

Scale: 1" = 200'

Property Layout

Navarre, Florida

LOCATED IN SECTION 19, TOWNSHIP 2 SOUTH,
RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA

PBD (Planned Business District)

- * Residential units including single-family attached and detached dwellings, two-family dwellings, group homes and multiple family dwellings.
- * Churches, schools, community or club buildings and similar public and semi-public facilities.
- * Non-residential uses, including commercial or retail uses; offices, clinics and professional uses.

R2 (Medium Density Residential)

- * Lot Size (50 feet wide min. for single-family; 40 feet wide for zero lot line, patio and cluster homes.
- * Max Density 10 units per acre.

Future Land Use:

All R2 Zoned areas (both north and south of Hwy 98) have an FLU of RES (Residential)

All PBD Zoned areas have an FLU of MRC (Mixed Residential Commercial)

SITE DATA:

Parcel A: 19-2S-26-0000-00503-0000

Parcel B: 19-2S-26-0000-00303-0000

Parcel C/D: 19-2S-26-0000-00502-0000

Areas:

Total South of Hwy 98: 61.6 Ac.
Total North of Hwy 98: 107.6 Ac.
PBD Zoning North of Hwy. 98: 26.9 Ac.
R2 Zoning North of Hwy. 98: 80.7 Ac.
Total Wetlands North of Hwy. 98: 31.3 Ac.
Total Wetlands South of Hwy. 98: 18.6 Ac.
Upland PBD Property East of Creek: 11.9 Ac.
Upland PBD Property West of Creek: 6.8 Ac.

Parcel A Total: 1.6 Ac.

Parcel B Total: 44.0 Ac.

Parcel B Uplands: 30.8 Ac.

Parcel B Wetlands: 13.2 Ac.

Parcel C Total: 16.0 Ac.

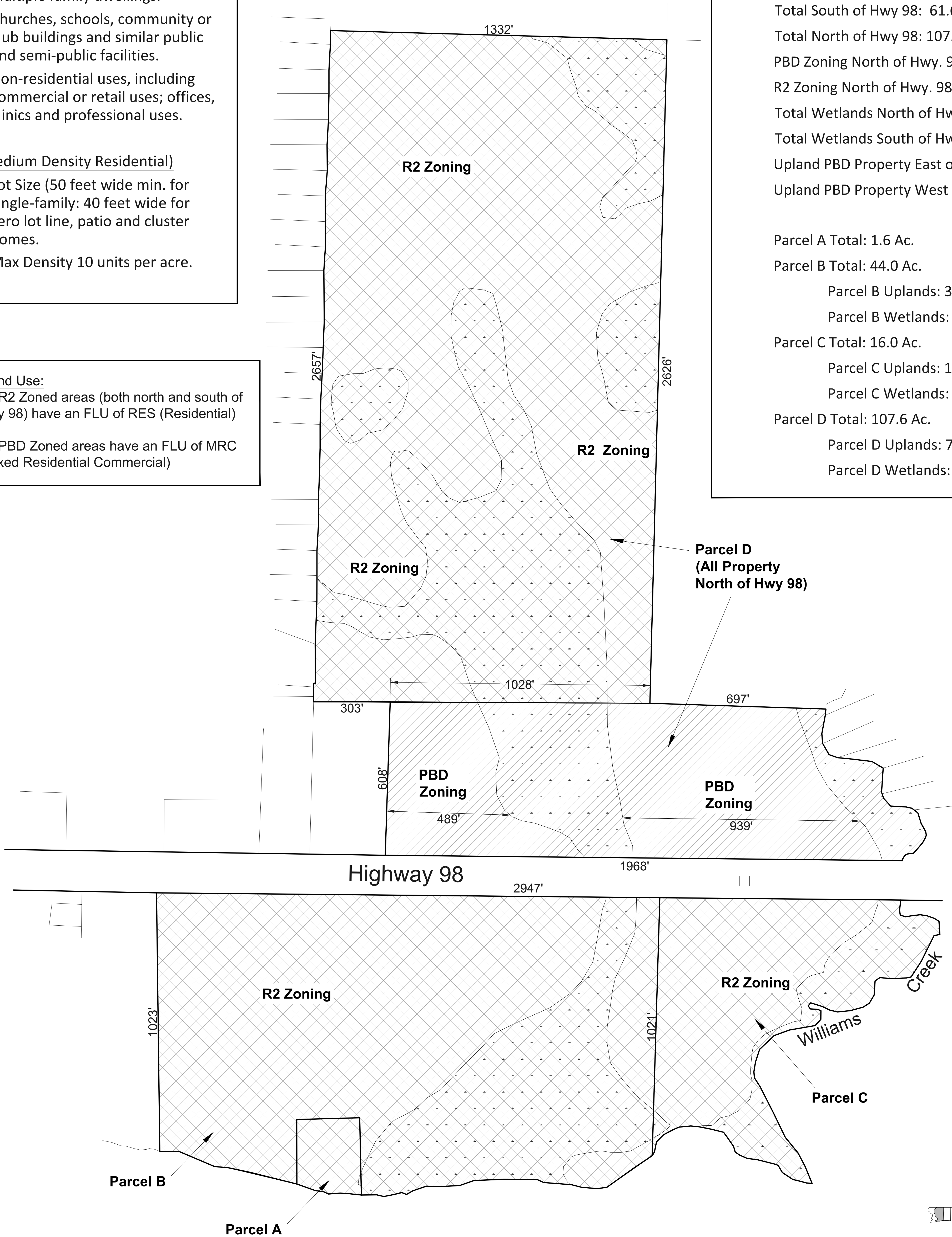
Parcel C Uplands: 10.6 Ac.

Parcel C Wetlands: 5.4 Ac.

Parcel D Total: 107.6 Ac.

Parcel D Uplands: 76.3 Ac.

Parcel D Wetlands: 31.3 Ac.



Wetlands are based on Santa Rosa County GIS maps and have not been field located.
They are likely to change once site specific surveys are performed.

