080
GEIGEL GARY W & LORRAINE M
8525 GULF BLVD UNIT 608
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1005
GEORGIU GEORGE A &
KATHERINE M
2868 SEWELL MILL RD
MARIETTA GA 30062

28-2S-26-9245-00000-1703
~~GEORGIU GEORGE A &
GEORGIU ANDREAS
2868 SEWELL MILL RD
MARIETTA GA 30062~~

28-2S-26-9030-00E00-009A
GERHART TERRY R & ELIZABETH I
22607 JADE BROOK CT
KATY TX 77494

28-2S-26-9099-00000-1701
GILCHRIST GREGORY R & LINDA &
STEPHEN W
56 COLONY TR
MANDEVILLE LA 70448

28-2S-26-9099-00000-1501
GILCHRIST GREGORY R & LINDA S
5 PORTOFINO DR
UNIT 1904
PENSACOLA BEACH FL 32561

28-2S-26-9099-00000-1503
GILCHRIST LINDA E & GREGORY R
4 PORTOFINO DR
UNIT 1009
PENSACOLA BEACH FL 32561

28-2S-26-9245-00000-0904
GIVENS BENJAMIN & SHERRY
2740 MASTERS BLVD
NAVARRE FL 32566 8800

28-2S-26-9030-00E00-010A
GIVENS L MICHAEL & LOIS T
& TEAT E RODNEY
3346 MONTREAL STATION
TUCKER GA 30084

28-2S-26-9260-00C00-0010
GLASSMIRE CHARLES R
8522 GULF BLVD # 9
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0803
GRAHAM GLEN T & LYNN COXE
6215 ESPLANDE AVE
BATON ROUGE LA 70806

28-2S-26-9020-00000-0130
GRAVES JOHNNY B JR
1425 BAHIA BADAR
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1705
GRAY NANCY
2715 TWIN LAKES DR
BAINBRIDGE GA 39819

28-2S-26-9245-00000-1403
GREENWOOD PATRICIA ANN AS TRTE
C/O FALLETTA GERALD P
4105 OLD LEEDS LN
BIRMINGHAM AL 35213

28-2S-26-9170-00000-3110
GREER JILL K
4151 NAKOMIS AVE
MEMPHIS TN 38117

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6051 OLD BAGDAD HWY.
MILTON, FL 32583**

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26 25

28-2S-26-9020-00000-0400
NORTH GULF LLC
PO BOX 5207
NAVARRE FL 32566

28-2S-26-9245-00000-1506
NORTHROP JOHN S & SHEREE
8830 NIBLIC DR
ALPHARETTA GA 30022

28-2S-26-9030-00E00-010D
NOTTINGHAM ALLEN H
8269 GULF BLVD UNIT 602
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-0701
NUCKOLS RICHARD D & SHARON O
1645 MISTY OAK DR
ATLANTA GA 30350

28-2S-26-9020-00000-0231
O BOYLE THOMAS R
7295 W 59TH AVE
MANHATTAN KS 66503

28-2S-26-9080-00000-0070
OEDING WILLIAM J &
OEDING JENNIFER L
8520 GULF BLVD #7
NAVARRE BEACH FL 32566 7249

28-2S-26-9440-00A00-0250
OLSON FORREST O & KRISTINA M
7734 NAVARRE PKWY
1422 SONATA CR
NAVARRE FL 32566

28-2S-26-9170-00000-7040
ORY KATHLEEN R & JOEL P &
STONE PAMELA K & JAMES H
C/O JAMES H & PAMELA STONE
940 LIL'S CT
BATON ROUGE LA 70806

28-2S-26-9030-00E00-PH1D
OWENS WILLIAM M & SHEILAH T
1428 HILLCREST RD
MOBILE AL 36695

28-2S-26-9099-00000-1202
OWENS WILLIAM M & SHEILAH T
1428 HILLCREST RD
MOBILE AL 36695

28-2S-26-9099-00000-1201
OWENS WILLIAM M & SHEILAH T
1428 HILLCREST RD
MOBILE AL 36695

28-2S-26-9030-00E00-013A
PALFREY RICHARD G
101 COPPER JUNCTION
LAFAYETTE LA 70508

28-2S-26-9099-00000-1302
PALUCH JAMES E & SHARON A
6601 MARTIN FRANCE CIR 3C
TINLEY PARK IL 60477

28-2S-26-9170-00000-6070
PANKRATZ MARILYNN D
6 WEEKE WACHEE CIR
DESTIN FL 32541

28-2S-26-9245-00000-1404
PARADISE REAL ESTATE LLC
8689 SHORELINE DR
JONESBORO GA 30238

28-2S-26-9440-00A00-0270
PARADISE REAL ESTATE LLC
8689 SHORELINE DR
JONESBORO GA 30236

28-2S-26-9020-00000-0370
PC INVESTMENT PARTNERS I LLC
4225 ARMOUR RD
COLUMBUS GA 31904

28-2S-26-9170-00000-1030
PEACHER STANLEY E & JOYE I
5627 NICKLAUS LN
MILTON FL 32570

28-2S-26-9440-00A00-0030
PEADEN MARSHA J
1466 SONATA CT
NAVARRE BEACH FL 32566

28-2S-26-9245-00000-1104
PEARL LLC
2140 11TH AVE S STE 405
BIRMINGHAM AL 35205

28-2S-26-9245-00000-0301
PEARL LLC
2140 11TH AVE S STE 405
BIRMINGHAM AL 35205

28-2S-26-9030-00E00-014D
PEARSON PAUL E & DIANNE C
19441 ARCADIAN SHORES BLVD
BATON ROUGE LA 70809

28-2S-26-9030-00E00-005B
PEARSON PAUL ERIC
6179 RIDGE WAY AVE
BATON ROUGE LA 70817

28-2S-26-9099-00000-0103
PERINO SALVADOR & MAGDALENE P
75446 DOWNS AVE
COVINGTON LA 70435

28-2S-26-9170-00000-8080
PETERS GORDON & JULIA
PSC 2 BOX 7395
APO AE 09012

28-2S-26-9245-00000-0402
PETERS JAMES ELBERT & MELBA R
1701 JEANNETTE CIR
HUNTSVILLE AL 35816

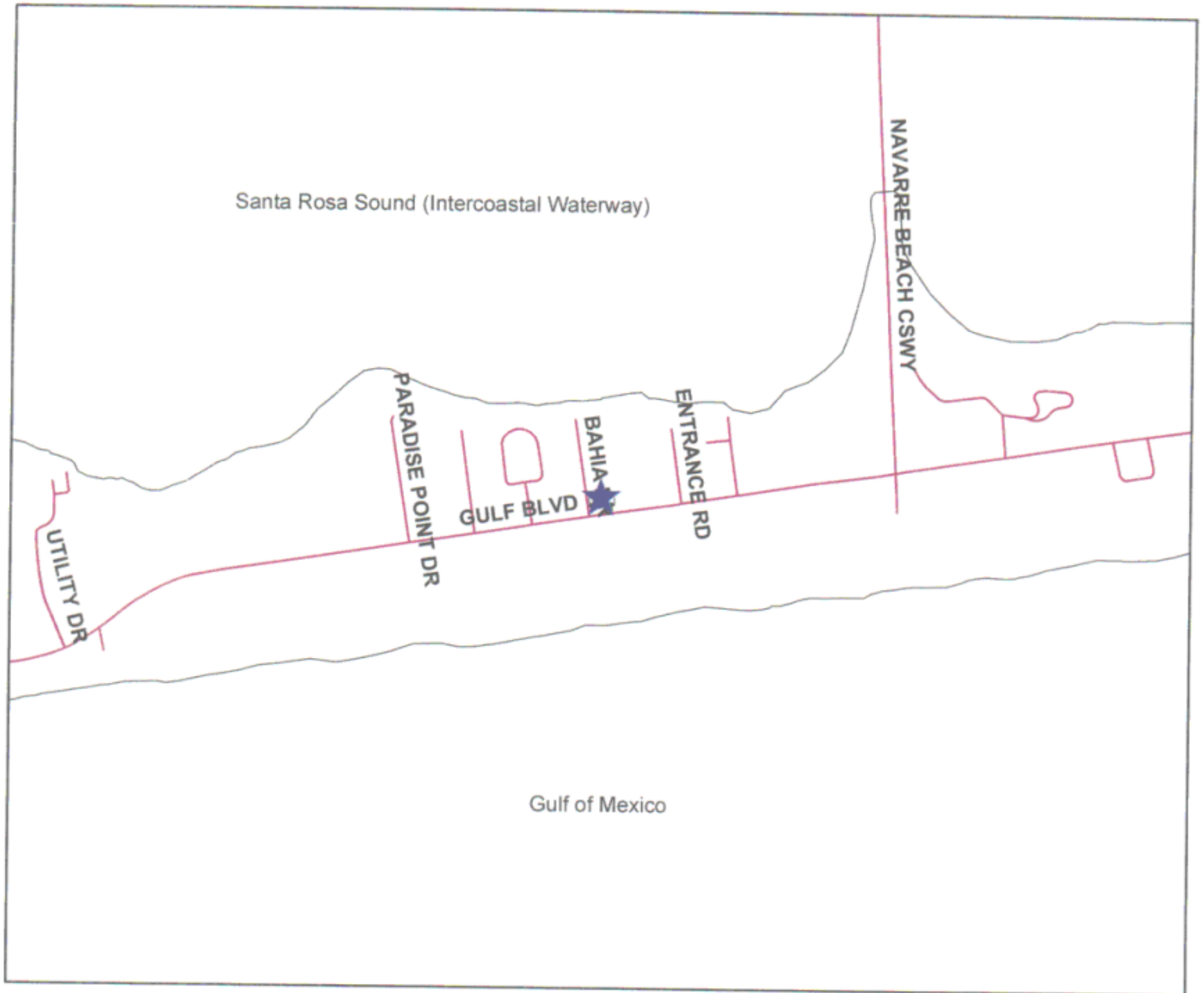
28-2S-26-9245-00000-1605
PETREY CHARLES B JR & SUSAN J
6565 STAGE RD STE 4
BARTLETT TN 38134 3830

28-2S-26-9030-00E00-015A
PEULER JOHN B & JANE DABOVAL
701 POYDRAS ST STE 3845
NEW ORLEANS LA 70139

28-2S-26-9170-00000-8060
PHILLIPS JAMES E & MARY JO
3505 ECHO HILL RD
NASHVILLE TN 37251

28-2S-26-9080-00000-0240
PLYMALE MORRIS E JR
8520 GULF BLVD #24
NAVARRE BEACH FL 32566

Location Map (2008-R-035)



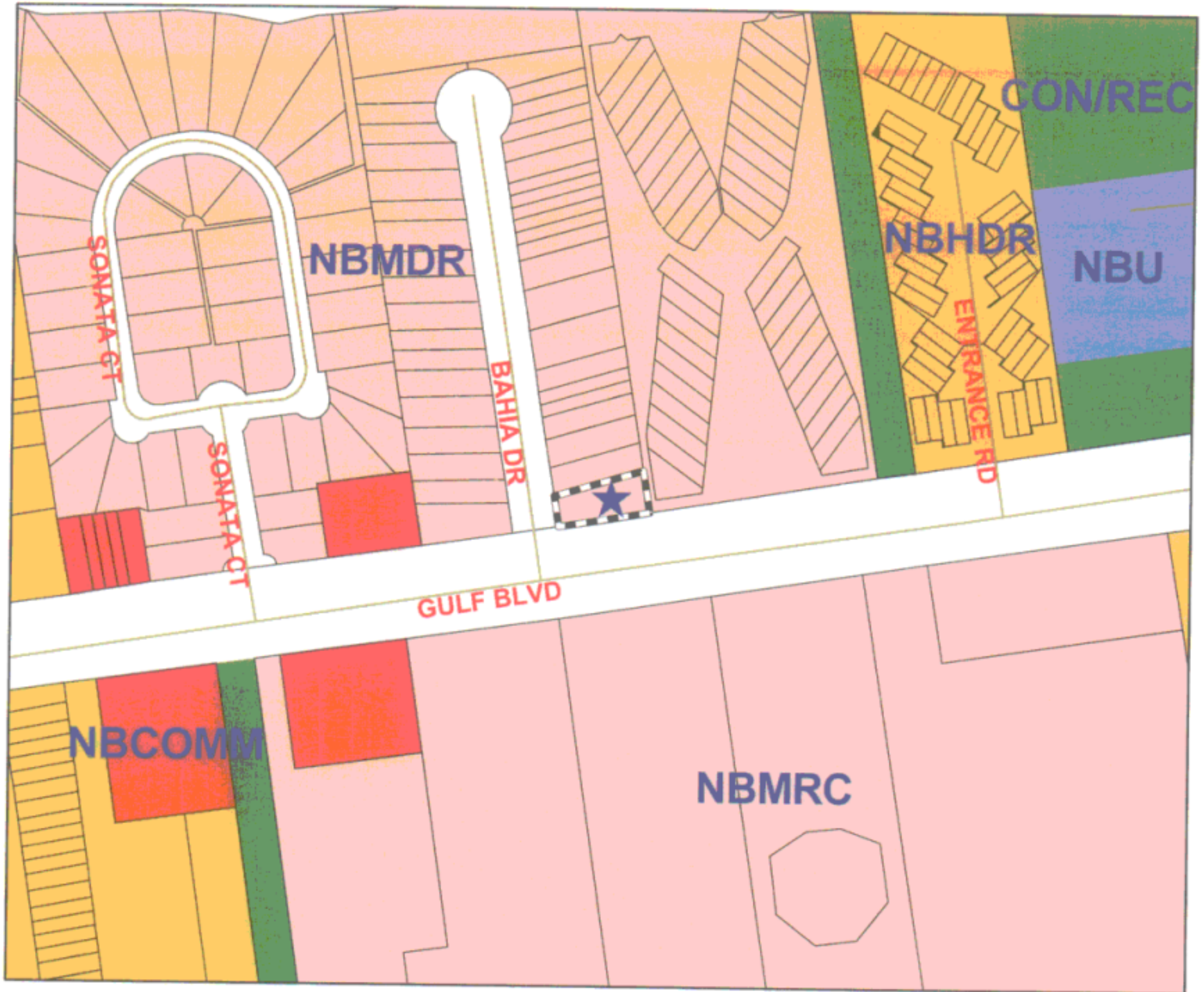
1 inch equals 1,000 feet



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Future Land Use (2008-R-035)



1 inch equals 200 feet



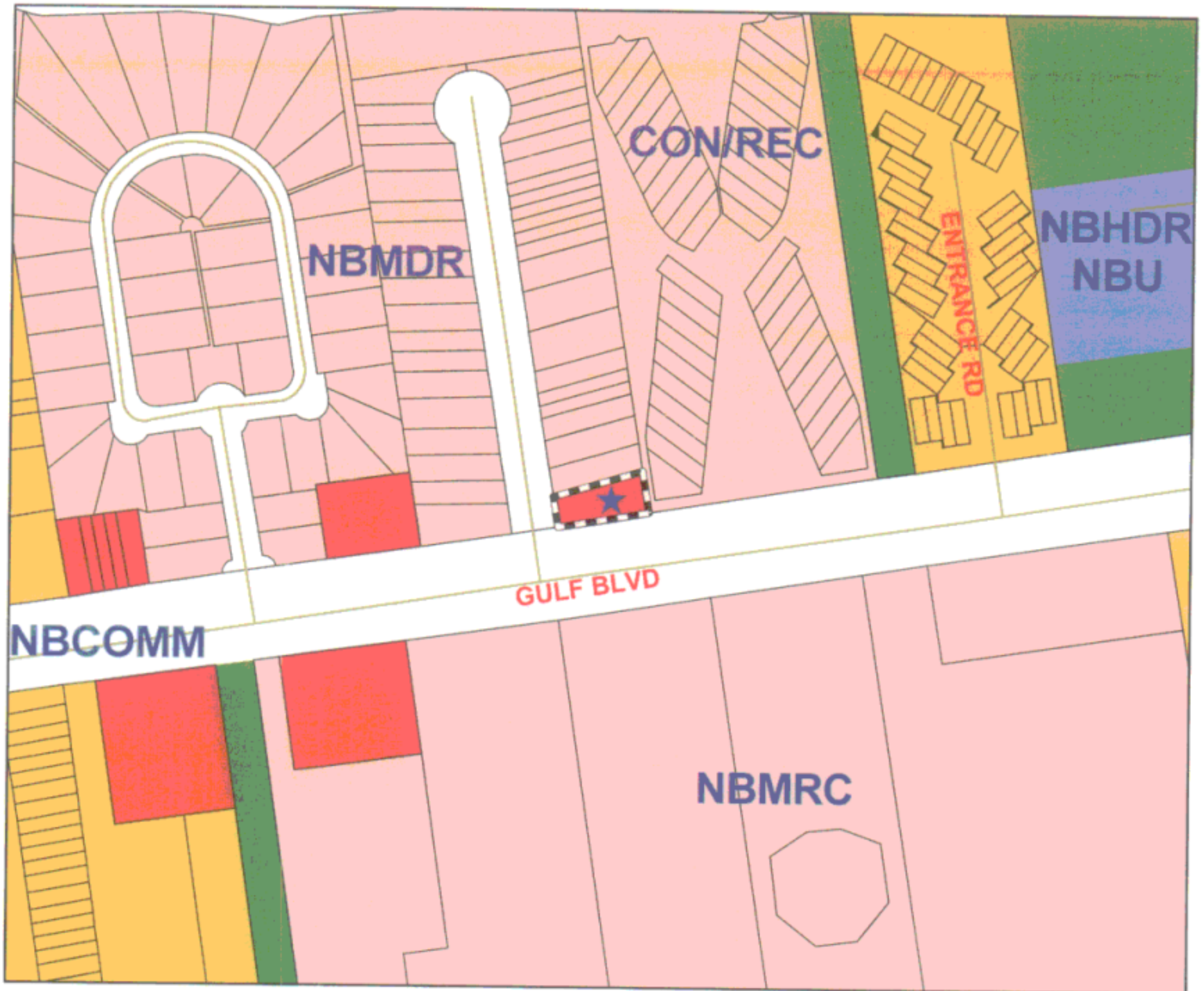
Legend

	08-R-035_Rezone		GP SINGLE FAMILY RESIDENTIAL (GPSFR)		NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
	Streets		GP RURAL RESIDENTIAL (GPRR)		NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
	Parcels		BAGDAD HISTORIC DISTRICT (HIS)		NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM			INDUSTRIAL (INDUS)		NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
	AGRICULTURE (AG)		MARINA (MARINA)		NAVARRE BEACH UTILITIES (NBU)
	SINGLE FAMILY RESIDENTIAL (SFR)		MILITARY (MIL)		CITY
	MEDIUM DENSITY RESIDENTIAL		MIXED RESIDENTIAL COMMERCIAL (MRC)		RAIL
	RESIDENTIAL (RES)		NAVARRE BEACH COMMERCIAL (NBCOMM)		WATER
	COMMERCIAL (COMM)		NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
	CONSERVATION/RECREATION (CON/REC)				

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Proposed Future Land Use (2008-R-035)



1 inch equals 200 feet



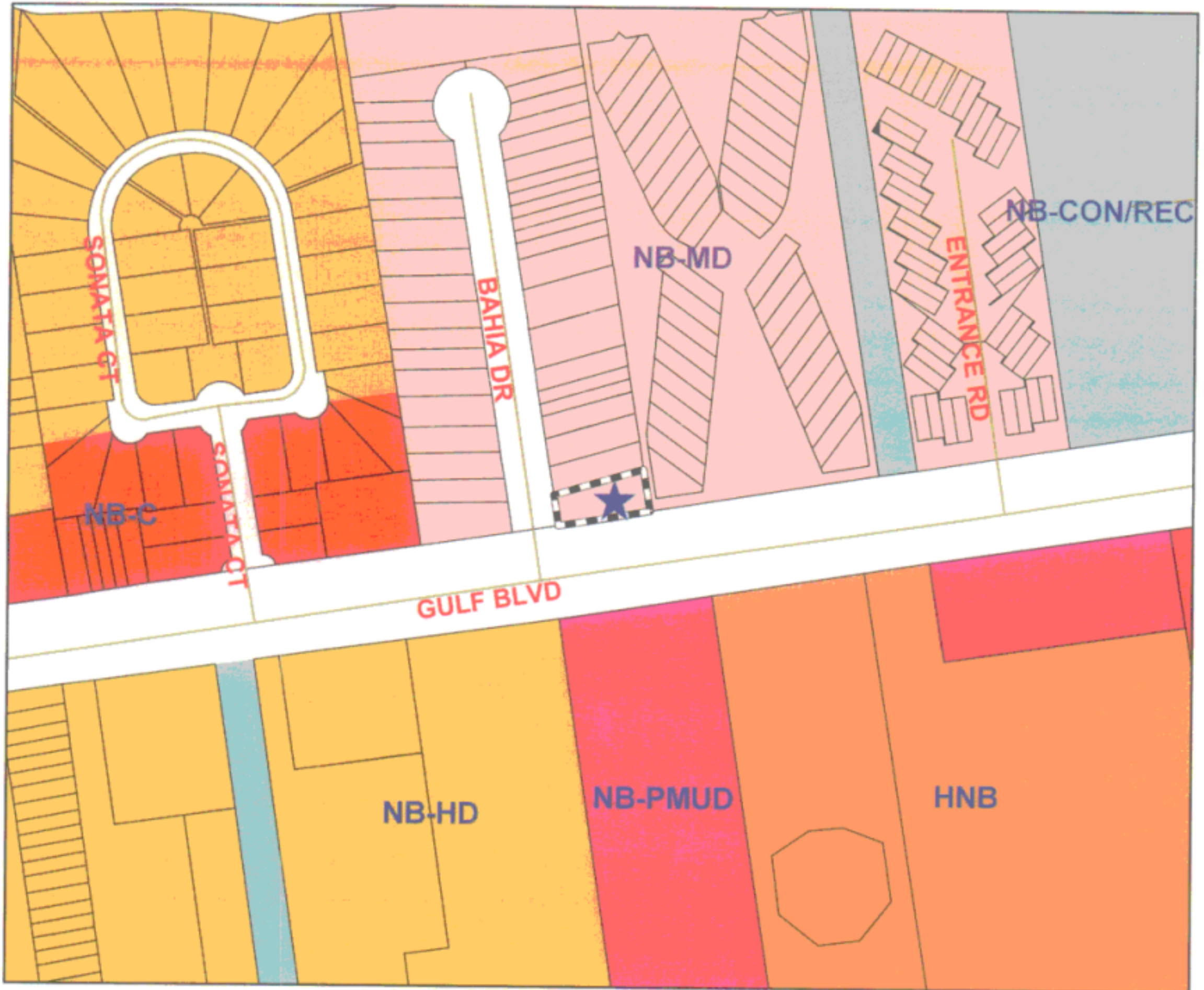
Legend

 08-R-035_Rezone	 GP SINGLE FAMILY RESIDENTIAL (GPSFR)	 NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
 Streets	 GP RURAL RESIDENTIAL (GPRR)	 NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR)
 Parcels	 BAGDAD HISTORIC DISTRICT (HIS)	 NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	 INDUSTRIAL (INDUS)	 NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
 AGRICULTURE (AG)	 MARINA (MARINA)	 NAVARRE BEACH UTILITIES (NBU)
 SINGLE FAMILY RESIDENTIAL (SFR)	 MILITARY (MIL)	 CITY
 MEDIUM DENSITY RESIDENTIAL	 MIXED RESIDENTIAL COMMERCIAL (MRC)	 RAIL
 RESIDENTIAL (RES)	 NAVARRE BEACH COMMERCIAL (NBCOMM)	 WATER
 COMMERCIAL (COMM)	 NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
 CONSERVATION/RECREATION (CON/REC)		

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Current Zoning (2008-R-035)



1 inch equals 200 feet



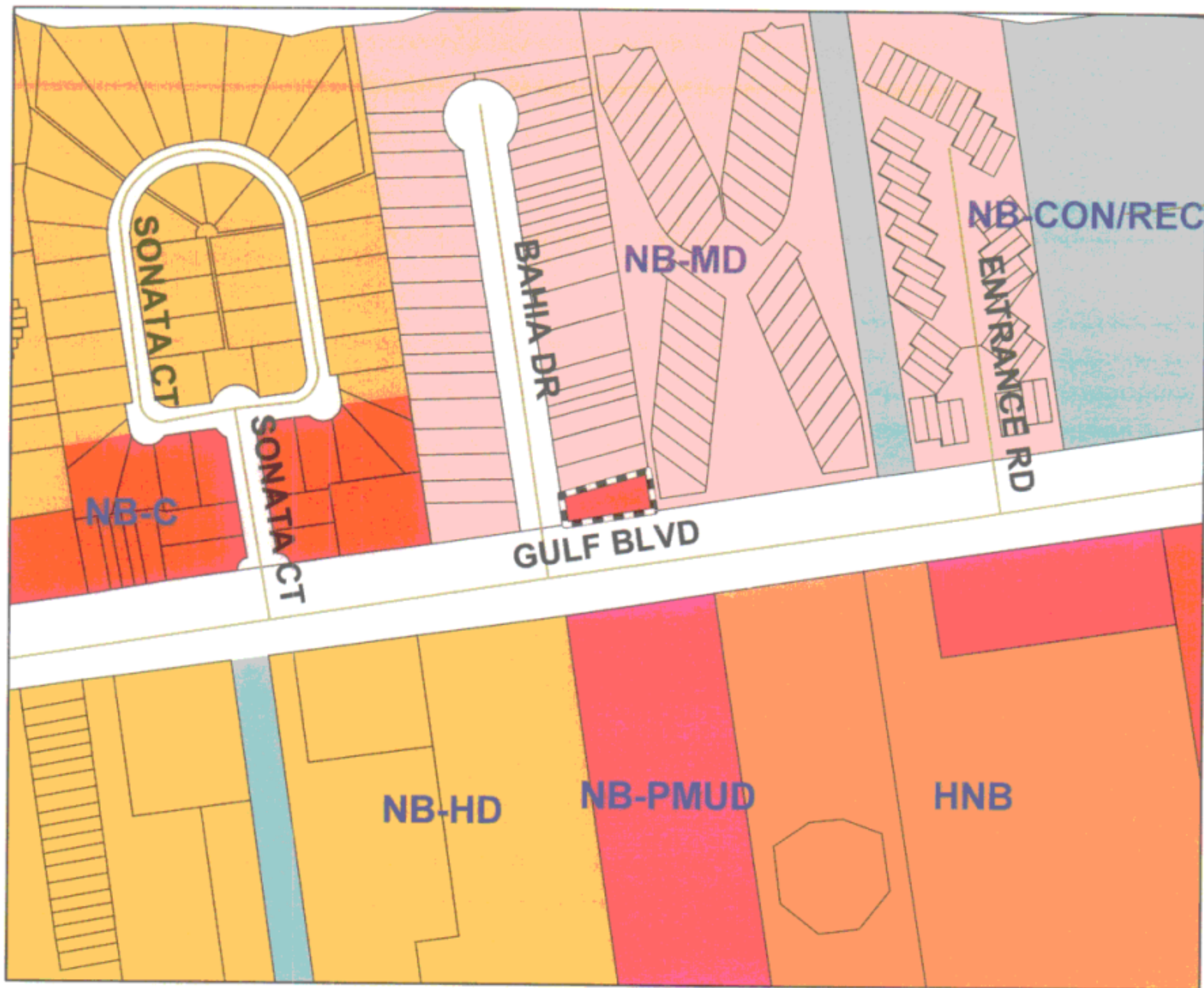
Legend

08-R-035_Rezone	Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Beach - Commercial
Streets	M1 within an Accident Potential Zone (M1-APZ)	R1 within the Heart of Navarre (R1-HON)	Hotel - Navarre Beach
Parcels	M1 within the Heart of Navarre (M1-HON)	Single Family Residential (R-1A)	Navarre Beach - High Density
Zoning District	General Industrial (M-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Medium Density
Agriculture/Rural Residential (AG)	M2 within an Accident Potential Zone (M2-APZ)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation
Agriculture (AG2)	Neighborhood Commercial (NC)	Medium Density Residential (R-2)	Navarre Beach - Single Family
AG2 within an Accident Potential Zone (AG2-APZ)	NC-APZ	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Medium High Density
Marina (C-1M)	NC within the Heart of Navarre (NC-HON)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Utilities
Marina and Yacht Club (C-2M)	Passive Park (P-1)	Medium Density Mixed Residential (R-2M)	State
Historical/Commercial (HC-1)	P1 within the Heart of Navarre (P1-HON)	R2M within an Accident Potential Zone (R2M-APZ)	State within an Accident Potential Zone (STATE-APZ)
Highway Commercial Development (HCD)	Active Park (P-2)	R2M within the Navarre Town Center (R2M-NTC)	RAIL
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	Medium High Density Residential (R-3)	Right of Ways
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	Rural Residential Single Family (RR-1)	Military
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)	Water
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)	Municipal Boundaries
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)	

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Proposed Zoning Map (2008-R-035)



1 inch equals 200 feet



Legend

08-R-035_Rezone

Streets

Parcels

Zoning District

Agriculture/Rural Residential (AG)

AG within an Accident Potential Zone (AG-APZ)

Agriculture (AG2)

AG2 within an Accident Potential Zone (AG2-APZ)

Marina (C-1M)

Marina and Yacht Club (C-2M)

Historical/Commercial (HC-1)

Highway Commercial Development (HCD)

HCD within an Accident Potential Zone (HCD-APZ)

HCD within the Heart of Navarre (HCD-HON)

HCD with the Navarre Town Center (HCD-NTC)

Historical/Single Family (HR-1)

Historical/Multiple Family (HR-2)

Restricted Industrial (M-1)

M1 within an Accident Potential Zone (M1-APZ)

M1 within the Heart of Navarre (M1-HON)

General Industrial (M-2)

M2 within an Accident Potential Zone (M2-APZ)

Planned Industrial Development (PID)

Neighborhood Commercial (NC)

NC-APZ

NC within the Heart of Navarre (NC-HON)

Passive Park (P-1)

P1 within the Heart of Navarre (P1-HON)

Active Park (P-2)

P2 within an Accident Potential Zone (P2-APZ)

P2 within the Heart of Navarre (P2-HON)

Planned Business District (PBD)

Planned Unit Development (PUD)

Single Family Residential (R-1)

R1 within an Accident Potential Zone (R1-APZ)

R1 within the Heart of Navarre (R1-HON)

Single Family Residential (R-1A)

Mixed Residential Subdivision (R-1M)

R1M within an Accident Potential Zone (R1M-APZ)

R1M within the Heart of Navarre (R1M-HON)

Medium Density Residential (R-2)

R2 within an Accident Potential Zone (R2-APZ)

R2 within the Heart of Navarre (R2-HON)

Medium Density Mixed Residential (R-2M)

R2M within an Accident Potential Zone (R2M-APZ)

R2M within the Navarre Town Center (R2M-NTC)

Medium High Density Residential (R-3)

Rural Residential Single Family (RR-1)

RR1 within an Accident Potential Zone (RR1-APZ)

Navarre Town Center 1 (TC1)

Navarre Town Center 2 (TC2)

Navarre Beach - Commercial

Hotel - Navarre Beach

Navarre Beach - High Density

Navarre Beach - Medium Density

Navarre Beach - Planned Mixed Use Development

Navarre Beach - Conservation/Recreation

Navarre Beach - Single Family

Navarre Beach - Medium High Density

Navarre Beach - Utilities

State

State within an Accident Potential Zone (STATE-APZ)

RAIL

Right of Ways

Military

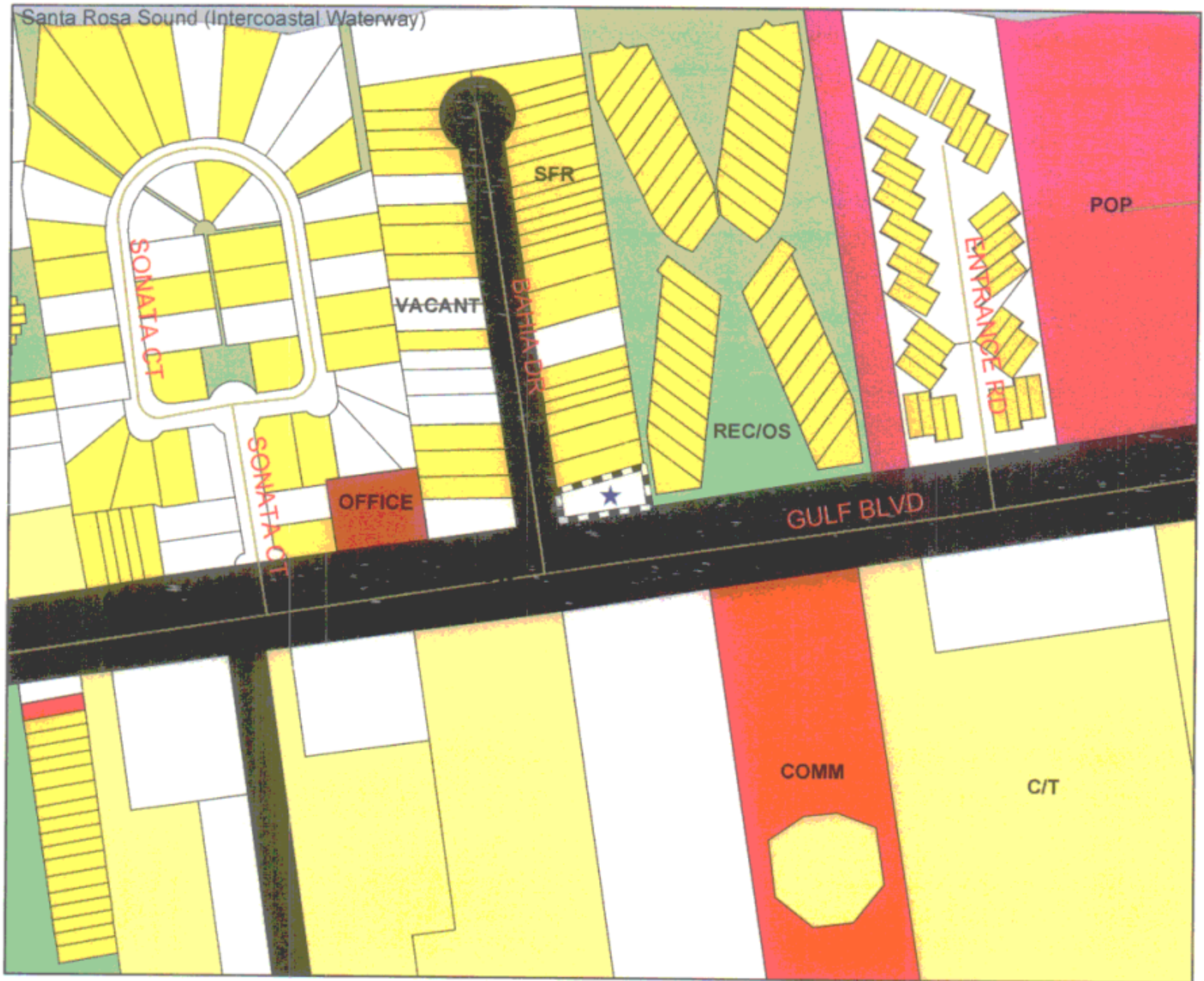
Water

Municipal Boundaries

TextDisclaimer:

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Existing Land Use Map (2008-R-035)



1 inch equals 200 feet



Legend

08-R-035_Rezone

Water Bodies

Streets

Parcels

ELUM

CATEGORY

Agriculture

Agriculture Homestead

Condo/Townhomes

City

Commercial

Institutional

Military

Mixed Residential/Commercial

Office

Public Owned Property

Recreation/Commercial

Recreation/Open Space

Right of Way

Single Family Residential

Silviculture

Unknown

Vacant

Water

TextDisclaimer:

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Aerial View (2008-R-035)



1 inch equals 200 feet



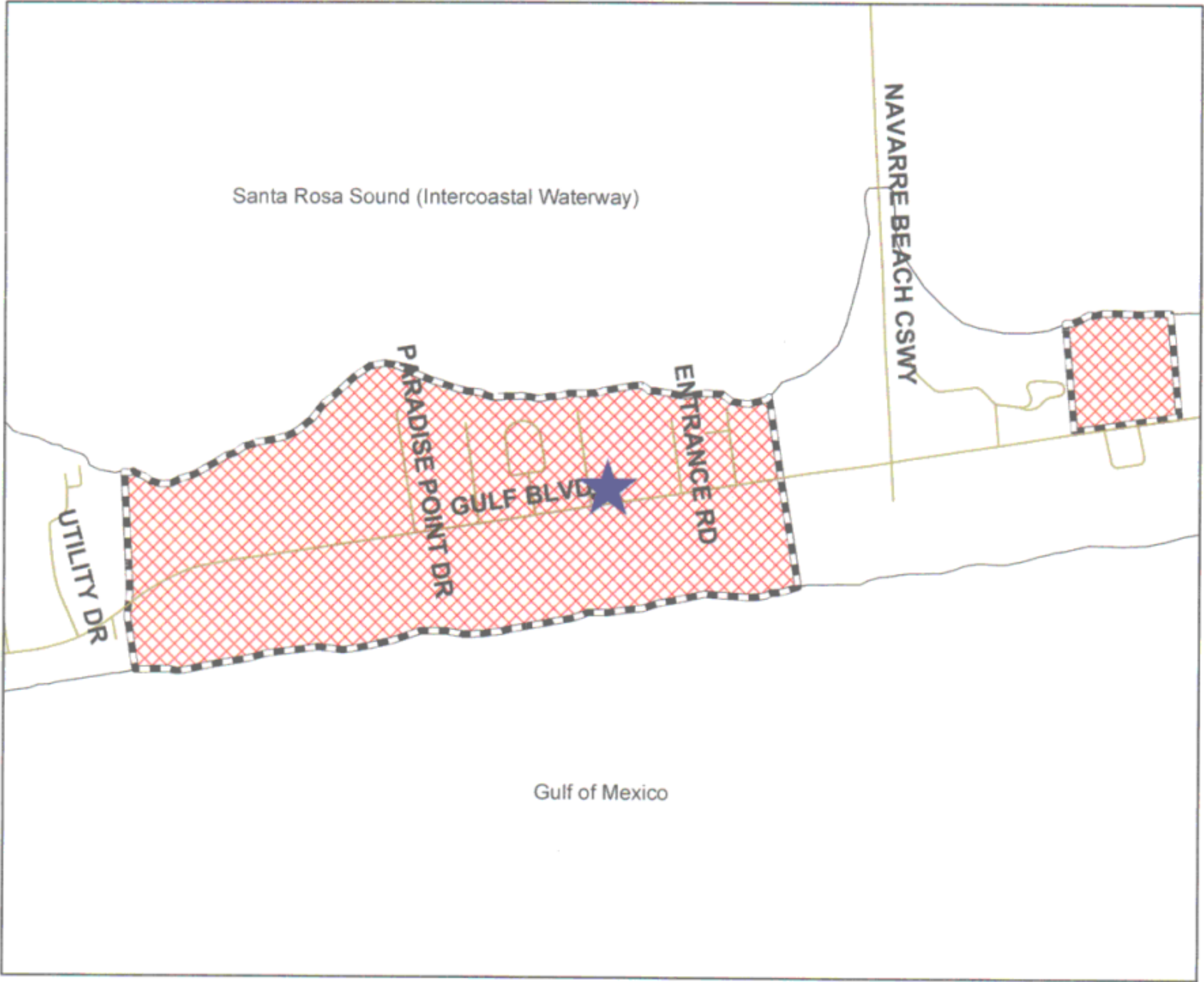
Legend

-  08-R-035_Rezone
-  Streets
-  Parcels

TextDisclaimer:

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Navarre Beach Commercial Core Map (2008-R-035)



1 inch equals 1,000 feet

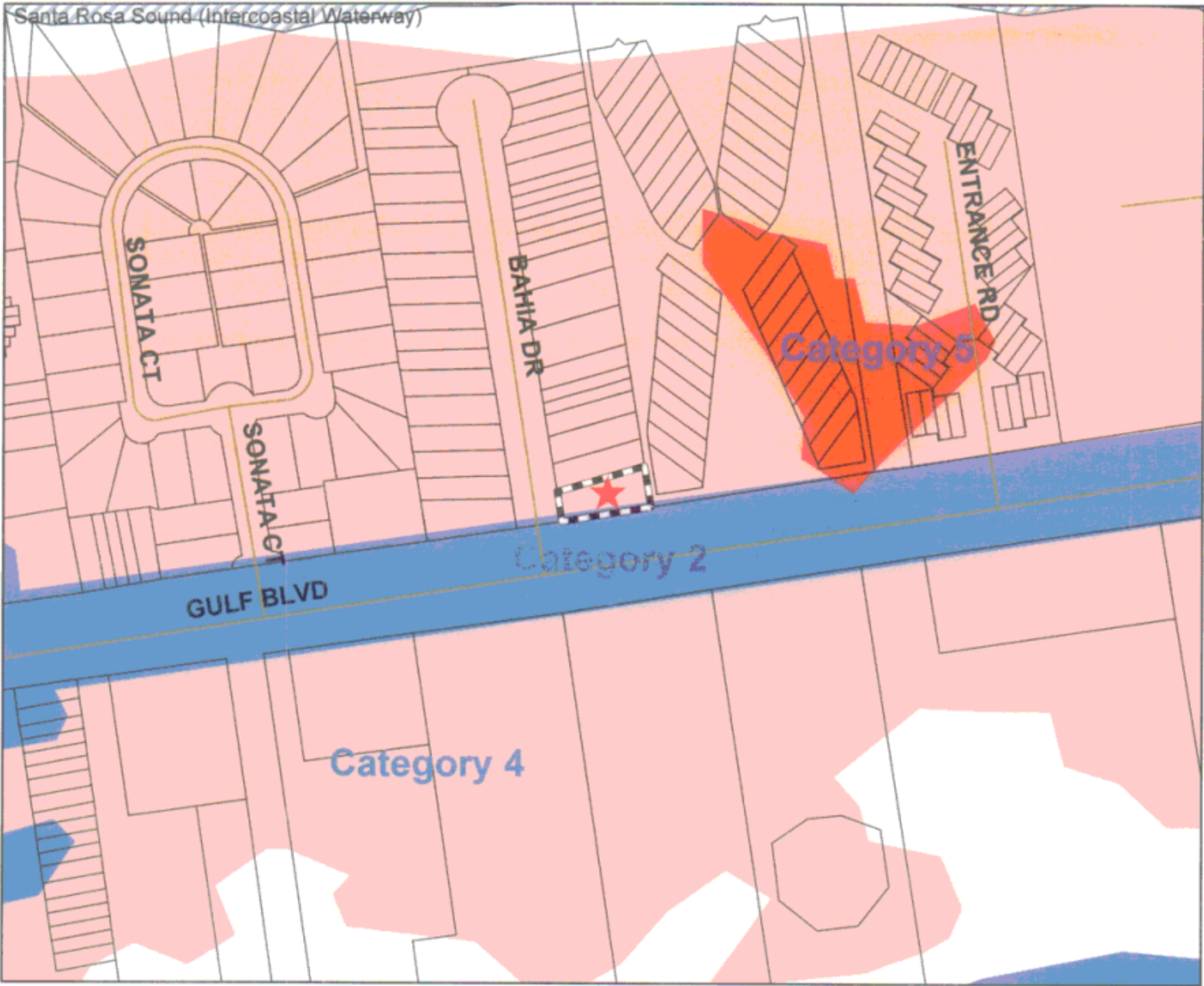


Legend

- 08-R-035_Rezone
- Streets
- CoreComm
- Water Bodies

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Storm Surge Map (2008-R-035)



1 inch equals 200 feet

Legend

- 08-R-035_Rezone
- Streets
- Parcels
- Water Bodies
- Category 1
- Category 2
- Category 3
- Category 4
- Category 5
- Tropical Storm



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ORDINANCE BOOK 11 PG 346

ORDINANCE 2008 - 14

AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
AMENDING ORDINANCE 91-24 AS AMENDED; CHANGING THE
ZONING DISTRICT AS DEPICTED IN THE ATTACHED MAPS;
APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP
OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE
ATTACHED MAP; AMENDING ORDINANCE 2003-25 AS AMENDED;
AMENDING THE FUTURE LAND USE MAPS OF THE SANTA ROSA
COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE
CLASSIFICATIONS; PROVIDING FOR SEVERABILITY;
PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN
EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA ROSA COUNTY, FLORIDA:

SECTION 1. The Santa Rosa County Board of County Commissioners hereby finds that
the change in land use classifications hereby adopted will promote compact, orderly
development and discourage urban sprawl.

SECTION 2. The zoning district categories for Attachments A- E are amended as
follows:

Attachment A – Case # 2008-R-033 –ID# 17-1N-29-0000-01100-0000, 17-1N-29-
0000-01200-0000, 17-1N-29-0000-01201-0000, 17-1N-29-0000-01300-0000, 17-1N-29-0000-
00202-0000, and, 17-1N-29-0000-00204-0000 – Rezone from Single Family Residential
District (RI) to Mixed Residential Subdivision District (R1M). This rezoning is subject to
the following conditions: 1. Amend the request to only include parcels 17-1N-29-0000-
01201-0000, 17-1N-29-0000-00202-0000 and 17-1N-29-0000-00204-0000; and, 2. A
maximum of 3 mobile homes.

Attachment B - Case # 2008-R-036 - ID#36-4N-30-0000-00101-0000 – Rezone from
Agriculture District (AG-2) to Agriculture District (AG). This rezoning is subject to the
following conditions: to allow a maximum of 25 single family dwelling units as proposed by
the applicant.

Attachment C - Case # 2008-R-034 - ID# 09-1N-27-0000-01000-0000 (a portion of) -
Rezone from Agriculture District (AG) to Highway Commercial Development District
(HCD).

Attachment D - Case # 2008-R-035 - ID# 28-2S-26-9020-00000-0400 – Rezone from Navarre Beach Medium Density Residential District (NBMD) to Navarre Beach Commercial District (NBC). This rezoning is subject to the following conditions: 1. Limit use of the site to a real estate office as proposed by the applicant; 2. Limit hours of operation 9 am to 5 pm; and, 3. Development will resemble adjacent units with blow out walls.

Attachment E - Case # 2008-R-040 - ID# 13-1N-29-0000-00200-0000 – Rezone from Agriculture District (AG) to Highway Commercial Development District (HCD).

SECTION 3. The Future Land Use Map Series as adopted by Chapter 7 of Santa Rosa County Ordinance No. 2003-25 is hereby amended as depicted in the Attachments C - E. The Future Land Use categories imposed on the parcels are hereby changed as follows:

Attachment C - Case # 2008-R-034 - ID# 09-1N-27-0000-01000-0000 (a portion of) – Amend from Agriculture Designation to Commercial Designation.

Attachment D - Case # 2008-R-035 - ID# 28-2S-26-9020-00000-0400 – Amend from Navarre Beach Medium Density Residential Designation to Navarre Beach Commercial Designation.

Attachment E - Case # 2008-R-040 - ID# 13-1N-29-0000-00200-0000 – Amend from Agriculture Designation to Commercial Designation.

SECTION 4. CODIFICATION. The provisions of this ordinance shall become and be made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this ordinance may be renumbered or relettered to accomplish such, and the word “ordinance” may be changed to “section”, “article”, or any other appropriate word.

SECTION 5. EFFECTIVE DATE. A copy of this Ordinance shall be filed in the office of the Secretary of State within ten (10) days of enactment. The Rezoning amendments for Attachments A and B shall take effect upon the effective date of this ordinance. The rezoning amendments and future land use amendments for Attachments C - E shall be effective thirty one (31) days after adoption of this ordinance by the Board of County Commissioners, unless the amendment is challenged pursuant to Section 163.3187, Florida Statutes. If challenged, the effective date shall be the date a Final Order is issued by the Department of Community Affairs or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

PASSED AND ADOPTED by a vote of 5 yeas and 0 nays and 0 absent of the Board of County Commissioners of Santa Rosa County, Florida, on the 22nd day of May, 2008.

BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA

By: _____

Chairman

ATTEST:

Mary M. Johnson
Clerk of Court

I, Mary M. Johnson, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and a copy deposited in the Postal Department of the United States of America for delivery by registered mail to the Secretary of the State of Florida, on this 30th day of May, 2008.

Mary M. Johnson
Mary M. Johnson

CERTIFIED A TRUE AND CORRECT COPY
MARY M. JOHNSON
CLERK CIRCUIT COURT

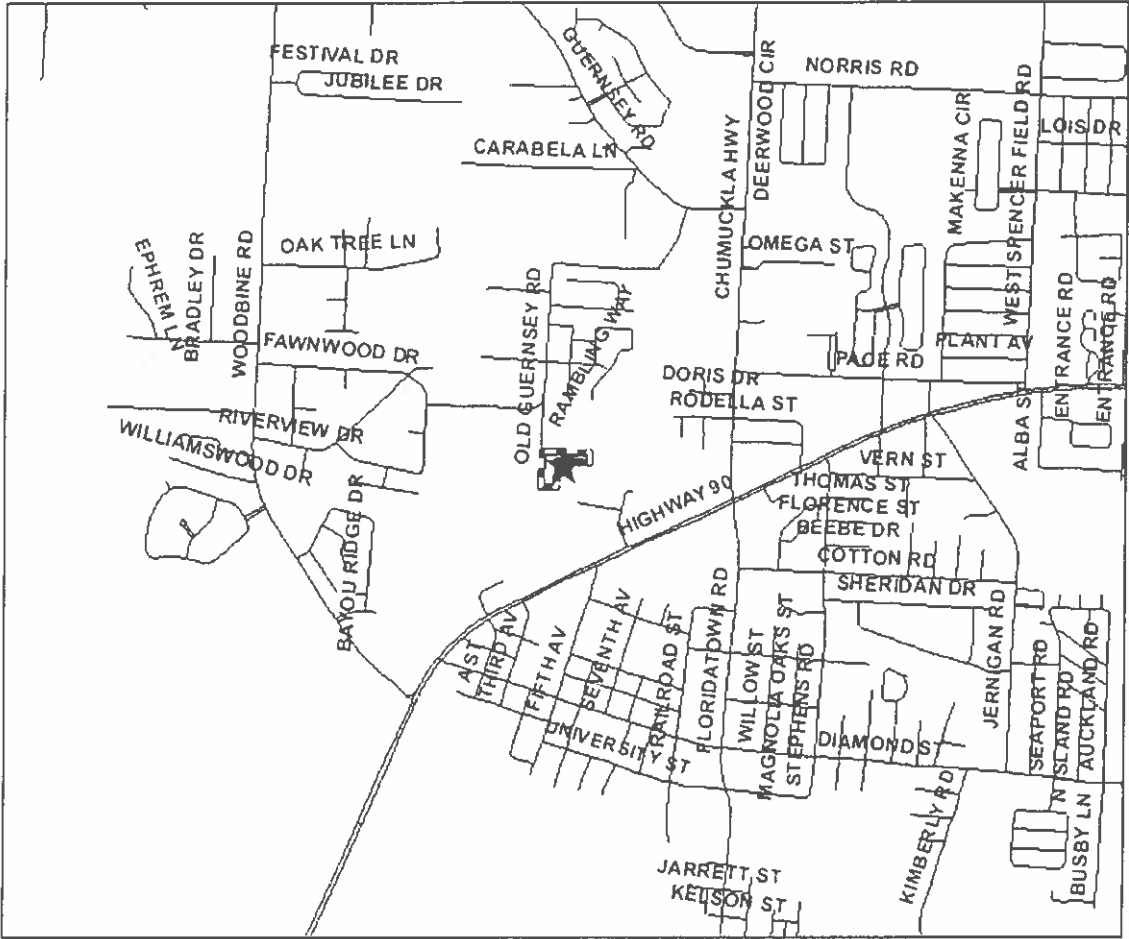
By _____

DEPUTY CLERK

Rezoning Case Number: 2008-R-033

Zoning District Amended: from Ag (Agriculture District) to R1M (Mixed Residential Subdivision District) (approximately 3.67 (+/-) acres) using the Density Bonus Program.

1. General Location:



Parcel Numbers: 17-1N-29-0000-01201-0000, 17-1N-29-0000-00202-0000, 17-1N-29-0000-00204-0000

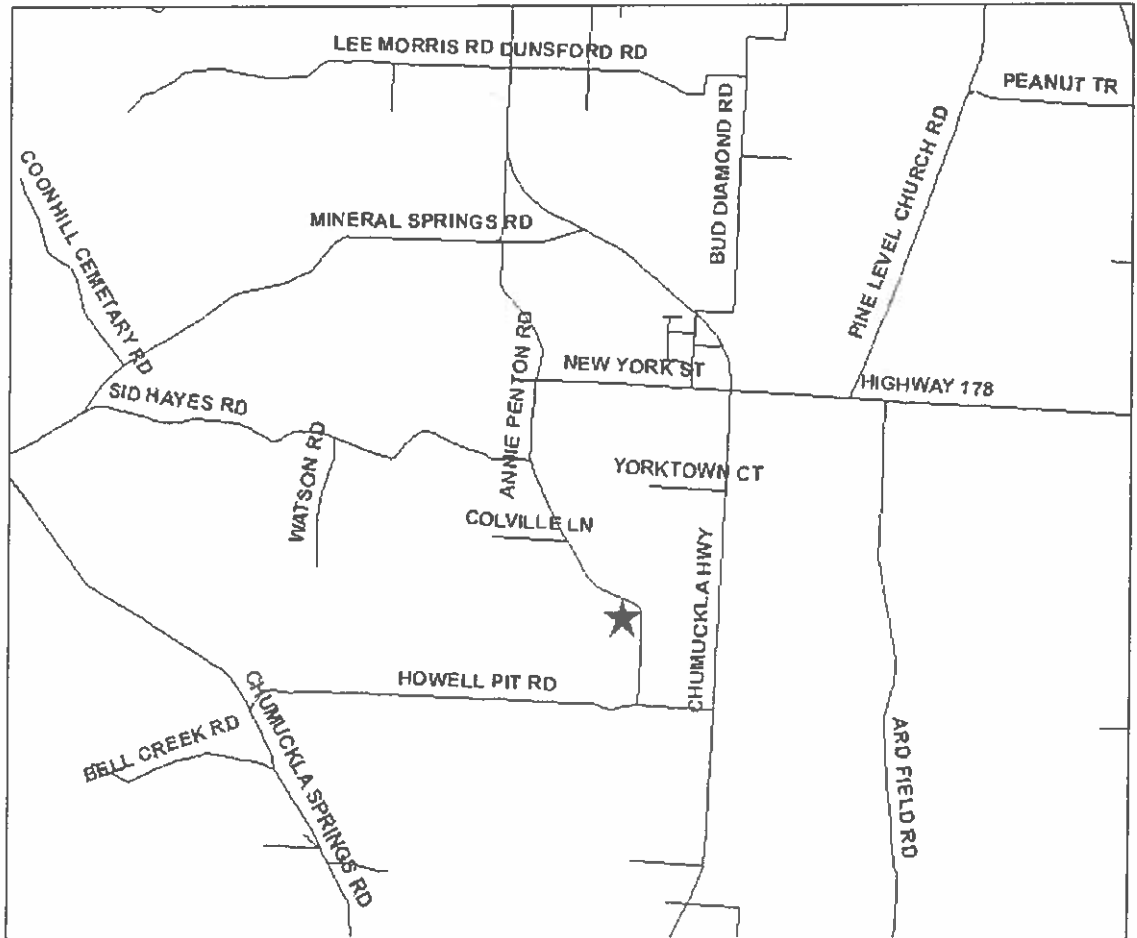
2. Parcel Location:



Rezoning Case Number: 2008-R-036

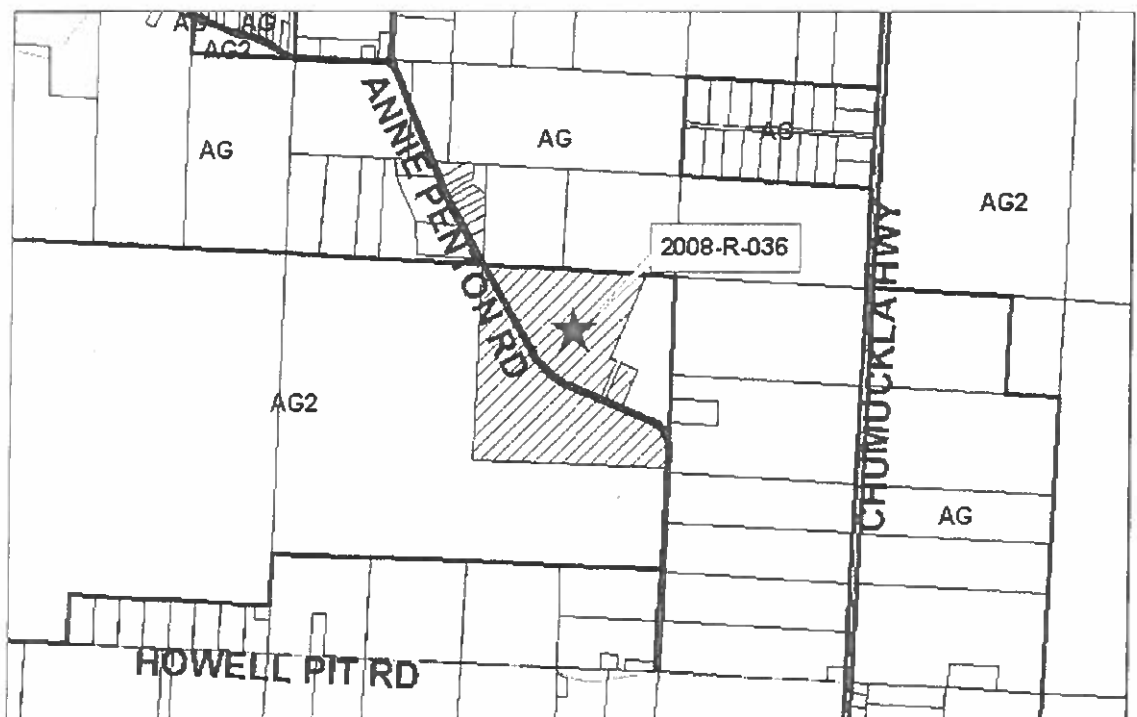
Zoning District Amended: from Ag-2 (Agriculture District) to Ag (Agriculture District)
(approximately 131 (+/-) acres).

1. General Location:



Parcel Numbers: 36-4N-30-0000-00101-0000

2. Parcel Location:



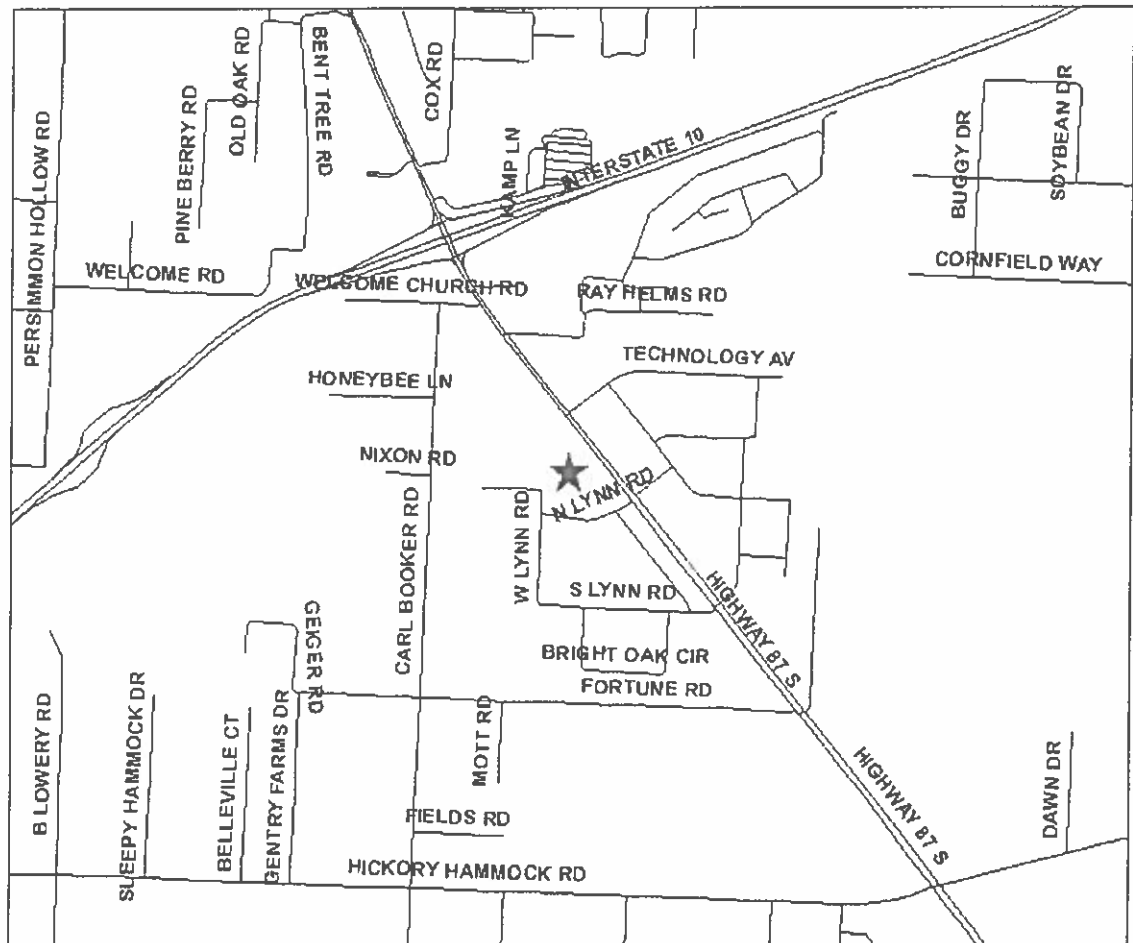
Rezoning Case Number: 2008-R-034

Zoning District Amended: from Ag (Agriculture District) to HCD (Highway Commercial Development District) (approximately 9.95 (+/-) acres).

Future Land Use Designation Amended: from Agriculture to Commercial

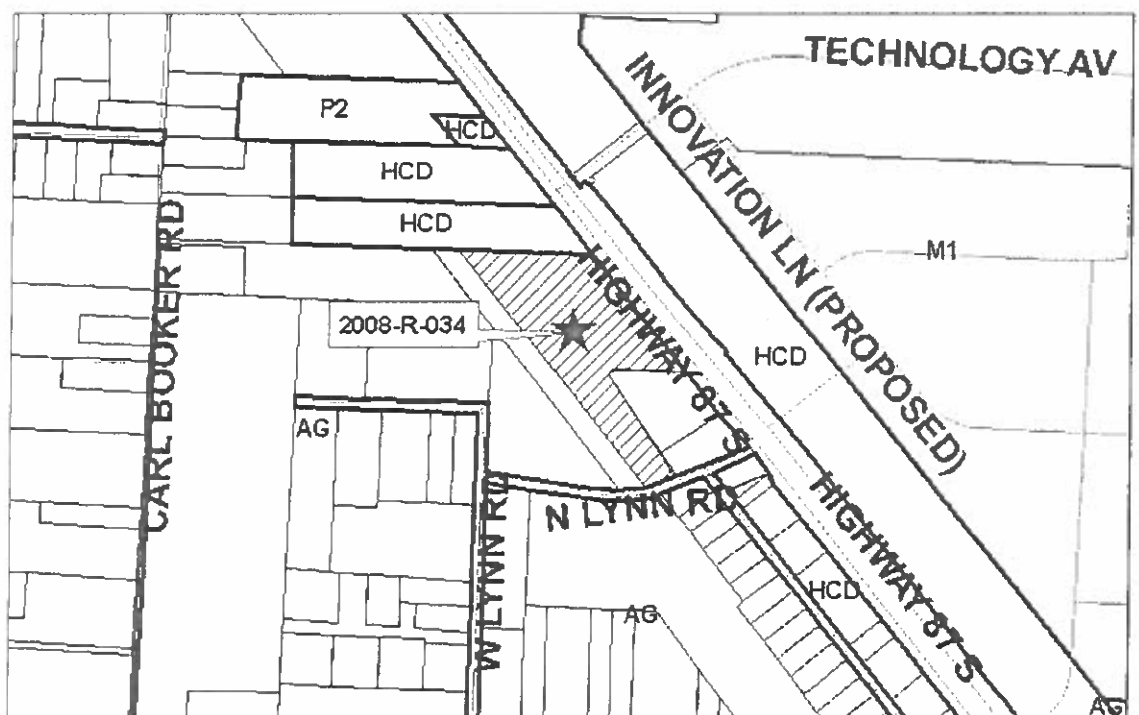
1. General

Location:



Parcel Numbers: APO 09-1N-27-0000-01000-0000

2. Parcel Location:

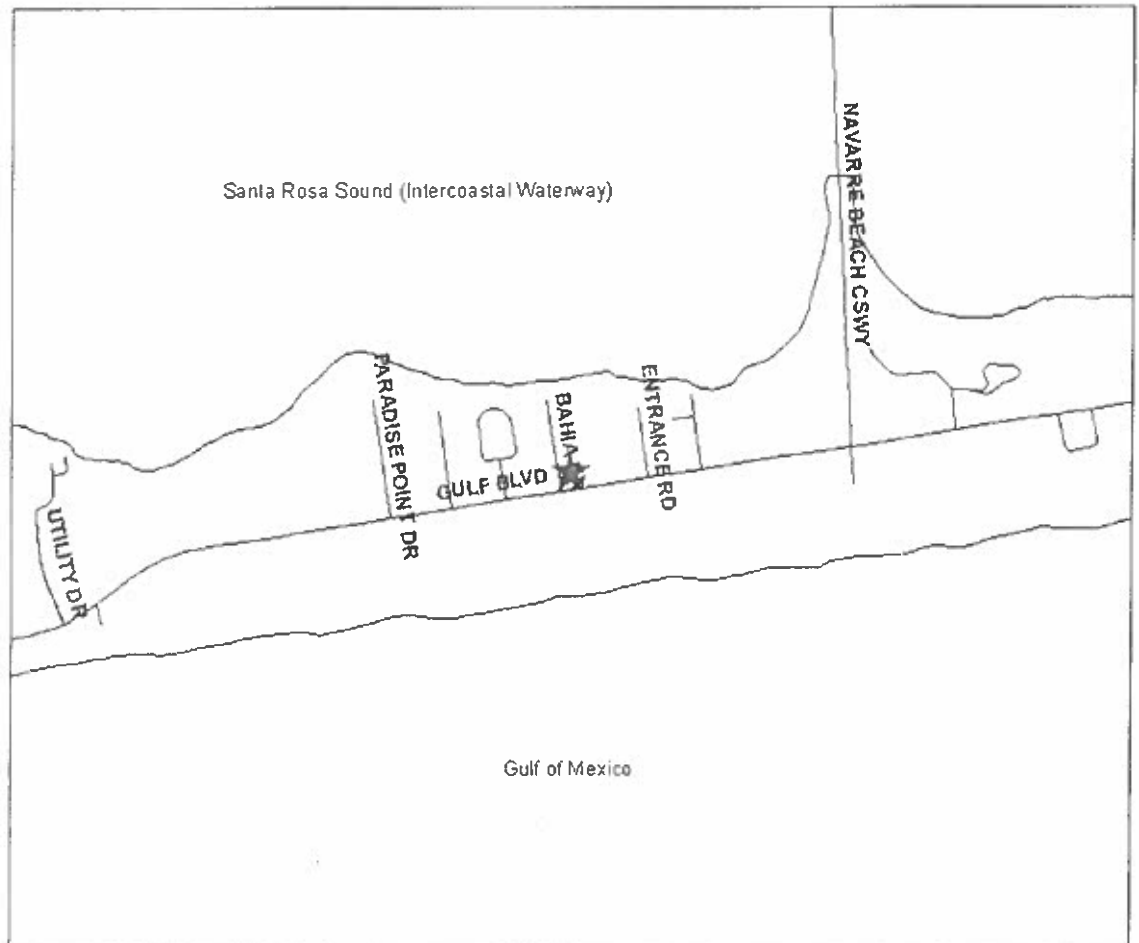


Rezoning Case Number: 2008-R-035

Zoning District Amended: from NBMD (Navarre Beach Medium Density Residential District) to NBC (Navarre Beach Commercial District) (approximately .11 (+/-) acres).

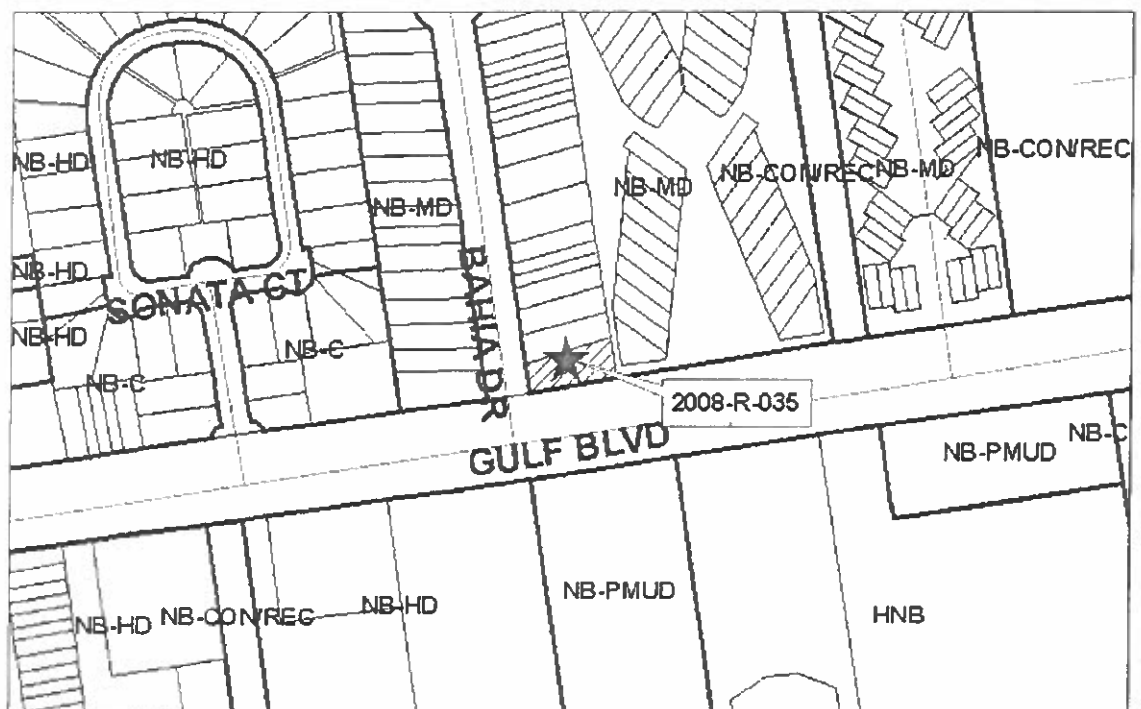
Future Land Use Designation Amended: from Navarre Beach Medium Density Residential to Navarre Beach Commercial

1. General Location:



Parcel Numbers: 28-2S-26-9020-0000-0400

2. Parcel Location:

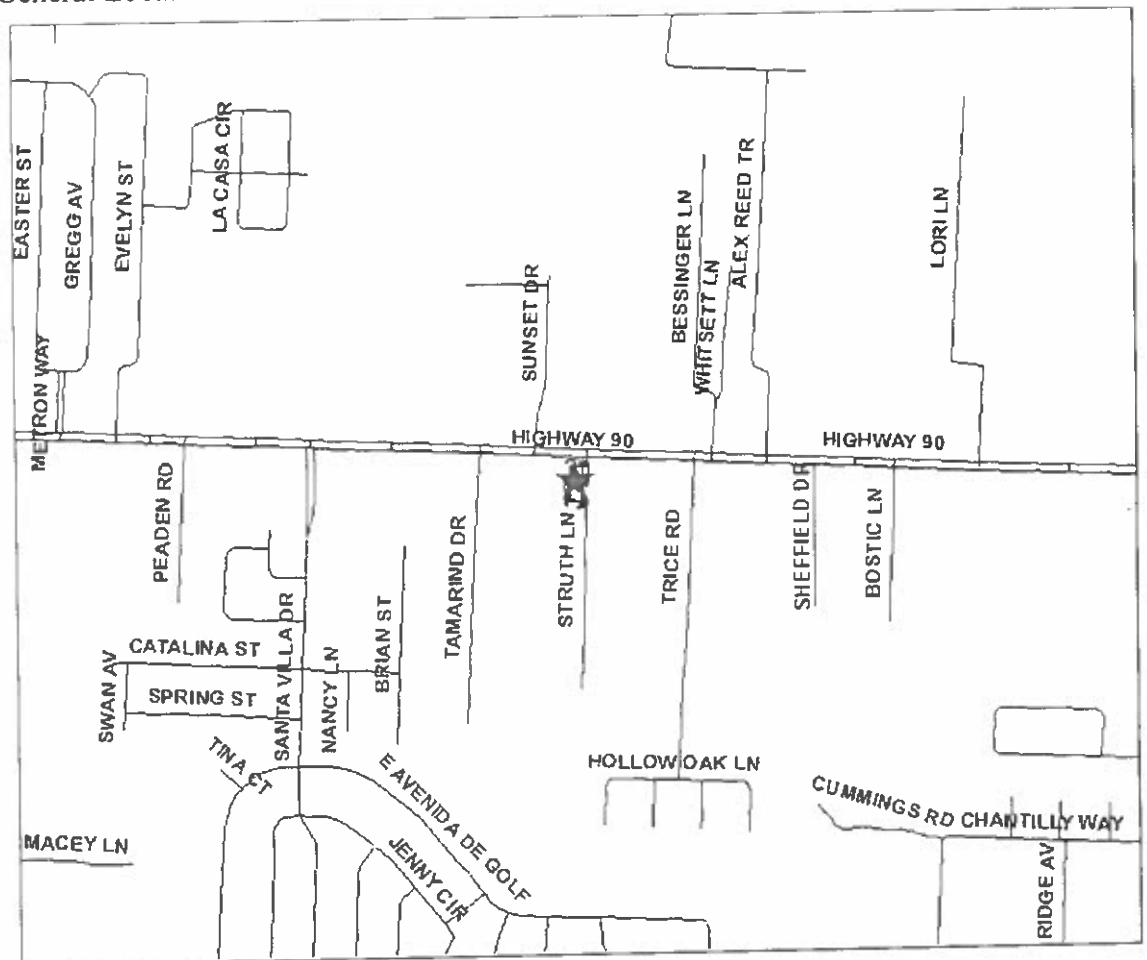


Rezoning Case Number: 2008-R-040

Zoning District Amended: from Ag (Agriculture District) to HCD (Highway Commercial Development District) (approximately .70 (+/-) acres).

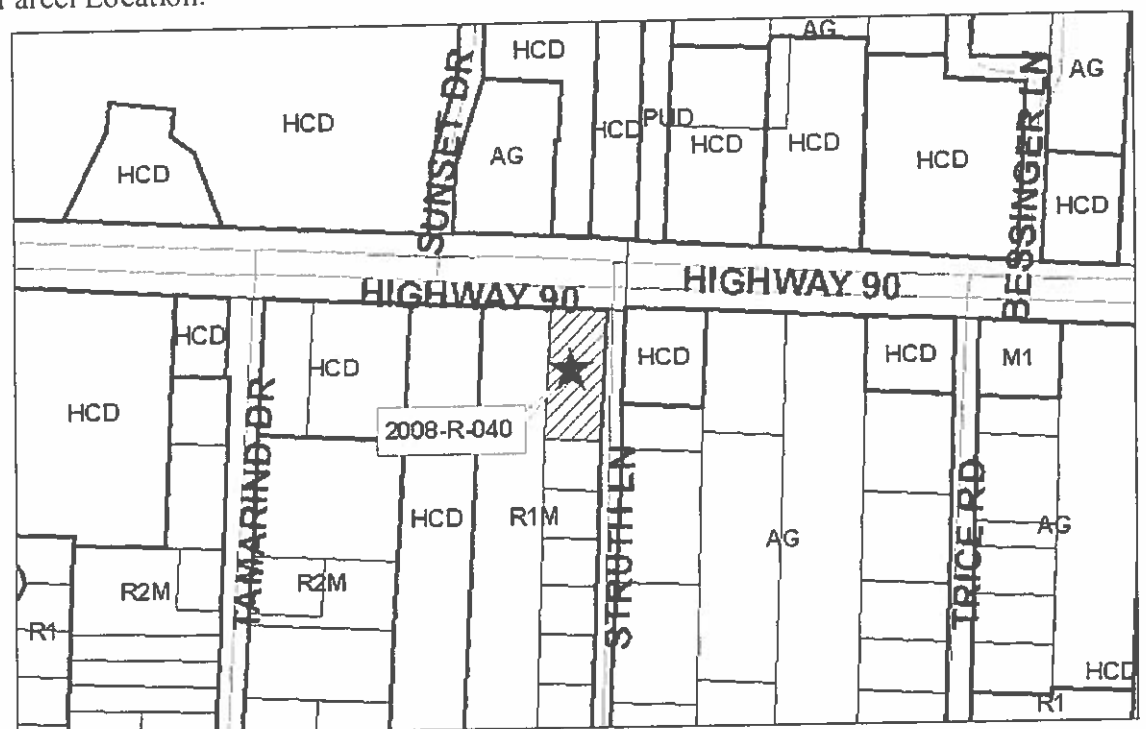
Future Land Use Designation Amended: from Agriculture to Commercial

1. General Location:



Parcel Numbers: 13-1N-29-0000-00200-0000

2. Parcel Location:



RESTATED AND AMENDED LEASE AGREEMENT

This Restated and Amended Lease Agreement, hereinafter called the "Amended Lease", is made this 23rd day of May, 1985, between SANTA ROSA COUNTY, the successor governmental unit to the SANTA ROSA COUNTY BEACH ADMINISTRATION, hereinafter called the "Lessor", and DREAMS COME TRUE, INC. and STANDEL, INC. 8460 Gulf Blvd. Navarre Beach, FL 32561 hereinafter called the "Lessee" or "Sub-Lessee".

I. STATEMENT OF PURPOSE

Lessee currently owns and holds a lease which covers the property described in Section II. This Amended Lease is being executed to amend and restate the existing lease agreement between Lessor and this Lessee or Sub-Lessee with regard to the property described in Section II. Lessor expressly recognizes that this Lessee or Sub-Lessee currently owns and holds a leasehold interest to the property described in Section II. It is expressly recognized and agreed that this Restated and Amended Lease supersedes the existing lease terms and conditions between Lessor and this Lessee or Sub-Lessee and shall be the instrument defining the agreements between Lessor and this Lessee or Sub-Lessee as to the premises described in Section II. This Lease does not cancel, restate, amend, or supercede any prior leases as said prior leases may apply to different Lessees or Sub-Lessees (Unless this Lessee or Sub-Lessee has by an instrument duly executed by all necessary parties and duly recorded in the public records of Escambia County, Florida, acquired all of the leasehold interests and obligations of all prior lessees or sub-lessees). In addition this Lease does not cancel, restate, amend, or supercede any prior leases as said prior leases may apply to different parcels of property which were included with this parcel of property under prior lease agreements.

II. PREMISES LEASED

Lessor leases to the Lessee the following property located on Santa Rosa Island, Escambia County, Florida, which property is leased to Santa Rosa County, Florida:

Lots 1-16 and 25-40 BAHIA BADAR, according to Plat thereof, recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida.

LESS AND EXCEPT:-

The South 5.00 feet of Lot 28, and Lot 29 and 30, less the South 5.60 feet thereof of BAHIA BADAR, according to the Plat thereof recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida. AND

Unit B, Summer Sands II, described as The South 7.00 feet of Lot 25 and the North 9.0 feet of Lot 26, all measured at right angles to South line of said Lot 25 of BAHIA BADAR, according to the Plat thereof recorded in Plat Book 9, at Page 13 of the Public Records of Escambia County, Florida.

The property leased to Lessee is herein called the "Leased Property" or the "Leased Premises".

III. TERM OF AMENDED LEASE

The terms of this Amended Lease shall be for a period of 99 years commencing as of the term specified in that certain lease recorded in Official Records Book 653 at Page 981 of the public records of Escambia County, Florida, plus all renewal options as contained in said earlier lease.

IV. RENT

Lessee covenants and agrees to pay Lessor an annual rental as follows:

A. A sum equivalent to four tenths of one percent of the latest selling price or four tenths of one percent of the latest assessed value for ad valorem tax purposes (whichever amount is greater) of each condominium unit sold, plus,

B. Five percent (5%) of the gross revenues derived from the rental of such condominium or townhouse units or from any commercial activity therein.

Notwithstanding the foregoing, Lessee expressly agrees to pay Lessor an annual rental of not less than

One Hundred Dollars (\$100.00) per lot while undeveloped; Two
Hundred Dollars (\$200.00) per unit after sale of unit.

(The Lessor agrees to give this Sub-lessee and subsequent sub-lessees proportionate credit by lot or unit (as Lessor deems appropriate) for any future lease payments received by the Lessor from prior Lessees or Sub-Lessees for future years due to requirements of prior leases in the chain of title for the leased premises. No credit shall be given for back lease payments collected from prior lessees or sub-lessees).

The minimum rental of ~~as stated above~~ shall be paid in advance to Lessor on the 23rd day of August of each year, commencing with the 23rd day of August, 1985, and any additional amount determined by the foregoing percentages of gross receipts shall be paid on or before the 23rd day of August each year, commencing as of the 23rd day of August, 1985, for the preceding 12 month period. All rents, including the minimum annual rental of \$200./per unit per year, shall be apportioned on a proportionate value basis (using the values outlined in IV. A. above) and their proportionate rental share shall be paid by each townhouse or condominium unit owner. All unpaid annual rentals shall attach as a lien to the unit not paying and failure to pay shall place this lease in default and make it cancellable as to each unit.

V. MAINTENANCE OF BUSINESS RECORDS

Lessee or sublessees shall maintain records on each townhouse or condominium unit sold and records on all payments received by Lessee or sublessees from the rental of any townhouse or condominium units. Lessee or sublessees will keep such records for a period of not less than three (3) years, and will give to Lessor and Lessor's agents the privilege at any time during business hours of the Lessee or sublessees of inspecting and examining Lessee's or sublessee's records, and Lessee or sublessees will assist in Lessor's making of such inspection, examination or audit.

Upon request, Lessee or sublessees also agree to exhibit to Lessor, or Lessor's agents, all tax returns made by Lessee or sublessees for Federal income tax or sales or use tax.

VI. UTILITIES

Lessee or sublessees shall pay for all its requirements for utilities, including, but not limited to, gas, steam, water, electricity and sewer charges. Lessee or sublessees further agree to use exclusively, if provided by Lessor, such public utilities and public service relating to health and sanitation as may from time to time be made available by Lessor, or by others pursuant to agreements, licenses or permits with Lessor. Nothing in this paragraph shall obligate Lessor to provide any services.

VII. USE OF LEASED PREMISES

The leased premises shall be utilized and developed by Lessee solely for a multi-family condominium or townhouse project of not more than 42 units with appropriate amenities, provided that this increased density is authorized only for the Lessee named herein and is not a transferrable right without additional compensation being paid to Lessor. Any plan for development of the leased premises shall be subject to the review and approval of Lessor; provided that, Lessor agrees that it will not withhold its approval of Lessee's development plans unreasonably.

Lessee agrees not to commence any construction on the leased premises until the plans and specifications submitted by the Lessee to Lessor receive the written approval of Lessor, and Lessee further agrees that all construction will be in accordance with the plans and specifications which are approved by Lessor.

VIII. COMPLIANCE WITH LAWS, SAFETY

Lessee agrees to comply with all laws, ordinances, rules and regulations now in effect or hereafter enacted by any governmental body having jurisdiction over the lease property, and Lessee shall not make or allow to be made any unlawful, improper or offensive use of the leased property. Lessee further agrees to maintain the leased property in a clean, attractive and safe condition. Lessee further agrees to exercise all reasonable safety measures in the operation of its business for the protection of the public.

This Amended Lease and the leased property shall always be subject to applicable covenants, restrictions and building codes adopted from time to time by governmental agencies having authority over the leased property.

IX. MAINTENANCE OF REQUIRED LICENSES

Lessee shall obtain all licenses required by all governmental authorities having jurisdiction over the leased property for the type of business operated by Lessee, and shall maintain all required licenses during the term of this Amended Lease.

X. TITLE TO IMPROVEMENTS

Title to any building or other improvements of a permanent character that shall be placed upon the leased property by Lessee shall vest in Lessor, or its assigns, upon the termination of this Amended Lease, and Lessee acknowledges that it shall have no right to remove such fixed and permanent improvements from its leased property.

XI. REPAIRS AND MAINTENANCE

Lessee or Sub-lessee shall, at its own costs and expense, repair, replace and maintain the leased property in a good, safe and substantial condition and shall use all reasonable precaution to prevent waste, damage or injury to the leased property.

XII. TAXES AND ASSESSMENTS

Lessee or Sub-lessee shall pay and discharge all existing and future taxes, sales taxes, use taxes, assessments, duties, impositions and burdens assessed, charges or imposed upon the lease property, and shall deliver to Lessor promptly evidence of the payment of the taxes and assessments.

XIII. ASSIGNMENT AND TRANSFERS

Lessee or Sub-lessee shall not assign or sublet this Amended Lease, or any portion of the leased property, without Lessor's prior written consent, provided that Lessor shall not unreasonably withhold its consent. Lessee or Sub-lessee may assign or mortgage

this lease to any public or private lending institutions for the purpose of raising construction or permanent financing. So long as mortgagee keep on file with Lessor a proper address, notice of any default by Lessee or Sub-lessee will be sent to the mortgagee at such address at the same time notice of default is sent to Lessee, and this lease may not be terminated for said default until 30 days after notice thereof has been mailed to such mortgagee, during which period either the mortgagee or mortgagor may remedy the default. Should any mortgagee foreclose any mortgage covering the leased property, then, in that event, such mortgagee, or its assigns, shall have the right to assign, sublet or sub-lease this lease or the leased property to a third party or parties without obtaining the prior written consent of Lessor.

In the event Lessee shall construct condominium units on the demised premises, Lessor agrees to join in the declaration of condominium prepared for that purpose, provided such declaration shall in no way create financial liability for Lessor. Lessor further agrees that in the event Lessee shall construct condominium units, that in the event of sale of a condominium unit it shall be necessary that Lessee notify Lessor of such sale and that Lessor be paid a transfer fee, and further provided that Lessee shall at all times maintain a current and accurate list of condominium owners together, with the date of purchase and original purchase price of each unit. It is expressly agreed that the sale of a condominium apartment or townhouse shall be considered an assignment or subletting subject to the continuing requirements and obligations of this lease.

XIV. LESSOR'S ACCESS

Lessor and Lessor's agents shall at all reasonable times have access to the leased property for the purpose of inspecting and determining whether Lessee has complied with its obligations pursuant to this Amended Lease.

XV. INDEMNITY; INSURANCE

All property of every kind which may be on the leased property during the term of this Amended Lease shall be at the sole risk of Lessee or Sub-lessee, or those claiming under Lessee or Sub-lessee, and Lessor shall not be liable to Lessee, or to any other person whomsoever, for any injury, loss or damage to any person or property in or upon the leased property, Lessee or Sub-lessee hereby covenanting and agreeing to assume all liability for or on account of any injury, loss or damage herein described, and to save Lessor harmless from such injury, loss or damage. Furthermore, Lessor shall not be liable to Lessee or to Lessee's or Sub-lessee's employees, patrons, licensees, permittees or visitors for any damage to property or injury to person caused by the act or negligence of any other user of Lessee's facilities; Lessee accepts the leased property as wholly suitable for the purpose for which it is leased, and agrees to hold Lessor harmless from all claims for any such damage.

Additionally, Lessee hereby agrees to indemnify and save harmless Lessor for and from any and all claims, demands, suits, judgments, costs, liabilities or expenses on account of any loss or injury occurring on the leased property, and if suit is brought against Lessor upon any claim pursuant to this paragraph, Lessee or Sub-lessee will, upon notice of such suit, assume the defense of the suit at Lessee's or Sub-lessee's expense.

In furtherance of Lessee's or Sub-lessee's obligations set forth herein, Lessee and Sub-lessee agrees to maintain in full force during the term of the lease, and any renewals, continuations, holding over or extension, a policy of public liability and property damage insurance under which Lessor and Lessee are named as insureds, and under which the insurer agrees to indemnify and hold Lessor harmless from and against all cost.

expense and liability arising out of or based upon any and all claims, accidents, injuries, demands, suits, judgments, costs and damages as mentioned in this Section. Each policy shall be noncancellable with respect to Lessor and Lessor's designees without 10 days written notice to Lessor and a duplicate original of the policy shall be delivered to Lessor. The minimum limits of liability of such insurance shall be \$100,000.00 for injury or death to any one person, and \$1,000,000.00 for injury or death to more than one person.

XVI. DESTRUCTION OF PREMISES

In the event of damage to or destruction of any building or improvement hereafter constructed on the demised premises by fire, windstorm, water or any other cause whatsoever, Lessee or Sub-lessee shall at its own cost within a reasonable time repair or rebuild such building or improvement so as to place the same in as good and tenantable condition as it was before the event causing such damage or destruction, and failure to do so shall constitute a breach of this lease. Subject to priority in favor of any mortgagee under a mortgage clause, all insurance proceeds for loss or damage to any improvements on the demised premises shall be payable to Lessor and Lessee or Sub-lessee jointly to assure the repair or replacement of such improvements and/or the levying, leveling and cleaning of the demised premises. Lessor shall have a lien on all such insurance proceeds, regardless of whether it is named in the insurance policy, subordinate only to the claim of any mortgagee under a mortgage clause, to enforce the intent of the foregoing provision.

XVII. SUBJECT TO RESTRICTIONS OF RECORD

This Amended Lease and the leased property are expressly subject to and bound by the terms, covenants, conditions and restrictions of the lease agreement between the Santa Rosa Island Authority, as an agency of Escambia County, Florida, as Lessor, and Santa Rosa County, Florida s Lessee, dated February 11, 1956, and recorded in Deed Book 438 at Page 180 of the public records of Escambia County, Florida and Deed Book 124 at Page 301 of the public records of Santa Rosa County, Florida and any amendments and additions to this lease, whether the amendment and additions are adopted before or after the execution of this lease. In the event the lease between the Santa Rosa Island Authority and Santa Rosa County is ever terminated, Lessee agrees to pay rent and otherwise comply with the Amended Lease in accordance with Lessor's instructions.

XVIII. ENFORCEMENT OF LEASE; FORFEITURE DEFAULT; REMEDIES; NONWAIVER

Lessor may enforce the performance of this Amended Lease in any manner provided by law, and this lease shall be void and shall be forfeited on a declaration of forfeiture by Lessor:

1. If Lessee or Sub-lessee shall desert or vacate the leased property;

2. If default shall be made by Lessee or Sub-lessee in the payment of the rent as specified in this Amended Lease;

3. If Lessee or Sub-lessee shall assign or sublet the premises, except as permitted herein, without the prior written consent of Lessor;

4. If default shall be made by Lessee or Sub-lessee in the performance of any of the terms or conditions of this Amended Lease that Lessee or Sub-lessee is to perform;

5. If Lessee or Sub-lessee shall fail to comply with any of the statutes, ordinances, rules or regulations of any governmental body governing or regulating the lessee's or Sub-lessee's business;

6. If Lessee or Sub-lessee shall file a petition in bankruptcy, or make an assignment for the benefit of creditors, or be adjudicated a bankrupt, or take advantage of any insolvency act;

7. If Lessee or Sub-lessee fails to deliver on a timely basis any financial statement of other information that is required under the terms of this Amended Lease and this is necessary to ascertain Lessee's or Sub-lessee's correct gross receipts for use in calculating the percentage lease payment due to Lessor.

Lessor shall notify Lessee or Sub-lessee of any such default and of Lessor's intention to declare this lease forfeited. The notice from Lessor shall be sent as specified in this Amended Lease, or may be delivered to Lessee Sub-lessee personally, and unless Lessee or Sub-lessee shall have completely removed or cured the default within 30 days from the date of Lessor's notice to intention to declare the lease forfeited, this Amended Lease shall come to an end as if the date established by notice or forfeiture were the day originally fixed herein for the expiration of the term of this Amended Lease, without any further notice from Lessor to Lessee or Sub-lessee. Lessor's agent or attorney shall have the right, without further notice or demand, to re-enter and remove all persons and Lessee's or Sub-lessee's property from the lease property without being deemed guilty of any trespass. In consideration of the substantial investment made by Lessee or Sub-lessee in improvements on the demised premises, Lessor agrees that Lessee or Sub-lessee shall not be liable for any rent for the unexpired portion of this Amended Lease forfeited pursuant to the terms hereof.

The failure of Lessor to insist, in any one or more instances, on a strict performance of any of the terms or conditions of this Amended Lease, or to exercise any option set forth in this Amended Lease, shall not be construed as a future waiver or a relinquishment of the provision or option, but is shall continue and remain in full force and effect. The receipt by Lessor of rent, with knowledge of the breach of any term or condition hereof, shall not be deemed a waiver of the breach and no waiver by Lessor of any provision hereof shall be deemed to have been made unless expressed in writing and signed by Lessor.

It is expressly agreed and understood that this Section is a material part of this Amended Lease, and that Lessor entered into this Amended Lease, and agreed to the terms and conditions set forth herein, in reliance on its rights set forth in this Section.

XIX. ATTORNEYS' FEES - WAIVER

If default be made by Lessee or Sub-lessee in the performance of any of the terms, covenants, agreements or conditions set forth in this Amended Lease, so that it becomes necessary to place the enforcement of this Amended Lease or any part of this Amended Lease or the collection of any rent due or to become due hereunder or the recovery or possession of the Leased Property in the hands of an attorney or to file suit upon this Amended Lease, Lessee or Sub-lessee shall pay Lessor all the costs incurred in such action, including a reasonable attorneys' fee.

XX. NOTICES

All notices provided in this Amended Lease shall be deemed sufficient when sent by U. S. Certified Mail, Return Receipt Requested, postage prepaid, to the following addresses:

Lessor: Santa Rosa County Board of County Commissioners
Room 107 Santa Rosa County Courthouse
801 Caroline Street
Milton, Florida 32570

Lessee: STANDEL, INC. and DREAMS COME TRUE, INC.
8460 GULF BLVD., NAVARRE BEACH, FL 32561

XXI. PROVISIONS BINDING

The terms and provisions of this Amended Lease shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns, respectively, subject to other provisions in this Amended Lease limiting assignment.

XXII AMENDMENT

This Amended Lease may not be altered, changed or amended except by an instrument in writing, signed by the parties.

XXIII. SEVERABILITY

If any provision of this Amended Lease shall be declared in contravention of law or void as against public policy, such provisions shall be considered severable and the remaining provisions of this Amended Lease shall continue in full force and effect.

XXIV. PARAGRAPH HEADINGS

The paragraph headings in this Amended Lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Amended Lease or any of its provisions.

XXV. ENTIRE AGREEMENT

This instrument constitutes the entire agreement between Lessor and Lessee on the subject of this Amended Lease, and all prior or contemporaneous oral or written agreements or representations of any nature with reference to the subject matter of this Amended Lease are cancelled and superseded by the provisions of this Amended Lease.

XXVI. WAIVER

Failure on the part of Lessor to complain of any action or non-action on the part of Lessee, no matter how long it may continue, shall never be deemed to be a waiver by Lessor of any of its rights under this Amended Lease. Further, it is covenanted and agreed that no waiver at any time of any of the provisions of this Amended Lease by Lessor shall be construed as a waiver at any subsequent time of the same provisions. The consent or approval by Lessor to or of any action by Lessee or Sub-lessee requiring Lessor's consent to approval shall not be deemed to waive or render unnecessary Lessor's consent or approval to or of any subsequent similar act by Lessee or Sub-lessee. Lessor does not warrant to Lessee the legality of the lease use and density changes authorized by this lease and the Lessee and Sub-lessee assumes all risks and agrees to indemnify and hold Lessor harmless from any lawsuits resulting from the same.

XXVII. TIME OF THE ESSENCE

Time is of the essence of each and every provision, covenant and condition of this Amended Lease on the part of Lessee to be done and performed.

EXECUTED on the 23rd day of May, 1985.

SANTA ROSA COUNTY
By and Through its
Board of County
Commissioners

ATTEST:

Clerk

WITNESSES

By: Donald F. Barnes
Chairman

LESSEE:
STANDEL, INC.

By: Stan Jurgelsky
Its President

DREAMS COME TRUE, INC.

By: Robert B. Evans
Its President

Stan Jurgelsky, President
STANDEL, INC. and

STATE OF Florida

COUNTY OF Santa Rosa

BEFORE ME the undersigned personally appeared Robert B. Evans, Pres. Dreams Come True, Inc. who, after being first duly sworn deposed and said that it is the Lessee(s) herein and that it executed the foregoing Lease for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto signed my name and set my seal this 29th day of May, 1985.



NOTARY PUBLIC

My Commission Expires:

My Commission Expires 26, 1989

This Instrument Prepared By:

Thomas G. Morton, Jr.

Santa Rosa County Attorney

801 Caroline Street, Room 107

Milton, Florida 32570

(904)623-3630

374964

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO FLA. ON

JUN 10 1 34 PM '85

IN BOOK & PAGE NOTED ABOVE
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

Citizen Comments

2026-20-RSS



Cameron Drain

From: R A <ralph.agnew51@gmail.com>
Sent: Thursday, July 9, 2026 6:09 PM
To: Commissioner Wright; Commissioner Burkett; Commissioner Smith; Commissioner Rowell; Commissioner Eddington
Cc: Susan Bradshaw; Cameron Drain
Subject: Project No. PZ-2026-20-RSS – Letter of Support for Requested Zoning Amendment on July 23

Ralph Agnew
1749 Shellfish Dr
Navarre FL 32566

Santa Rosa County Board of County Commissioners

Re: Project No. PZ-2026-20-RSS – Letter of Support for Requested Zoning Amendment

Dear Members of the Board,

I am writing in strong support of **Project No. PZ-2026-20-RSS** and respectfully ask that you approve the requested zoning amendment to allow Espresso Lane to continue serving the Navarre Beach community from its proposed location.

We have lived in this area for 20 plus years and have seen numerous businesses come and go. Over the last few years, Susan Bradshaw and Espresso Lane have become a favorite destination for both locals and tourists alike on Navarre Beach. First AndyD's, then down next to the former Herrin.s real estate office. More than just serving excellent coffee, Susan has created a welcoming environment where everyone feels comfortable and appreciated. Her genuine charisma and warm personality make every customer feel at ease from the moment they arrive.

Susan goes above and beyond by engaging with visitors and residents alike, offering recommendations on local restaurants, businesses, attractions, and activities throughout Navarre and Santa Rosa County. She serves as an outstanding ambassador for our community, encouraging visitors to explore and support other local businesses. Her positive influence extends well beyond her coffee truck.

I believe allowing this small walk-up coffee business to operate on the property will continue to benefit Navarre Beach. It will provide a welcoming gathering place, support local tourism, encourage community interaction, and enhance the area's unique charm without changing the quiet character that makes Navarre Beach so special.

Susan Bradshaw is one of the most charming, personable, and community-minded individuals you could ever meet. Her dedication to her customers and to promoting our local community is evident every day, and I have no doubt Espresso Lane will continue to be a positive addition to Navarre Beach for years to come if given the opportunity

Thank you for your consideration. I respectfully and strongly encourage you to approve **Project No. PZ-2026-20-RSS** and support this reasonable zoning amendment.

Sincerely,

Ralph and Shelly Agnew
1749 Shellfish Dr, Navarre FL

Sent from my iPad

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Re: Project PZ-2026-20-RSS – Letter of Support

Dear Santa Rosa County Board of County Commissioners,

I am writing in support of **Project PZ-2026-20-RSS** and respectfully ask the Board to approve the requested zoning amendment for the commercially zoned property on Navarre Beach.

This request is not for a large-scale commercial development, but rather a modest adjustment that would allow Espresso Lane to continue serving the community from a small walk-up coffee truck. The proposal represents a thoughtful and appropriate use of commercially zoned property while maintaining the relaxed, family-friendly character that makes Navarre Beach such a special place.

Over the years, Espresso Lane has become much more than a coffee shop. It has developed into a welcoming gathering place where residents, visitors, and local business owners connect with one another. It provides a sense of community that is difficult to measure but easy to appreciate. Small, locally owned businesses like Espresso Lane help create the unique identity and welcoming atmosphere that both residents and visitors value.

The proposed operation is limited primarily to morning hours, and the owner's commitment to maintaining an attractive, clean, and well-landscaped property demonstrates respect for neighboring businesses, residents, and the overall appearance of Navarre Beach. Allowing this amendment would provide flexibility for a compatible commercial use without changing the character of the surrounding area.

Supporting locally owned small businesses strengthens our local economy, enhances the visitor experience, and contributes positively to the quality of life on Navarre Beach. I believe this proposal is consistent with those goals and serves the best interests of the community.

For these reasons, I respectfully ask the Santa Rosa County Board of County Commissioners to approve **Project PZ-2026-20-RSS**.

Thank you for your time, consideration, and service to our community.

Respectfully,

Mark Joseph Pfeiler
7689 White Sands Blvd
Navarre Beach, FL 32566



July 10, 2026

Santa Rosa County Board of County Commissioners

RE: Project Number PZ-2026-20-RSS

To Whom it May Concern:

I am writing today in support of small business owner, Susie Bradshaw. My wife Ranae and I had the good fortune of accidentally stumbling across the community of Navarre Beach about 3 years ago. We were passing through on our way to Pensacola Beach and had never heard of the place. We immediately fell in love with the small community and lack of **corporate** "beach vacation" businesses that clutter many coastal communities. A day later, we made an offer to purchase our home in Navarre.

We have come to believe we are now a part of the community. Many of the friendships we've made have stemmed from our meetings at Espresso Lane. There is no greater example of community on the beach. It's a place where friends of all ages meet to enjoy fellowship every morning. Whether it's arriving by golf cart or just walking your dog, Susie's is a place where everyone is welcome and every stranger leaves as a friend.

What makes our beach community special are the people. No person, nor business, embodies that culture more than Susie and Espresso Lane. Her losing her location has created a noticeable void in our community.

Please approve the project so we can get back to enjoying what makes Navarre Beach so special. Businesses like Susie's are the backbone of any community. They create a personality that impacts everyone who is fortunate enough to stop by for a cup of coffee and leave with a new friend and new appreciation for what makes Navarre Beach so special.

My wife and I were just blessed with our first grandchild. I sincerely hope he's the first of many. Every day we spend at the beach this grandpa plans to take him/them to Susie's for a morning treat. I would be grateful if you could see the wisdom in making it possible for me to make those memories happen.

Regards,

A handwritten signature in blue ink that reads 'Craig Hale'.

Craig Hale
1450 Homeport Dr
Navarre Beach, FL 32566



Cameron Drain

From: Georgia Jones <georgiajones0205@gmail.com>
Sent: Friday, July 10, 2026 4:08 PM
To: Cameron Drain
Cc: hwy98coffee@gmail.com
Subject: Espresso Lane Zoning Amendment
Attachments: 1000126265.jpg; 1000126264.jpg

Good afternoon,

My name is Georgia Jones, and I own a condo at 8436 Gulf Blvd Unit 632 (Gulf Islands). I am also an avid runner, and run on Navarre Beach weekly.

Espresso Lane has become a staple on Navarre Beach, not just for coffee, but for our running community as well. We gather there often, and Susan always has cold water available (for free) for us and our 4-legged friends.

When I heard that Espresso Lane was leaving their spot, I was sad! I loved running by there, seeing her decorations for each holiday (see attached), and refilling my water bottle.

Now, Susan is requesting a zoning amendment (PZ-2026-20-RSS), and I wanted to submit this email in support of her endeavor. There are virtually no options on Navarre Beach to walk up and get take-out coffee. Her small business is not just a much-needed solution, it is also a friendly, bright spot in the community.

Please consider this email in your decision regarding her petition.

Thank you!

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Cameron Drain

From: JUSTIN PILKINGTON <JUSTINPILKINGTON@msn.com>
Sent: Saturday, July 11, 2026 11:12 AM
To: hwy98coffee@gmail.com; Cameron Drain; Commissioner Wright; Commissioner Burkett; Commissioner Smith; Commissioner Rowell; Commissioner Eddington
Subject: Support for Project No. PZ-2026-20-RSS

To the Santa Rosa County Board of County Commissioners and the Santa Rosa County Planning & Zoning Board,

My name is Justin Pilkington, and I reside at 8261 Nevada Street, Navarre, FL 32566. I am writing in support of the requested zoning amendment for **Project No. PZ-2026-20-RSS**.

I respectfully request your approval of this amendment to allow Espresso Lane to operate a small walk-up coffee truck on the subject commercially zoned property. In my opinion, this is a reasonable and appropriate use of the property that will benefit both residents and visitors while maintaining the character of Navarre Beach.

Espresso Lane has established itself as a valued local business and a welcoming gathering place within our community. The proposed operation is limited in scope, primarily serving customers during morning hours, and does not represent a large-scale commercial development. Instead, it offers a low-impact use that provides a convenient service, encourages community interaction, and enhances the overall experience for those who live on and visit Navarre Beach.

I believe this request represents a practical adjustment to the existing zoning regulations that will allow the property to be put to productive use without adversely affecting the surrounding area. The applicant's commitment to maintaining an attractive, well-landscaped, and professionally operated business further demonstrates that this project will be a positive addition to the beach community.

For these reasons, I respectfully ask the Santa Rosa County Board of County Commissioners to approve the requested zoning amendment for **Project No. PZ-2026-20-RSS**.

Thank you for your time, consideration, and continued service to the citizens of Santa Rosa County.

Respectfully,

Justin Pilkington
8261 Nevada Street
Navarre, FL 32566

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TO: Santa Rosa County Zoning,

FROM: Rhonda Montrose, 4267 Carl Booker Road, Milton, FL 32583

SUBJECT: Letter of Support for zoning amendment for Project PZ-2026-20-RSS.

Dear Santa Rosa County/Zoning,

This letter is written to support Project PZ-2026-20-RSS for an amendment to zoning about a small piece of property on Gulf Road in Navarre Beach that is currently only written for residential zoning. The Expresso Lane Coffee Truck is not just a "Coffee Truck" it represented more then a typical otherwise "food truck". It is purposely designed to picture of an historical red Train Caboose and a local favorite walk up coffee place. Tourists, visitors and people like me moving into Santa Rosa county in 2023 began to feel as if they stepped into a small home town feel. I have lived around beaches my entire life and having served in military and moved a bit, my happenstance upon Expresso Lane month after moving her (then I lived in Tiger Point area) felt like a welcoming friend. My transition to a strange place quickly became in my developing amazing friendships, athletic connections and g etting to know many Navarre Beach locals.

The owners also became helpful servants to me in a time of need. This is not a typical coffee truck, this is what represents why Navarre Beach was and is still a small town feel, because it's a community. Not only to me, but to any stranger that passed by, bought coffee or needed some local tips in the area. Almost every visitor was so surprised at how friendly the business and people were, thus friendships and relationships were formed. Repeat homeowners, and snowbirds became longtime friends and who all looked after one another, different demographics, race and ages, did not matter. Visitors would not have to travel far or go to a restaurant to get coffee Expresso Lane and this location is not a commercialized large building setting, it's rather a small truck in close proximate place to find quick coffee and/or refreshment for athletics and easy accessible on the walking path. Cyclists, runners and dogs became adjusted and expectation that the Train Caboose truck on bike path as a stopping point to refresh water, rest and cool off in the middle of the summer heat. Children became excited to see and visit the Coffee Truck they would call a "Red Train", as they could play in the small grass/sandbox and get sweet hot or cold chocolate milk while the parents sat and rested and enjoy morning coffee. In winter time, it offered a place to gather from the cold and gray days to enjoy the holiday music and warm up with a fresh cup coffee, hot cider or chocolate milk. Expresso Lane was and is a community, with small town feel, warm atmosphere and became a stopping point local mascot.

In addition, the current property is so small not sure how a residence can fill the tiny space in compliance nor adequately represent the current look of beautiful picturesque Navarre Beach. Expresso Lane (on the bike/walk lane) is a depiction of what Santa Rosa County is known for, local small town feel, a bit of historical reference and warm hospitality! I respectfully request an amendment to the zoning for Expresso Lane small Coffee Truck andd (although I live in Milton I drive by the Navarre Beach area twice a day to and from work, stop and exercise and weekends exercising and meeting friends who own residences here).

Kind Regards,

Rhonda Montrose



Lauren Gregory
2575 Cliff Hollow Circle
Gulf Breeze, FL 32563

July 13, 2026

Santa Rosa County Board of County Commissioners
6495 Caroline Street
Milton, FL 32570

RE: Project Number PZ-2026-20-RSS

Dear Commissioners,

I am writing in support of the requested zoning amendment for project number PZ-2026-20-RSS, which would remove the specific use requirement for the commercial property in question.

I have lived in Florida for over 13 years, the past 8 of those in the Navarre area. It is the longest I've lived in any state, but I've struggled to really feel at home in Florida, as I have no immediate family in the area outside of my daughter. Espresso Lane changed that for me.

The community Espresso Lane created for me has kept me happy and thriving through difficult times. It has positively shifted my view of the Navarre area and has created that "home" feeling. What started as a coffee shop I visited occasionally turned into a group of people who cheer me on during races (like the Run for the Reef 5K), gather together for the Mardi Gras parade every year, decorate for Christmas (and bring out Mr. and Mrs. Claus for photos), and celebrate birthdays and milestones throughout the year. This community is my family.

Espresso Lane is what makes Navarre Beach "Florida's Most Relaxing Place" for me, and I'm sure others could say the same. Having this walk-up coffee truck creates a space for walkers, runners, and bikers to stop to catch a break and meet others. I believe it is also a critical component for Navarre Beach hospitality. Tourists continue to make Navarre Beach their vacation destination, and I have seen some of the same families pass through Espresso Lane year after year.

Espresso Lane has been a tremendous asset to the community. Without this amendment, Navarre Beach will lose a valuable local business. I ask that you please approve the requested zoning amendment so Espresso Lane can continue bringing locals and tourists together in community.

Thank you,

Lauren Gregory
2575 Cliff Hollow Circle
Gulf Breeze, FL 32563



Jacqueline Richards Fabian
7784 Gulf Blvd.
Navarre Beach, FL 32566

RE: Project Number PZ-2026-20-RSS

To the Board of County Commissioners:

We support, without reservation, the removal of the deed restriction on the lot to be leased by Espresso Lane and Susan Bradshaw.

The property is already zoned for commercial use, and removing the restriction limiting its use to a real estate office will have no negative impact on Navarre Beach. Instead, it will allow a thriving, locally owned small business to better serve both residents and visitors.

Since purchasing our home on Navarre Beach in 2022, we have had the pleasure of getting to know Susan—first as customers at Espresso Lane’s original location in Navarre, and later as friends. Espresso Lane is much more than a coffee shop; it has become a true gathering place for the community.

Susan and Tim treat everyone with kindness and respect, whether they are local residents, military families, or tourists. The welcoming, family-friendly atmosphere they have created encourages people to return time and again, whether they visit Navarre Beach once a year or call it home year-round.

Navarre Beach benefits from locally owned, family-operated businesses that invest in the community and create a sense of connection. Espresso Lane exemplifies those values, and we believe supporting its continued growth is in the best interest of the beach and the community as a whole.

We respectfully ask that you approve the removal of the deed restriction and allow Espresso Lane to move forward with its plans.

Sincerely,

Jacqueline Richards-Fabian

Navarre Beach Resident



Dear Zoning Board Members of Santa Rosa County,

I am writing to you in support of PZ-2026-20-RSS zoning amendment request. Susan Bradshaw and her company Espresso Express have been the best thing that happened to Navarre Island since we have lived here for 12 years. They built a morning social club spot called Espresso Lane. Residents and tourists alike came to the caboose, not just for the delicious coffee drinks, but to talk and mingle.

They were excellent stewards of the property they used until the new owners asked them to leave in March and have done nothing with it.

The new site on Bahia is small but would definitely work for their business. Parking is manageable with options for the rare overflow. The Bradshaws are good people and deserve this opportunity to serve residents and visitors to Navarre beach.

Doug Kinzle



Cameron Drain

From: Andy Ray <awray5325@gmail.com>
Sent: Monday, July 13, 2026 8:26 PM
To: Cameron Drain
Cc: hwy98coffee@gmail.com
Subject: Project No. PZ-2026-20-RSS – Letter of Support for Project No. PZ-2026-20-RSS for Espresso Lane

To the Planning and Zoning Board,

I am writing to express my wholehearted support for Project No. PZ-2026-20-RSS and the requested zoning amendment that would allow Espresso Lane to operate a walk-up coffee shop at the proposed location.

When my family and I moved to this area, Espresso Lane was the very first coffee shop we visited. As newcomers, we were simply looking for a good cup of coffee, but what we found was so much more. From our very first visit, Susan and Tim welcomed us with genuine kindness and warmth. They made us feel like we belonged, and before we left, we already felt more at home in our new community.

Although Espresso Lane is a walk-up coffee shop, it has become one of the most welcoming gathering places in our area. Customers don't just stop by for coffee—they stay to visit with friends, meet new people, and enjoy the sense of community that Susan and Tim have created. My family and I have made many lasting friendships through Espresso Lane. It is common for us to grab a coffee and spend time outside talking with other customers, sometimes for several hours. That speaks volumes about the welcoming environment they have built. People come for the coffee, but they return because of the friendships, conversations, and sense of belonging.

Over the past five years, Espresso Lane has earned an incredibly loyal following because of its exceptional coffee, outstanding customer service, and genuine hospitality. It has become a destination for both residents and visitors and is a business that reflects the friendly, welcoming spirit of our community.

Despite the success of their business, Susan and Tim have faced challenges beyond their control. They have been forced to relocate twice after property owners chose not to renew their leases for their own business interests. Rather than giving up, they have continued serving the community with the same dedication, professionalism, and optimism that has made Espresso Lane so successful.

Their commitment extends far beyond serving coffee. Susan and Tim have sponsored local youth sports programs, participated in beach cleanup events, and, during the federal government shutdown, generously provided free coffee to government employees who were temporarily working without pay. They consistently look for ways to support the community that has supported them.

Approving this zoning amendment will allow a proven, locally owned small business to establish a permanent home while continuing to provide a low-impact, neighborhood-friendly business that enhances the surrounding area. Espresso Lane has already shown what it brings to our community: connection, kindness, hospitality, and a welcoming place where neighbors and visitors alike can gather.

I respectfully urge the Planning and Zoning Board to approve Project No. PZ-2026-20-RSS. Susan and Tim have invested their hearts into building a business that has become an important part of our community, and I believe allowing Espresso Lane to establish its new location will benefit our area for many years to come.

Thank you for your time, consideration, and service to our community.

Respectfully,

Andy and Angel Ray
1787 Thresher Dr
Navarre FL 32566

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