

# Blackshear Planning, Inc.

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103 Gulf Point Road  
Santa Rosa Beach, Florida 32459  
(850) 267-1662 or 307-2873  
[blackshearplanninginc@embarqmail.com](mailto:blackshearplanninginc@embarqmail.com)

February 3, 2015

RE: Request /Petition for Small Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment and Rezoning for Parcel # 15-2S-24-0000-0006-00A4 (2.6 Acres) and Parcel 15-2S-24-0000-0006-0000 (3.34 Acres)

Mr. Robert Herbstreith  
Code Enforcement Division Director  
195 Christobal Rd. N.  
Mary Esther, Florida 32569

Dear Mr. Herbstreith:

The purpose of this letter is to serve as a petition to request a change to the Future Land Use Map category from "Low Density Residential" to "Commercial" and a rezoning from "Residential-1" to "Commerical-2" on two parcels as stated above totaling 5.94 acres. The subject property is 5.94 acres; therefore, the request is for a small scale comprehensive plan amendment to the Future Land Use Map. Any proposed use of the property will fit well below the established standards as currently adopted in the City of Mary Esther Comprehensive Plan for the Commercial FLUM Category.

The 5.94 acres was a portion of a 10.61 acre parcel that is split by the City of Fort Walton Beach and the City of Mary Esther corporate limits. The portion of the parcel that is located within the City of Fort Walton Beach is already designated Commercial use on the Zoning Map and FLUM.

**See Exhibits to the Comprehensive Plan Amendment and Rezoning Application attached. Exhibit B.1 GIS Zoning Maps and B.2 Future Land Use Maps depicting both jurisdictions' designations for the total area of 10.61 acres.**

The legal description of the property is for two parcels in Section 15, Township 2S, Range 24 West. The request includes two parcel identification numbers. The two identification numbers are Parcel # 15-2S-24-0000-0006-00A4 (2.6 Acres) and Parcel 15-2S-24-0000-0006-0000 (3.34 Acres).

No Comprehensive Plan text amendments for policy changes are requested with this application. The subject of this request is for the Future Land Use Map category assigned to the parcels to be changed from "Low Density Residential" to "Commercial". Secondly, the request is for a rezoning of the property changing the designated zoning district from "Residential" (R-1) to "Commercial" (C-2) Zoning District.

The purpose of the request is to provide for similar and consistent FLUM category and Zoning District designation of the property that will support a well planned general commercial/retail use. The consolidation and consistency of the zoning district and future land use map designations of the property located in the City of Mary Esther and the City of Fort Walton Beach also provides for a higher quality of various alternatives to site design, traffic circulation, and use. No commercial use or site plan is proposed

at this time only a change in the FLUM and Zoning Maps. The applicant is fully aware of the fact that if the FLUM amendment and rezoning are adopted, prior to the development of the site, the City must issue a Development Order.

The subject property is located on the north side of U.S. Highway 98 at the eastern city limit boundaries. Access to the property is off of US Highway 98 and Wright Parkway. **See Exhibit C- Location Map to the attached Application.**

A completed Comprehensive Plan Amendment and Rezoning Application with Exhibits have been attached to this Cover Letter/Petition.

No conceptual plans have been proposed since no decision has been made as to a project design. The applicant understands that compliance with all City Comprehensive Plan and Land Development Code provisions would have to be met for any horizontal and vertical construction should the petition for the Comprehensive Plan FLUM Amendment and Rezoning be granted.

The applicant and consulting team have worked with city staff to ensure that the petition/request and applications are satisfactory for review. If you need additional information, please do not hesitate to call or e-mail.

Sincerely,



Pat Blackshear, FAICP  
President

Attachment(s):  
Comprehensive Plan FLUM Amendment and Rezoning Application with Exhibits



**CITY OF MARY ESTHER**  
195 CHRISTOBAL ROAD - N. ● MARY ESTHER, FLORIDA 32569  
TELEPHONE (850) 243-3566 - FAX (850) 243-0736

## **Request For Re-Zoning & Comprehensive Plan Amendment**

Date of Application: January 29, 2015

Name of Applicant: Beach Community Bank Phone Number: (850) 244-9900

Owner: Same as applicant. Phone Number: \_\_\_\_\_

Address: 17 SE Eglin Parkway, Fort Walton Beach, Fl 32548

Parcel # 15-2S-24-0000-0006-00A4 (2.6 Acres) and 15-2S-24-0000-0006-0000 (3.34 Acres).

Legal Description: See Exhibit A-2. Certificate of Title, Case No. 2012 CA 000462F,

Current Zoning: R-1 Residential Proposed Zoning: C-2 Commercial

Current FLUM Category: Low Density Residential Proposed FLUM Category: Commercial

Briefly describe your justification for a re-zoning and comprehensive plan amendment:

The 5.94 acres was a portion of a 10.61 acre parcel that is split by the City of Fort Walton Beach and the City of Mary Esther corporate limits. The portion of the parcel that is located within the City of Fort Walton Beach is already designated Commercial use on the Zoning Map and FLUM.

See Exhibits to this Comprehensive Plan Amendment and Rezoning Application, Exhibit B.1 GIS Zoning Maps and B.2 Future Land Use Maps depicting both jurisdictions' designations for the total area of 10.61 acres.

No Comprehensive Plan text amendments for policy changes are requested with this application. The subject of this request is for the Future Land Use Map category assigned to the parcels to be changed from "Low Density Residential" to "Commercial". Secondly, the request is for a rezoning of the property changing the designated zoning district from "Residential" (R-1) to "Commercial" (C-2) Zoning District.

Justification for the request is to provide for similar and consistent FLUM category and Zoning District designation of the property that will support a well planned general commercial/retail use. The consolidation and consistency of the zoning district and future land use map designations of the property located in the City of Mary Esther and the City of Fort Walton Beach also provides for a higher quality of various alternatives to site design, traffic circulation, and use. Moreover, the request furthers the intent of the Comprehensive Plan Policy 7.A.2.3 (a.) requiring that all new Commercial areas shall be located on arterials roadways and along Hollywood Boulevard West.

### SUBMITTAL REQUIREMENTS AT THE TIME OF APPLICATION

1. Re-Zoning Fee of \$200.00
2. Comprehensive Plan Amendment Fee of \$500.00

3. Letter of Authorization - See attached Exhibit A.4.
4. Legal Description of Subject Property - See Exhibit A.2 Certificate of Title, Case No. 2011112 CA 000462 F.
5. Property Deed - See Exhibit A.2 Certificate of Title, Case No. 2011112 CA 000462 F.
6. Aerial Photograph (8.5" X 11") - See Exhibit D.
7. Certified Boundary Survey- Exhibit A.1 Boundary Survey with Corps of Engineers Wetland Jurisdictional Line.
8. Copy of Restrictive Covenants (if applicable) N/A
9. List of All Property Owners Within a 300 foot Radius of The Subject Project Certified By The Okaloosa County Property Appraiser - See Exhibit A-3.

ACKNOWLEDGMENTS

1. I understand that this request will be processed by the City and considered at the earliest available Public Hearing.
2. I understand that payment of fees shall be paid to the City prior to the application being processed.
3. I understand that after this application has been processed, the fees are non-refundable.
4. I understand that all costs of advertisement are the responsibility of the applicant/owner.
5. I understand that I must comply with all provisions of City Ordinance 21-16, 21-17 and the advertising/notice requirements as stated within the application.
6. I understand that should the City require a consultant to review and provide an analysis of the application in its entirety, the applicant/owner shall be responsible for the costs incurred by the City and that the City may refuse to make any decision on the matter until all fees and costs have been paid.
7. I understand that payment of any fees or costs does not guarantee adoption or approval of the request by the City or State Governments.
8. I understand that there may be analysis required such as wetlands, soil, traffic, water and sewer availability, wildlife, flood zone, land cover, infrastructure impacts, archeological and historical impacts, solid waste, fire protection, affected roadways, stormwater and compatibility.

**I, Scott McCormick, Senior Vice President of Special Assets Department for Beach Community Bank representing the owner Beach Community Bank, owner of Parcels # 15-2S-24-0000-0006-00A4 (2.6 Acres) and 15-2S-24-0000-0006-0000 (3.34 Acres) hereby request consideration by the City of Mary Esther for a re-zoning and comprehensive plan amendment for the above described property and certify that I have read and understand the acknowledgments as stated within this application.**

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

2/2/15

**Sec. 21-16. Rezoning and variance request.**

- (a) Request for rezonings and variances shall be presented to the planning/zoning department in a preliminary manner prior to formal submission of such request to the local planning agency and the City Council. The planning/zoning director shall assist the applicant in discussing and coordinating the preliminary request with appropriate officials such as the building inspector, fire chief, engineer, attorney or other officials for the purpose of making a preliminary evaluation of the request to determine compliance with the building codes and safety procedures and other applicable regulations.
- (b) After such preliminary evaluation, the planning/zoning director shall distribute to the applicant such documents as may be necessary to proceed with preparation of the application request.
- (c) Once completed, the application shall be submitted to the local planning agency and the city council through the city clerk, at 195 Christobal Road North, Mary Esther, Florida 32569.
- (d) The applicant shall ensure that the property affected is posted with a sign approximately two (2) feet by three (3) feet and printed so it can be easily read from the street. A sufficient number of signs shall be placed on all street frontages. The sign should state in effect the following:  
PUBLIC HEARING (PROPOSED REZONING) or (CHANGE OF PERMITTED USE OF) FROM  
(Current use/purpose) TO (Proposed use/purpose); the date, time and place of the public hearing; and  
FOR INFORMATION CALL (Telephone Number).  
(Ord. No. 84-6, § 1, 7-2-84; Ord. No. 2005-08, § I, 11-7-05)

**Sec. 21-17. Rezoning request.**

The application for rezoning request shall consist of the following documents:

- (1) Evidence of title of applicant (copy of deed or contract to purchase). See Exhibit A.2 Certificate of Title, Case No. 2011112 CA 000462 F.
- (2) Copy of subdivision restrictive covenants or restrictive covenants in applicant's deed or other title documents. N/A
- (3) Letter or petition stating reasons for rezoning request. See Cover letter to the Rezoning and Comprehensive Plan Application.
- (4) List of property owners within a three-hundred-foot radius of property to be rezoned, including their names and addresses. This information can be obtained through the tax appraiser's office. - See Exhibit A-3.
- (5) Two-hundred-dollar application fee which is nonrefundable.
- (6) Legal description of the property to be rezoned. See Exhibit A.2 Certificate of Title, Case No. 2011112 CA 000462 F.
- (7) Notarized affidavit stating that item (4) was obtained through the office of the tax assessor and that each of the property owners have been notified by certified mail of such rezoning request. To be submitted at the appropriate time.
- (8) Notarized affidavit stating that signs have been posted on the affected property. To be submitted at the appropriate time.
- (9) A map showing the layout of the property in conjunction with other property and showing the street names. See Exhibit D. Aerial and Exhibit C. Location Map
- (10) A written general description of property location. See Exhibit C.1 Location Written Description.
- (11) Square footage or acreage of property to be rezoned. See Exhibits C.2 Okaloosa County Property Appraiser Parcel Maps for Parcel 15-2S-24-0000-0006-0000 Acres 3.34 and Parcel 15-2S-240000-0006-00A4 Acres 2.6 and Exhibit A.1 Boundary Survey.

**Notice procedures.**

- (1) The City of Mary Esther will advertise (at the applicants expense) twice in a newspaper that is published at least five (5) days per week that a public hearing, public meeting, or public workshop, as the case may be, will be held to consider any of the matters for the proposed approval. The advertisement will include an identification of who is holding the hearing, meeting or workshop as well as the date, time, place and general subject of the hearing, meeting or workshop and the location where copies of the proposed

other than the classified or legal sections. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.

(2) The advertisements shall appear approximately fourteen (14) days prior to the hearing, meeting or workshop and no later than five (5) days prior to the hearing, meeting or workshop.

(3) All public hearings and public meetings shall be held after 5:00 p.m., Monday through Thursday. Workshops may be held at other times deemed appropriate.

(4) In addition to the advertising requirements described above, a notice of the hearing, meeting or workshop will be posted in a conspicuous place or places at City Hall at least seven (7) days prior to the hearing, meeting or workshop.

(5) The city will also provide a direct notice of any hearing, meeting or workshop to any group, agency or government that registers with the city to receive such notice at least fourteen (14) days prior to the hearing, meeting or workshop. The group, agency or government receiving such notice shall be responsible to notify their membership of the particulars involved.

(6) The city will periodically provide notification to the media regarding the status of matters under consideration.

(7) In addition, the city will conform to the applicable notice requirements for adoption of the comprehensive plan as described in Chapter 163.3184 and 163.3187, Florida Statutes.

## **Exhibit List**

**Exhibit A.1** - Boundary Survey with Corps of Engineers Wetland Jurisdictional Line

**Exhibit A.2** - Certificate of Title, Case No. 2012 CA 000462 F

**Exhibit A.3** - Okaloosa County Property Appraiser's Office Certified List of Owners within 300'

**Exhibit A.4** - Letter of Authorization

**Exhibit B.1** - GIS Zoning Map - City of Mary Esther and City of Fort Walton Beach

**Exhibit B.2** - GIS Future Land Use Map – City of Mary Esther and City of Fort Walton Beach

**Exhibit C.1** - Location Map and Location Written Description

**Exhibit C.2** - Okaloosa County Property Appraiser Parcel Maps for Parcel 15-2S-24-0000-0006-0000 Acres 3.34 and Parcel 15-2S-240000-0006-00A4 Acres 2.6

**Exhibit D** - Aerial Photo

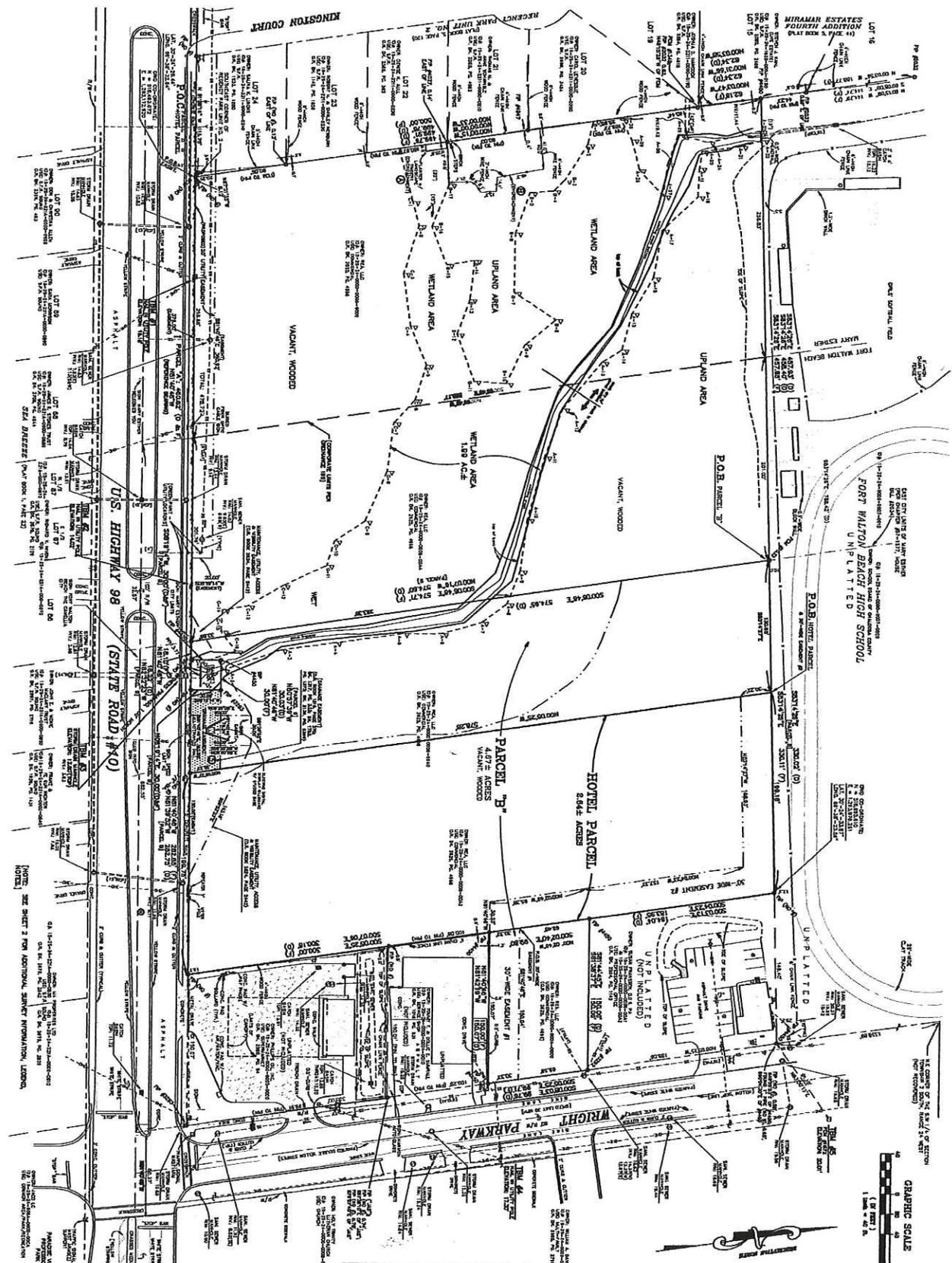
**Exhibit E** - GIS Analysis Results

**Exhibit F** - GIS Soils Map

**Exhibit G** - GIS FEMA FIRM MAP

**Exhibit H.1**- GIS Water and Sewer Service Area Map - City of Mary Esther and City Fort Walton Beach

**Exhibit H.2**- E-mail from City Staff - Water and Sewer System Capacity



JOHN A. PRIGASKA  
 Registered Land Surveyor  
 No. 4450  
 3 of 3

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.  
 I hereby certify the survey shown hereon meets the minimum individual standards set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes.  
 Not valid unless bearing Surveyor's embossed seal.  
 Registered Land Surveyor, JOHN A. PRIGASKA  
 Fl. Certificate No. 4450

**ALTA SURVEYING AND SITE SURVEY**  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 PREPARED FOR: KOLEY-HORN & ASSOCIATES, INC.  
**NORTH FLORIDA HOTEL DEVELOPMENT, INC.**  
 2.664 ACRES (114,634 sq. ft.) METERS & BOUNDS PARCEL IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA.  
 Reel No.:

**CEI CHOCTAW ENGINEERING, INC.**  
 ENGINEERING - ENVIRONMENTAL - SURVEYING  
 131 TRUXTON AVENUE  
 FORT WALTON BEACH, FLORIDA 32647  
 PHONE: 904-863-8811  
 FAX: 904-863-8869  
 EMAIL: ceinfo@choctaweng.com  
**CERTIFICATE OF AUTHORIZATION No. 1688**

IN THE CIRCUIT COURT IN AND FOR OKALOOSA COUNTY

tabbles  
**EXHIBIT**  
A-2  
3-APASes

BEACH COMMUNITY BANK  
Plaintiff(s)  
VS.  
REA LLC  
Defendant(s).

Case No:2012 CA 000462 F

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Circuit Court certifies that a Certificate of Sale was executed and filed in this action on June 19, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Okaloosa County, Florida:

- SEE ATTACHMENT -

was sold to: BEACH COMMUNITY BANK  
whose address is: 17 SE Eglin Parkway , Fort Walton Beach FL, 32548

WITNESS my hand and the seal of this court on July 12, 2012

Bid: \$100.00.



DON W. HOWARD  
CLERK OF COURT

By: Kathy Sims  
Deputy Clerk

PREPARED BY:  
DON W. HOWARD  
CLERK OF COURT  
101 E. JAMES LEE BLVD  
CRESTVIEW, FL 32536

CERTIFICATE OF TITLE

Case No: 2012 CA 000462 F

PARCEL A

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF REGENCY PARK UNIT NO. 2 AS RECORDED IN PLAT BOOK 5, PAGE 120 OF THE PUBLIC RECORDS, THENCE NORTH 00°00'33" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 499.76 FEET TO A IRON PIN; THENCE NORTH 00°03'58" WEST, 62.34 FEET TO AN IRON PIN (LS4450); THENCE SOUTH 83°14'26" EAST, 457.93 FEET TO A POINT ON THE EAST CITY LIMITS OF MARY ESTHER (PER CHAPTER #57-1577, HOUSE BILL #2034); THENCE SOUTH 00°07'16" EAST ALONG SAID EAST CITY LIMITS LINE, 574.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 98; THENCE NORTH 81°42'42" WEST ALONG SAID RIGHT OF WAY, 460.62 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF REGENCY PARK UNIT NO. 2 AS RECORDED IN PLAT BOOK 5, PAGE 120, OF THE PUBLIC RECORDS THENCE NORTH 00°00'33" WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 499.76 FEET TO A IRON PIN, THENCE NORTH 00°03'58" WEST, 62.34 FEET; THENCE SOUTH 83°14'26" EAST, 457.93 FEET TO A POINT ON THE EAST CITY LIMITS OF MARY ESTHER (PER CHAPTER #57-1577, HOUSE BILL #2024), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 83°14'26" EAST, 330.02 FEET TO AN IRON PIN #3292; THENCE SOUTH 00°03'13" EAST, 184.04 FEET; THENCE SOUTH 81°44'45" EAST, 150.00 FEET TO AN IRON PIN #3293 ON THE WEST RIGHT-OF-WAY LINE OF WRIGHT PARKWAY (80' R/W); THENCE SOUTH 00°08'03" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.76 FEET, THENCE DEPARTING SAID WEST LINE, NORTH 81°42'19" WEST, 150.07 FEET; THENCE SOUTH 00°07'06" EAST, 300.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 81°39'52" WEST 282.75 FEET; THENCE NORTH 08°19'14" EAST, 30.00 FEET; THENCE SOUTH 80°57'39" WEST, 30.03 FEET; THENCE SOUTH 08°19'14" WEST, 30.00; THENCE NORTH 82°32'23" WEST, 18.22 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID EAST CITY LIMITS LINE, NORTH 00°07'16" WEST, 574.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCEL A AND B THE FOLLOWING:

LEGAL DESCRIPTION: HOTEL PARCEL

A PARCEL OF LAND IN SECTION IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A

CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF REGENCY PARK UNIT NO. 2 AS RECORDED IN PLAT BOOK 5, PAGE 120 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 499.76 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 03 MINUTES 58 SECONDS WEST, 62.34 FEET; THENCE SOUTH 83 DEGREES 14 MINUTES 26 SECONDS EAST, 457.93 FEET TO A CONCRETE MONUMENT (#1532) MARKING A POINT ON THE EAST CITY LIMITS OF MARY ESTHER (PER CHAPTER #57-1577, HOUSE BILL #2024); THENCE CONTINUING SOUTH 83 DEGREES 14 MINUTES 26 SECONDS EAST, A DISTANCE OF 130.95 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 14 MINUTES 26 SECONDS EAST, 199.16 FEET TO AN IRON PIN (NO#); THENCE SOUTH 00 DEGREES 04 MINUTES 23 SECONDS EAST, 183.95 FEET TO AN IRON PIN (#4450); THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, 99.80 FEET TO AN IRON PIN (#4450); THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS EAST, 300.00 FEET TO A POINT TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. 98; THENCE NORTH 81 DEGREES 40 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 199.75 FEET; THENCE DEPARTING RIGHT OF WAY, NORTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 578.28 FEET TO THE POINT OF BEGINNING.

**Pete Smith**  
Okaloosa County Property Appraiser



**Property Appraiser Owner Information:**

**Parcels are within** 300 **feet of the parcel shown below:**

Parcel Id Number: 15-35-34-0000-0000-00A4

Owner: Beach Community Bank

**Parcels are adjacent to the parcel shown below:**

Parcel Id Number: \_\_\_\_\_

Owner: \_\_\_\_\_

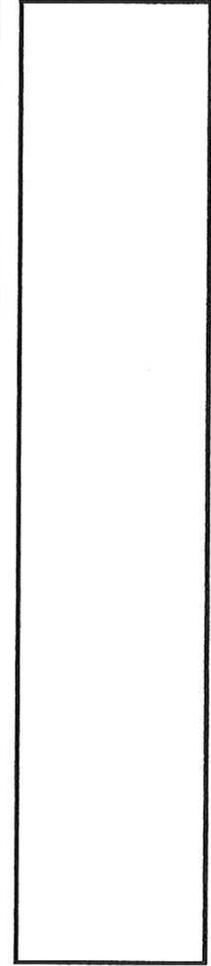
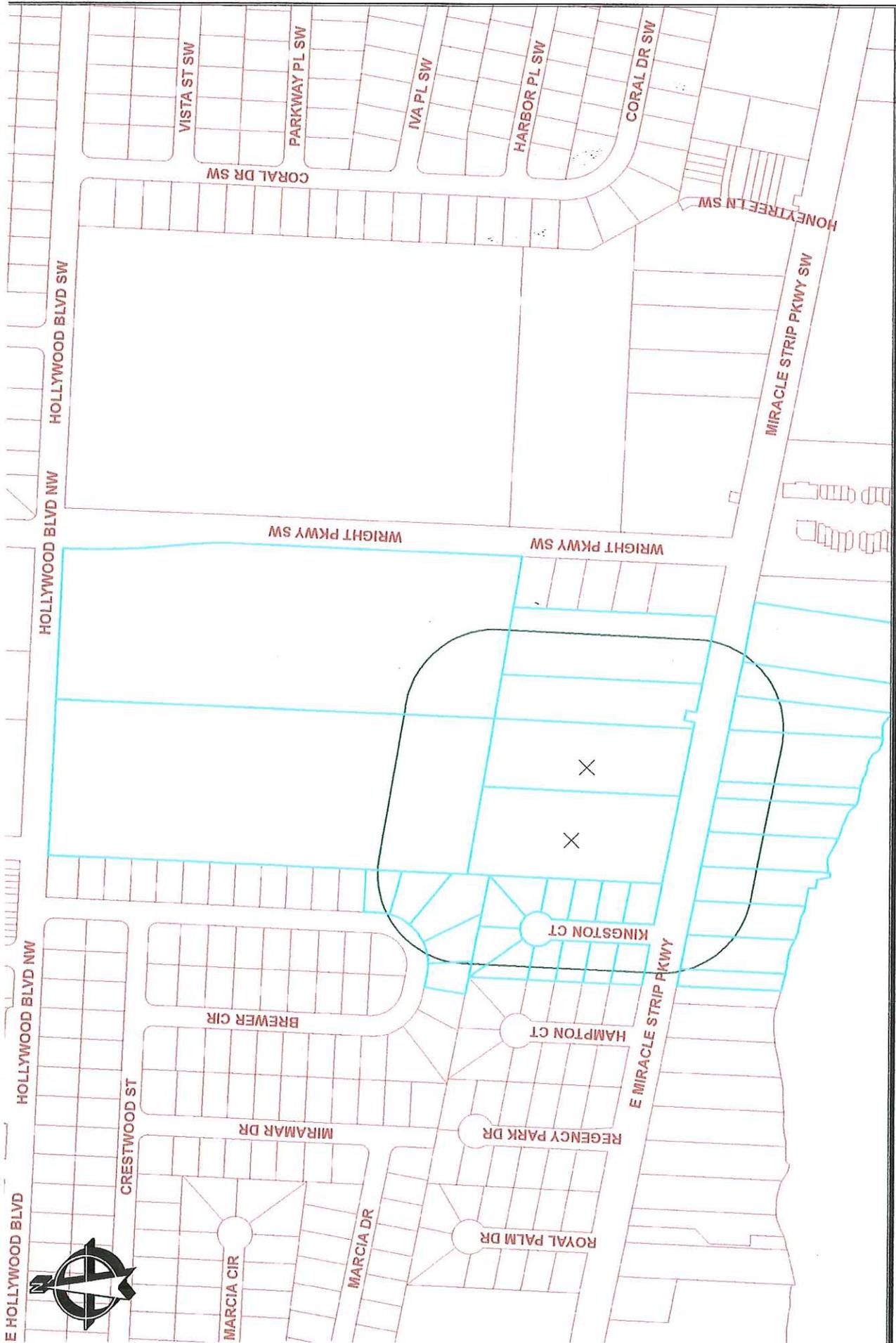
**Other:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Person(s) requesting information: Pat Blackshear

Phone Number: 2027-116602 Fax Number: \_\_\_\_\_

**Property Appraiser Signature:**



**300 ft radius map**

Tuesday, February 03, 2015

1 inch = 376 feet

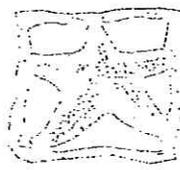
This property ownership map was prepared for appraisal purposes only. It is not intended for conveyances, nor is it a survey. Okaloosa County hereby expressly disclaims any liability for errors of omissions in these maps, indexes, or legends.



Pete Smith, C.F.A.

psc	PARCEL NUMBER	OWNER_NAME	ADDRESS_1	ADDRESS_2	CITY_NAME	ST	ZIPCODE
1	23-2S-24-221A-0000-0830	M4 PROPERTIES LTD	C/O ROBERT MCTYEIRE	369 MIRACLE STRIP PKWY W	MARY ESTHER	FL	32569
2	23-2S-24-221A-0000-0840	RICHTER YE SUN TRUST-LIFE EST	921 MIRACLE STRIP PKWY		MARY ESTHER	FL	32569200
3	23-2S-24-221A-0000-0850	MCCLARY JOHN E & VICKIE-TRUST	7562 HORIZON HILLS DR		SPRINGBORO	OH	45066972
4	23-2S-24-221A-0000-0860	NIVENS RICHARD V	4797 OCEAN BLVD		DESTIN	FL	32541
5	23-2S-24-221A-0000-0870	NIVENS RICHARD V	4797 OCEAN BLVD		DESTIN	FL	32541000
6	23-2S-24-221A-0000-0880	ROBICHAUX PETER C & SUSAN M	873 E MIRACLE STRIP PKWY		FT WALTON BCH	FL	32569
7	23-2S-24-221A-0000-0890	FIEL ERIC E & DONNA S	865 E MIRACLE STRIP PKWY		MARY ESTHER	FL	32569
8	23-2S-24-221A-0000-0900	ALLEN DON & CHRISTINA	3005 TRAWICK RD		DOTHAN	AL	36305
9	23-2S-24-221A-0000-0910	VAGIAS LOUIS (LIFE ESTATE)	849 MIRACLE STRIP PKWY		MARY ESTHER	FL	32569000
10	23-2S-24-221A-0000-0920	KRUZEL BETTY S (LIFE ESTATE)	1515 MIRACLE STRIP PKWY #516		FT WALTON BCH	FL	32548
11	23-2S-24-4532-0000-0020	CROTZER CAROLYN K TRUST	53 NE YACHT CLUB DR #2		FT WALTON BCH	FL	32548000
12	15-2S-24-2211-0000-0130	DAGUILH JOSEPH & ELIZABETH	3251 HARNESS CIRCLE		WELLINGTON	FL	33467
13	15-2S-24-2211-0000-0140	NADAR MOHAMED H	4630 EDEN CIR		LINCOLN	NE	68506255
14	15-2S-24-2211-0000-0150	BARNES LINDA VILLEGAS	5 KINGSTON CT		MARY ESTHER	FL	32569000
15	15-2S-24-2211-0000-0160	SCHWINGLE THOMAS & ANNE	8 KINGSTON CT		MARY ESTHER	FL	32569202
16	15-2S-24-2211-0000-0170	ROUNTREE NGO NU	#9 KINGSTON CT		MARY ESTHER	FL	32569202
17	15-2S-24-2211-0000-0180	MCWILLIAN G M & ELISE C	11 KINGSTON CT		MARY ESTHER	FL	32569202
18	15-2S-24-2211-0000-0190	ESCOBAR CHRISTOPHER & JESSICA	12 KINGSTON CT		MARY ESTHER	FL	32569
19	15-2S-24-2211-0000-0200	LEVESQUE CAROL	7403 46TH AVE N LOT 1		ST PETERSBURG	FL	33709251
20	15-2S-24-2211-0000-0210	SCHWINGLE THOMAS M & ANNE	8 KINGSTON CT		MARY ESTHER	FL	32569000
21	15-2S-24-2211-0000-0220	NAMNIEK DEAN L	6 KINGSTON CT		MARY ESTHER	FL	32569
22	15-2S-24-2211-0000-0230	NEWBURN SHIRLEY & ROBERT H	1526 LAGRANGE ROAD		FREEPORT	FL	32439
23	15-2S-24-2211-0000-0240	LINCKS SALINA K	2 KINGSTON CT		MARY ESTHER	FL	32569
24	15-2S-24-1625-000J-0130	DUNKLE JAMES R & KAREN B	295 ECHO CIRCLE		FT WALTON BEACH	FL	32548
25	15-2S-24-1625-000J-0140	SOHELL RONALD E JR & LESLIE R	166 BREWER CIR		MARY ESTHER	FL	32569
26	15-2S-24-1625-000J-0150	KAHL STEVEN J (LIFE ESTATE)	170 BREWER CIR		MARY ESTHER	FL	32569200
27	15-2S-24-1625-000J-0160	TRIPLETT BARRY L & SHARON L	172 BREWER CIR		MARY ESTHER	FL	32569200

PARCEL NUMBER	OWNER_NAME	ADDRESS_1	ADDRESS_2	CITY_NAME	ST	ZIPCODE	CN TR Y
15-2S-24-1625-000J-0170	STEVENS CYNTHIA & AUSTIN	174 BREWER CIR		MARY ESTHER	FL	32569	
15-2S-24-0000-0007-0000	SCHOOL BOARD OF OKAL CNTY	PLANT PLANNING	120 LOWERY PL	FT WALTON BCH	FL	325485547	
15-2S-24-0000-0007-0010	SCHOOL BOARD OF OKAL CNTY	PLANT PLANNING	120 LOWERY PL	FT WALTON BCH	FL	325485547	
15-2S-24-0000-0006-0000	BEACH COMMUNITY BANK	17 SE EGLIN PKWY		FT WALTON BCH	FL	32548	
15-2S-24-0000-0006-00A4	BEACH COMMUNITY BANK	17 SE EGLIN PKWY		FT WALTON BCH	FL	32548	
15-2S-24-0000-0006-00A0	BEACH COMMUNITY BANK	17 SE EGLIN PKWY		FT WALTON BCH	FL	325480000	
15-2S-24-0000-0006-00A3	NORTH FLORIDA HOTEL	DEVELOPMENT	2891 TUPELO DR	PANAMA CITY	FL	32405	
		GROUP LLC					



# Beach<sup>™</sup> Community Bank

P.O. Box 4400 Fort Walton Beach, FL 32549

A-4

February 3, 2015

RE: Parcels 15-2S-24-0000-0006-0000 & 15-2S-24-0000-0006-00A4 i/n/o Beach Community Bank

To Whom It May Concern:

Beach Community Bank does hereby authorize Pat Blackshear, FAICP President of Blackshear Planning, Inc. to prepare and submit an application for Rezoning and Comprehensive Plan Future Land Use Map Amendment for parcels 15-2S-24-0000-0006-0000 & 15-2S-24-0000-0006-00A4.

If you have any questions, please don't hesitate to contact me at (850) 259-8000 or [ScottM@beachcommunitybank.com](mailto:ScottM@beachcommunitybank.com).

Thank you,

Scott McCormick  
Senior Vice President  
Special Assets Department

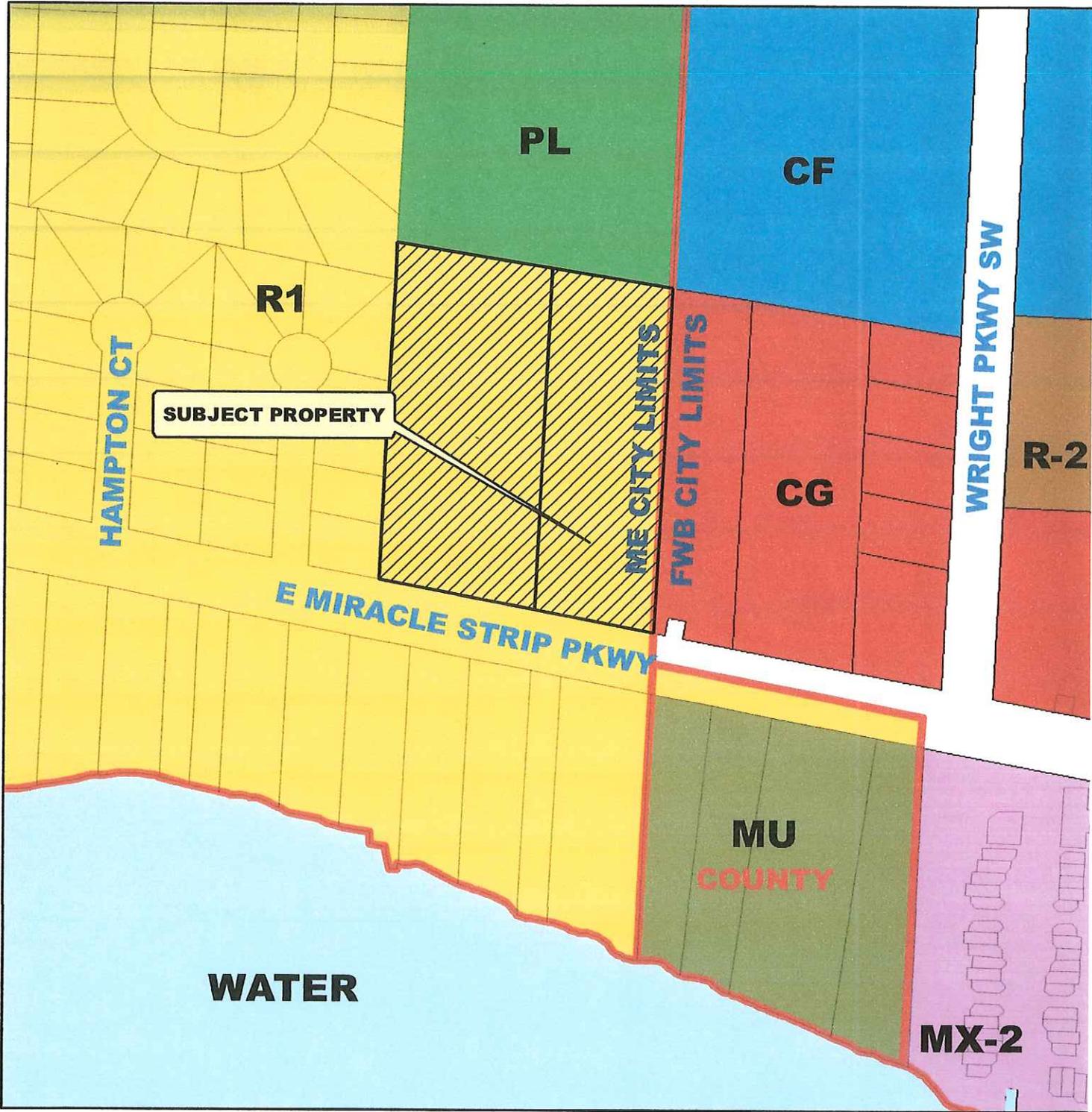
Main Office

17 SE Eglin Parkway • Fort Walton Beach, FL 32548 • 850.244.9900 • fax 850.244.9901 • toll free 866.36BEACH

[www.beachcommunitybank.com](http://www.beachcommunitybank.com)

EXHIBIT  
tabbles  
B-1

15-2S-24-0000-0006-0000/00A4



**Legend**

**ME ZONING**

PL PUBLIC LAND DISTRICT

**FWB ZONING**

- CG COMMERCIAL
- CF COMMUNITY FACILITIES
- R-2 MULTIPLE FAMILY RESIDENTIAL

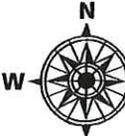
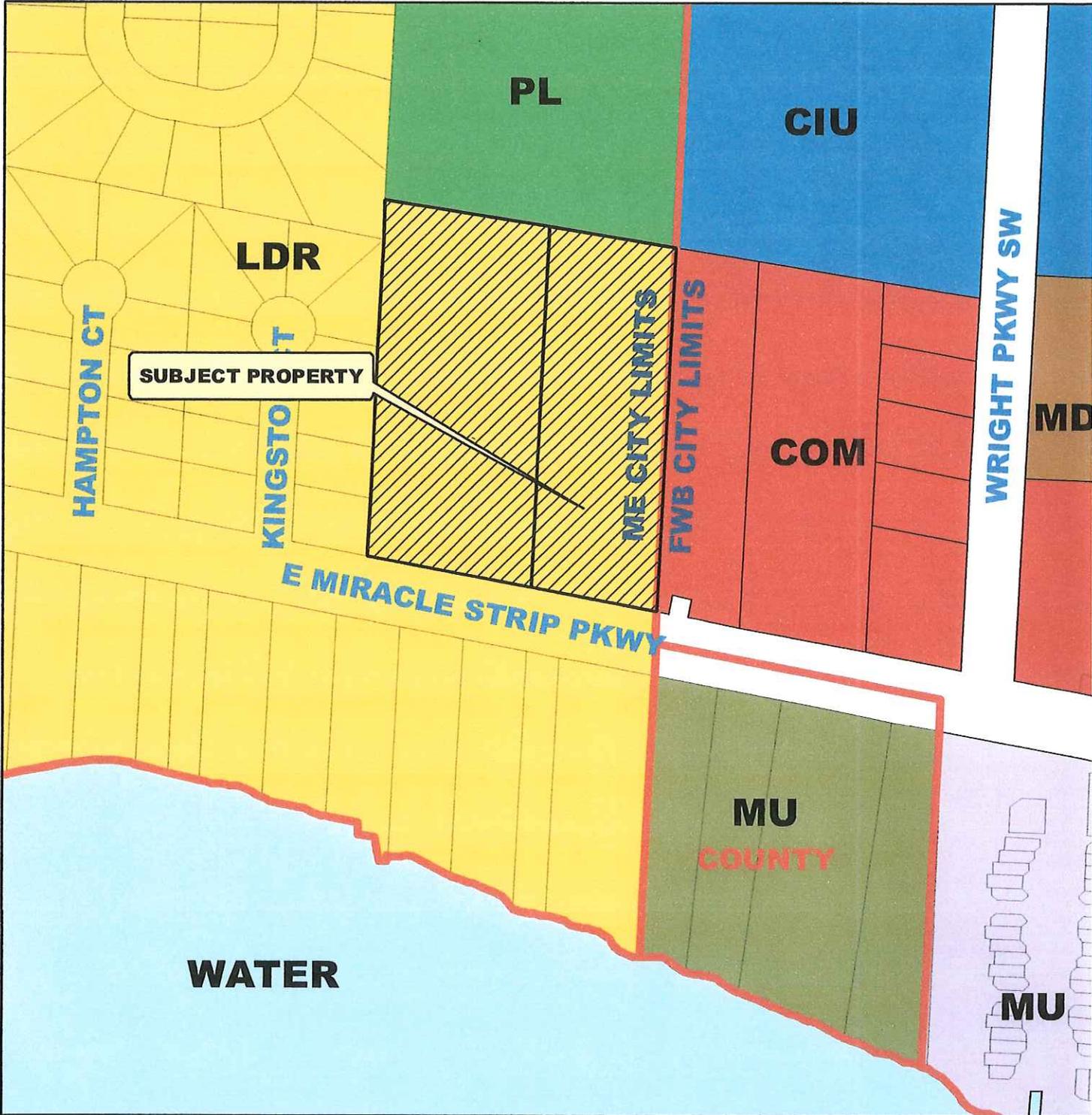


EXHIBIT  
 tabbles  
 B-2

15-2S-24-0000-0006-0000/00A4



**Legend**

**ME FLU**  
 PL PUBLIC LAND DISTRICT

**FWB FLU**  
 COM COMMERCIAL  
 CIU CIVIC, INSTITUTIONAL & UTILITY  
 MDP MEDIUM DENSITY RESIDENTIAL

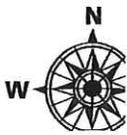


EXHIBIT  
tabbles  
C-1  
LEASES

15-2S-24-0000-0006-0000/00A4



**Legend**

— Roads





**LOCATION WRITTEN DESCRIPTION**

The 5.94 acres was a portion of a 10.61 acre parcel that is split by the City of Fort Walton Beach and the City of Mary Esther corporate limits. The portion of the parcel that is located within the City of Fort Walton Beach is already designated Commercial use on the Zoning Map and FLUM.

The legal description of the property is for two parcels in Section 15, Township 2S, Range 24 West. The request includes two parcel identification numbers. The two identification numbers are Parcel # 15-2S-24-0000-0006-00A4 (2.6 Acres) and Parcel 15-2S-24-0000-0006-0000 (3.34 Acres).

The subject property is located on the north side of U.S. Highway 98 at the eastern city limit boundaries. Access to the property is off of US Highway 98 and Wright Parkway. **See Exhibit C- Location Map to the attached Application.**

EXHIBIT  
*C2*  
*2-PAGES*



Location and Property Record			
Parcel: 15-2S-24-0000-0006-00A4 Acres: 2.6			
Name:	BEACH COMMUNITY BANK	Land Value:	130,298
Site:	876 MIRACLE STRIP PKWY MARY ESTHER	Building Value:	0
Sale:	\$100 on 2012-06 Reason=V Qual=U	Misc Value:	0
Mail:	17 SE EGLIN PKWY FT WALTON BCH, FL 32548	Just Value:	130,298
		Assessed Value	130,298
		Exempt Value	0
		Taxable Value	130,298





Okaloosa County Appraiser

Parcel: 15-2S-24-0000-0006-0000 Acres: 3.34

Name:	BEACH COMMUNITY BANK	Land Value:	167,383
Site:	866 MIRACLE STRIP PKWY MARY ESTHER	Building Value:	0
Sale:	\$100 on 2012-06 Reason=V Qual=U	Misc Value:	0
Mail:	17 SE EGLIN PKWY FT WALTON BCH, FL 32548	Just Value:	167,383
		Assessed Value	167,383
		Exempt Value	0
		Taxable Value	167,383



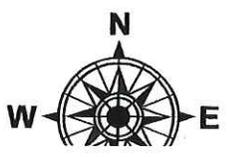
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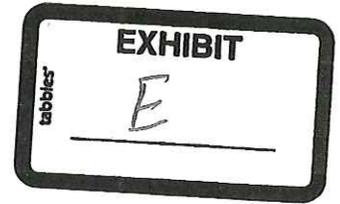
15-2S-24-0000-0006-0000/00A4



**Legend**

 Parcel Lines





## GIS ANALYSIS RESULTS

**Date:** 2-3-2015

**Project:** 15-2S-24-0000-0006-0000/00A4

**Property Address:** LOCATED ON E MIRACLE STRIP PKWY, MARY ESTHER, FL 32566

**Previous Zoning Change:** NO

**City of Mary Esther Zoning:** (R-1) Single-Family Residential District - Low Density

**City of Mary Esther FLU:** (LDR) Low Density Residential

**Soil Type:** 10 –Kureb Sand – 0 to 8% slopes, excessively drained soils, available water capacity very low, permeability is rapid

22 – Rutlege Sand – poorly drained, nearly level soil

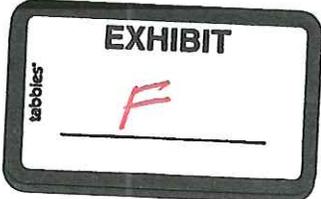
27 – Urban Land – natural soil can not be observed

**Flood Zone:** X 500 Year Flood Plain

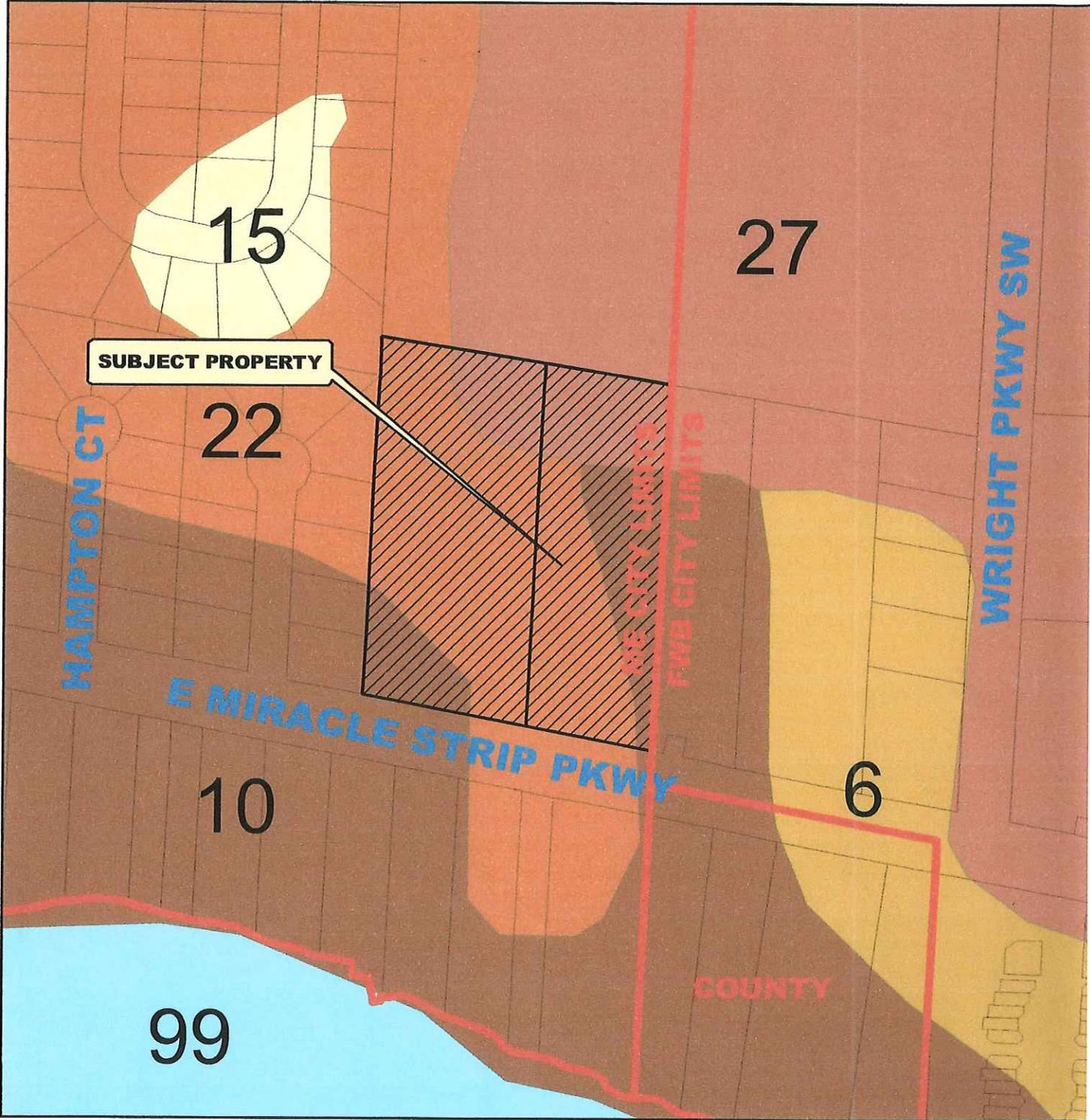
**Map Number:** 12091CO 442H

**Wetlands:** Uplands & Wetlands

**Water and Sewer:** (MEWS) Mary Esther Water Service



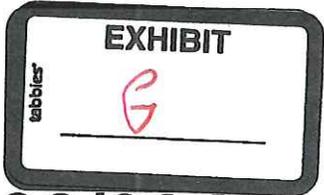
# 15-2S-24-0000-0006-0000/00A4



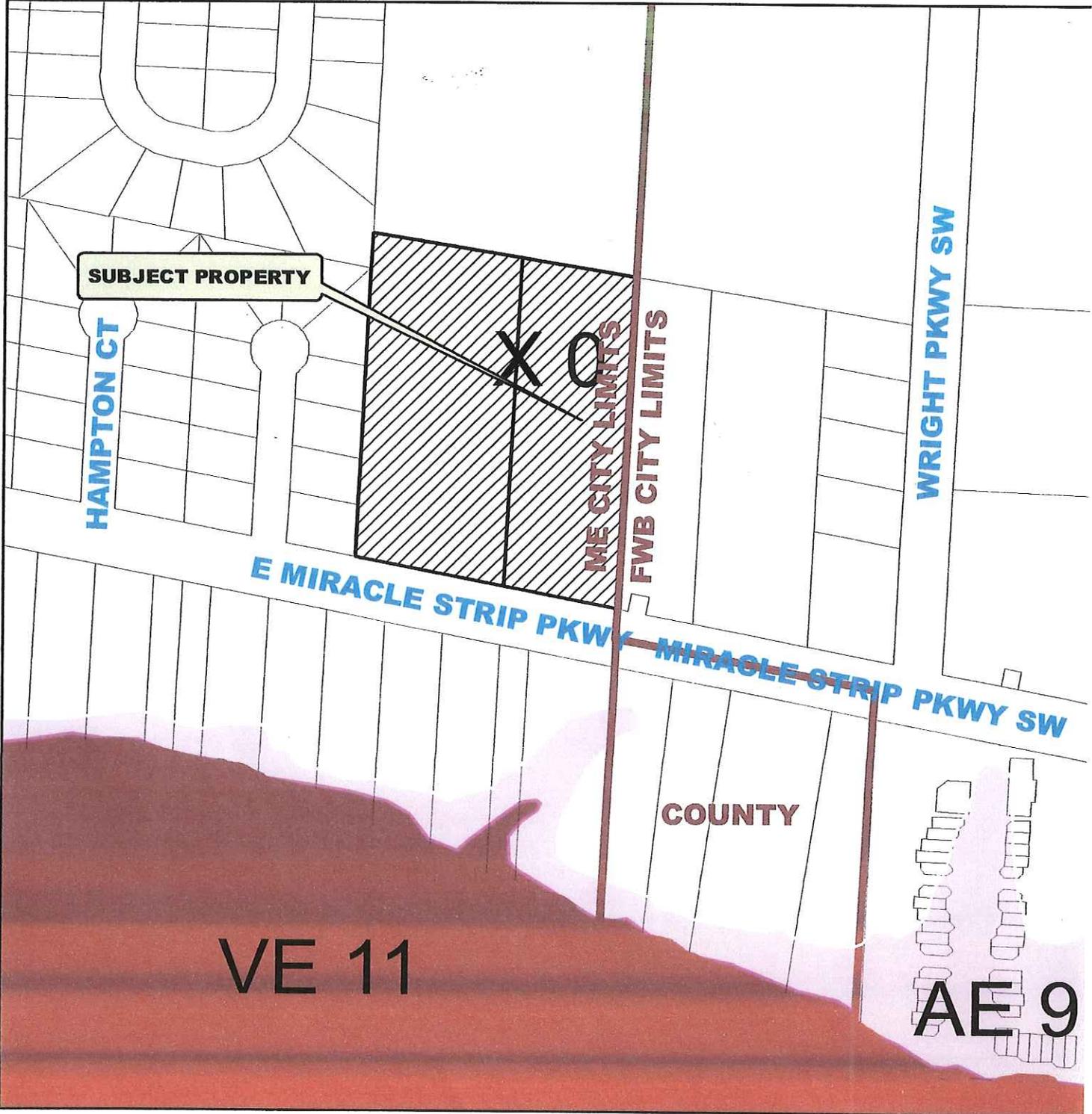
### Legend

- 10 - Kureb Sand - 0 to 8% slopes, excessively drained soils, available water capacity very low, permeability is rapid
- 22 - Rutlege Sand - poorly drained, nearly level soil





# 15-2S-24-0000-0006-0000/00A4



- Legend**
- X 500 Year Flood Plain
  - X 0.2 % Annual Chance Flood Hazzard
  - A 100 Year Flood Plain
  - AE 100 Year Flood Plain

Map Panel  
**442**

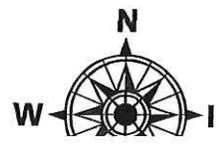
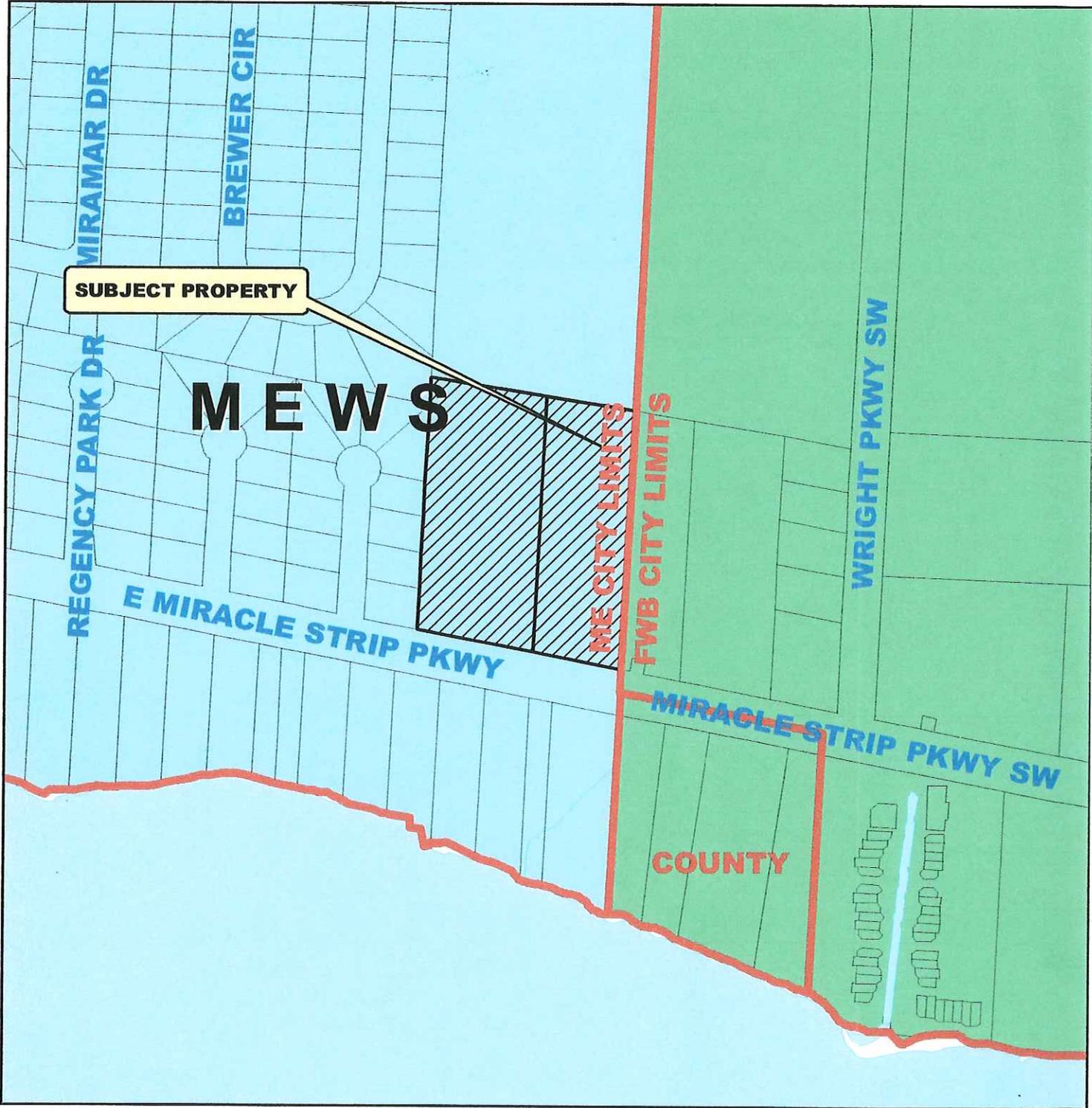


EXHIBIT  
H-1

15-2S-24-0000-0006-0000/00A4



**Legend**

-  MEWS
-  FT WALTON



CenturyLink Webmail

blackshearplanninginc@embarqmail.com

**RE: Water/sewer capacity**



**From :** Robert Herbstreith  
<code@cityofmaryesther.com>

Mon, Feb 02, 2015 11:55 AM

**Subject :** RE: Water/sewer capacity

**To :** 'Pat Blackshear'  
<blackshearplanninginc@embarqmail.com>

Hi Pat, below are the City's water and sewer capacities. If you let me know what specific questions you have, I can make sure I have the correct information for you and we can

Max daily withdrawal is 1.024 MGD. Annual average daily withdrawal is 620,000 GPD. Max monthly withdrawal is 22.8 MG. We average about 450,000 GPD and about 12 MG per month. Wastewater plant is rated at 1.1 MGD and averages about 0.43 MGD.

Director, Code Enforcement Officer

Code Enforcement, Planning & Zoning Department

Providing Services For:

City of Mary Esther  
195 Christobal Road N.  
Mary Esther, FL 32569

Office: 850-243-3566 Ext. 16  
Fax: 850-243-0736  
Email: code@cityofmaryesther.com  
Website: cityofmaryesther.com

Please Note: Florida has a very broad public records law. Most written communications to or from City of Mary Esther officials are public records available to the public and media upon request. Your e-mail address and communications may therefore be subject to public disclosure.