

Supplemental Information
For
Beach Community Bank
Comprehensive Plan Amendment and Rezoning

Date: June 16, 2015

Applicant Mailing Address:

17 SE Eglin Parkway, Fort Walton Beach, Florida 32548

Applicant Phone Number: (850) 244-9900
Email:scottm@beachcommunitybank.com

Legal Description of Property:

Section 15, TS 2S, Range 24 W., Parcel A, See attached Exhibit A.1 - Choctaw Engineering, Inc. Boundary Survey with Legal Description and Wetland Jurisdictional Lines dated February 20, 2015. Parcel Identification Numbers: 15-2S-24-0000-0006-0000 3.34 Acres and 15-2S-24-0000-0006-00A4 2.6 Acres for a total of 5.94 acres more or less.

Description and purpose of the requested Comprehensive Plan Amendment to the City's Future Land Use Map (FLUM), and Proposed Rezoning (e.g. development intent, Future Land Use Map Category change to the City's FLUM and Zoning Map.)

The subject property is a 5.94 acre parcel; therefore, the request is for a small scale comprehensive plan amendment to the Future Land Use Map. The request is to change the Future Land Use Map (FLUM) designation from Low Density Residential to Commercial FLUM designation and the Zoning from R-1 to C-2. Any proposed use of the property will fit well below the established Floor Area Ratio (F.A.R.) 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 FLUM and Zoning Map.

See Exhibits B.1 (GIS) Zoning Maps and B.2 (GIS) Future Land Use Maps depicting both jurisdictions' designations for the total area of 10.61 acres. Note: Provided in previous submittal dated February 3, 2015.

No text amendments for policy changes are requested with this application. The subject of this request is only for the Future Land Use Map to be changed from Low Density Residential to Commercial and a Rezoning from R-1 to C-2.

The purpose of the request is also to provide for a similar and consistent zoning district with the FLUM designation of the property that will support a well planned general commercial/retail use shopping center of 56,500 sq. ft. The consolidation and consistency of the future land use map category and a companion 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 provides for a higher quality of various alternatives to site design, traffic circulation, and use. The shopping center is a **hypothetical project for analysis purposes only** as required by staff and the City's Planning Consultant.

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-1 Location Map and Location written description provided in previous submittal dated February 3, 2015.**

Technical Consultants for Owner

Application prepared by:
Pat Blackshear, FAICP
Blackshear Planning, Inc.
103 Gulf Point Road
Santa Rosa Beach, Florida 32459
(850) 267-1662 or 307-2873

Wetlands Jurisdictional Determination prepared by:
Rayne Mattson, M.S.
Biome Consulting Group
1300 West Government St.
Pensacola, Florida 32502
(850) 435-9367 or 549-7779

Boundary Survey, Legal Description, and Site Plan prepared by:
Mark Siner, P.E.
Choctaw Engineering, Inc.
112 Truxton Avenue
Fort Walton Beach, Florida 32547
(850) 862-6611

LOCATION OF SUBJECT PROPERTY (Driving Directions from City Hall to site):

Drive south on Cristobal Road to intersection of Cristobal Road and U.S. Highway 98 (Miracle Strip Parkway); then turn left driving east. The site will be on the left side, north side of U.S. 98 at the intersection of U.S. Highway 98 and Wright Parkway, just west of the convenience store in the city corporate limits of Mary Esther. **See Exhibit C- Location Map in February 3, 2015 Application.**

EXISTING USES:

The property is currently vacant. **See Exhibit D-Aerial Photo of Property provided in previous submittal dated February 3, 2015.** See photos of the site on page 5 of this supplemental report.

PROPOSED DEVELOPMENT:

The purpose of the requested small scale Comprehensive Plan FLUM amendment is for development of a general commercial/retail use. The details of the type of general

commercial/retail use have not been determined at this time. The application includes a hypothetical analysis for infrastructure to support a maximum square footage of 56,500 square footage of use. Therefore, any future commercial development potential on the 5.94 acre parcel, if approved, would comply with the maximum Floor Area Ratio of 1.92 (three story buildings) on the Mary Esther portion of the site. It is recognized that the property has a beautiful upland area but also includes areas that will require proper engineering and geotechnical analysis before final design of any proposed vertical construction and site design of any future use of the property.

The request is consistent with *Policy 7.A.2.3—New development will be located in conformance with the categories shown on the Future Land Use Map (Figure 7-1) and with the following standard:*

Policy 7.A.2.3 New commercial development shall locate on arterial roadways and along Hollywood Boulevard, West.

SOILS INFORMATION:

The site is made up of three soils types as shown on the attached **Exhibit F. GIS Soils Map provided in previous submittal dated February 3, 2015.**

The Soils Map is a GIS spatial representation of the data for the site from the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Resource Report for Okaloosa County. As shown on the attached Soils Map, there are three types of soils on the subject site. The three types of soils are 10 – Kureb Sand, 22 – Rutlege Sand, and 27 – Urban Land.

Soil Classification 10 – Kureb Sand is 0 to 8% slopes, excessively drained soils, available water capacity very low, with a rapid permeability rate. This soil type is well suited for the proposed use.

Soil Classification 22 – Rutlege Sand is a poorly drained, nearly level soil. This soil is a limited soil for the proposed use and will require geotechnical investigations and proper engineering for use of that portion of the site. However, it important to point out that this type soil continues throughout a portion of this site to west, northwest, and south of the subject site. The property/sites to the west, northwest, and south have been previously developed as single family subdivisions. Therefore, it must be understood with proper geotechnical investigations, engineering, and permitting, that portions of site would be useable for the proposed use. That level of detail would typically support a Development Order Application for site plan approval.

Soil Classification 27 – Urban Land is a natural soil that cannot be observed typically due to man-made alterations. It should be noted that much of the site and land to the north of the site are designated this soil type.

WETLANDS INFORMATION:

According to wetland surveys conducted in 1998, 2007, 2011 and again re-verified in 2015, the site has approximately 1.99 acres of wetlands. The City of Mary Esther Comprehensive Plan along with the Foundation or Support Documents was reviewed in preparation of the application with particular focus on Figure 4-2 Watershed Delineation and Figure 4-4 Floodprone areas. Additionally, all associated tables were reviewed along with the Goals, Objectives, and Policies of

the City of Mary Esther Comprehensive Plan. Where the data contained in the City's Foundation Documents were not site specific as a survey, the data is an excellent guide for the City for decision-making. However, for purposes of this application, a site specific survey with wetland jurisdictional lines has been provided. **See new survey replacing the Exhibit A.1 Boundary Survey with wetlands jurisdictional lines.** The site specific survey greatly reduces the overall appearance of the spatial area of the site that has been determined to be jurisdictional wetlands. The applicant understands should the plan amendment and rezoning be adopted, any wetland impact would have to be addressed through the site plan review and approval process as well as wetland permitting processes consistent with the City's Plan. Any wetland impact would have to meet the agency of jurisdictions' mitigation (regulatory) requirements. It should be noted that since the adoption of the City of Mary Esther Plan and Plan updates that the requirements for mitigation have changed, and the City and County plans are to defer mitigation requirements to the agency of jurisdiction for mitigation compliance of any impact to wetlands.

See new Exhibit A.1-Boundary Survey by Choctaw Engineering, Inc., depicting the Corps of Engineers Wetland Jurisdictional Line based upon wetland field survey by Rayne Mattson and the Generalized Wetland Data GIS Map. The site specific wetlands survey prepared by Choctaw Engineering, Inc., depicting the Biome Consulting Group's wetland study shows a much smaller jurisdictional area than the generalized data in the City's Foundation Documents and the data retrieved from the County GIS website. The new Survey appropriately notes Beach Community Bank as the property owner.

LAND COVER:

Although the site has had material (manmade) alterations and impacts, the site remains heavily vegetated with pine, various hardwoods, and moderate underbrush. The material alterations resulted in a channel that was constructed from the northwest through to the southeastern portion of the property. See Photos of the site below.





WILDLIFE:

Available data does not indicate listed or listed species habitat.

FLOOD ZONE:

Please see Exhibit G GIS FEMA FIRM (Flood Zone Map) determination for the site submitted in the February 3, 2015 Submittal. The site is located on Map Panel 442 and is designated X Zone. X Zone is 0.2 % Annual Chance Flood Hazard.

HISTORICAL AND ARCHEOLOGICAL RESOURCES:

According to the City Foundation Documents Figure 4-7 Historical Resource File Sites, supporting the adopted Mary Esther Comprehensive Plan and plan updates, no historical and archeological sites are on the subject site.

INFRASTRUCTURE IMPACT ANALYSIS

Notes:

1. The adopted LDR FLUM category would allow 5.51 dwelling units per acre or 32 dwelling units. The infrastructure analysis for water, sewer, and solid waste *does not include deductions* of the impacts from the potential for development under the LDR category *only* maximum impacts from the hypothetical commercial/retail use of 56,500 sq. ft.
2. No traffic analysis was provided, as directed by the City's Planning Consultant, for the change in traffic impact from LDR to Commercial.

CENTRAL WATER AVAILABILITY

See Exhibit H.1 GIS Water Service Area Map depicting that the subject site is located in the City of Mary Esther service area submitted with the February 3, 2015 Application. See new Supplemental Exhibit H.3 City of Mary Esther’s NFWWMD CUP granted October 28, 2010. The NFWWMD Consumptive Use Permit (CUP) authorizes 620,000 gallons a day, a maximum combined withdrawal of 1,024,000 gallons during a single day, and a combined monthly withdrawal of 22,800,000 gallons.

Permit Capacity	2011 Demand	Available Capacity	Project Demand	Available Capacity yes or no
1,024,000 GPD	470,000 GPD	150,000 GPD	13,560 GPD	yes

Methodology

A 56,500 sq. ft. Shopping Center/General Commercial Use converted by each 1,000 sq. ft. ERU X Person Per Household (PPH 2.40) X LOS (100GPD) = Demand of 13,560GPD.

The proposed project demand was calculated using the Equivalent Residential Unit (ERU) as established in Table 7-6 of the City of Mary Esther Support Documents for the City Comprehensive Plan providing for office building with retail and food service is 1,000 sq. ft. gross. This use was the most similar use to the proposed use. Therefore, 1,000 square feet of general commercial/retail use as one unit/household, then multiplied by the average persons per household (2.40) times the adopted Level of Service Standard for Potable Water LOS (100 GPD) consistent with Level of Service Summary, City of Mary Esther Comprehensive Plan, and Policy 10.D1.2.

Policy 10.D.1.2—The LOS standard for potable water within the city shall be 100 gallons per capita per day.

The data and analysis demonstrate that adequate potable water is available for the proposed projected demand.

CENTRAL SEWER AVAILABILITY

See Exhibit H.1 GIS Water and Sewer Service Area Map depicting that the subject site is located in the City of Mary Esther sewer service area submitted with the February 3, 2015 Application. Supplemental Exhibit H-4 Florida Department of Environmental Protection Statement of Permitted Capacity and Wastewater Monitoring Report outlines the data that are summarized in the table below. The subject site is located within the City of Mary Esther Service Area for sanitary sewer.

Treatment Capacity	Projected Demand 4/30/2015	Available Capacity 4/30/2015	Project Demand	Available Capacity yes or no
1.1 MGD	422,000 GPD	678,000GPD	13,560 GPD	yes

Methodology

A 56,500 sq. ft. Shopping Center/General Commercial use converted by each 1,000 sq. ft. ERU X Person Per Household (PPH 2.40) X LOS (100GPD) = Demand of 13,560 GPD.

The project demand was computed using the Equivalent Residential Unit (ERU) of 1,000 square feet of general commercial/retail use as one unit/household, then the average PPH times the adopted Level of Service Standard for Sanitary Sewer consistent with Level of Service Summary, City of Mary Esther Comprehensive Plan, and Policy 10.A.1.3.

Policy 10.A.1.3—The LOS standard for sanitary sewer within the city shall be 100 gallons per capita per day (average daily demand) for both collection and treatment.

The data and analysis demonstrate that adequate sewer capacity is available for the proposed project demand.

SOLID WASTE AVAILABILITY

The subject site is located just west of the intersection of Wright Parkway and U.S. Highway 98. Municipal Solid Waste collected from the City of Mary Esther is delivered to the Okaloosa County Transfer Station. Collected waste is then taken to a regional landfill located outside the area for final disposition. Recycling material is also taken to the Okaloosa Transfer Station before going to West Florida Recycling. West Florida sorts the material and then sends it to various vendors for final processing. Yard Waste that is collected is taken directly to the Wright Landfill for final disposition. Adequate capacity is available, and there is no deficit in the immediate future for solid waste collection and disposal for the City of May Esther.

For estimating and evaluating the proposed amendment on the infrastructure of the City Mary Esther, a maximum of proposed development used in evaluation is 56,500 sq. ft. shopping center.

Methodology

56,500 sq. ft. Commercial use converted by each 3500 sq. ft. ERU X Person Per Household (PPH 2.40) X LOS (5.0 lbs/capita day) = Demand

Project Demand

16.14 ERUs X 2.40 PPH X 5.0 lbs. /capita day LOS = 194 lbs per day.

Project Demand was computed using the Equivalent Residential Unit (ERU) of 3500 square feet of general commercial/retail use as one unit/household, and then the average household times the adopted Level of Service Standard for Solid Waste consistent with City of Mary Esther Comprehensive Plan Policy 10.B.1.5.

Policy 10.B.1.5—The level of service standard for solid waste within the City of Mary Esther shall be five (5) pounds per capita per day.

The demand from the proposed 56,500 sq. ft. shopping center/general commercial/retail development would be 194 lbs. per day added into the waste stream for the City's municipal waste collection. See **Supplemental Exhibit I. E-mail from Jim Reece, Okaloosa County Recycling Office stating that solid waste capacity is available.**

The data and analysis demonstrate that the proposed plan amendment and rezoning meet Policy 10.B.1.5.

FIRE PROTECTION SERVICES AVAILABILITY

The applicant's consultant contacted the City of Mary Esther Fire Department to determine fire protection services availability. It was discussed and noted that fire protection infrastructure may need enhancement prior to vertical construction. The necessary fire protection improvements cannot be specifically evaluated and determined until such time that a preliminary vertical design has been completed for review by the fire inspector. The applicant acknowledges that any vertical construction would require compliance with all building and fire/life safety codes and that cost for extension or improvement of fire services will be a burden on the future development of the property.

AFFECTED ROADWAYS

A traffic analysis was not prepared and submitted as part of the application upon direction and guidance by the City's Planning Consultant. It is understood that upon approval of the plan amendment and rezoning that during the development order approval process all internal and external traffic circulation, ingress and egress will be analyzed.

STORMWATER MANAGEMENT FACILITIES

The requested Future Land Use Map Amendment and Rezoning changing the subject property from LDR to Commercial FLUM and R-1 to C-2 Zoning District are to support a shopping center/general commercial/retail use on the property. No stormwater facilities have been constructed onsite except a drainage ditch that was constructed several years ago to help alleviate flooding impacts from adjacent properties coming onto this subject property. Existing development to the north and northwest of the property was developed prior to adequate stormwater regulations by city and state agencies. No decisions have been made at the present time regarding details of use or design, only a hypothetical 56,500 sq. ft. shopping center was analyzed for the application as directed by the City's Planning Consultant. However, any proposed development order application must address the City's adopted Level of Service Standard for drainage and stormwater management for the site. Engineering plans must be completed at the time of Development Order Application that will meet or exceed the adopted LOS contained in Policy 10.C.2.3 of the adopted City of Mary Esther Comprehensive Plan. Policy 10.C.2.3 requires that post development run-off shall not exceed the pre-development runoff rate from a 25 year storm event, up to and including an event with a 24 -hour duration. Additionally, the future development plans must meet the requirements for an Environmental Resource Permit that will be reviewed and issued by NFWFMD.

Policy 10.C.2.3—The LOS standards for drainage shall be:

- a. Retain the first inch of run-off on-site; and*
- b. Post development run-off shall not exceed the predevelopment run-off rate for a 25 year storm event, up to and including an event with a 24-hour duration.*

CONSISTENCY WITH COMPREHENSIVE PLAN:

The subject area of the property is located along US Highway 98 and Wright Parkway. The proposed amendment is consistent with and furthers the Mary Esther Comprehensive Plan. Development of the subject property will be an urban infill development project relying on existing adequate infrastructure as shown in the data and analysis included in the application. Development of the subject property into a commercial/retail use will enhance the City in that the

proposed use will reduce the use of fossil fuels for travel and provide for a reduction in travel times for Mary Esther residents for their commercial/retail needs.

A commercial project will provide a transition from the institutional uses to the north and provide for buffering of the single family area.

Site limitations with regard to the soils and jurisdictional wetlands areas will be addressed in the development order application should the plan amendment (FLUM) and rezoning be adopted. It is understood that all City of Mary Esther Comprehensive Plan and Land Development Code requirements must be met and complied with for any development plan alternative. These requirements would also apply to any development on the site under the adopted FLUM category and Zoning District.

As summarized in the City of Mary Esther Foundations Documents, remaining land area for new development is limited in the City except for areas where limited soils conditions may occur. The subject parcel does have 1.99 +/- acres of jurisdictional wetlands that will require carefully consideration in the site design for the project. However, the site also contains some 3.95 acres of uplands that are well suited for commercial development. The applicant for the future development order will be required to provide detailed engineering and geotechnical data and analysis that will support any horizontal or vertical construction on the site. As shown in **Exhibit F. GIS Soils Map from the February 3, 2015 Application**, the soils found on-site are no different than soils in much of the areas of the city that has been developed including the developed adjacent and surrounding parcels.

The applicant's data and analysis demonstrates that adequate infrastructure is available to support an application for development of a commercial/retail development of up to 56,500 sq. ft. of development; therefore, the request is consistent with the City of Mary Esther Comprehensive Plan.

COMPATIBILITY ANALYSIS

For purposes of the Compatibility Analysis ¼ mile radius of uses and adjacent uses were analyzed with greater emphasis on adjacent uses. See Exhibit J. for the Proposed Site Plan for the hypothetical 56,500 sq. ft. Shopping Center Site Plan and the ¼ mile Radius Map.

The applicant is requesting a change to the site's Zoning District and Future Land Use Map Category to one that is more compatible with the land uses to the north, to the east, and in the county area to the southeast. However, the single-family area to the west will require mitigation to address potential incompatibility. Since the request is for a FLUM plan amendment and rezoning and not the development order itself, specific measures to address potential incompatibility to the west will be appropriately addressed during the development order stage of the process. It is understood that the areas to the west and directly south of the site would require mitigation of incompatible elements at the proper time. The applicant is well aware of this issue and understands that mitigation of impacts to the west and directly south must be addressed at the time of Development Order Application. **Note: Analysis based upon 56,500 sq.ft. Shopping Center on a vacant parcel. A buffer of 50' of natural vegetation is proposed in the hypothetical site plan for the 56,500 sq. ft. Shopping Center. A natural vegetative buffer will also be provided along US 98.**

Table 1. Future Land Use, Zoning, and Established and Stable Land Uses in Vicinity

Location	Future Land Use		Zoning		Existing Land Use
	Adopted	Proposed	Adopted	Proposed	
Subject Site	Low Density Residential	Commercial	R-1	C-2	Vacant
West of site	Low Density Residential		R-1		Single Family.
East of site	Commercial		C		Vacant parcel that was part

					of the subject parcel, and Convenience Store with Fuel Pumps
North of site	PL		PL		Fort Walton Beach High School and Recreational Facilities
South of site	US 98 Corridor, Low Density Residential and Mixed Use		R-1 and MU		US 98 Corridor, Single Family, Multi-family and Commercial

Table 2. Building Location, Dimensions, FAR, Height, and Orientation

Building location	Dimensions or Description of use	FAR or D/U limit	Height	Orientation
Proposed Shopping Center Site	56,500 sq. ft. Shopping Center	1.92 FAR/ 3 stories	35'	Fronts US 98 with access easement onto Wright Parkway
West of site	Single Family Subdivision with proposed 50' native vegetative buffer	5.51 DU/AC	35'	Single Family Subdivision see Exhibit J. for spatial layout of subdivision
East of site	Vacant Parcel, Convenience Store and other General Commercial Uses on the Corner of US 98 and Wright Pky.	Commercial FLUM and Zoning in Fort Walton Beach 1.5 FAR	120'	Fronts US 98 and Wright Pky.
North of Site	Fort Walton Beach High School and Athletic Fields.	PL FLUM and Zoning in Fort Walton Beach 1.50	120'	FWB School Fronts on Hollywood BLVD with the Athletic Field adjacent to the subject property with lights and noise from school events.
South of site	US 98 Corridor, Single Family and Multifamily	ME 5.51 DU/AC and County .75 FAR	ME 35' County 75'	The uses primarily front US 98.

Table 3. Parking and Access

Building location	Parking	Access
Location of site	On-site and well planned, no offsite impacts.	US 98 and Wright Parkway
West of site	On-site and well planned, no offsite impacts.	US 98
East of site	On-site and well planned, no offsite impacts.	US 98 and Wright Parkway
North of site	On-site and well planned, no offsite impacts.	Hollywood Blvd and Wright Parkway
South of site	On-site and well planned, no offsite impacts.	US 98

Table 4. Traffic Impacts of Noise, Hours and Lighting

Building location	Traffic Impacts of Noise	Hours	Lighting
Location of site	Traffic Impacts will be minimal on adjacent uses due to the fact that a proposed 50' native vegetative buffer would be provided to mitigate impacts to the only adjacent use/side where an incompatibility exists.	It is assumed that the proposed Shopping Center would have typical hours of any other General Commercial use in the City.	Lighting will meet City lighting standards and safety requirements for Shopping Centers. No negative impact is anticipated from the lighting of the site. The site is surrounded by vegetation, open space, and other

	Additionally, the buffer and buildings would buffer lights and noise from the FWB High School Events and lights.		commercial, multi-family and Public Land uses. Note: A 50' vegetative buffer will be preserved adjacent to the single family subdivision to the west of the site.
West of site	Vehicular and pedestrian connectivity and internal traffic flow will have minimal traffic impacts of noise on uses to the west. It is anticipated that the Shopping Center will be a supporting use to the single family, multifamily and other commercial uses in the area.	It is assumed that the proposed Shopping Center would have typical hours of any other General Commercial use in the City.	Lighting will meet City lighting standards and safety requirements for Shopping Centers. No negative impact is anticipated from the lighting of the site. The site is surrounded by vegetation, open space, and other commercial, multi-family and Public Land uses. Note: A 50' vegetative buffer will be preserved adjacent to the single family subdivision to the west of the site.
East of site	Vehicular and pedestrian connectivity and internal traffic flow will have minimal traffic impacts of noise on uses to the east.	It is assumed that the proposed Shopping Center would have typical hours of any other General Commercial use in the City.	Lighting will meet City lighting standards and safety requirements for Shopping Centers. No negative impact is anticipated from the lighting of the site. The site is surrounded by vegetation, open space, and other commercial, multi-family and Public Land uses.
North of site	Vehicular and pedestrian connectivity and internal traffic flow will have minimal traffic impacts of noise on uses to the north.	It is assumed that the proposed Shopping Center would have typical hours of any other General Commercial use in the City.	Lighting will meet City lighting standards and safety requirements for Shopping Centers. No negative impact is anticipated from the lighting of the site. The site is surrounded by vegetation, open space, and other commercial, multi-family and Public Land uses.
South of site	Vehicular and pedestrian connectivity and internal traffic flow will have minimal traffic impacts of noise on uses to the south. Noise associated with east and west bound traffic on US Highway 98 and the 98 right-of-way provides a separation from any noise generated by traffic and pedestrians from the proposed shopping center.	It is assumed that the proposed Shopping Center would have typical hours of any other General Commercial use in the City.	Lighting will meet City lighting standards and safety requirements for Shopping Centers. No negative impact is anticipated from the lighting of the site. The site is surrounded by vegetation, open space, and other commercial, multi-family and Public Land uses.

Table 5. Light and Air - Visibility and Shadows

Building location	Light and Air	Visibility and Shadows
Proposed Shopping Center Site	The Shopping Center site can be seen in the pictures on pages 4 and 5 of this Addendum Report to the February 3, 2015 Application. The site is covered in dense native vegetation. The proposed project would maintain a 50' natural buffer to the west and as much as possible along US 98. Additionally with the US Highway 98 Right-of-Way separation to the south there will be no light and air impacts on adjacent uses.	The project site as a Shopping Center will not have negative visibility and shadows on adjacent development.

West of site	The west uses are separated by the proposed 50' buffer.	No impacts.
East of Site	The east uses are vacant land and commercial uses.	No impacts.
North of Site	The north uses are FWB High School and Athletic Fields.	No impacts.
South of Site	The south uses are across the right-of way of US 98.	No impacts.

Table 6. Setbacks, buffers, including fences, walls, landscaping and open space treatment.

Building Location	Setbacks	Buffers Fences, walls, landscaping and open space treatment
Proposed Shopping Center site	50' west side, all others to be determined.	No buffers are needed nor planned internally as part of the shopping center project.
West of the site	50' natural buffer will include the setback	A 50' native vegetative buffer is proposed
East of the site	To be determined.	No buffers are needed nor planned as part of the shopping center project.
North of the site	To be determined.	No buffers are needed nor planned as part of the shopping center project.
South of the site	Project must meet City setbacks for Arterials.	No buffers are needed nor planned as part of the shopping center project.

Conclusions:

The planning, environmental and engineering consultants for the applicant have provided data and analysis for the required level of services requirement of the comprehensive plan as part of this application. Their findings conclude that there is adequate infrastructure available to the site. Details of fire protection will be addressed at the site plan review and development order approval process for horizontal and vertical construction. All building code and fire/life safety codes will be met.

The proposed plan amendment is consistent with the Goals, Objectives, and Policies of the City Comprehensive Plan. Plan Policy 7.A.2.3 specifically calls for new development to be located in conformance with the categories shown on the Future Land Use Map and that “New commercial development shall be located on arterial roadways and along Hollywood Boulevard, West.” Again, the subject property is located along U. S. Highway 98, which is categorized as a major arterial. **See Exhibit C.1 Location Map submitted in the February 3, 2015 Application.** The only incompatible land use is to the west of the site and the proposed site plan proposes to mitigate the incompatibility with a 50’ natural vegetative buffer. Therefore, the request to change the FLUM from LDR to Commercial and the Zoning District from R-1 to C-2 is consistent with and supported by the City of Mary Esther Comprehensive Plan.

Approval of the requested Small Scale Comprehensive Plan amendment and Rezoning will promote orderly growth and a logical growth pattern within the City. The proposed amendment and rezoning is compatible with the majority of land uses surrounding the subject site. Where incompatibility occurs, the applicant understands the importance to address such issues with the proposed 50’ buffer. The site developed as a commercial/retail use will support the City’s stated need for additional commercial lands and will provide for additional shopping for goods and services within the city limits. The site is in a location where loading onto the transportation network can be appropriately distributed with a well planned site plan consistent with the Future Land Use and Transportation Elements of the City of Mary Esther Comprehensive Plan.

The subject site includes 1.99 acres of jurisdictional wetlands. The jurisdictional wetland area has been delineated on the survey prepared by Choctaw Engineering, Inc. **See new Exhibit A.1 Boundary Survey with wetlands jurisdictional lines.** A comprehensive wetland study was

performed by the applicant's environmental consultant and the proposed and final site plan for the site will require a certain amount of impact to the wetlands. It is understood that any impact to the wetlands must be permitted and that no pollution to the ground waters, surface waters, soils, or remaining wetlands can occur from the development activity, consistent with the Mary Esther Comprehensive Plan. The site is somewhat similar to other areas of the City that have developed over time into residential and commercial uses. The soil types onsite are also found on the adjacent sites that have been previously developed. **See Exhibit F.1 GIS Soils Map and Exhibit A Boundary Survey with wetlands coverage.** The applicant and consulting team are fully aware of the Plan Policies and LDC regulations governing the development of the site. The applicant or any future developer of the site must fully comply with the plan policies and LDR regulations. The applicant is also aware of the regional, state, and federal agencies' permitting process that must be complied with to use any of the jurisdictional area. Further, any impact to wetlands will be done in accordance with permitting that requires mitigation ratios consistent with the City's comprehensive plan and with regional, state, and federal agencies' administrative rules. It is important to note that the goals, policies, and objectives contained in the City of Mary Esther Comprehensive Plan regarding environmental protection and conservation requirements must be met by any development activity for the adopted Low Density Residential FLUM category as well as the requested Commercial FLUM category. Therefore, the request for comprehensive plan amendment to the FLUM is consistent with the adopted City of Mary Esther Comprehensive Plan.

Exhibit List

Note: Supplemental Exhibits outlined in red.

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

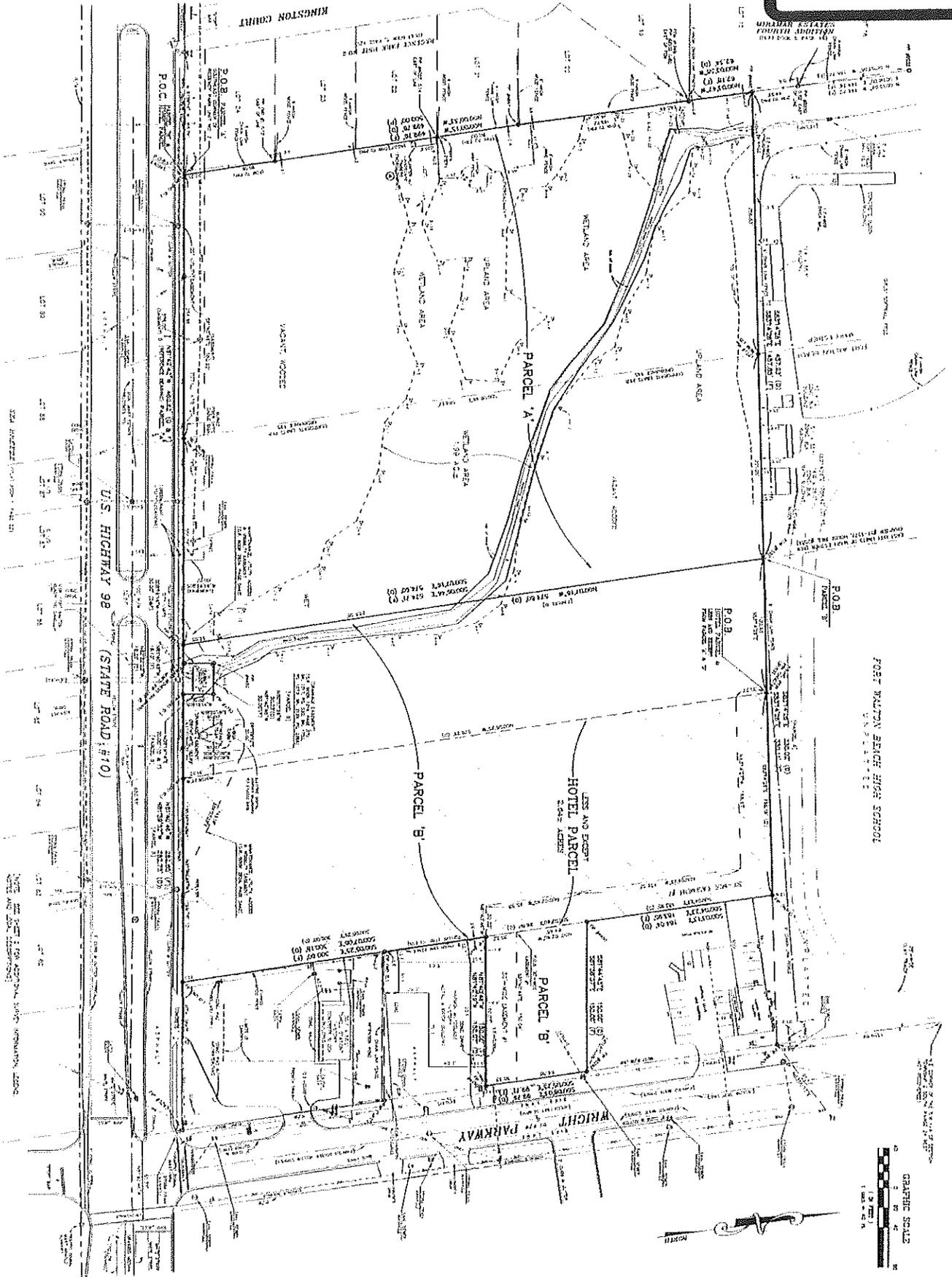
Exhibit H.2- E-mail from City Staff - Water and Sewer System Capacity

Exhibit H.3- E-mail from NFWMD with City of Mary Esther CUP

Exhibit H.4- E-mail from FDEP with City of Mary Esther WWTP and Flow Information

Exhibit I - E-mail from Jim Reece, Okaloosa County Solid Waste Program

Exhibit J - Proposed Site Plan with Aerial delineating ¼ Mile Radius for Compatibility Study



BOUNDARY SURVEY

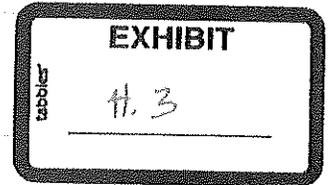
DATE	11/15/2011
BY	CEI
FOR	BEACH COMMUNITY BANK
PROJECT	BEACH COMMUNITY BANK
SCALE	AS SHOWN
NO. OF SHEETS	1 OF 2

I hereby certify that this survey was made under the provisions of the Florida Statutes and that the same is a true and correct copy of the original as the same appears in the public records of the State of Florida.

CEI ENGINEERING, INC.
 11 TRUXSON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 PHONE: 904-242-6800
 FAX: 904-242-6805
 WWW.CEI-FLORIDA.COM

BEACH COMMUNITY BANK
 11 TRUXSON AVENUE, FORT WALTON BEACH, FLORIDA 32547
 PHONE: 904-242-6800
 FAX: 904-242-6805
 WWW.CEI-FLORIDA.COM

CEI CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 11 TRUXSON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 PHONE: 904-242-6800
 FAX: 904-242-6805
 WWW.CEI-FLORIDA.COM



Mary Esther permit

From : Daniel Mears <Daniel.Mears@nwfwater.com> Mon, Jun 08, 2015 03:02 PM
Subject : Mary Esther permit 1 attachment
To : blackshearplanninginc@embarqmail.com

Ms. Blackshear,
Attached is the permit for Mary Esther. Please let me know if you need anything else.
Thanks,

Daniel Mears
Compliance Specialist I

152 Water Management Drive
Havana, FL 32333
850-539-5999 ext.237

19830020.I07144 Mary Esther.pdf
28 KB

**NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
INDIVIDUAL WATER USE PERMIT**

NWFWM Form No. A2-E, Revised 01/04/2010
40A-2.381(2)

Permit granted to:	Permit No.: <u>19830020 Renewal</u>
City of <u>Mary Esther</u>	Date Permit Granted: <u>October 28, 2010</u>
<u>195 Christobal Road, North</u>	Permit Expires On: <u>November 1, 2020</u>
<u>Mary Esther, Florida 32569</u> (Legal Name and Address)	Source Classification: <u>Floridan Aquifer</u>
County: <u>Okaloosa</u> Area: <u>A</u>	Use Classification: <u>Public Supply</u>
Application No.: <u>107144</u>	Location: Section <u>16-17</u> 1/4 Section _____
	Township <u>2 South</u> Range <u>24 West</u>

Terms and standard conditions of this Permit are as follows:

1. That all statements in the application and in supporting data are true and accurate and based upon the best information available, and that all conditions set forth herein will be complied with. If any of the statements in the application and in the supporting data are found to be untrue and inaccurate, or if the Permittee fails to comply with all of the conditions set forth herein, then this Permit shall be revoked as provided by Chapter 373.243, Florida Statutes.
2. This Permit is predicated upon the assertion by the Permittee that the use of water applied for and granted is and continues to be a reasonable and beneficial use as defined in Section 373.019(16), Florida Statutes, is and continues to be consistent with the public interest, and will not interfere with any legal use of water existing on the date this Permit is granted.
3. This Permit is conditioned on the Permittee having obtained or obtaining all other necessary permit(s) to construct, operate and certify withdrawal facilities and the operation of water system.
4. This Permit is issued to the Permittee contingent upon continued ownership, lease or other present control of property rights in underlying, overlying, or adjacent lands. This Permit may be assigned to a subsequent owner as provided by Chapter 40A-2.351, Florida Administrative Code, and the acceptance by the transferee of all terms and conditions of the Permit.

5. This Permit authorizes the Permittee to make a combined average annual withdrawal of **620,000** gallons of water per day, a maximum combined withdrawal of **1,024,000** gallons during a single day, and a combined monthly withdrawal of **22,800,000** gallons. Withdrawals for the individual facilities are authorized as shown in the table below in paragraph six. However, the total combined amount of water withdrawn by all facilities listed in paragraph six shall not exceed the amounts identified above.

6. Individual Withdrawal Facility Authorization

WITHDRAWAL POINT ID NO.	LOCATION SEC,TWN,RNG	GALLONS/DAY AVERAGE	GALLONS/DAY MAXIMUM
COME #1 (AAA5095)	Sec. 16, T2S, R24W		681,120
COME #2 (AAA0544)	Sec. 16, T2S, R24W		590,400
COME #3 (AAA5049)	Sec. 17, T2S, R24W		554,400
COME #4 (AAA8347)	Sec. 16, T2S, R24W		720,000

7. The use of the permitted water withdrawal is restricted to the use classification set forth by the Permit. Any change in the use of said water shall require a modification of this Permit.
8. The District's staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this Permit.
9. The District's staff, upon providing prior notice and proper identification, may request permission to collect water samples for analysis, measure static and/or pumping water levels and collect any other information deemed necessary to protect the water resources of the area.
10. The District reserves the right, at a future date, to require the Permittee to submit pumpage records for any or all withdrawal point(s) covered by this Permit.
11. Permittee shall mitigate any significant adverse impact caused by withdrawals permitted herein on the resource and legal water withdrawals and uses, and on adjacent land use, which existed at the time of permit application. The District reserves the right to curtail permitted withdrawal rates if the withdrawal causes significant adverse impact on the resource and legal uses of water, or adjacent land use, which existed at the time of permit application.
12. Permittee shall not cause significant saline water intrusion or increased chloride levels. The District reserves the right to curtail permitted withdrawal rates if withdrawals cause significant saline water intrusion or increased chloride levels.
13. The District, pursuant to Section 373.042, Florida Statutes, at a future date, may establish minimum and/or management water levels in the aquifer, aquifers, or surface water hydrologically associated with the permitted withdrawals; these water levels may require

the Permittee to limit withdrawal from these water sources at times when water levels are below established levels.

14. Nothing in this Permit should be construed to limit the authority of the Northwest Florida Water Management District to declare water shortages and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate and implement a plan during periods of water shortage pursuant to Section 373.246, Florida Statutes, or to declare Water Resource Caution Areas pursuant to Chapters 40A-2.801, and 62-40.520, Florida Administrative Code.
 - (a) In the event of a declared water shortage, water withdrawal reductions shall be made as ordered by the District.
 - (b) In the event of a declared water shortage or an area as a Water Resource Caution Area, the District may alter, modify or inactivate all or parts of this permit.
15. The Permittee shall properly plug and abandon any well determined unsuitable for its intended use, not properly operated and maintained, or removed from service. The well(s) shall be plugged and abandoned to District Standards in accordance with Section 40A-3.531, Florida Administrative Code.
16. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
17. Any Specific Permit Condition(s) enumerated in Attachment A are herein made a part of this Permit.

Authorized Signature
Northwest Florida Water Management District

ATTACHMENT A
City of Mary Esther

Individual Water Use Permit No. 19830020
Individual Water Use Application No. 107144

1. The Permittee shall include the Individual Water Use Permit number 19830020 and shall reference each well by its Florida Unique Identification Number (e.g. AAA5095) on all submittals when corresponding with the District.
2. The Permittee shall maintain a calibrated, in-line, totaling flow meter on each well to accurately report water use.
3. The Permittee shall report, by January 31, April 30, July 31, and October 31 of each year, the information below for the three months preceding the respective due dates:
 - a. The data required on Water Use Summary Reporting Form NFWFMD A2-I for each production well. The Permittee, if preferred, may submit the report electronically by downloading the correct form from the District website, filling it out properly, and e-mailing it to compliance@nfwfmd.state.fl.us.
 - b. Water quality sampling and analysis conducted on each production well during the first two weeks of the months of January, April, July, and October. All water quality analysis shall be conducted by an FDEP certified laboratory. The water quality analysis shall test for the following chemical concentrations: chloride, sodium, and total dissolved solids. Prior to sampling, the Permittee shall purge approximately three to five well volumes from each well, and shall report with each set of test results, the duration of purging, purge volume, and purge rates used. The Permittee, if preferred, may submit the report electronically by e-mailing it to compliance@nfwfmd.state.fl.us.
 - c. Static water level data, from each production well, measured during the first two weeks of December, March, June, and September. Water level monitoring shall be reported to the nearest 0.01 foot precision. The Permittee shall not withdraw water from the wells at least 24 hours prior to measuring the water level, as much as practicable. The Permittee shall measure the water level using a District-approved device and report the reading as depth-to-water below a pre-defined measuring point. If the measuring point elevation is different from land surface, the Permittee shall provide the difference between these two elevations. The Permittee shall include, at a minimum, the date and time the well was turned off; the date and time the measurement was taken; and the water level measurement. The Permittee, if preferred, may submit the report electronically by e-mailing it to compliance@nfwfmd.state.fl.us.
4. The City, prior to requesting an increase in withdrawals from the Floridan aquifer, shall determine the feasibility of providing future water supply needs from alternate supply sources if the requested amount exceeds the 1997 average daily rate of approximately 720,000 gallons per day.

5. The Permittee may request modification of Individual Water Use Permit 19830020 at any time. Any modification request must meet the requirements of Chapter 40-A2, Florida Administrative Code.
6. The Permittee shall enhance its Water Conservation and Efficiency Program to achieve the goals listed below. The Permittee, by March 31 of each year, shall report to the District its performance regarding each element of the Water Conservation and Efficiency Program during the previous calendar year. If any of the goals are not achieved, the Permittee shall submit a detailed explanation and program revisions to ensure the target is met for the following year.
 - a) Achieve and maintain unaccounted-for water at 10 percent or less. Continue calculating and reporting the amount of water withdrawn from the production wells, the actual amount of water accounted for through the billing system, and an estimate of unaccounted-for, lost water by suspected cause (e.g., leaks, line breaks, inaccurate meters, unmetered users, line flushing, etc.) for each month. The Permittee shall report unaccounted-for, lost water data and a detailed description of status regarding the annual unaccounted-for water loss goals.
 - b) Maintain a ratio of 2.0:1 or less for [maximum daily amount]:[average daily amount] and maintain a ratio of 1.7:1 or less for [maximum monthly amount/number of days in the month]:[average daily amount]. The Permittee shall report a summary description of status regarding the daily use ratio goals.
 - c) Achieve and maintain average and maximum per capita daily use of 100 and 150 gallons or less, respectively. The Permittee shall report a summary description of status regarding the per capita use goal.
 - d) Implement a regular leak detection program. The Permittee shall report a detailed description of leak detection efforts.
 - e) Implement a customer meter calibration and/or replacement program. The Permittee shall report a detailed description of the meter calibration and/or replacement efforts.
 - f) Continue a comprehensive public education and information campaign to promote water conservation and efficiency. The campaign shall consist of newspaper notices and articles, periodic radio and television announcements, informative billing, periodic mail-outs to customers, etc. The campaign shall emphasize the program being implemented and water conservation in general. The campaign shall be designed to regularly reach permanent and part-time residents. The Permittee shall report a detailed description of the comprehensive public education and information campaign.
 - g) Implement a plumbing fixtures retrofit program designed to enhance water use efficiency by actively notifying and making available toilet tank displacement and faucet and showerhead aerators/flow-restrictors to its customers. The Permittee shall report a summary description of encouragement for efficient plumbing retrofits.
 - h) Encourage installation of high-efficiency plumbing fixtures which exceed the present standards of the Southern Building Code. The Permittee shall report a summary description of activities which encourage the installation of high-efficiency plumbing fixtures.

- i) The Permittee shall not provide water to customers to fill or augment the level of water bodies used for aesthetic, irrigation, or other similar non-potable purposes (excluding swimming pools).

The Permittee may make the calculations required in a) through c) exempting use amounts for system flushing required by the Florida Department of Environmental Protection due to ground water quality issues. The Permittee must quantify and report such flushing as specified on Water Use Summary Reporting Form NWFWMD A2-I in order to exempt it from the calculation.

- 7. The Permittee, by March 31 of each year, shall report to the District the following information for the previous calendar year:

a)

Use Type	Number of Metered Connections	Annual Average Water Use (Gallons per Day)
1. Residential (also complete table below)		
2. Commercial Uses		
3. Industrial Uses		
4. Agricultural Uses		
5. Non-Residential Recreational/Aesthetic Uses		
6. Water Sold/Transferred to Other Utilities		
7. Institutional Uses (schools, hospitals, etc.)		
8. Fire and Other Accounted Uses		
9. Other _____ (describe)		
TOTAL (Add items 1 through 9)		

b)

Residential Water Service Category	Number of Metered Connections	Number of Dwelling Units	Population Served (if available)	Annual Average Metered Use (Gallons per Day)
1. Single Family Dwelling Units				
2. Multiple Family Dwelling Units				
3. Mobile Home Dwelling Units				
TOTAL (Add items 1 through 3)				

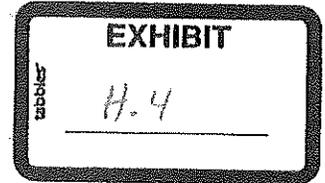
- 8. The Permittee, by January 31, 2015, shall submit to the District a rate structure evaluation. The Permittee shall quantify the amount of water conservation projected and observed under the current rate structure. The Permittee shall further provide analysis and projection of the amount of water that could be conserved if the tiers and rate steps are adjusted to further promote water use efficiency and conservation while taking into consideration the

- water use characteristics of the service area. The Permittee, by January 31 of each year, shall submit to the District a copy of its current rate structure.
9. The Permittee, by January 31, 2015, shall submit to the District the results of a feasibility study of utilizing reclaimed water to meet future non-potable water demands. The Permittee shall base its feasibility study on the Florida Department of Environmental Protection guidelines.
 10. The Permittee, by January 31, 2011, and January 31, 2015, shall provide a current service area map showing areas where service is actually provided as well as the overall franchise or potential service area allocated to the utility by the county, Public Service Commission or other authorizing entity. The Permittee shall submit the map in digital format compatible with ESRI Geographic Information System (GIS), if available.
 11. The Permittee shall mitigate impacts that interfere with existing legal users of Floridan aquifer ground water. Mitigation may include modification of the Permittee's pumping schedule (i.e., duration, withdrawal rates, time of day, etc.), the lowering of the affected pump(s) or the replacement of the well(s). The Permittee, upon receipt of an allegation of interference, shall retain the services of an appropriate licensed professional to investigate the alleged interference. The Permittee shall ensure their chosen professional investigates any alleged interference within 48 hours of the allegation being made. If it is determined that the use of a well has been impaired as a result of the Permittee's operation, the Permittee shall undertake the required mitigation. The Permittee shall be responsible for the payment of services rendered by the licensed professional. The Permittee, within 30 days of any allegation of interference, shall submit a report to the District including the date of the allegation, the name and contact information of the party making the allegation, the result of the investigation made and any mitigation action undertaken.

CenturyLink Webmail

blackshearplanninginc@embarqmail.com

City of Mary Esther WWTP, FLA010191 Flow information



From :

Tue, Jun 09, 2015 09:28 AM

Subject : City of Mary Esther WWTP, FLA010191 Flow information

1 attachment

To : blackshearplanninginc@embarqmail.com

External images are not displayed. [Display images below](#)

Pat,

City of Mary Esther has a permitted flow capacity of 1.1 MGD annual average daily flow.

I am attaching a worksheet showing the WWTP historical flow for past several years in the last column. Please note that PCS code "Y" is for annual average daily flow and "1" is for monthly average daily flow.

Please contact me if you have any questions or need any further information.

*Tariq R. Mian
Permitting Engineer
DEP Wastewater Section*

Pensacola, Florida 32502-5740

Phone: (850) 595-0618

Dep Customer Survey

 **Mary Esther - Flow.pdf**
95 KB

Florida Department of Environmental Protection
Wastewater Facility Regulation - Discharge Monitoring Reports
Monitoring Data Download Report
Facility Id: FLA010191
Monitoring Group: R-001

Report Generated from DOPPLER on 6/9/2015

Facility ID	Facility Name	Office	Facility Type	County	Monitoring Group	Date	Monitoring Location	PCS Code	NOB1	Parameter	Description	Result Qualifier	Result	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2015	FLW-01	Y		P 50050	Flow		0.422	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2015	FLW-01	1		P 50050	Flow		0.545	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2015	FLW-01	Y		P 50050	Flow		0.441	
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	2/28/2015	FLW-01	Y		P 50050	Flow		0.460	
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	1/31/2015	FLW-01	Y		P 50050	Flow		0.472	
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2014	FLW-01	1		P 50050	Flow		0.325	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2014	FLW-01	Y		P 50050	Flow		0.517	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2014	FLW-01	1		P 50050	Flow		0.314	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2014	FLW-01	Y		P 50050	Flow		0.539	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2014	FLW-01	1		P 50050	Flow		0.347	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2014	FLW-01	Y		P 50050	Flow		0.605	
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2014	FLW-01	Y		P 50050	Flow		0.575	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2014	FLW-01	1		P 50050	Flow		0.400	R
						4/30/2014				P 50050	Flow		0.574	

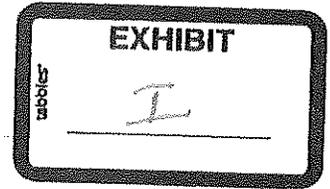
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001		FLW-01	Y						
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2014	FLW-01	Y		P 50050	Flow		0.552	
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2013	FLW-01	1		P 50050	Flow		0.531	R
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	11/30/2013	FLW-01	1		P 50050	Flow		0.435	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2013	FLW-01	Y		P 50050	Flow		0.512	I
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2013	FLW-01	1		P 50050	Flow		0.449	R
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2013	FLW-01	Y		P 50050	Flow		0.472	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2013	FLW-01	1		P 50050	Flow		0.509	R

FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2013	FLW-01	Y		P 50050	Flow		0.47	I
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	2/28/2013	FLW-01	I		P 50050	Flow		0.453	R
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	1/31/2013	FLW-01	I		P 50050	Flow		0.372	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2012	FLW-01	Y		P 50050	Flow		0.471	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2012	FLW-01	I		P 50050	Flow		0.403	R
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	11/30/2012	FLW-01	I		P 50050	Flow		0.404	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2012	FLW-01	Y		P 50050	Flow		0.466	I
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FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2012	FLW-01	Y		P 50050	Flow		0.461	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2012	FLW-01	I		P 50050	Flow		0.608	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2012	FLW-01	Y		P 50050	Flow		0.454	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2012	FLW-01	I		P 50050	Flow		0.593	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	7/31/2012	FLW-01	Y		P 50050	Flow		0.448	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	7/31/2012	FLW-01	I		P 50050	Flow		0.428	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2012	FLW-01	Y		P 50050	Flow		0.451	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2012	FLW-01	I		P 50050	Flow		0.434	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2012	FLW-01	Y		P 50050	Flow		0.447	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2012	FLW-01	I		P 50050	Flow		0.444	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2012	FLW-01	Y		P 50050	Flow		0.444	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2012	FLW-01	I		P 50050	Flow		0.476	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2012	FLW-01	Y		P 50050	Flow		0.442	I

FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2012	FLW-01	1		P 50050	Flow		0.592	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	2/29/2012	FLW-01	Y		P 50050	Flow		.433	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	2/29/2012	FLW-01	1		P 50050	Flow		.421	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	1/31/2012	FLW-01	Y		P 50050	Flow		0.412	I
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	1/31/2012	FLW-01	1		P 50050	Flow		0.353	R
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2011	FLW-01	Y		P 50050	Flow		0.448	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2011	FLW-01	1		P 50050	Flow		0.369	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	11/30/2011	FLW-01	Y		P 50050	Flow		0.450	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	11/30/2011	FLW-01	1		P 50050	Flow		0.374	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2011	FLW-01	Y		P 50050	Flow		0.451	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2011	FLW-01	1		P 50050	Flow		0.415	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2011	FLW-01	Y		P 50050	Flow		0.449	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2011	FLW-01	1		P 50050	Flow		0.522	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2011	FLW-01	Y		P 50050	Flow		0.446	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	8/31/2011	FLW-01	1		P 50050	Flow		0.515	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	7/31/2011	FLW-01	Y		P 50050	Flow		0.447	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	7/31/2011	FLW-01	1		P 50050	Flow		0.470	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2011	FLW-01	Y		P 50050	Flow		0.457	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	6/30/2011	FLW-01	1		P 50050	Flow		0.388	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2011	FLW-01	Y		P 50050	Flow		0.472	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	5/31/2011	FLW-01	1		P 50050	Flow		0.410	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2011	FLW-01	Y		P 50050	Flow		14.859	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	4/30/2011	FLW-01	1		P 50050	Flow		0.446	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	3/31/2011	FLW-01	1		P 50050	Flow		0.488	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	2/28/2011	FLW-01	P		P 50050	Flow		0.459	
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	1/31/2011	FLW-01	P		P 50050	Flow		0.412	

FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	12/31/2010	FLW-01	P		P 50050	Flow		0.393
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	11/30/2010	FLW-01	P		P 50050	Flow		0.422
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	10/31/2010	FLW-01	P		P 50050	Flow		0.469
FLA010191	Mary Esther WWTP	NWD	DW	OKALOOSA	R-001	9/30/2010	FLW-01	P		P 50050	Flow		0.534
FLA010191	Mary Esther, Town of (STP)	NWD	DW	OKALOOSA	R-001	1/31/2008	FLW-01	P		P 50050	Flow		.654
FLA010191	Mary Esther, Town of (STP)	NWD	DW	OKALOOSA	R-001	12/31/2007	FLW-01	P		P 50050	Flow		.651
FLA010191	Mary Esther, Town of (STP)	NWD	DW	OKALOOSA	R-001	11/30/2007	FLW-01	P		P 50050	Flow		.577

Beach Community Bank



From : Jim Reece <jreece@co.okaloosa.fl.us>

Mon, Jun 08, 2015 03:18 PM

Subject : Beach Community Bank

2 attachments

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

Please accept this estimate of the impact of a proposed 56,500 square foot Beach Community Bank in Mary Esther, Florida on solid waste concurrency. Based on your calculations in excess of 198 lbs per capita per day Okaloosa County has the capacity to support the potential development of the bank.

Best regards,

Jim



Jim Reece, CHMM
Okaloosa County Recycling Office
(850) 609-6168
jreece@co.okaloosa.fl.us

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this e-mail communication, including your email address, may be subject to public disclosure and public record retention requirements.



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EXHIBIT
5-2

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



Legend

 Parcel Lines

 1/4 Mile Buffer

Aerial Photo

