



# *Santa Rosa Shores* **HOA**

Special Meeting 08/03/2022





# Agenda

- Overview of why HOA called Special Meeting
- Review of Zoning Request
- Review of Zoning Request Withdraw
- Review of the land plats in discussion
- MSBU Balance
- Plat Map and Dedication Discussion
- State of HOA Funds (NOT MSBU)



**SANTA ROSA COUNTY**  
**DEVELOPMENT SERVICES – Planning & Zoning**

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

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

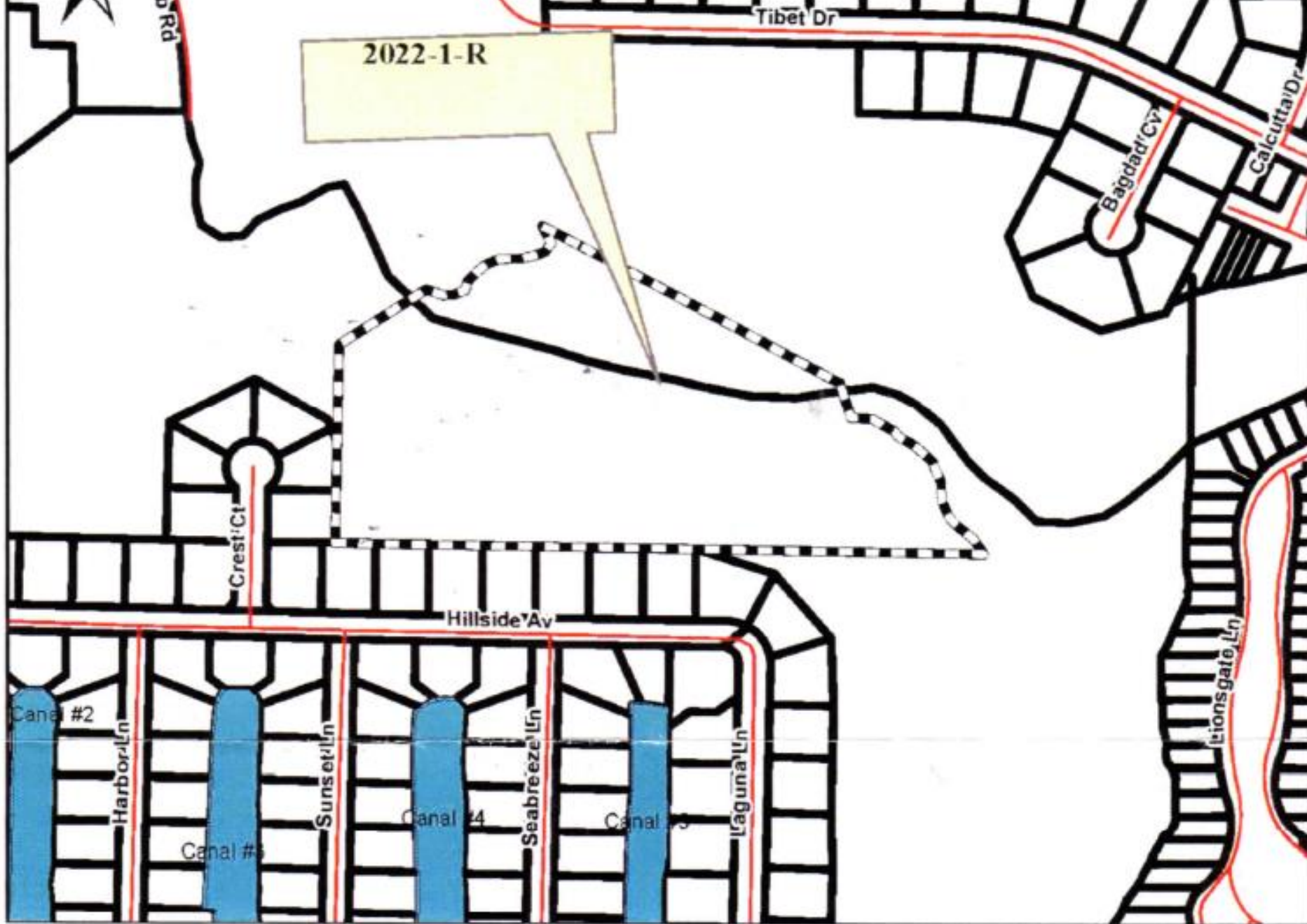
July 26, 2022

RE: Rezoning Application # 2022-1-R Tiger Pointe Real Estate LLC

Dear Property Owner:

Tiger Pointe Real Estate LLC is requesting to **Rezone their property from PUD (Planned Unit Development) to P2 (Active Park) with no change to the Future Land Use.** This request requires two public hearings and applies only to the property referenced below.

Tiger Pointe Real Estate LLC property is located at **1255 Country Club Rd, Gulf Breeze and is shown on the map below.**





Hello Everyone,

The following agenda item has been WITHDRAWN from the Zoning Board agenda and will not be moving forward. the word to the citizens via email or social media.

**2022-1-R Withdrawn by applicant**

Project/Applicant: Tiger Pointe Real Estate LLC

Location: 1255 Country Club Rd, Gulf Breeze

Parcel(s): 322S280000004060000

**Existing Zone: PUD (Planned Unit Development)**

**Proposed Zone: P2 (Active Park)**

**Existing FLU: MRC (Mixed Residential Commercial)**

**Proposed FLU: No Change**

Area Size: 11.089 +/- acres

District: Commissioner District # 5

If we can provide any additional information or assistance let us know.

Regards,

Shawn Ward, AICP

Planning and Zoning Director

Santa Rosa County Development Services Center

## Planned Development

***Planned Unit Development (PUD)*** – To provide for the development of land as planned communities that preserve the natural amenities and encourage scenic and functional open areas which accomplishes a more desirable environment that would not be possible through the strict application of the minimum requirements of these requirements. This would provide for an efficient use of land resulting in smaller networks of streets and utilities, thereby lowering development and housing costs and providing a stable environmental character compatible with surrounding areas.





**- Parcel Information**

Selected Parcel	32-2S-28-0000-00406-0000
Acres	10.87
Property Use	GOLF COURSES

**- Owner Information**

Name	TIGER POINT REAL ESTATE LLC
Situs	

**- 2021 Certified Values**

Land Value	34253
Ag Land Value	0
Building Value	0
Appraised Value	34253
Just Value	34253
Co. Assessed Value	34253
Exempt Value	0
Co. Taxable Value	34253

**- Sales Information**

Date	Price	Vacant?	Qual
02/26/2021	500000	I	Q

**- Community Information**

High School	Gulf Breeze High School
Middle School	Gulf Breeze Middle School
Elem. School	Oriole Beach Elementary School
School District	ct 5 - Wei Ueberschaer
Commission Dist.	COLTEN WRIGHT
Fire District	MIDWAY
Sewer Branch	South Santa Rosa
Water Branch	South Santa Rosa Utilities

**Parcel #2**









# MSBU Balance as of 1/3/2022

----- Forwarded message -----

From: **Henry Brewton** <[HenryB@santarosa.fl.gov](mailto:HenryB@santarosa.fl.gov)>

Date: Mon, Jan 3, 2022 at 3:50 PM

Subject: RE: Report Santa Rosa Shores MSBU FUNDS

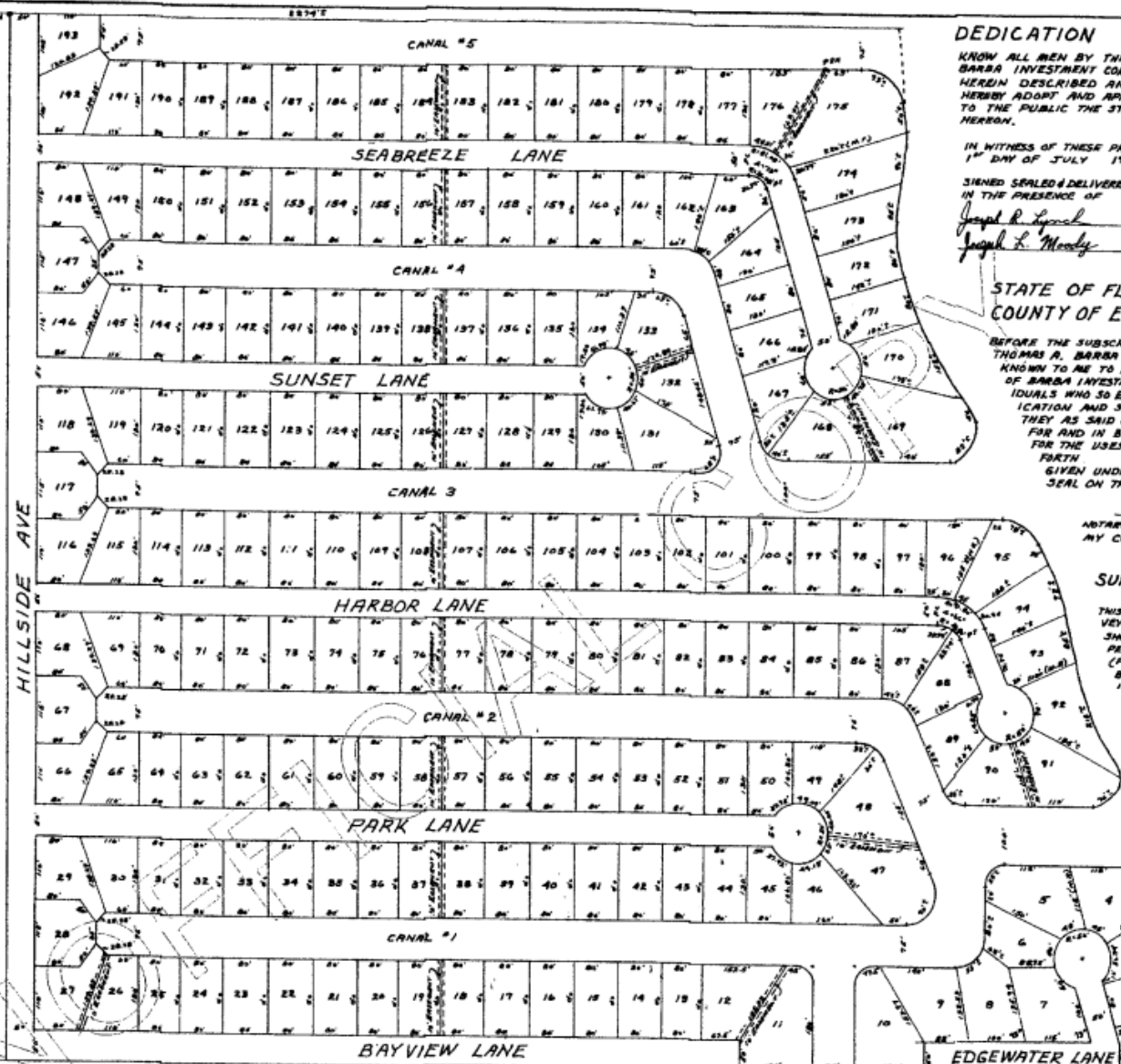
To: Rod Miller <[srshoacanalcommite@gmail.com](mailto:srshoacanalcommite@gmail.com)>

Cc: Jayne Nicholas <[JayneN@santarosa.fl.gov](mailto:JayneN@santarosa.fl.gov)>

The current cash balance is \$252,104.39.

Attached are the expenditures and revenues for each of the requested years.





Lot A

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE BARBA INVESTMENT COMPANY OWNERS OF THE LAND HEREBY DESCRIBED AND PLATTED HEREDON, DO HEREBY ADOPT AND APPROVE THIS PLAT AND DEDICATE TO THE PUBLIC THE STREETS AND CANALS INDICATED HEREDON.

IN WITNESS OF THESE PRESENTS AND EXECUTED ON THIS 1<sup>ST</sup> DAY OF JULY 1958

SIGNED SEALED & DELIVERED IN THE PRESENCE OF

*Joseph L. Moody*  
*Thomas A. Barba*  
*Joseph L. Moody*  
*Thomas A. Barba Jr.*

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

BEFORE THE SUBSCRIBER PERSONALLY APPEARED THOMAS A. BARBA AND THOMAS A. BARBA, JR., KNOWN TO ME TO BE PRESIDENT AND SECRETARY OF BARBA INVESTMENT COMPANY AND THE INDIVIDUALS WHO SO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THAT THEY AS SAID OFFICERS EXECUTED THE SAME FOR AND IN BEHALF OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS 1<sup>ST</sup> DAY OF JULY 1958

*Patricia Campbell*  
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES  
ON JANUARY 29TH 1962

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LAND SHOWN AND DESCRIBED HEREDON, THAT PERMANENT REFERENCE MONUMENTS (CORNERS) HAVE BEEN PLACED AS REQUIRED BY THE PLAT ACT (CHAPTER 10275 OF THE 1952 ACTS OF THE LEGISLATURE OF FLORIDA) THAT THE MAP AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

*Thomas F. Benson*  
 REGISTERED PLAT SURVEYOR #104

APPROVED  
*Ray C. Helms*  
 COUNTY ENGINEER

APPROVED  
*W. B. [Signature]*  
 COUNTY ATTORNEY

**DESCRIPTION**  
 A RESUBDIVISION OF SANTA ROSA SHORES 3/4 RECORDED IN PLAT BOOK B AT PAGE 58 ON THE 31<sup>ST</sup> DAY OF MARCH 1958 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY FLORIDA.

**RESUBDIVISION OF  
SANTA ROSA SHORES**

SANTA ROSA COUNTY FLORIDA  
A PORTION OF SEC 32, T-2-S, R-28-W

SCALE 1"=100' JUNE 1958

THOMAS F. BENSON  
 ENGINEER & SURVEYOR  
 PENSACOLA, FLORIDA

**COMMISSIONERS APPROVAL**  
 THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SANTA ROSA COUNTY, FLORIDA AND APPROVED BY THEM FOR PLACING IN THE PUBLIC RECORDS OF SAID COUNTY, DONE AT A MEETING OF SAID BOARD ON THE 8<sup>TH</sup> DAY OF DEC. 1958

*Ray C. Helms*  
 COUNTY CLERK  
 SANTA ROSA COUNTY, FLORIDA

**COUNTY CLERK'S CERTIFICATE**  
 I, RAY C. HELMS, CLERK OF THE CIRCUIT COURT OF SANTA ROSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 10275 OF THE 1952 ACTS OF THE LEGISLATURE OF FLORIDA) AND THE SAME WAS FILED FOR RECORD IN PLAT BOOK B OF SAID COUNTY AT PAGES 8 ON THE 12 DAY OF DEC 1958

*Ray C. Helms*  
 CLERK OF CIRCUIT COURT  
 SANTA ROSA COUNTY, FLORIDA

M. M. COE  
REV. 22, P. 2-5, N-28-W

## DEDICATION

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IN WITNESS OF THESE PRESENTS AND EXECUTED ON THIS  
1<sup>ST</sup> DAY OF JULY 1958

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF

Joseph R. Lynch  
Joseph L. Moody

Thomas A. Barba  
Thomas A. Barba Jr.



## **HOA Annual Expenditures**

HOA Insurance \$1915

Entrance Lawn Maintenance \$100/mo \$1200 annually

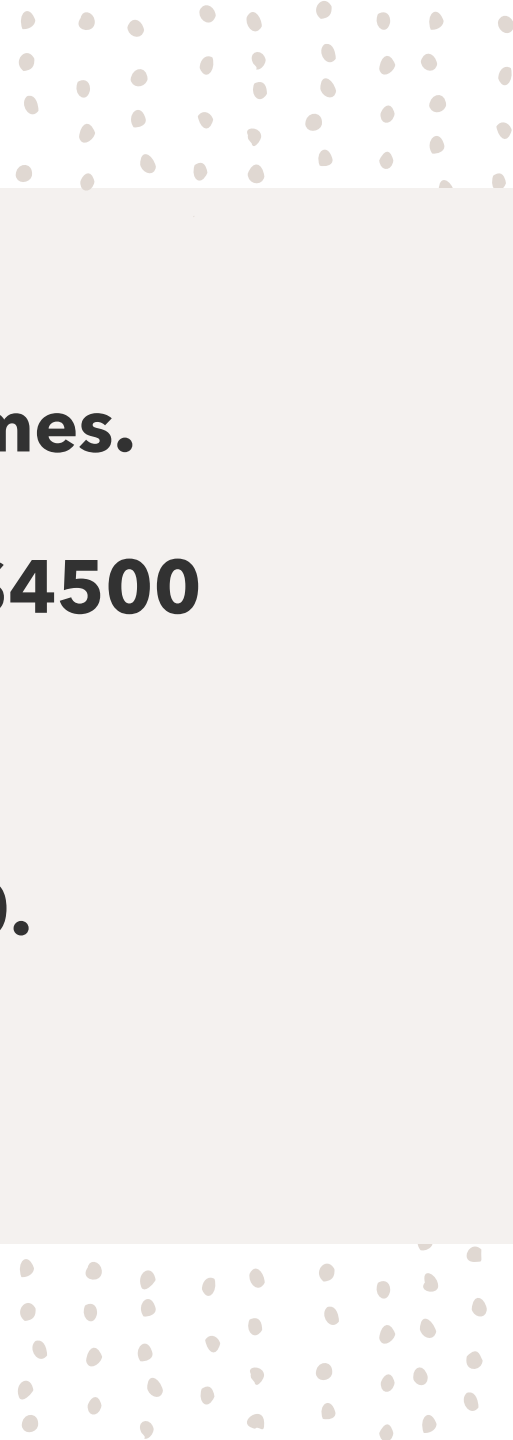
Electric Bill for entrance lighting \$20/mo \$240 annually

HOA Attorney Annual Fee \$325

Annual Meeting Expenses \$75 for venue

Postage for meeting notice \$0.60 x 700 \$420

Total Recurring Spend \$4175

- 
- HOA Membership Costs \$35 Annually**
  - 100 to 150 members pay out of the 700+ homes.**
  - Average years income from dues are \$3500-\$4500**
  - Recurring Annual Expenses \$4175...**
  - Current Bank Account Balance is around \$400.**



Membership is from January 1<sup>st</sup> to December 31<sup>st</sup> each year.

Annual Membership Meeting is held every November.  
If you cannot be present returning your proxy is critical.

You can still pay your 2022 dues at:  
[www.santarosashores.org](http://www.santarosashores.org)

The Board is currently working on projects related to new channel markers, lights, and signage.

The Board is also working on the option to reinstate covenants and restrictions, more to come on this at the November Annual Meeting.



## Member Annual Dues

\$35.00 Annual Onetime

\$35.00 Annual Auto Recurring

# Questions?

