

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
February 20, 2013—8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Jerome (Jerry) Watson to the Board of Adjustment.
3. Swearing in of Staff and acceptance of staff as expert witness.
4. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact into evidence.
5. Proof of Publication and waive the reading of the legal advertisement.
6. Approval of Resume Minutes from November 14, 2012 meeting.
7. **Consideration of the following cases:**
 - A. Case No.: V-2013-01
Address: 820 Creighton Road
Request: Reduce the required ten foot side setback on the east side of the property
Requested by: Nat McKerley, Owner
 - B. Case no.: V-2013-02
Address: Stirrup Drive
Request: To allow for a 30-foot wide private right-of-way instead of the County's standard 66-foot requirement
Requested by: D. Patrick Jehle, Jr., P.E. Agent, for Lance T. Reaves & Kimberly R. O'Dell, Owner
 - C. Case No.: V-2013-03
Address: 8560 San Miguel Calzada
Request: To reduce the rear yard setback from 15' to 5' for the placement of a mobile home
Requested by: James and Catherine Black
 - D. Case No.: V-2013-04
Address: 9150 Daytona Drive
Request: To reduce the rear and side setbacks from 5' to 3' for an accessory structure
Requested by: Troy D. Miller, Owner
 - E. Case No.: CU-2013-01
Address: 3015 N. Palafox Street
Request: Approval to re-open a recycling operations facility on-site

Requested by: Dale E. Long, Agent for Republic Services

F. Case No.: CU-2013-02
Address: 8440 Ashland Ave.
Request: To operate an educational facility in R-3 zoning
Requested by: Gary Bishop, Agent for Deliverance Tabernacle School

8. Discussion Items.

9. Old/New Business.

Staff is updating all Board Members contact information, please see Staff after close of meeting to review file.

10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, March 20, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

11. Adjournment.

Board of Adjustment

6.

Meeting Date: 02/20/2013

Attachments

Resume Minutes November 14, 2012

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD November 14, 2012

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:31 A.M. – 10:37 A.M.)

Present: Don Carlos
Auby Smith
David Karasek
LuTimothy May
Bobby Price, Jr.
Jennifer Rigby
Bill Stromquist

Staff Present: Andrew Holmer, Senior. Planner, Planning & Zoning
Horace Jones, Division Mgr., Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kendra Thompson
Kristin Hual, Assistant County Attorney

REGULAR BOA AGENDA

1. Meeting was called to Order at 8:31 A.M.
2. Christina Smith swore in Speakers and Staff and the Board accepted Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Bobby Price, Jr., Seconded by Bill Stromquist
Vote: 7 - 0 Approved - Unanimously
4. No Proof of Publication or waiving of reading of the legal advertisement was necessitated by the cases on the Agenda.
5. Bobby Price, Jr. made a motion for Approval of October 10, 2012 Resume Minutes as presented and Seconded by Bill Stromquist.

Motion by Bobby Price, Jr., Seconded by Bill Stromquist

Vote: 7 - 0 Approved - Unanimously

6. **Consideration of the following cases:**

A. **Case No.: V-2012-16**

Address: 5300 West Jackson Street

Request: Front and Side Setback variance reduction

Requested by: Kishorbhai Patel

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by LuTimothy May, Seconded by David Karasek

LuTimothy May made a motion to agree with Staff findings and deny the request for setback variance; David Karasek seconded the motion.

Vote: 7 - 0 Approved - Unanimously

B. **Case No.: V-2012-17**

Address: 4860 Cerny Road

Request: 6' fence around property

Requested by: Richard & Susan Hunter

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by LuTimothy May, Seconded by David Karasek

LuTimothy May made a motion to accept the applicants' pictures into evidence, David Karasek seconded the motion. Pictures were admitted into evidence and are attached to the case file.

Vote: 7 - 0 Approved - Unanimously

Auby Smith made a motion to grant the variance for a 6' (six foot) wrought iron (transparent materials) fence around the front yard of the property; LuTimothy May seconded the motion as much for the safety of the community as for the security of the property owners.

Vote: 7 - 0 Approved - Unanimously

C. Case No.: V-2012-18

Address: 17401 Perdido Key Drive

Request: Increase in allowable signage

Requested by: MGFB Properties, Inc.

No motion or vote required - Staff withdrew the case after discussion and The FloraBama will post their signs.

8. Discussion Items.

9. Old/New Business.

10. Announcements.

The Planning Board Workshop will be on November 19, 2012 beginning at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.

The next Board of Adjustment Meeting is scheduled for Wednesday, December 19, 2012 at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.

11.

There being no further business before the Board Bobby Price, Jr. made a motion to adjourn the meeting; Bill Stromquist seconded the motion.

Motion by Bobby Price, Jr., Seconded by Bill Stromquist

Vote: 7 - 0 Approved - Unanimously

Board of Adjustment

7. A.

Meeting Date: 02/20/2013
CASE: V-2013-01
APPLICANT: Nat McKerley, Owner
ADDRESS: 820 Creighton Road
PROPERTY REFERENCE NO.: 30-1S-30-2901-000-018
ZONING DISTRICT: C-1 Retail Commercial
District (cumulative)
MU-U, Mixed-Use
FUTURE LAND USE: Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is seeking a variance to reduce the required ten foot side setback on the east side of the property.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.05.14.G.4

4. Yard. There shall be a front and rear yard of at least 15 feet. There shall be a minimum side yard of ten feet on each side which shall be increased by two feet on each side for each story (floor) above the third story or for each ten feet in height above the first 35 feet of the structure as measured from the finished grade. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet, whichever is greater.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02.A

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: "Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental

resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property”.

The property was developed prior to zoning and contains an open air kennel in the rear yard. The kennel is on a concrete slab that projects into the side yard setback. Without a variance to that setback, the applicant is unable to enclose the kennel.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

The variance is necessary for the preservation and enjoyment of a substantial property right that would normally be associated with a commercial development.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

The variance is the minimum necessary to enclose the existing open air kennel given the physical limitations. However, staff has not been provided a measurement detailing the exact amount of variance requested. Without that measurement, the staff cannot find that the applicant meets this criterion.

STAFF RECOMMENDATION:

Section 2.05.02 of the LDC specifies, "No variance shall be authorized under this provision unless the BOA finds that all of the required conditions exist."

Staff finds that the applicant meets all of the required criteria with the exception of criterion five.

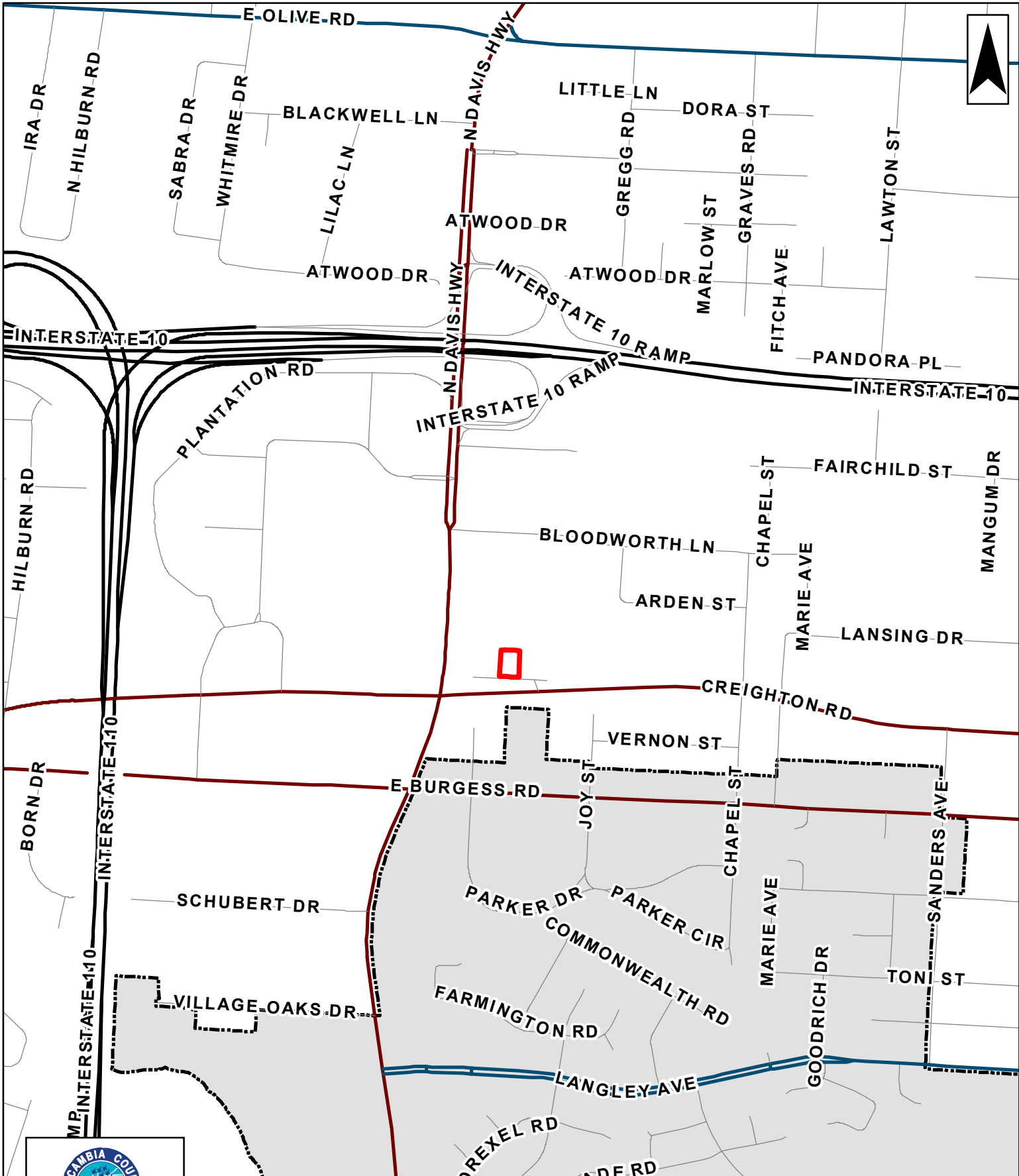
BOARD OF ADJUSTMENT FINDINGS:

The Board continued this case to their next regularly scheduled meeting.

Attachments

Working Case File V-2013-01

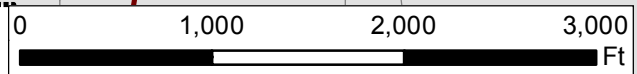
V-2013-01



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-01 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



C-1

R-4

C-2

R-4

N DAVIS HWY

C-1

C-1

C-2

CREIGHTON RD

C-1

INCORP

C-1

R-2

VERNON ST

N DAVIS HWY

SEWELL RD

JOY ST

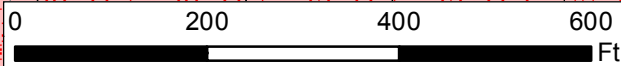
INCORP



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-01 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

N DAVIS HWY

CREIGHTON RD

N DAVIS HWY

SEWELL RD

VERNON ST

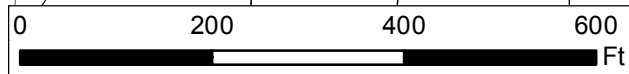
JOY ST



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Andrew Holmer
Planning and Zoning Dept.

V-2013-01 FUTURE LAND USE



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



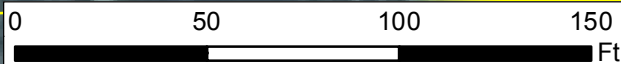
CREIGHTON RD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-01 AERIAL MAP



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

APPLICATION

Please check application type:
Administrative Appeal
Development Order Extension
Conditional Use Request for:
Variance Request for: Side setback decrease
Rezoning Request from: to:

Name & address of current owner(s) as shown on public records of Escambia County, FL
Owner(s) Name: SAFE HARBOR ENTERPRISES, LLC Phone: (850) 291-8796
Address: 820 Creighton Rd / Pensacola, FL 32504 Email: LAKOLBECK@GMAIL.COM
Property Address: 820 Creighton Blvd
Property Reference Number(s)/Legal Description: 30-15-30-2901-000-018

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Signature of Owner/Agent: [Handwritten Signature]
Printed Name Owner/Agent: NAT MCKERLEY
Date: 1/4/13
Signature of Owner: [Handwritten Signature]
Printed Name of Owner: NAT MCKERLEY
Date: 1/4/13

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4 day of Jan 20 13, by Nathaniel Mckerley.

Personally Known OR Produced Identification. Type of Identification Produced: FL Drivers License
Signature of Notary: [Handwritten Signature]
Printed Name of Notary: misty Phillips
(notary seal must be affixed)

FOR OFFICE USE ONLY
CASE NUMBER: V-2013-01
Meeting Date(s): 2-20-2013 Accepted/Verified by: KJT & ADH Date: 1/7/13
Fees Paid: \$ 385.00 Receipt #: 570819 Permit #: PBA130100001

MISTY PHILLIPS
Notary Public-State of FL
Comm. Exp. Nov. 15, 2015
Comm. No. EE 144702

LETTER OF REQUEST

- 1) It is the intent of the owner to enclose the concrete pad located behind the veterinary clinic. The concrete pad was originally built in the mid 1960s and has been used as fenced in dog kennels. The east edge of the pad extends over the current building setback line.
- 2) A variance is requested to allow the kennel area to be closed in to provide air-conditioned kennel spaces for animals requiring those amenities.
- 3) The proposed kennel enclosure area is located behind the existing clinic building and is shielded from view by a wooden fence and vegetation. Authorization of the variance will not impair an adequate supply of light and air to the adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil public safety, diminish surrounding property values, or otherwise adversely affect inhabitants of Escambia County. The proposed enclosure is intended solely to allow climate control of existing kennel space for recovering animals that can benefit from such amenities.
- 4) The variance does not seek to alter provisions of the Land Development Code or Comprehensive Plan. It merely seeks permission to improve existing kennel space as explained above.
- 5) Since the kennel area has been in its current location since the mid 1960's and has been used consistently as a kennel area, allowing it to be enclosed will make possible its improved use. Allowing the enclosure to be built is far less disruptive to the current site conditions and natural course of drainage than building an entirely new facility on the same property as well as the added benefit of a dramatic noise reduction for the surrounding neighbors and businesses.

Signature

Nathaniel McKerley
Printed Name

Date

1/7/13

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
NST# 2012038493 05-16-2012 at 04:25 PM
OFF REC BK 6858 PG 322 - 323 Doc Type W/D
RECORDING \$18.50 Deed Stamps \$0.70

PREPARED BY & RETURN TO:

Name: NATHANIEL MCKERLEY
820 Creighton Road
Pensacola, FL 32504

Parcel No.: 301S30-2503-000-001

*** THIS DEED IS BEING RE-RECORDED TO CORRECT
BUYER ENTITY TO LIMITED LIABILITY COMPANY

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20TH day of April, 2012, by **NATHANIEL MCKERLEY N/K/A NATHANIEL MCKERLEY**, hereinafter called the Grantor, to **SAFE HARBOR ENTERPRISES, LLC, A FLORIDA CORPORATION**, whose post office address is 2621 Stratford Road, Pensacola, FL 32526, hereinafter called the Grantee: ***** LIMITED LIABILITY COMPANY**

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Escambia, State of Florida, viz:

"SEE ATTACHED "A" FOR LEGAL DESCRIPTION"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Shirley D Davis
Witness Signature
Printed Name: Shirley D Davis

Nathaniel Mckerley L.S.
Name: **NATHANIEL MCKERLEY**
820 Creighton Road, Pensacola, FL 32504

Trudy A. Luescher
Witness Signature
Printed Name: TRUDY A. LUESCHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4 day of May, 2012, by **NATHANIEL MCKERLEY N/K/A NATHANIEL MCKERLEY**, who is personally known to me or who has produced driver license as identification.



Trudy A. Luescher
Signature of Notary
Printed Name: TRUDY A. LUESCHER
My commission expires: 12/18/2013

Exhibit A

A parcel of land in Section 30, Township 1 South, Range 30 West, Escambia County, Florida. Described as follows:

Begin at the southeast corner of Lot 22, Plant-A-Garden, a subdivision according to Plat recorded in Plat Book 1 at Page 39 of the public records of said County; thence go N 00 degrees 00'00" E along the East line of the said Lot 22 a distance of 210.00 feet to the northeast corner of the said Lot 22; thence go S 89 degrees 48'19" W along the North line of the said Lot 22 a distance of 172.60 feet; thence go S 00 degrees 29'06" E a distance of 60.00 feet; thence go S 89 degrees 48'19" W a distance of 40.00 feet; thence go S 00 degrees 29'06" E a distance of 150.00 feet to the South line of the said Lot 22; thence go N 89 degrees 48'20" E along the south line of the said Lot 22 a distance of 210.82 feet to the point of beginning

NEW STRUCTURES	AREA
EAST KENNEL ENCLOSURE	600 SF
WEST KENNEL ENCLOSURE	600 SF
CLINIC EXTENSION	600 SF
EAST COVERED PORCH	113 SF
TWO SHEDS (300 SF EACH)	600 SF
TOTAL BUILDING AREA	2,513 SF

NEW IMPERVIOUS	AREA
CLINIC EXTENSION	600 SF
EAST COVERED PORCH	113 SF
STORAGE SHEDS	600 SF
WEST CONCRETE PAVEMENT	530 SF
TOTAL BUILDING AREA	1,843 SF

ADJACENT PROPERTY INFORMATION
PROPERTY REFERENCE #: 30-18-30-2901-000-016
OWNER INFO: NEW ENGLAND HOLDINGS
 805 STANLEY AVENUE
 PENSACOLA, FL 32603
ZONING: C-1
FLU: MU-1
CURRENT USE: PROFESSIONAL OFFICE BUILDING

EXISTING KENNEL AREA
 NEW 20' x 30' METAL BUILDING ENCLOSURE

NEW 7.5' x 15' COVERED PORCH
 NEW 40' x 15' CLINIC EXTENSION

LOT 17
 COMMERCIAL
 (GULF COAST ORTHOTICS & PROSTHETICS)

ADJACENT PROPERTY INFORMATION
PROPERTY REFERENCE #: 30-18-30-2503-000-001
OWNER INFO: BIG TEN TIRE STORES, INC.
 3988 GOVERNMENT BLVD S-102
 MOBILE, AL 36683
ZONING: C-1
FLU: MU-1
CURRENT USE: AUTO REPAIR SHOP

PROPOSED NEW SIGN LOCATOR (MIN 10" OFF FRONT PROPERTY LINE)

PHALT DRIVE

210.02 (TAX ROLL & F)

10" SANITARY SEWER

12" CAST IRON

WHICH IS +/- 688 FEET
 DIMS AS THE HOSE LAYS.

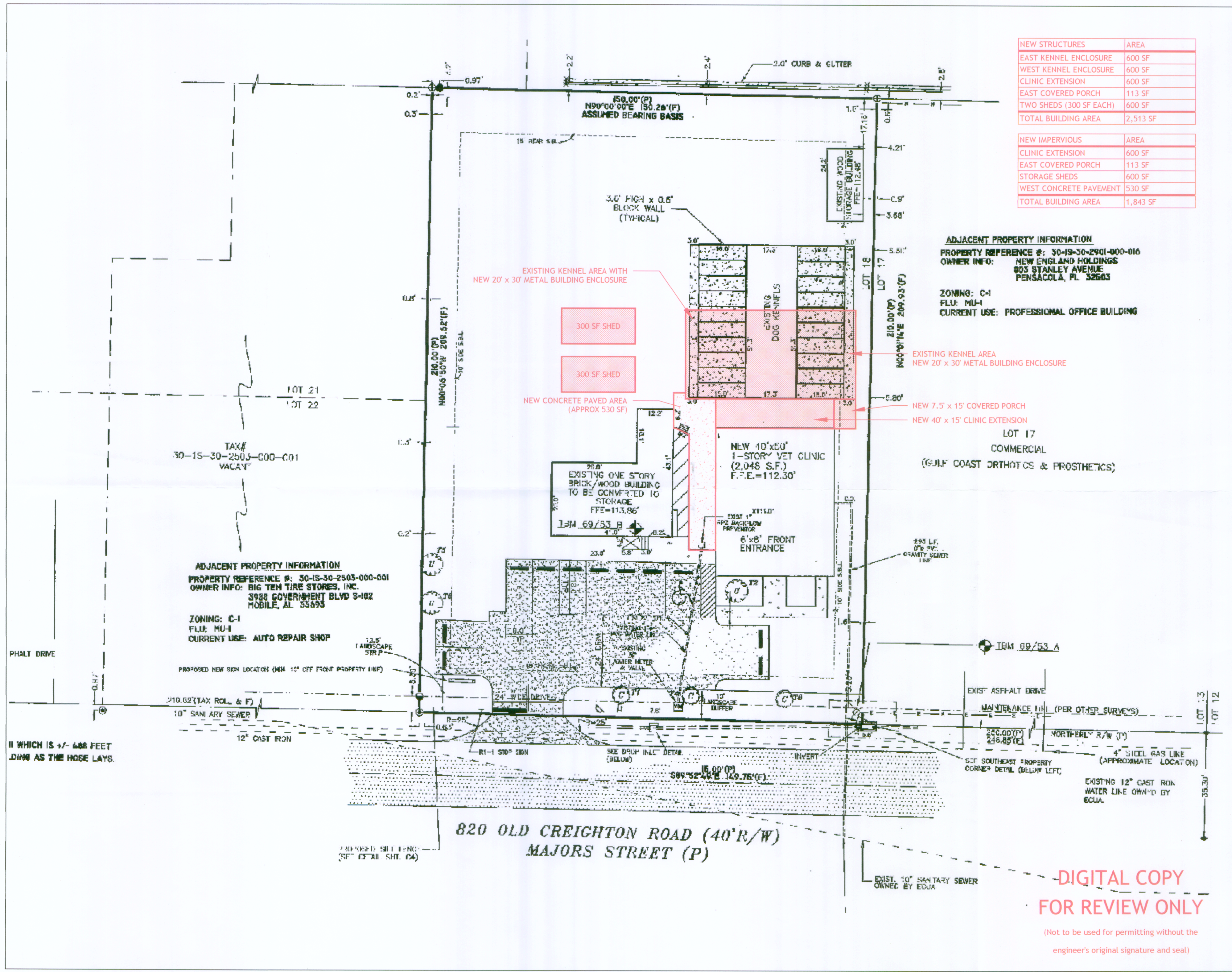
7.20' WIDE SILL FINISH
 (SEE DETAIL SHIT. 04)

820 OLD CREIGHTON ROAD (40' R/W)
 MAJORS STREET (P)

EXIST. 10" SANITARY SEWER
 OWNED BY EQUA

DIGITAL COPY
FOR REVIEW ONLY

(Not to be used for permitting without the
 engineer's original signature and seal)





Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **570819**

Date Issued. : 01/07/2013

Cashier ID : KLHARPER

Application No. : PBA130100001

Project Name : V-2013-01

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	54646	\$385.00	App ID : PBA130100001
		\$385.00	Total Check

Received From : CREIGHTON-DAVIS SAFE HARBOR ANIMAL HOSPITAL INC

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100001	663471	385.00	\$0.00	820 CREIGHTON RD, PENSACOLA, FL, 32504

Total Amount :

385.00

\$0.00

Balance Due on this/these
Application(s) as of 1/7/2013



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**STUTTS KENNETH M
1585 SUNNYSIDE RD
FESTUS, MO 63028**

**LINDINGER KARL & RENATE M
600 UNIVERSITY OFFICE BLVD STE 1C
PENSACOLA, FL 32504**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**SAFE HARBOR ENTERPRISES LLC
2621 STRATFORD RD
PENSACOLA, FL 32526**

**VERHI INC
824 CREIGHTON RD STE A
PENSACOLA, FL 32504**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

Board of Adjustment

7. B.

Meeting Date: 02/20/2013
CASE: V-2013-02
APPLICANT: D. Patrick Jehle, Jr., P.E. Agent, for Lance T. Reaves & Kimberly R. O'Dell, Owner
ADDRESS: Stirrup Drive
PROPERTY REFERENCE NO.: 02-1S-31-1201-002-010
RR, Rural Residential District (cumulative),
ZONING DISTRICT: Low Density.
MU-S, Mixed Use
FUTURE LAND USE: Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is requesting a variance to allow a 30-foot wide existing easement to serve as a private right-of-way for an unplatted subdivision. The Land Development Code requires a 66-foot private right-of-way for unplatted subdivisions with roadside swales instead of curb and gutter.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 4.01.05.A, 4.01.05.B, 4.04.04.C

4.01.05. Unplatted subdivisions. The subdivision of a lot into:

These unplatted subdivision development plans may be reviewed and approved pursuant to the following provisions:

A. No new county dedicated streets shall be created. All streets shall be private streets and shall have a 50-foot private right-of-way for those streets constructed with curb and gutter drainage systems and a 66-foot private right-of-way for those streets constructed with roadside swales. All proposed private streets must be paved unless this provision is specifically waived by the board of county commissioners for each proposed unplatted subdivision.

B. The fact that the streets are "private streets" shall be indicated on the development plan and within the restrictive covenants of the deeds.

4.04.04. Minimum right-of-way widths of streets, alleys and easements for utilities and drainage.

C. Local streets. Local streets including temporary cul-de-sacs, shall be 50 feet if curb and gutter are utilized, or 66 feet if roadside swales are utilized.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: "Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property".

The parcel in question is the second split of a lot of record and must go through the unplatted review process. Using the existing paved easement for access presents a unique practical difficulty in developing this property.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

The variance is necessary for the preservation and enjoyment of a substantial property right that would normally be associated with a residential development.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

The 30-foot private right-of-way width being requested is the minimum necessary to allow for the owners' application for the unplatted subdivision to move forward. The 30-foot width has been established as a recorded easement with the Property Appraiser's office.

STAFF RECOMMENDATION:

Section 2.05.02 of the LDC specifies, "No variance shall be authorized under this provision unless the BOA finds that all of the required conditions exist."

Staff finds that the applicant does meet all of the required criteria for the granting of a variance.

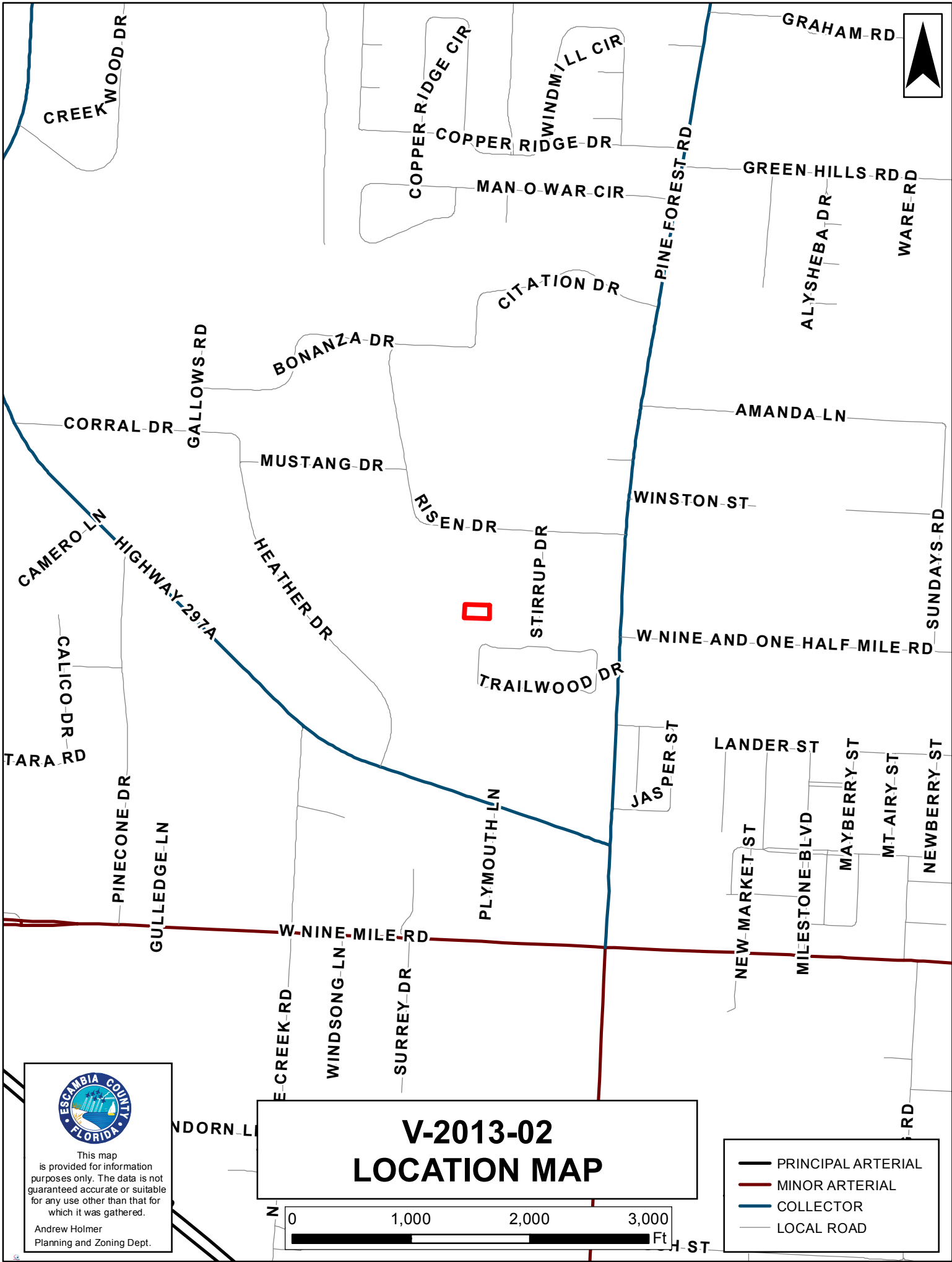
BOARD OF ADJUSTMENT FINDINGS:

The Board adopted Staff's findings and approved the variance as requested.

Attachments

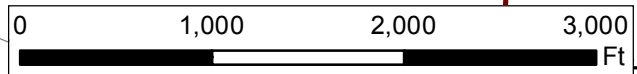
Working Case File V-2013-02

V-2013-02



V-2013-02 LOCATION MAP

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



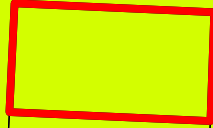
R-R

RISEN DR

R-R

R-R

STIRRUP DR



R-R

R-4

TRAILWOOD DR

R-4

R-R

TRAILWOOD DR

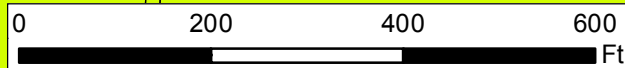
HEATHER DR



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-02 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-S

RISEN DR

MU-S

MU-S

STIRRUP DR

MU-S



TRAILWOOD DR

MU-U

MU-U

TRAILWOOD DR

MU-S

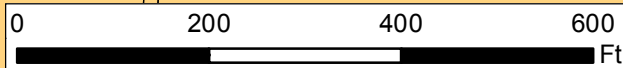
HEATHER DR



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-02 FUTURE LAND USE



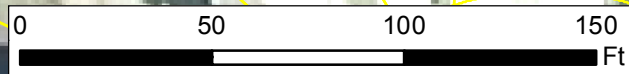
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-02 AERIAL MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

January 14, 2013
130001

Escambia County Development Services
3633 West Park Place
Pensacola, Florida 32505

**RE: Reaves/O'Dell Unplatted Subdivision
Request for Variance**

To Whom It May Concern:

Please allow this letter to serve as our office's official Request for Variance from Specific Condition 4.01.05(A) of the Escambia County Land Development Code. We request that a variance be issued to allow for a 30-foot wide private right-of-way in lieu of the County's standard 66-foot requirement. This request is being made on behalf of Lance T. Reaves and Kimberly R. O'Dell as part of their unplatted subdivision application to the County for their property located on Stirrup Drive in Pensacola, reference #021S311201002010.

Reaves and O'Dell purchased the subject property in September 2011. Their parcel was originally a portion of the property located at 9907 Stirrup Drive, reference #021S311201000010. Prior to the September 2011 purchase the parent parcel was subdivided by its original owner into four separate sub-parcels. The four parcels were recorded with the Property Appraiser's office along with a 30-foot wide private right-of-way. The right-of-way extends off of the southern end of the County-owned Stirrup Drive right-of-way and continues along the southern and western boundaries of the remaining portion of the original parent parcel. Subsequent to the original subdivision a family member of the original owner purchased the northwestern-most parcel and had access and utility infrastructure installed along the easement such that a single family residence could be constructed on their parcel. When Reaves and O'Dell attempted to pull a single family residence building permit for their parcel it was brought to light that none of the existing property subdivision and/or infrastructure improvements had been permitted through the County's Development Services Division. As such Reaves and O'Dell are currently in application for an unplatted subdivision. This application will require a variance from the standard 66-foot private right-of-way width that is outlined in the County's LDC for a new unplatted subdivision. We present the following evidence of the special conditions and resulting hardship that justifies the granting of this variance per the Escambia County LDC Section 2.05.02.

- 1) *The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.*

As outlined above in the history of the subject property, the circumstances are peculiar to this property and do not apply to other properties in the vicinity.

(Continued)

January 14, 2013

130001

Page 2 of 2

- 2) *The variance is necessary for the preservation and enjoyment of a substantial property right as defined herein and not only to serve as a convenience to the applicant.*

This variance is necessary to allow the current owners to build their single family residence for which they already have an active mortgage note. None of the requirements to apply for an unplatted subdivision were made clear to the current owners prior to their purchase of the property and attempt to pull a building permit for their planned construction.

- 3) *The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.*

The authorization of this variance will simply allow the current owners of the subject property to pursue construction of their single family residence. The results of this construction and the owner's subsequent use of the property will not cause any of the adverse impacts outlined in this special condition.

- 4) *The variance will not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.*

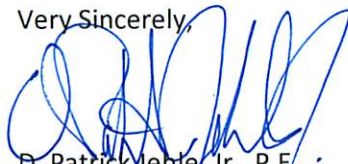
The variance of the required private right-of-way width from 66-feet to 30-feet will not alter any other provisions of the County's LDC or Comprehensive Plan.

- 5) *The variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA*

The 30-foot private right-of-way width being requested is the minimum necessary to allow for the owners' application for unplatted subdivision to move forward. The 30-foot width has already been established as a recorded easement with the Property Appraiser's office.

If you have any questions or require any additional information in support of this request, please do not hesitate to contact me directly in my office at 850.994.9503 x107, on my cell phone at 850.293.8000, or by email at pjehle@jehle-halstead.com. Thank you for your consideration!

Very Sincerely,



D. Patrick Jehle, Jr., P.E.

Vice President / Operations Manager

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: Reduce ROW

Variance Request for: Reaves/O'Dell Unplatted Subdivision

Rezoning Request from: _____ to: _____

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Lance T. Reaves & Kimberly R. O'Dell Phone: 850.469.5654

Address: PO Box 18463, Pensacola, Florida, 32523 Email: KOdell@escambia.k12.fl.us

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: Stirrup Drive, Pensacola, FL 32533

Property Reference Number(s)/Legal Description: 021S311201002010. See attached legal description.

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.


Signature of Owner/Agent

D. PATRICK JENCE, JR.
Printed Name Owner/Agent

1/14/13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Personally Known OR Produced Identification . Type of Identification Produced: _____

Signature of Notary
(notary seal must be affixed)

Printed Name of Notary

FOR OFFICE USE ONLY CASE NUMBER: 13-2013-02

Meeting Date(s): Feb 20, 2013 Accepted/Verified by: KJT/ANH Date: 2/15/13

Fees Paid: \$ 385 Receipt #: 571363 Permit #: PBA130100002

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at Stirrup Drive, Pensacola, FL 32533,
Florida, property reference number(s) 021S311201002010

I hereby designate jehle-halstead, inc. for the sole purpose
of completing this application and making a presentation to the:

Planning Board and the Board of County Commissioners to request a rezoning on the above
referenced property.

Board of Adjustment to request a(n) VARIANCE on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of,
_____, and is effective until the Board of County Commissioners or the Board of Adjustment has
rendered a decision on this request and any appeal period has expired. The owner reserves the right to
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development
Services Bureau.

Agent Name: D. Patrick Jehle, Jr., P.E. Email: pjehle@jehle-halstead.com

Address: 5414 Highway 90, Milton, Florida, 32571 Phone: 850.994.9503 x107

Kimberly R. O'Dell
Signature of Property Owner

KIMBERLY P. O'DELL
Printed Name of Property Owner

1-15-13
Date

Lance T. Reeves
Signature of Property Owner

LANCE T. REEVES
Printed Name of Property Owner

1-15-13
Date

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15 day of JANUARY 20 13,
by KIMBERLY O'DELL AND LANCE REEVES.

Personally Known OR Produced Identification . Type of Identification Produced: FLORIDA DRIVERS LICENSE

Kayla Renae Meador
Signature of Notary

KAYLA RENAE MEADOR
Printed Name of Notary

(Notary Seal)



2011.09
Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-46287

General Warranty Deed

Made this September 27, 2011 A.D. By **Jeffery E. Melton and Jackie A. Melton**, husband and wife, hereinafter called the grantor, to **Lance T. Reaves and Kimberly R. O'Dell**, as Joint Tenants with Rights of Survivorship, whose post office address is: P.O. Box 18463, Pensacola, FL 32523, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 021S311201002010

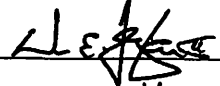
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

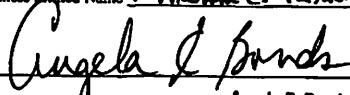
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

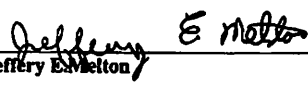
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

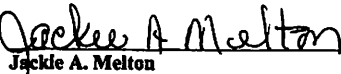
Signed, sealed and delivered in our presence:



Witness Printed Name: William E. Farrington


Witness Printed Name: Angela E. Bonds

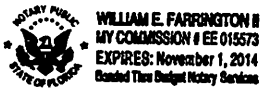


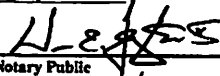
Jeffery E. Melton


Jackie A. Melton

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 27th day of September, 2011, by Jeffery E. Melton and Jackie A. Melton, who is/are personally known to me or who has produced Identities - FL as identification.





Notary Public
Print Name: William E. Farrington
My Commission Expires: 11-1-14

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-46287

"Schedule A"

Legal Description: Parcel "B"

A portion of Lot 1 of an unrecorded plot of Pine Forest Estates, being in Section 2, Township 1 South, Range 31 West, Escambia County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 2, according to said unrecorded plot; thence North 89 degrees 51 minutes 07 seconds East along the South line of said Southeast Quarter of Northeast Quarter for a distance of 200.00 feet; thence North 00 degrees 11 minutes 37 seconds West for a distance of 113.08 feet for the point of beginning; Thence continue North 00 degrees 11 minutes 37 seconds West for a distance of 113.09 feet; thence South 89 degrees 40 minutes 03 seconds West for a distance of 200.00 feet; thence South 00 degrees 11 minutes 36 seconds East for a distance of 112.76 feet; thence North 89 degrees 45 minutes 47 seconds East for a distance of 200.00 feet to point of beginning.

All lying and being in Section 2, Township 1 South, Range 31 West, Escambia County, Florida.

Together with

Legal Description: Easement

A portion of Lot 1 of an unrecorded plat of Pine Forest Estates, being in Section 2, Township 1 South, Range 31 West, Escambia County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 2, according to said unrecorded plat; thence North 89 degrees 51 minutes 07 seconds East along the South line of said Southeast Quarter of Northeast Quarter for a distance of 200.00 feet; thence North 00 degrees 11 minutes 37 seconds West for a distance of 5.00 feet for the point of beginning; Thence continue North 00 degrees 11 minutes 37 seconds West for a distance of 334.25 feet to the North line of said Lot 1; thence North 89 degrees 34 minutes 43 seconds East along said North line for a distance of 30.00 feet; thence South 00 degrees 11 minutes 37 seconds East for a distance of 304.39 feet; thence North 89 degrees 51 minutes 07 seconds East for a distance of 367.98 feet; thence North 00 degrees 13 minutes 10 seconds West for a distance of 14.98 feet to a point on the Southerly right of way line of Stirrup Drive (60' R/W), said point being on a circular curve, cul-de-sac, concave to the North, having a radius of 50.00 feet and delta angle of 35 degrees 06 minutes 54 seconds; thence Northeasterly along said Southerly right of way line and curve for an arc distance of 30.64 feet (chord distance of 30.17 feet and chord bearing of North 83 degrees 45 minutes 35 seconds East); thence South 00 degrees 13 minutes 10 seconds East for a distance of 48.18 feet; thence South 89 degrees 51 minutes 07 seconds West for a distance of 428.00 feet to the point of beginning.

All lying and being in Section 2, Township 1 South, Range 31 West, Escambia County, Florida.

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 9887 Stirrup Drive

LEGAL ADDRESS OF PROPERTY: 9887 Stirrup Drive, Cantonment, Florida 32533

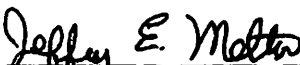
The County () has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by:


Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
13020 Sorrento Road
Pensacola, FL 32507

AS TO SELLER(S):

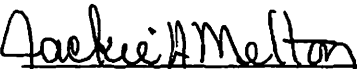
WITNESSES TO SELLER(S):




Jeffery E. Melton



Printed Name: William E. Farrington




Jackie A. Melton




Printed Name: Angela E. Bonds

AS TO BUYER(S):

WITNESSES TO BUYER(S):



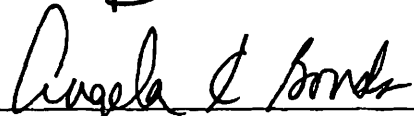
Lance T. Reaves



Printed Name: William E. Farrington



Kimberly R. O'Dell



Printed Name: Angela E. Bonds

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

Escambia County Property Appraiser

021S311201002010 - Full Legal Description

BEG AT SW COR OF SE 1/4 OF NE 1/4 N 89 DEG 51 MIN 07 SEC E 200 FT N 0 DEG 11 MIN 37 SEC
W 113 08/100 FT FOR POB CONT N 0 DEG 11 MIN 37 SEC W 113 09/100 FT S 89 DEG 40 MIN 03
SEC W 200 FT S 0 DEG 11 MIN 36 SEC E 112 76/100 FT N 89 DEG 45 MIN 47 SEC E 200 FT TO
POB OR 6770 P 657

REAVES LANCE T &
PO BOX 18463
PENSACOLA, FL 32523

CLARK O R & EVELYN R
9907 STIRRUP DR
CANTONMENT, FL 32533

SHELL CAROL J
4880 HELTON LN
PENSACOLA, FL 32526

DANIELS CAROL O & LEONARD B
9824 HEATHER DR
CANTONMENT, FL 32533

FULLER JOHN & BETTY
9877 STIRRUP DR
CANTONMENT, FL 32533



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **571363**

Date Issued. : 01/15/2013

Cashier ID : DAROSE

Application No. : PBA130100002

Project Name : V-2013-02

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	1600	\$385.00	App ID : PBA130100002
		\$385.00	Total Check

Received From : Kimberly R. O'Dell

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100002	664032	350.00	\$0.00	Stirrup DR, PENSACOLA, FL
PBA130100002	664034	35.00	\$0.00	Stirrup DR, PENSACOLA, FL
Total Amount :		385.00	\$0.00	Balance Due on this/these Application(s) as of 1/16/2013

Board of Adjustment

7. C.

Meeting Date: 02/20/2013
CASE: V-2013-03
APPLICANT: James and Catherine Black
ADDRESS: 8560 San Miguel Calzada
PROPERTY REFERENCE NO.: 33-2S-31-2400-012-002
ZONING DISTRICT: R-5, Urban
Residential/limited
office District
FUTURE LAND USE: MU-U, Mixed-Use
Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is seeking to reduce the rear yard setback from 15' to 5' for the placement of a mobile home.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 6.05.12.F**

F. Site and building requirements.

4. Rear yard. Same as R-4 district:

(Rear yard. There shall be a rear yard having a depth of not less than 15 feet. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 25 feet, whichever is greater.)

CRITERIA:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2.05.02**

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02 of the Land Development Code defines special circumstances or conditions

specifically as follows: "Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property".

The subject property was platted in 1971, prior to zoning regulations. At that time the county agreed to a 5' utility easement along the rear property lines. The easement functioned as a setback in a similar manner as the zoning requirement. The current zoning calls for a 15' foot rear setback which the applicant has stated would present practical difficulties in the use of the property.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

The variance would be necessary for the applicant to utilize his property in the same manner as adjacent properties.

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance should not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

The requested variance is necessary given the practical difficulties involved in the proposed use of this particular parcel.

STAFF RECOMMENDATION:

Staff finds that the applicant can meet the required criteria and recommends approval of the variance for this parcel only.

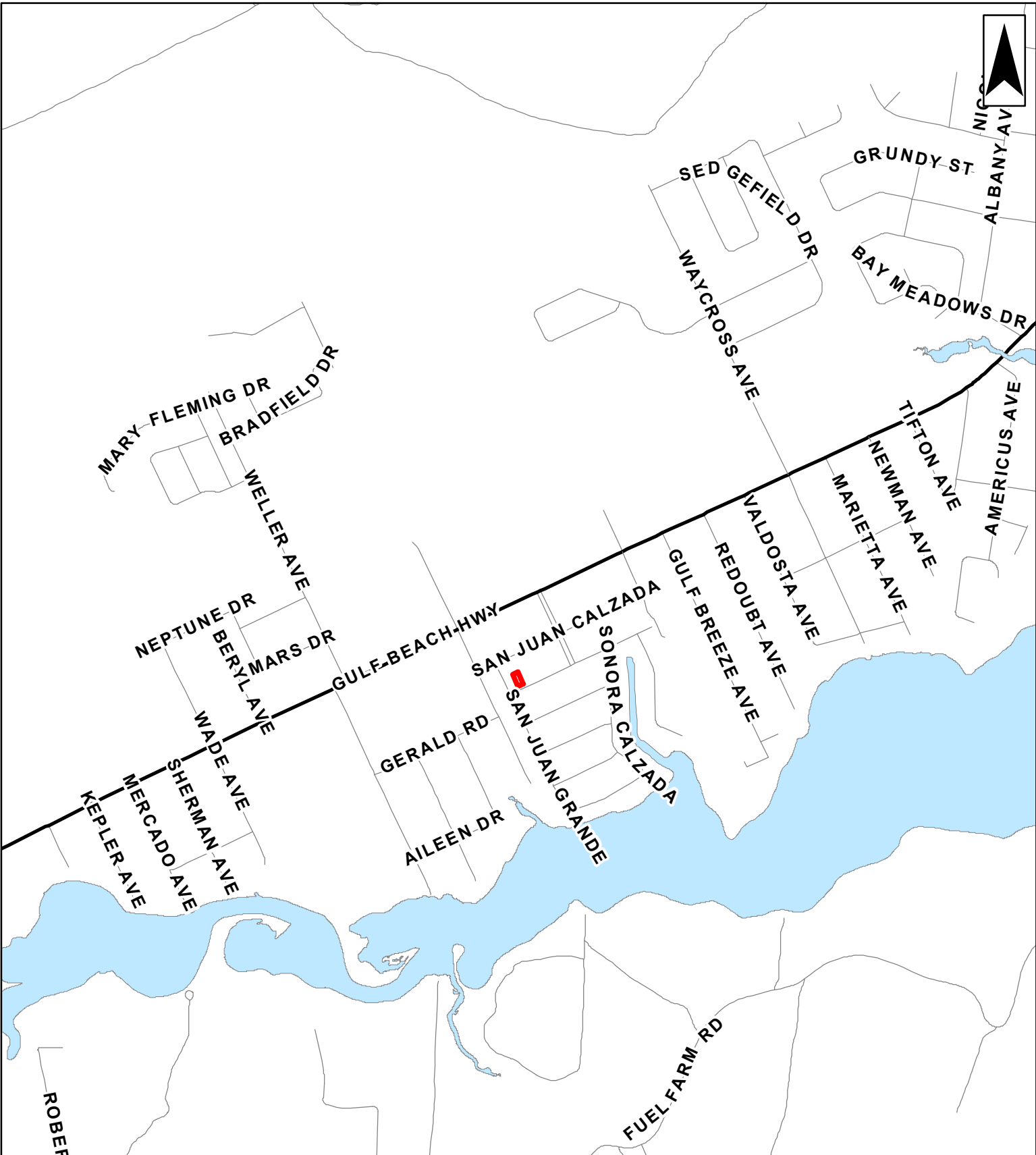
BOARD OF ADJUSTMENT FINDINGS:

The Board amended Staff's findings and granted variances allowing 10' rear and 15' front building setbacks.

Attachments

Working Case File V-2013-03

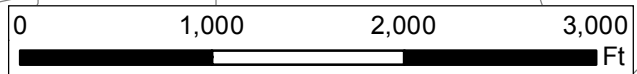
V-2013-03



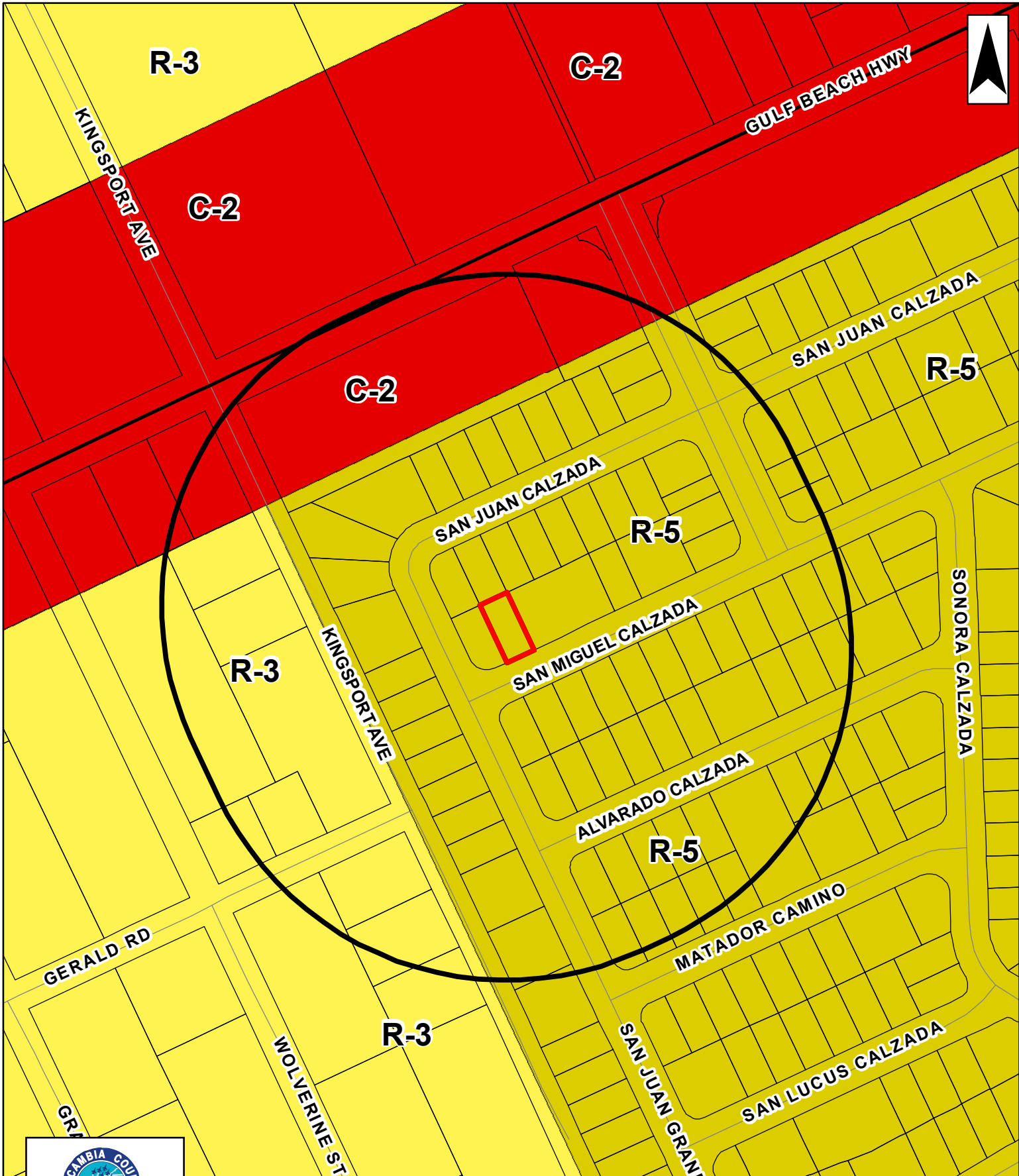
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-03 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



R-3

C-2

C-2

C-2

R-5

R-5

R-3

R-5

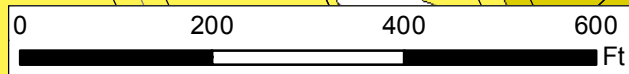
R-3



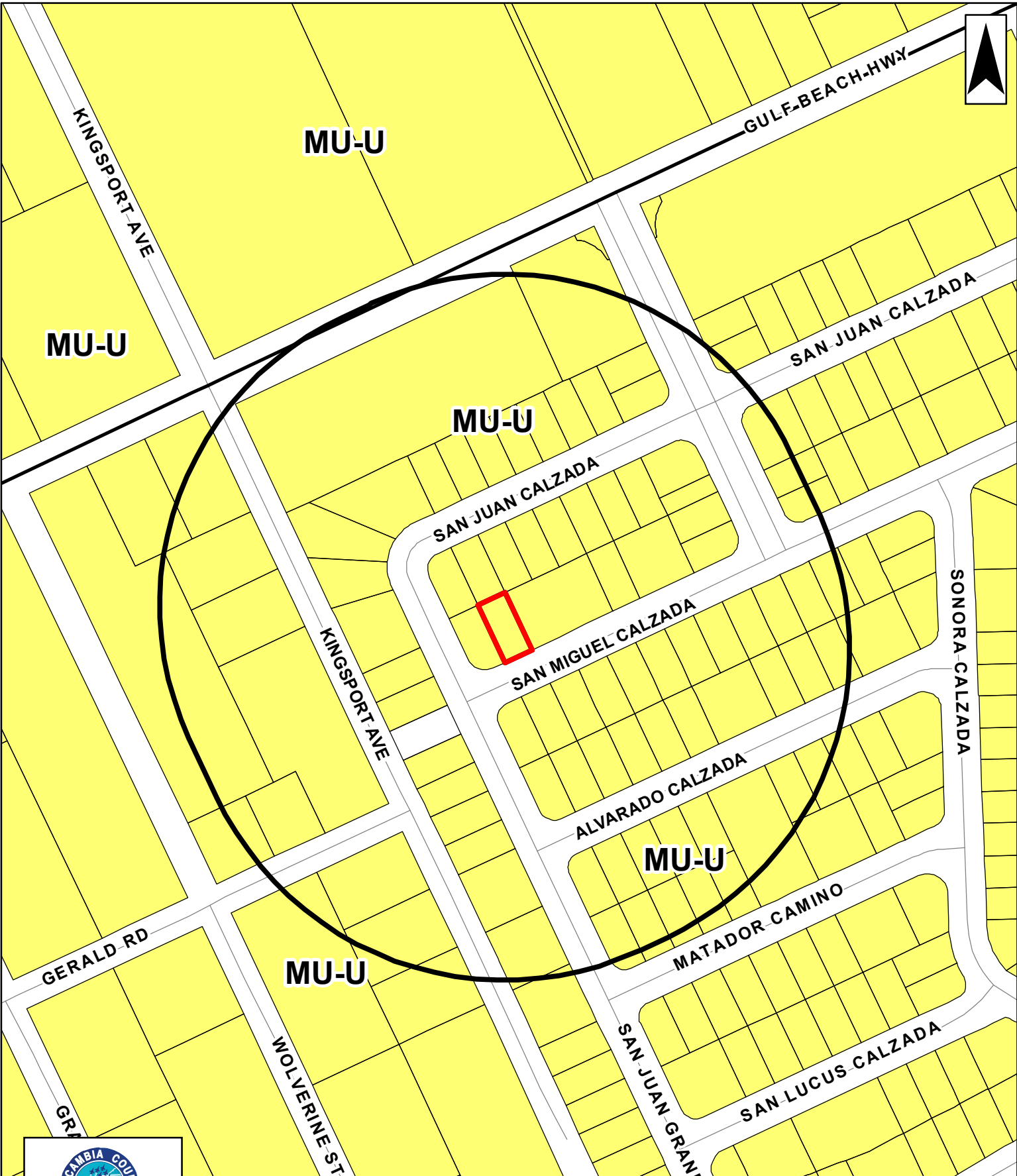
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-03 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-U

MU-U

MU-U

MU-U

MU-U

KINGSPORT AVE

GULF BEACH HWY

SAN JUAN CALZADA

SAN JUAN CALZADA

SAN MIGUEL CALZADA

ALVARADO CALZADA

MATADOR CAMINO

SAN LUCAS CALZADA

SONORA CALZADA

GERALD RD

WOLVERINE ST

SAN JUAN GRAN

GRA

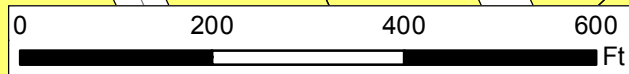
MINO



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-03 FUTURE LAND USE



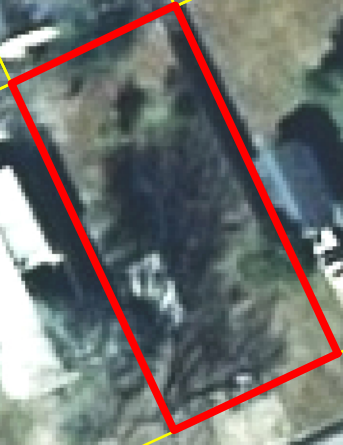
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



SAN JUAN CALZADA

SAN MIGUEL CALZADA

SAN JUAN GRANDE








This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-03 AERIAL MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

AIPD 2

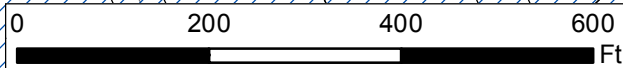
AIPD 1








AIPD 1

AIPD 1

AIPD 1

**V-2013-03
AIPD MAP**



-  PARCELS
-  AIPD 1
-  AIPD 2
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.



KINGSPORT AVE

GULF BEACH HWY

SAN JUAN CALZADA

SAN JUAN CALZADA

KINGSPORT AVE

SAN MIGUEL CALZADA

SONORA CALZADA

ALVARADO CALZADA

GERALD RD

MATADOR CAMINO

WOLVERINE ST

SAN JUAN GRAN

SAN LUCUS CALZADA



EXPLANATION OF hardship facts,

We recently purchased a mobile home from a private party. We then applied and were granted permission from our association to place it on our 50 foot by 100 foot lot at Bayou Grande Villas mobile home subdivision I only to find Escambia County would not give us a permit. Recently Escambia County began enforcing a 20 foot setback in front and a 15 Foot setback in the rear they had not enforced at Bayou Grande Villas mobile home subdivision. No mobile home dealers have been denied when making application for a new mh in Bayou Grande. No one at the zoning department would say more than it was a new adherence to existing rules. After repeated attempts to read this I was sent this email from Mr. Jones," Mr. Black,

Here is the information you requested. This provision is in Article 2.10.06 of the Escambia County Land Development Code which is the current law. This Ordinance (Ordinance 2008-46) changed was approved & adopted by the Escambia Board of County Commissioners on August 7th 2008. If you would like to make a request to Board of Adjustment for a variance, the application deadline is January 17th. Please contact our office for the application.

No one at our 260 lot mobile home sub division was aware that the county had stopped honoring the 10 foot rear setback exemption our association is granted in our deed restrictions. This courtesy had been granted to our mobile home community by Escambia County since 1972. We would estimate 40-60 per cent of the existing units in Bayou Grande mobile home subdivision are now non conforming. This includes the dozens of mh's that have been allowed to be permitted by the county since Hurricane Ivan. These mobile homes are as large as the one at 2555 Granada Camino. It is 31 feet by 76 feet . These large units have supported property values. We have all seen what has happened to mobile home parks with small inexpensive units with 50 foot trailers. They are not constructed to same standards as the large units and owners often neglect repairs .They are not in demand and are not easily sold. Bayou Grande Villas is currently an example of this. Two small 40 year old unit were torn down in the past month because the could not meet Escambia code standards. Last year the association board passed an amendment that trailers had to be at least 940 square feet to be allowed in the park. That demonstrates the owners desire to make the large units the norm. Used units over two years old must be approved by the board to verify the condition of them. That is why we were happy to find one in such beautiful condition. Affordable housing is very important to our area and Bayou Grande mobile home subdivision thrives when large quality units are brought in. Since Hurricane Ivan many nice homes have been brought in Bayou Grande and no owner has been denied a permit. The fact is not one has had to apply to the Board of Adjustments. Setbacks on front, back, and sides have been routinely relaxed. On dealer explained that these are desktop variances. Mr. Jones explained Sent: Wednesday, January 09, 2013 8:26 AM

To: james black

Subject: Re: Setbacks in Bayou Grande for 8560 SAN MIGUEL CALZADA 32507

I am correct on the LDC provision . There could have been requests to receive 10 percent waivers on all the required setbacks. The LDC allowed and yet allows 10 percent waivers which includes the front, rear, and side yard. Again, the rule change to adhere to zoning not the covenants was changed. Again, the current rules yet apply. It is hard always to remember all the circumstances that occurred in prior years. We try to recall as much as we possibly can. But, the LDC does allow for a remedy which is the variance process. Please let me know if anything else is needed

Since 2000 dozens of large expensive mobile homes have come into Bayou Grande with no problem regardless of size. We are now asking that the BOA please grant a variance of 5 feet in front and 5 feet in rear to accommodate a 75 foot mobile home on a 100 by 50 foot lot.. Our covenants allow the rear setback to be waived with approval of the association's board. If this body allows a variance on the front setback our unit will be in balance with units on our street. On San Miguel Calzada two close by units are located 5-6 feet into the required 20 foot front setback. Their addresses are 2550 and 2552. 2552 is listed as 73 feet. Allowing us to use 5 foot of the variance in front would let us achieve balance with them while still having 35 feet to the curb. One of the properties bordering us to our north is 8525 San Juan Calzada. That property has a 76 foot mobile home on it. The property to the east is part of a 3 combined lot parcel with nearly 80 feet to the home at 8554. Directly to the west at 2403 San Juan Grande is another 76 foot mobile home. . These setbacks are now the norm. Owners do not want to go back to the restrictions and setback limits that only allow small units of the past. This will cause hardship to us and many other owners in the future. A one size fits all approach is difficult. Mobile homes, especially in a mobile home only subdivision need different setbacks than stick built homes. This change had already occurred at Bayou Grande and owners were happy with them. Please consider the hardship we will have without this variance.

Respectfully,

James and Catherine Black

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: Reduce Rear setback

Rezoning Request from: _____ to: _____

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: JAMES BLACK CATHERINE BLACK Phone: 850-455 3975
Address: 214 Shetland Ct Pensacola FL 32506 Email: jimsblack2004@yahoo.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 8560 SAN MIGUEL CALZADA Pensacola, FL 32507

Property Reference Number(s)/Legal Description: 332 S 312 4000 12 002

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

James Black
Signature of Owner/Agent

JAMES BLACK
Printed Name Owner/Agent

1-16-2013
Date

Catherine Black
Signature of Owner

CATHERINE BLACK
Printed Name of Owner

1-16-2013
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of January 20 13
by Catherine Waa Black & James Edward Black B420-139-49-765-0

Personally Known OR Produced Identification Type of Identification Produced: FLDL B420-2145-50-302-0

Christina Smith
Signature of Notary
(notary seal must be affixed)

Christina Smith
Printed Name of Notary



FOR OFFICE USE ONLY CASE NUMBER: V-2013-03
Meeting Date(s): Feb 20, 2013 Accepted/Verified by: KJ/ADH Date: 1/16/13
Fees Paid: \$ 385 Receipt #: 571452 Permit #: PBA130100003

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 3325312400012002

Property Address: 8560 SAN MIGUEL CALZADA

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
e. The necessary facilities and services are guaranteed in an enforceable development agreement.
f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 16 DAY OF JANUARY, YEAR OF 2013.

Signature of Property Owner (James Black)

Printed Name of Property Owner (JAMES BLACK)

Date (1-16-2013)

Signature of Property Owner (Catherine Black)

Printed Name of Property Owner (CATHERINE BLACK)

Date (1-16-2013)

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-5015-220		SEE BELOW	06	332S31-2400-012-002

REAL ESTATE 2012 130473.0000

OFFICE
(850) 438-6500

BLACK JAMES E &
 BLACK CATHERINE Y
 214 SHELTLAND CT
 PENSACOLA FL 32506

8560 SAN MIGUEL CALZADA
 LOT 12 BLK B
 BAYOU GRANDE VILLA
 PB 8 P 4
 See Tax Roll For Full Legal Description

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.9755	7,500		7,500	52.32
PUBLIC SCHOOLS					
By Local Board	2.2480	7,500		7,500	16.86
By State Law	5.5100	7,500		7,500	41.33
SHERIFF	0.6850	7,500		7,500	5.14
WATER MANAGEMENT	0.0400	7,500		7,500	0.30

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

TOTAL MILLAGE

AD VALOREM TAXES

NON-AD VALOREM ASSESSMENTS

15.4585

115.95

LEVYING AUTHORITY	RATE	AMOUNT
NFP FIRE (CALL 595-4960)		11.00

PLEASE
 PAY ONLY
 ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

NON-AD VALOREM ASSESSMENTS

COMBINED TAXES AND ASSESSMENTS

PAY ONLY
 ONE AMOUNT

See reverse side for
 important information

If Paid By Please Pay	Jan 31 2013	Feb 28 2013	Mar 31 2013	Apr 30 2013	
	\$124.41	\$125.68	\$126.95	\$130.76	126.95

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
09-5015-220		SEE ABOVE	06	332S31-2400-012-002

REAL ESTATE 2012 130473.0000

BLACK JAMES E &
 BLACK CATHERINE Y
 214 SHELTLAND CT
 PENSACOLA FL 32506

8560 SAN MIGUEL CALZADA
 LOT 12 BLK B
 BAYOU GRANDE VILLA
 PB 8 P 4

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 332 PENSACOLA, FL 32506

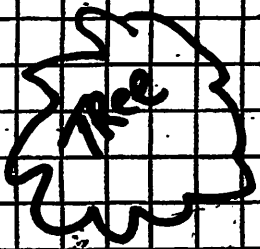
(850) 438-6500

If Paid By Please Pay	Jan 31 2013	Feb 28 2013	Mar 31 2013	Apr 30 2013	
	\$124.41	\$125.68	\$126.95	\$130.76	

RETURN WITH
 PAYMENT

7"

EXISTING FENCE



25.2 FT.



FENCE

100'

EXISTING FENCE



EXISTING CEMENT

ELECTRIC METER

16' 9"

FRONT PROPERTY LINE

CEMENT

CURB

CURB

8560 SAN MIGUEL CALZADA

"5"

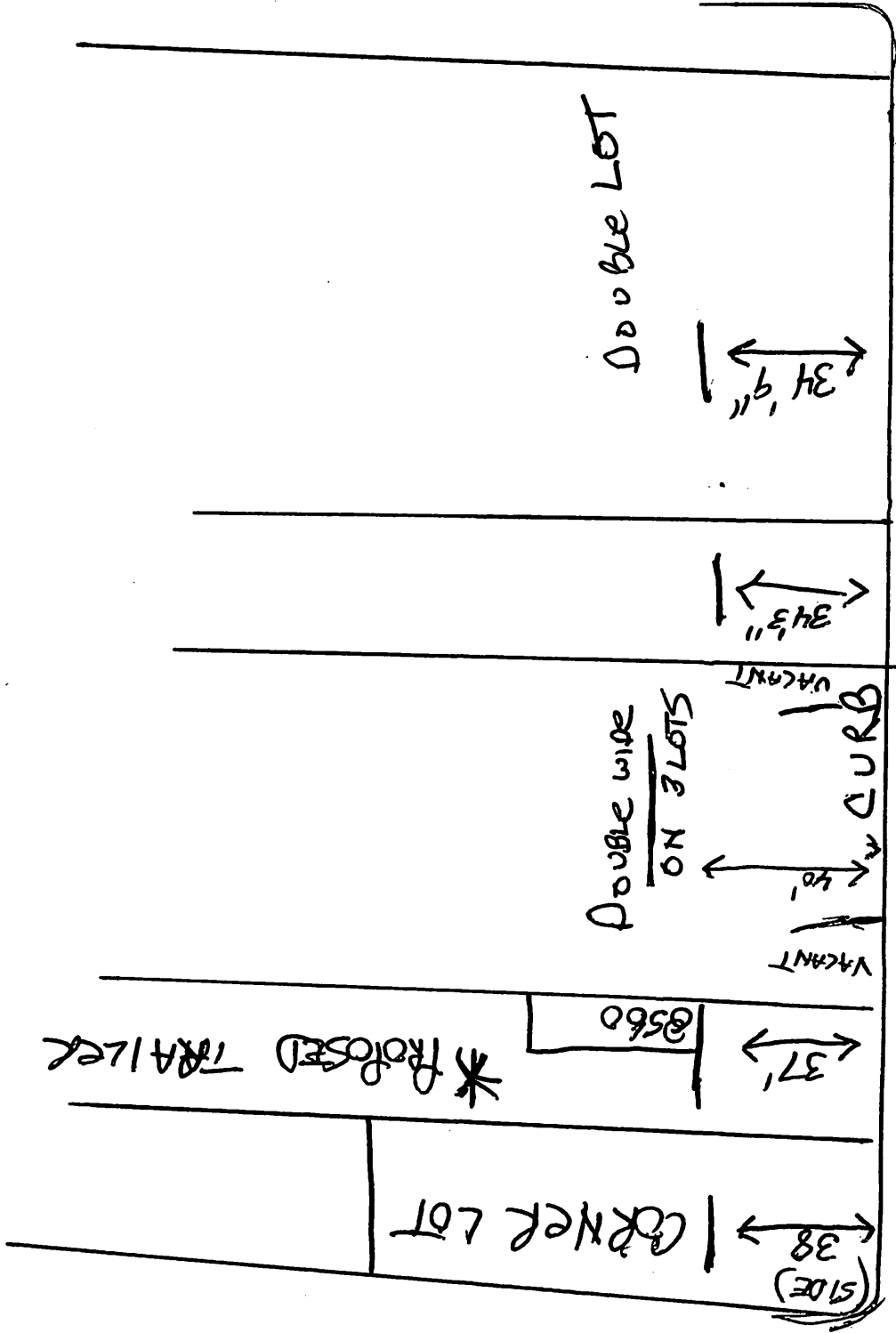
*OWNER - JAMES BLACK

CURB

W

E

PROPOSED TRAILER WOULD BE IN LINE WITH
EXISTING TRAILERS



SAN MIGUEL CALZADA



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **571452**

Date Issued. : 01/16/2013

Cashier ID : GELAWREN

Application No. : PBA130100003

Project Name : V-2013-03

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	3842	\$385.00	App ID : PBA130100003
		\$385.00	Total Check

Received From : CATHERINE Y OR JAMES E BLACK

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100003	664130	385.00	\$0.00	8560 SAN MIGUEL CALZADA , PENSACOLA, FL, 32507

Total Amount :

385.00

\$0.00

Balance Due on this/these
Application(s) as of 1/16/2013

Invoice Detail

Permit ID #: PBA130100003

Invoice #: 664130

Invoice Date: 01/16/2013 11:34:57

Period	Fee Item
FINAL	VARIANCE APPLICATION

Qty	Fee
1.1	\$385.00

Total Fee: \$385.00



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**MORTON CLYDE W & MARY L
4940 PEACHTREE ST
MILLBROOK, AL 36054**

**KRISTIANSEN DENISE C
7019 BELGIUN CIR
PENSACOLA, FL 32526**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**BLACK CATHERINE
214 SHETLAND CT
PENSACOLA, FL 32506**

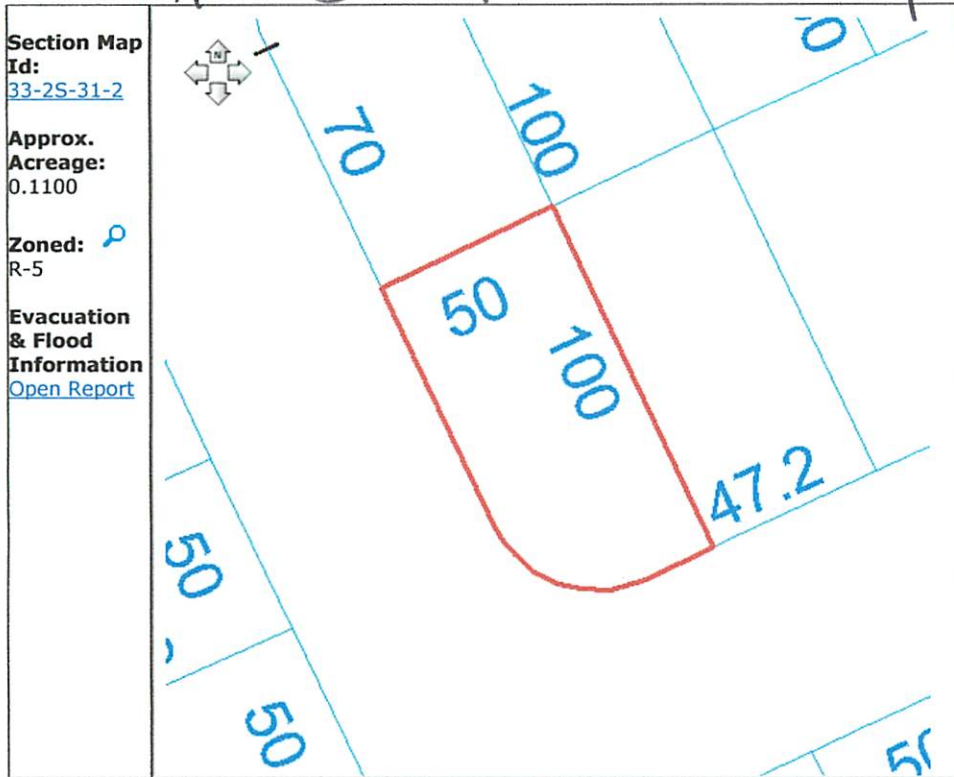
**MERRITT JEROME JR PERS REP FOR
835 MARKET ST
LEWISPORT, KY 42351**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

** ADJ- TO 8560 PROPERTY*

SETBACK



Section Map Id:
33-2S-31-2

Approx. Acreage:
0.1100

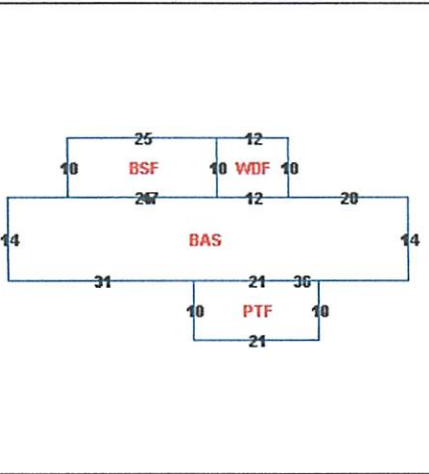
Zoned: R-5

Evacuation & Flood Information
[Open Report](#)

Buildings

Building 1 - Address:8562 SAN MIGUEL CALZADA, Year Built: 1983, Effective Year: 1983

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL
 - MH EXTERIOR WALL-VINYL/METAL
 - NO. PLUMBING FIXTURES-6.00
 - DWELLING UNITS-1.00
 - MH ROOF FRAMING-FLAT/SHED
 - MH ROOF COVER-METAL
 - MH INTERIOR FINISH-DRYWALL/PLASTER
 - MH FLOOR FINISH-CARPET
 - NO. STORIES-1.00
 - MH MILLWORK-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH STRUCTURAL FRAME-TYPICAL



- Areas - 1518 Total SF**
- BASE AREA - 938
 - BASE SEMI FIN - 250
 - PATIO FINISHED - 210
 - WOOD DECK FIN - 120

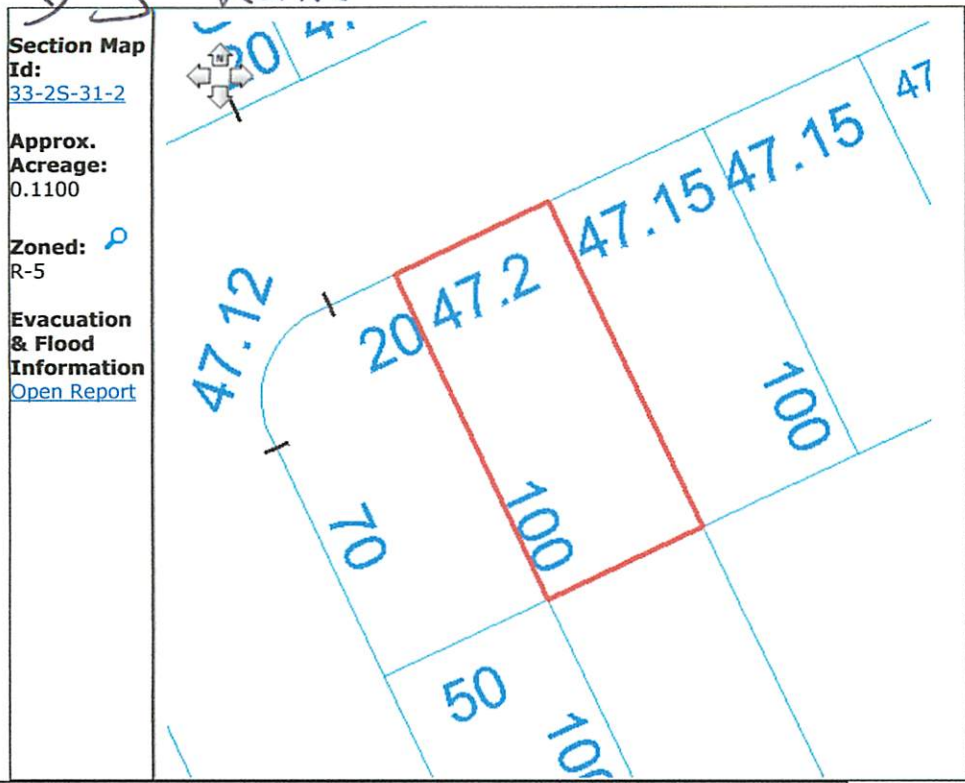
Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1445)

~~X~~ A D J Rear

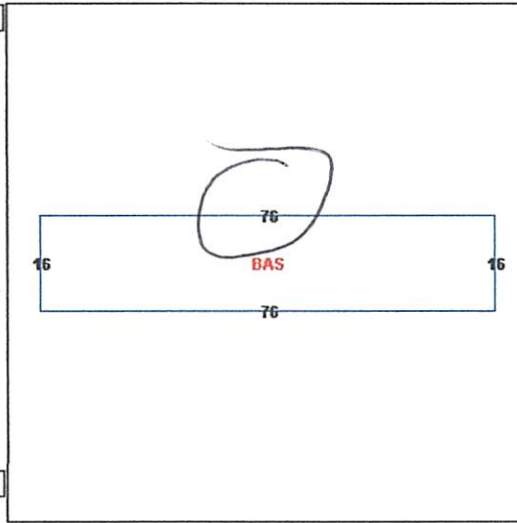


SETBACK
SAME AS
WHAT WE ARE
ASKING FOR

Buildings

Building 1 - Address:8525 SAN JUAN CALZADA, Year Built: 2000, Effective Year: 2000

- Structural Elements
- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-6.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-PANEL PLYWOOD
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL
- Areas - 1216 Total SF
- BASE AREA - 1216**

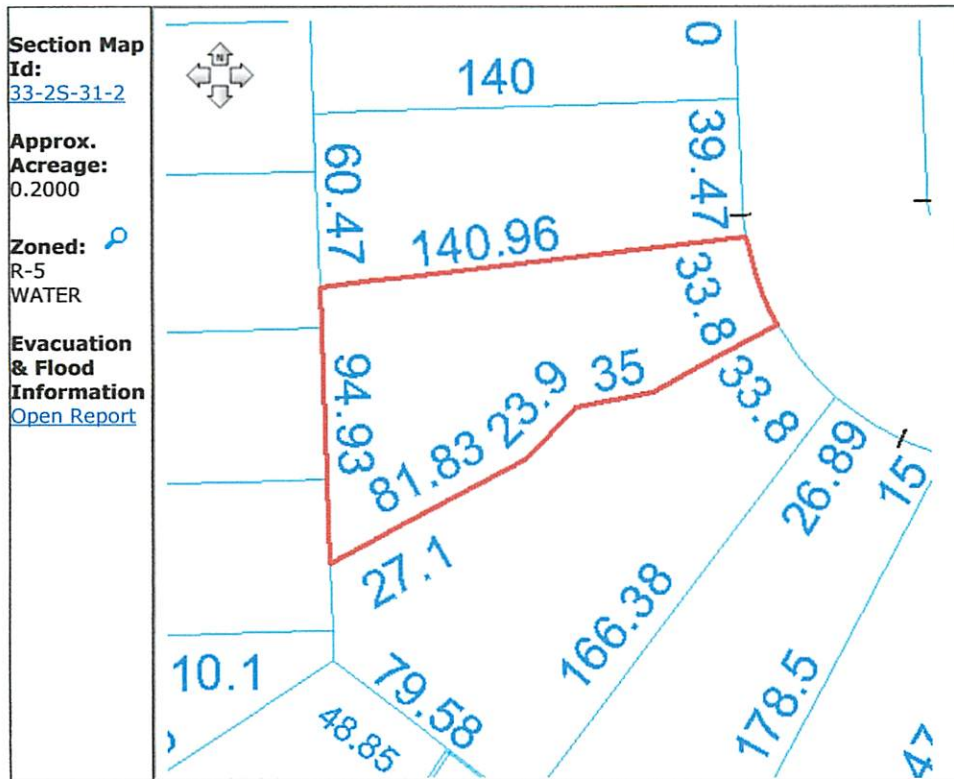


Images

None

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Last Updated:01/05/2013 (tc.1443)



Section Map Id:
33-2S-31-2

Approx. Acreage:
0.2000

Zoned: R-5 WATER

Evacuation & Flood Information
[Open Report](#)

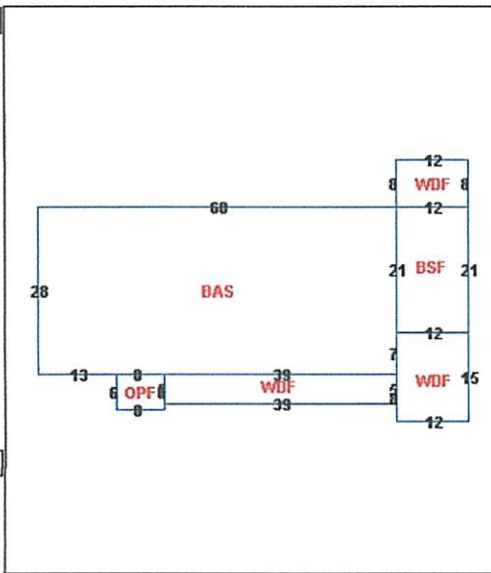
Buildings

Building 1 - Address:2557 GRANADA CAMINO, Year Built: 2004, Effective Year: 2004

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL
 - MH EXTERIOR WALL-VINYL/METAL
 - NO. PLUMBING FIXTURES-8.00
 - DWELLING UNITS-1.00
 - MH ROOF FRAMING-GABLE HIP
 - MH ROOF COVER-COMP SHINGLE/WOOD
 - MH INTERIOR FINISH-DRYWALL/PLASTER
 - MH FLOOR FINISH-CARPET
 - NO. STORIES-1.00
 - MH FLOOR FINISH-VINYL
 - MH MILLWORK-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH STRUCTURAL FRAME-TYPICAL

Areas - 2451 Total SF

- BASE AREA - 1680
- BASE SEMI FIN - 252
- OPEN PORCH FIN - 48
- WOOD DECK FIN - 471



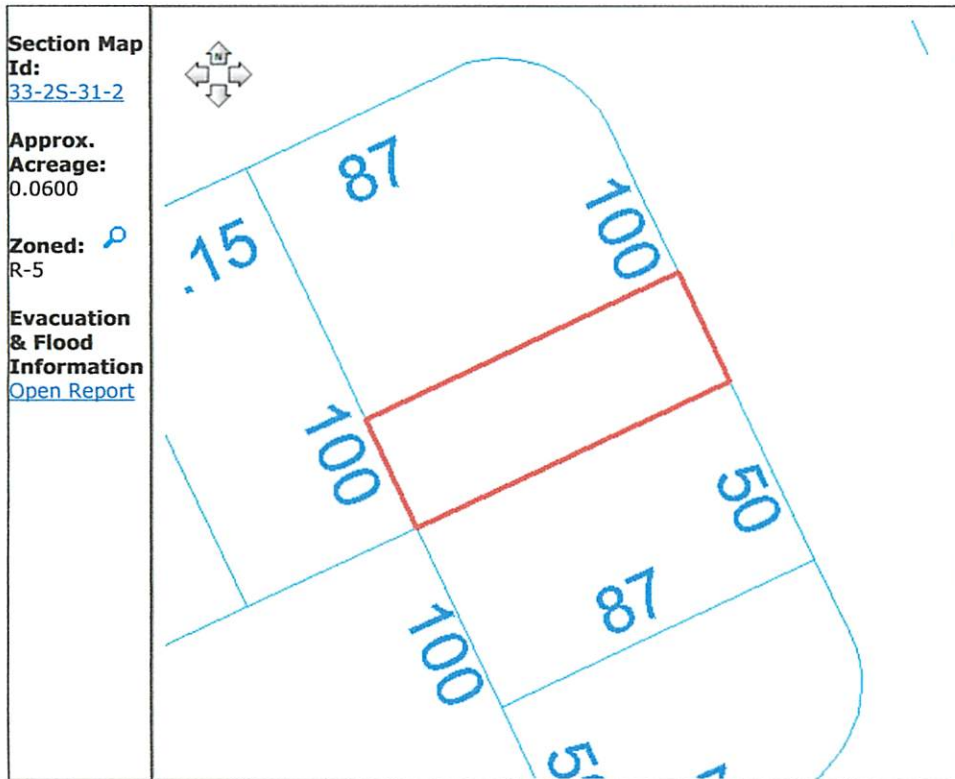
SETBACK

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1398)

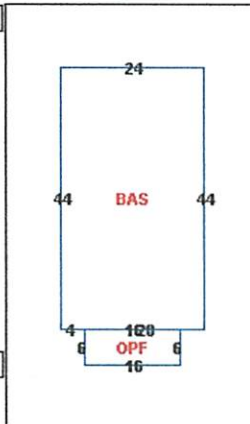


Buildings

Building 1 - Address:2345 SAN MARCUS CAMINO, Year Built: 2005, Effective Year: 2005

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-6.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL



Areas - 1152 Total SF

BASE AREA - 1056

OPEN PORCH FIN - 96

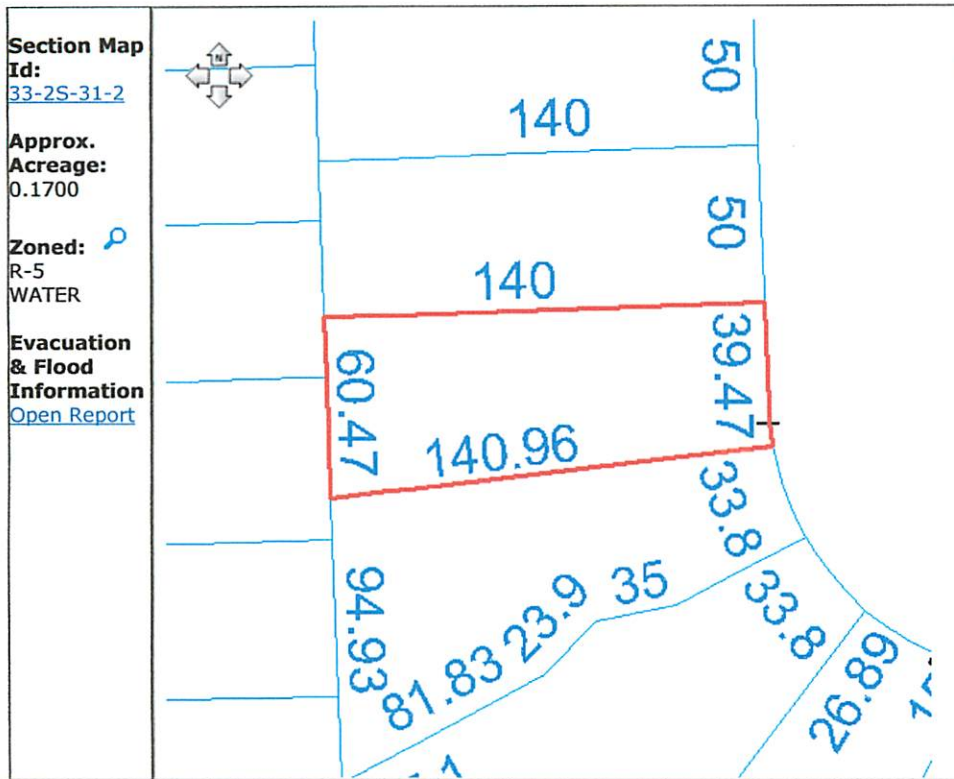
Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1414)

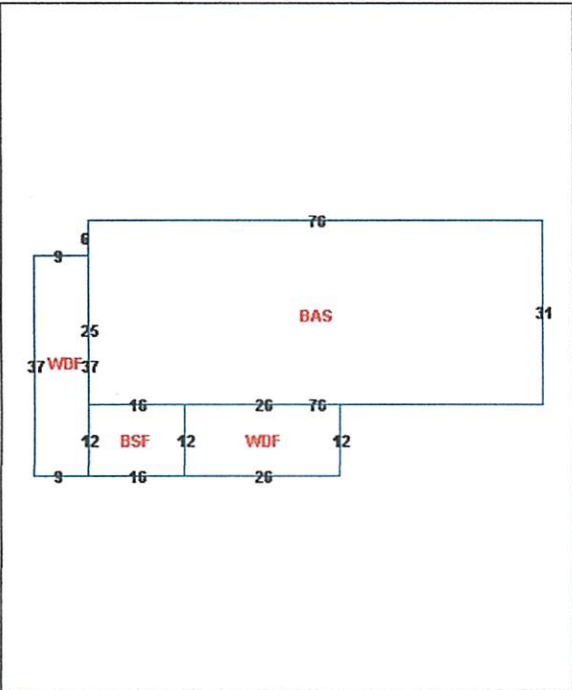
FRONT Setback



Buildings

Building 1 - Address:2555 GRANADA CAMINO, Year Built: 2005, Effective Year: 2005

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL**
- MH EXTERIOR WALL-WOOD SIDING**
- NO. PLUMBING FIXTURES-7.00**
- DWELLING UNITS-1.00**
- MH ROOF FRAMING-GABLE HIP**
- MH ROOF COVER-COMP SHINGLE/WOOD**
- MH INTERIOR FINISH-DRYWALL/PLASTER**
- MH FLOOR FINISH-CARPET**
- NO. STORIES-1.00**
- MH FLOOR FINISH-HARDWOOD/TILE**
- MH MILLWORK-TYPICAL**
- MH HEAT/AIR-HEAT & AIR**
- MH STRUCTURAL FRAME-TYPICAL**
- Areas - 3193 Total SF**
- BASE AREA - 2356**
- BASE SEMI FIN - 192**
- WOOD DECK FIN - 645**

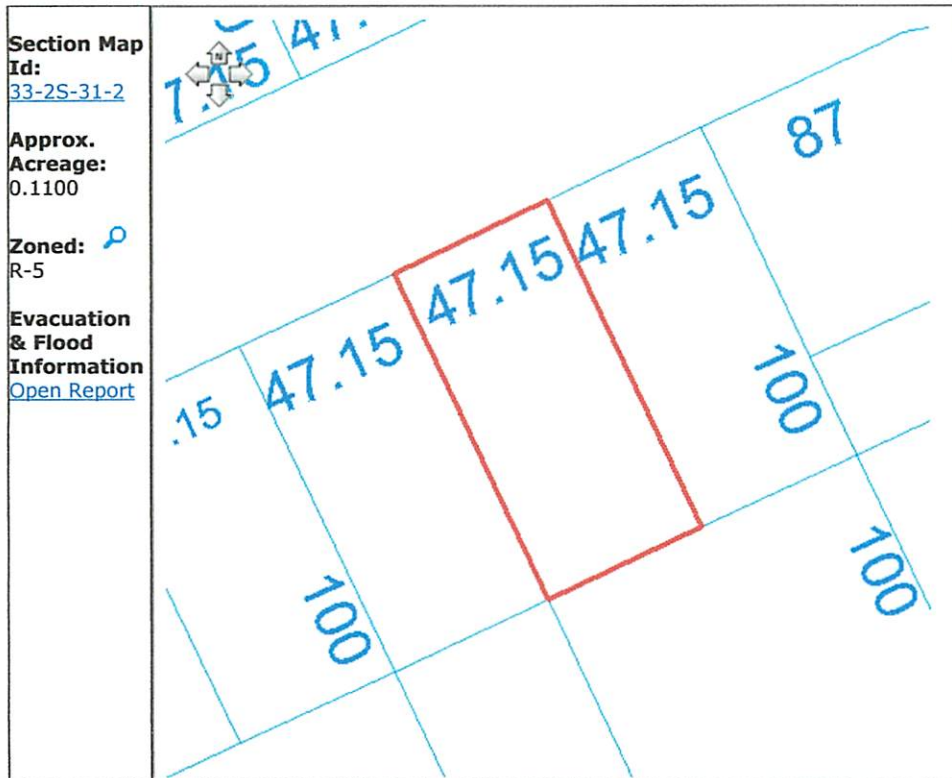


Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1391)

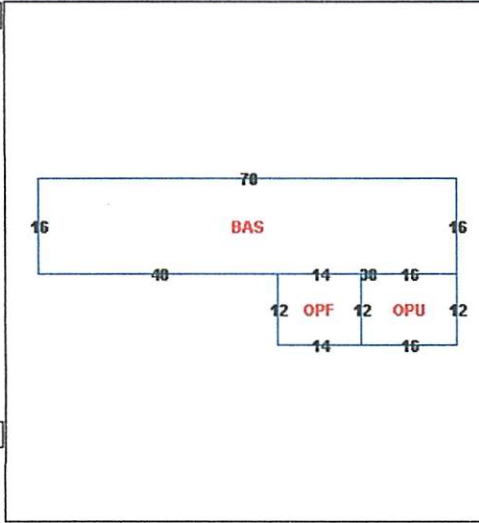


Buildings

Building 1 - Address:8515 SAN JUAN CALZADA, Year Built: 2000, Effective Year: 2000

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL
 - MH EXTERIOR WALL-VINYL/METAL
 - NO. PLUMBING FIXTURES-6.00
 - DWELLING UNITS-1.00
 - MH ROOF FRAMING-GABLE HIP
 - MH ROOF COVER-COMP SHINGLE/WOOD
 - MH INTERIOR FINISH-PANEL PLYWOOD
 - MH FLOOR FINISH-CARPET
 - NO. STORIES-1.00
 - MH MILLWORK-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH STRUCTURAL FRAME-TYPICAL

Areas - 1480 Total SF
 BASE AREA - 1120
 OPEN PORCH FIN - 168
 OPEN PORCH UNF - 192

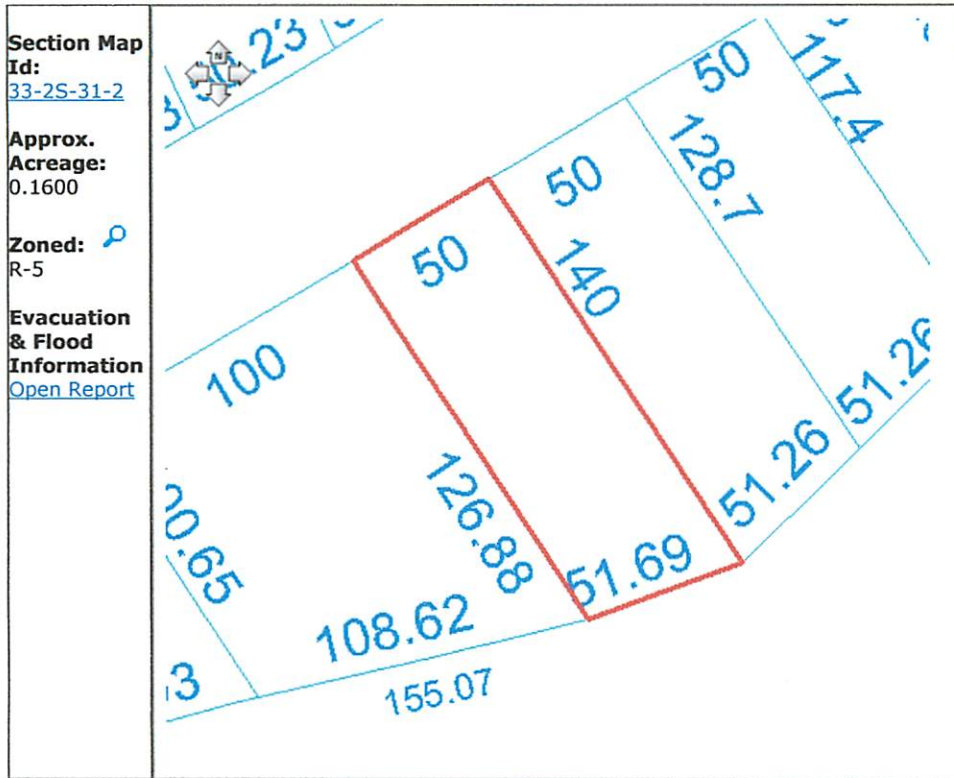


Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1428)

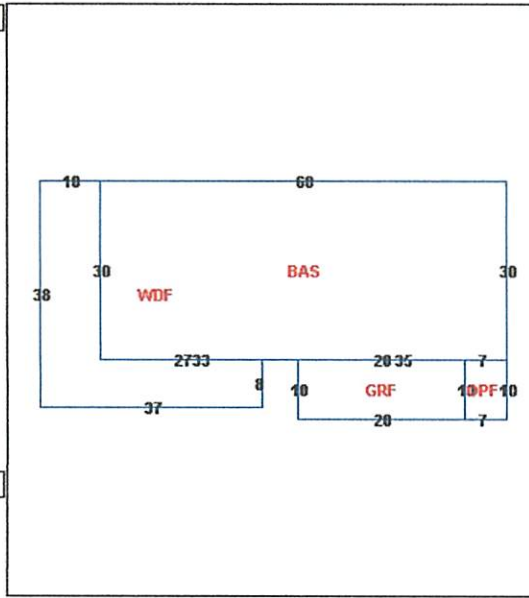


FRONT
SBT BACK
WATER FRONT

Buildings

Building 1 - Address:8561 ACAPULCO CAMINO, Year Built: 2008, Effective Year: 2008

Structural Elements
 MH FLOOR SYSTEM-TYPICAL
 NO. STORIES-1.00
 NO. PLUMBING FIXTURES-8.00
 MH EXTERIOR WALL-VINYL/METAL
 MH ROOF FRAMING-GABLE HIP
 DWELLING UNITS-1.00
 MH ROOF COVER-COMP SHINGLE/WOOD
 MH INTERIOR FINISH-DRYWALL/PLASTER
 MH FLOOR FINISH-CARPET
 MH MILLWORK-TYPICAL
 MH HEAT/AIR-HEAT & AIR
 MH STRUCTURAL FRAME-TYPICAL



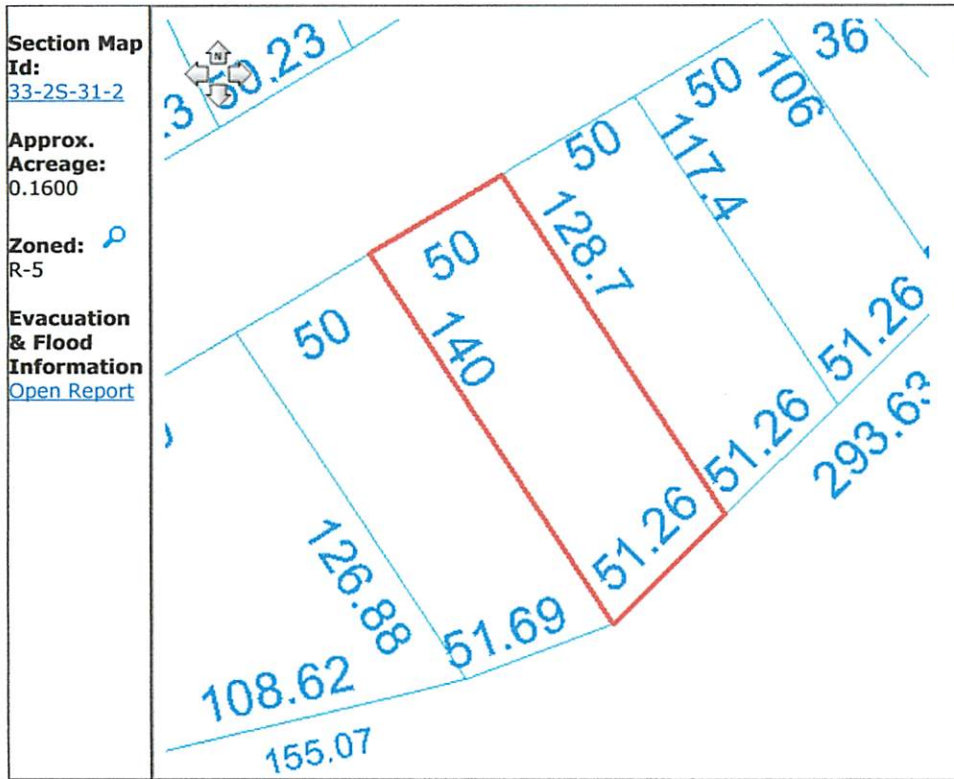
Areas - 2986 Total SF
 BASE AREA - 2040
 GARAGE FIN - 280
 OPEN PORCH FIN - 70
 WOOD DECK FIN - 596

Images

None

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Last Updated:01/05/2013 (tc.1512)



*Front Setback
CARPORT PLACED
4 month ago
I'M PROX
SETBACK*

Buildings

Building 1 - Address:8559 ACAPULCO CAMINO, Year Built: 2006, Effective Year: 2006

Structural Elements
MH FLOOR SYSTEM-TYPICAL
MH EXTERIOR WALL-VINYL/METAL
NO. PLUMBING FIXTURES-8.00
DWELLING UNITS-1.00
MH ROOF FRAMING-GABLE HIP
MH ROOF COVER-COMP SHINGLE/WOOD
MH INTERIOR FINISH-DRYWALL/PLASTER
MH FLOOR FINISH-CARPET
NO. STORIES-1.00
MH FLOOR FINISH-VINYL
MH MILLWORK-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH STRUCTURAL FRAME-TYPICAL

Areas - 2100 Total SF

BASE AREA - 1296

CARPOT UNF - 351

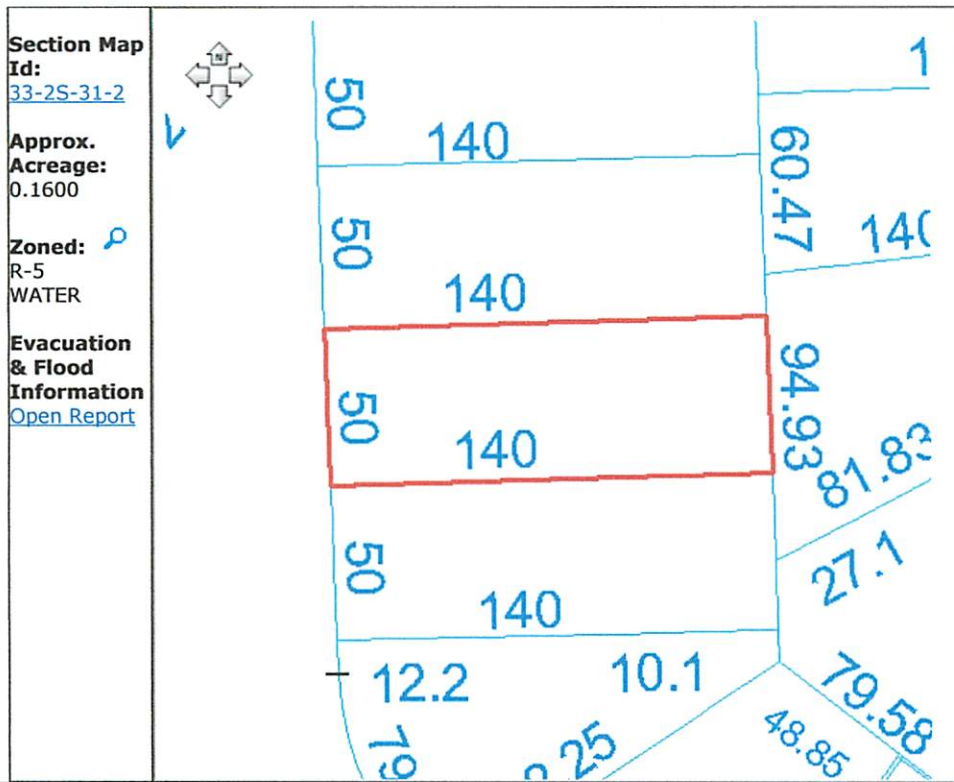
PATIO FINISHED - 453

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1490)



WATER FRONT
SETBACK

Buildings

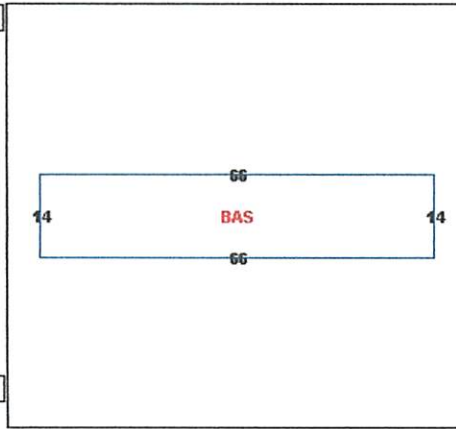
Building 1 - Address:2522 SONORA CALZADA, Year Built: 2007, Effective Year: 2007

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- NO. STORIES-1.00
- NO. PLUMBING FIXTURES-6.00
- MH EXTERIOR WALL-VINYL/METAL
- MH ROOF FRAMING-GABLE HIP
- DWELLING UNITS-1.00
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH- DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 924 Total SF

BASE AREA - 924

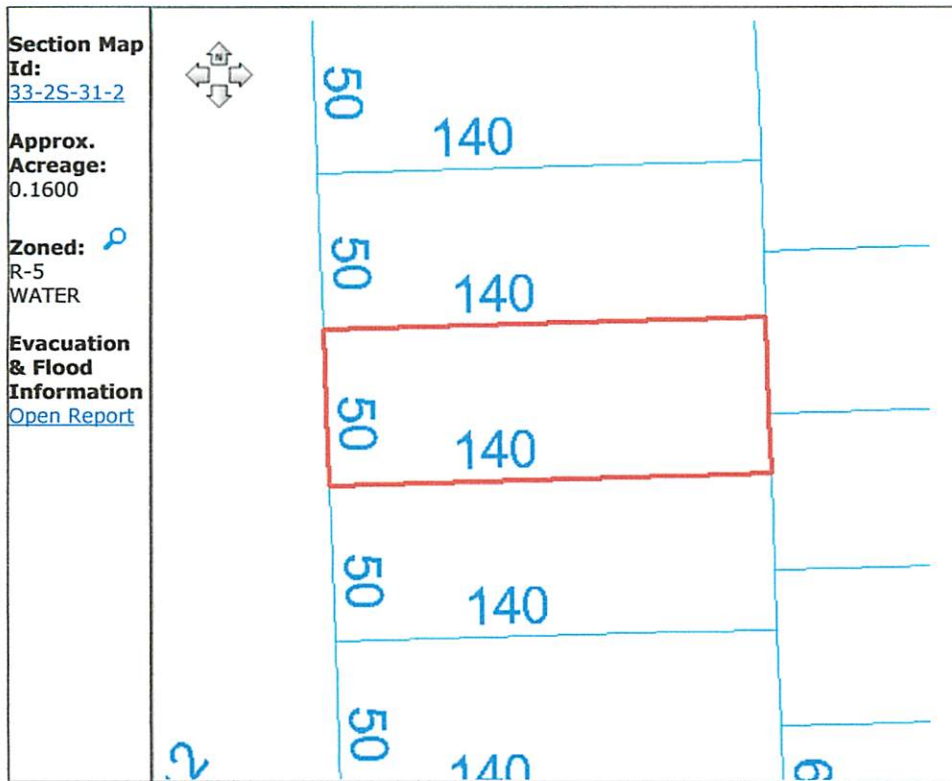


Images

None

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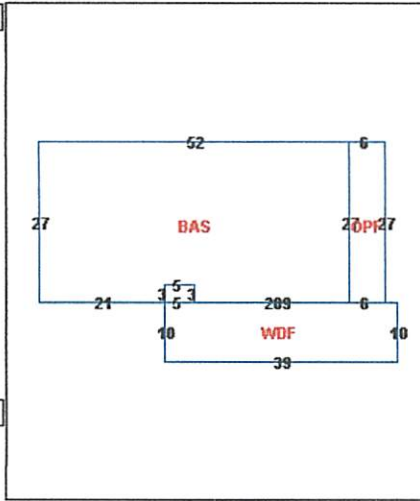
Last Updated:01/05/2013 (tc.1477)



Buildings

Building 1 - Address:2440 SONORA CALZADA, Year Built: 2005, Effective Year: 2005

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL
 - MH EXTERIOR WALL-VINYL/METAL
 - NO. PLUMBING FIXTURES-7.00
 - DWELLING UNITS-1.00
 - MH ROOF FRAMING-GABLE HIP
 - MH ROOF COVER-COMP SHINGLE/WOOD
 - MH INTERIOR FINISH- DRYWALL/PLASTER
 - MH FLOOR FINISH-CARPET
 - NO. STORIES-1.00
 - MH FLOOR FINISH-VINYL
 - MH MILLWORK-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH STRUCTURAL FRAME-TYPICAL



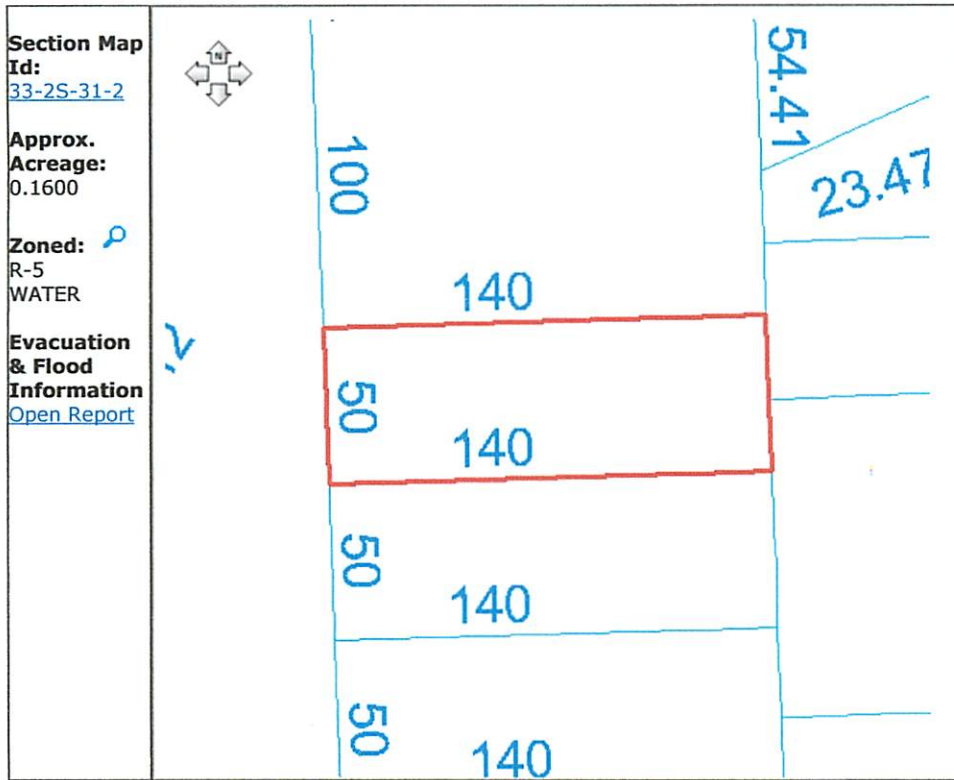
- Areas - 1956 Total SF**
- BASE AREA - 1389
 - OPEN PORCH FIN - 177
 - WOOD DECK FIN - 390

Images

None

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Last Updated:01/05/2013 (tc.1472)



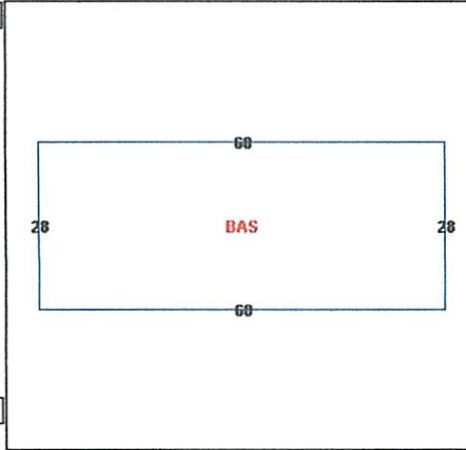
FRONT
SET BACK
WATER FRONT

Buildings

Building 1 - Address:2434 SONORA CALZADA, Year Built: 2001, Effective Year: 2001

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-7.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL



Areas - 1904 Total SF

BASE AREA - 1904

Images

None

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Last Updated:01/05/2013 (tc.1468)

ECPA Home



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#) |
 [Tangible Property Search](#) |
 [Amendment 1 Calculations](#)

[Back](#)

← **Navigate Mode** **Account** →
Reference

Printer Friendly Version

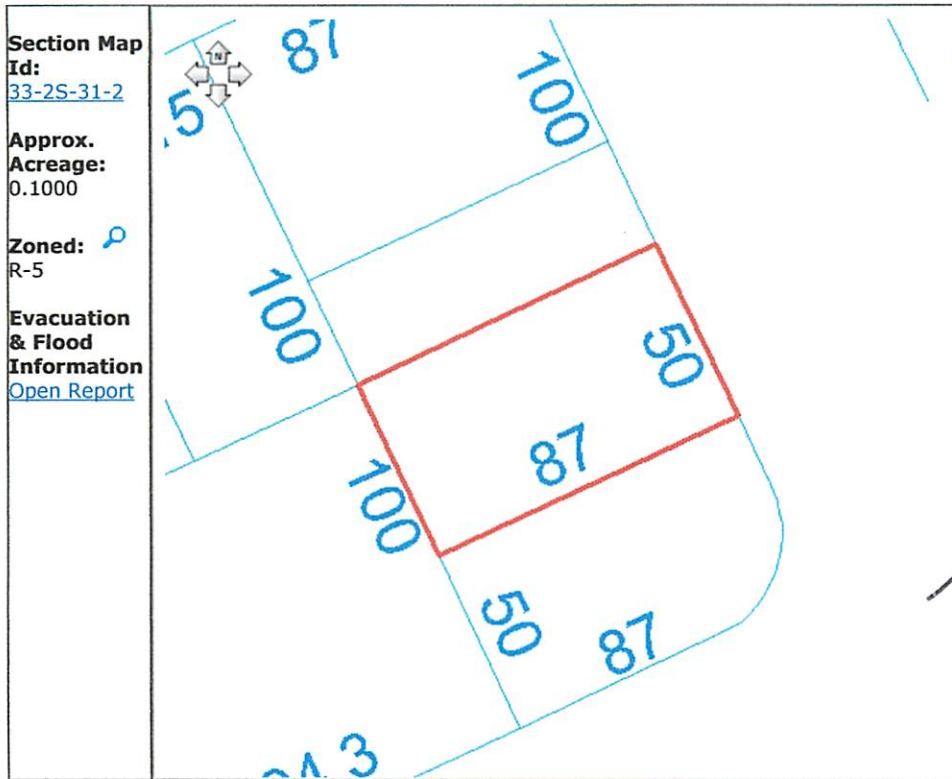
<p>General Information</p> <p>Reference: 332S312400088001</p> <p>Account: 095015186</p> <p>Owners: DEVITALIS AVRILL L TOTTEN</p> <p>Mail: 2557 GRANADA CAMINO PENSACOLA, FL 32507</p> <p>Situs: 2557 GRANADA CAMINO 32507</p> <p>Use Code: MOBILE HOME </p> <p>Taxing Authority: ESCAMBIA COUNTY</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p><small>Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector</small></p>	<p>2012 Certified Roll Assessment</p> <p>Improvements: \$39,572</p> <p>Land: \$33,250</p> <hr/> <p>Total: \$72,822</p> <p><u>Save Our Homes:</u> \$43,744</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1 Calculations</p>
--	---

<p>Sales Data</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Sale Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Value</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/1996</td> <td>4013 255</td> <td>\$65,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>06/1993</td> <td>3382 90</td> <td>\$15,500</td> <td>ED</td> <td>View Instr</td> </tr> <tr> <td>04/1992</td> <td>3160 280</td> <td>\$19,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1978</td> <td>1270 220</td> <td>\$9,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p><small>Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court</small></p>	Sale Date	Book Page	Value	Type	Official Records (New Window)	07/1996	4013 255	\$65,000	WD	View Instr	06/1993	3382 90	\$15,500	ED	View Instr	04/1992	3160 280	\$19,000	WD	View Instr	01/1978	1270 220	\$9,000	WD	View Instr	<p>2012 Certified Roll Exemptions HOMESTEAD EXEMPTION, SENIOR EXEMPTION, TOTAL & PERMANENT</p> <p>Legal Description </p> <p>LT 88 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4013 P 255...</p> <p>Extra Features</p> <p>BOAT DOCK METAL BUILDING SEA WALL</p>
Sale Date	Book Page	Value	Type	Official Records (New Window)																						
07/1996	4013 255	\$65,000	WD	View Instr																						
06/1993	3382 90	\$15,500	ED	View Instr																						
04/1992	3160 280	\$19,000	WD	View Instr																						
01/1978	1270 220	\$9,000	WD	View Instr																						

Parcel Information

Restore Map

[Get Map Image](#) |
 [Launch Interactive Map](#)



Buildings

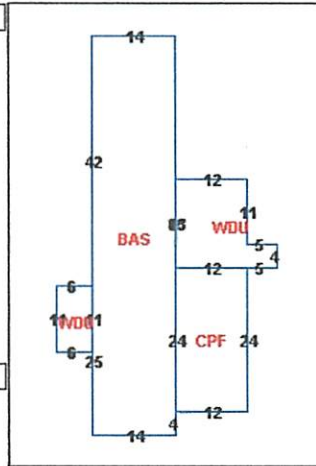
Building 1 - Address:2355 SAN MARCUS CAMINO, Year Built: 1994, Effective Year: 1994

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-6.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-ROLLED ROOFING
- MH INTERIOR FINISH-PANEL PLYWOOD
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 1492 Total SF

- BASE AREA - 938
- CARPORT FIN - 288
- WOOD DECK UNF - 266



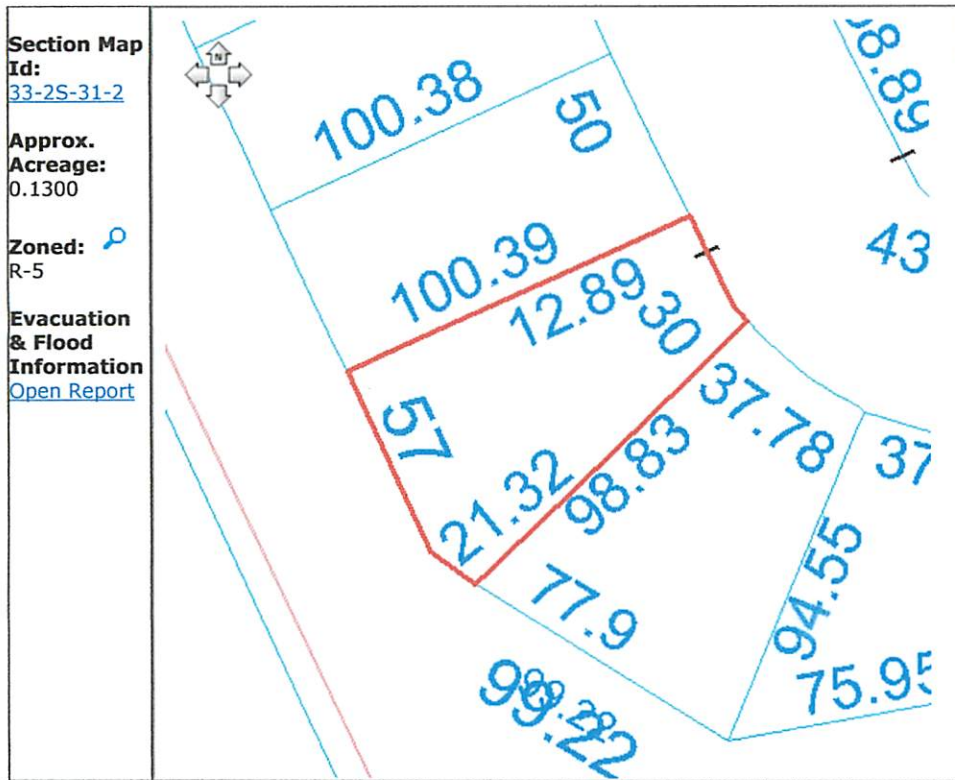
Images

None

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Last Updated:01/05/2013 (tc.1455)

SAR SBTBACK



Buildings

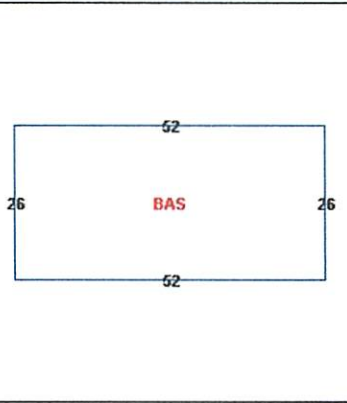
Building 1 - Address:2517 SAN JUAN GRANDE, Year Built: 2000, Effective Year: 2000

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-8.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 1352 Total SF

BASE AREA - 1352

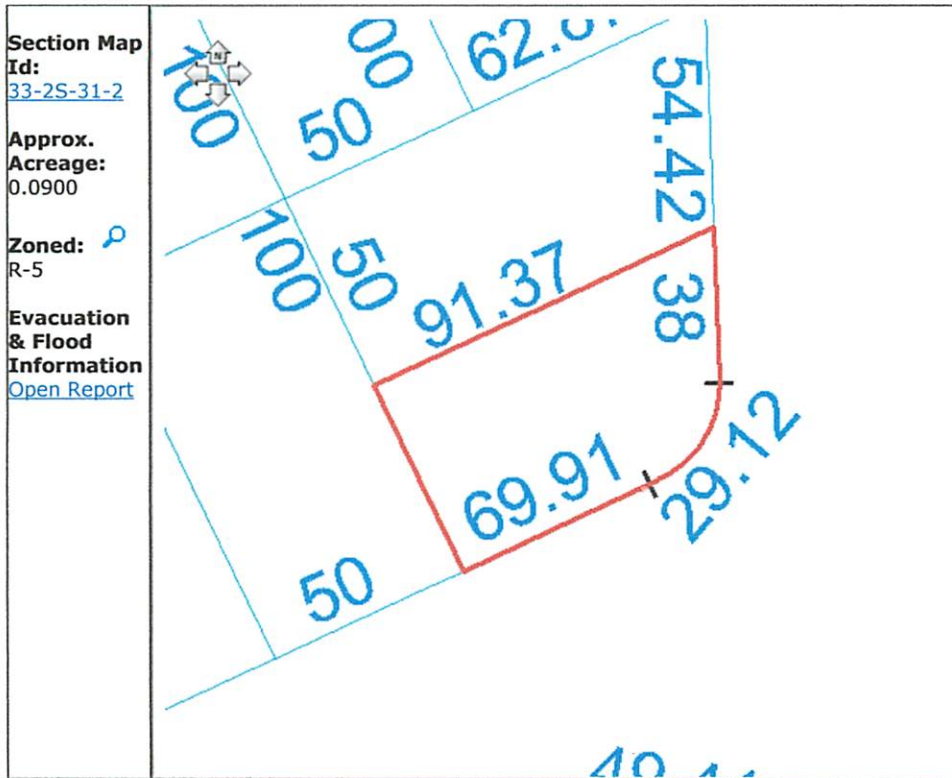


Images

None

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Last Updated:01/05/2013 (tc.1523)

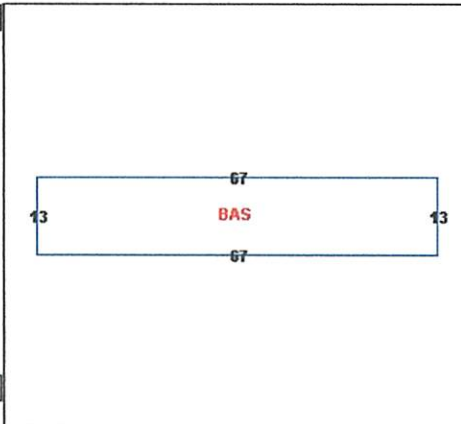


SETBACK?
FOR MONTHS AGO

Buildings

Building 1 - Address:8500 MATADOR CAMINO, Year Built: 2012, Effective Year: 2012

Structural Elements
 MH FLOOR SYSTEM-TYPICAL
 MH EXTERIOR WALL-VINYL/METAL
 NO. PLUMBING FIXTURES-6.00
 DWELLING UNITS-1.00
 MH ROOF FRAMING-GABLE HIP
 MH ROOF COVER-COMP
 SHINGLE/WOOD
 MH INTERIOR FINISH-
 DRYWALL/PLASTER
 MH FLOOR FINISH-CARPET
 NO. STORIES-1.00
 MH MILLWORK-TYPICAL
 MH HEAT/AIR-HEAT & AIR
 MH STRUCTURAL FRAME-TYPICAL



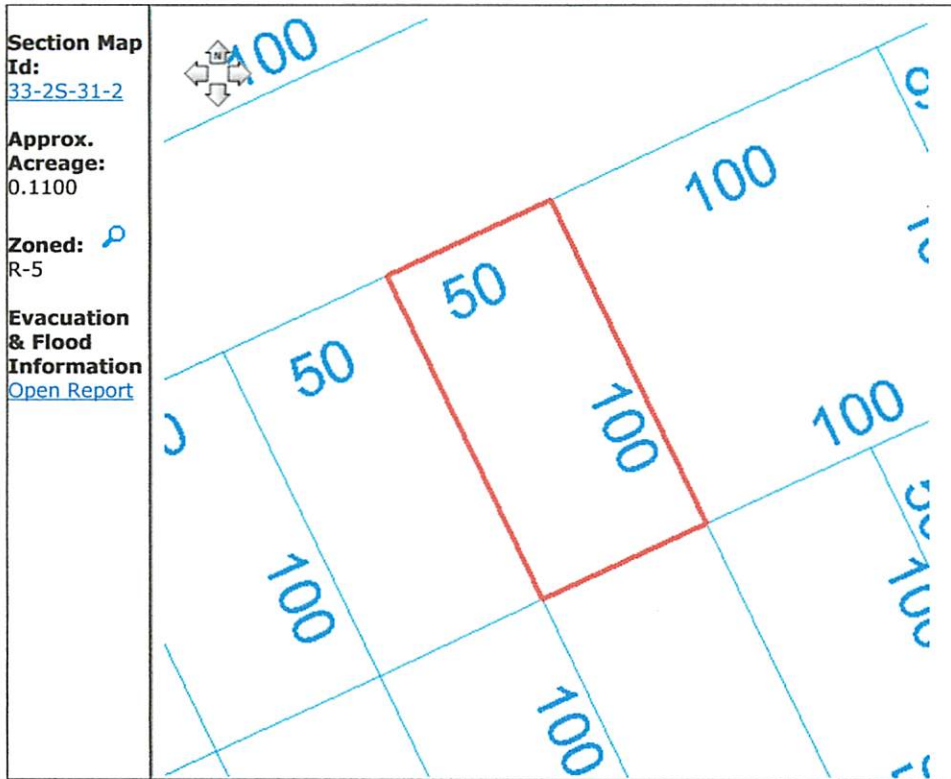
Areas - 871 Total SF
BASE AREA - 871

Images

None

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Last Updated:01/05/2013 (tc.1598)



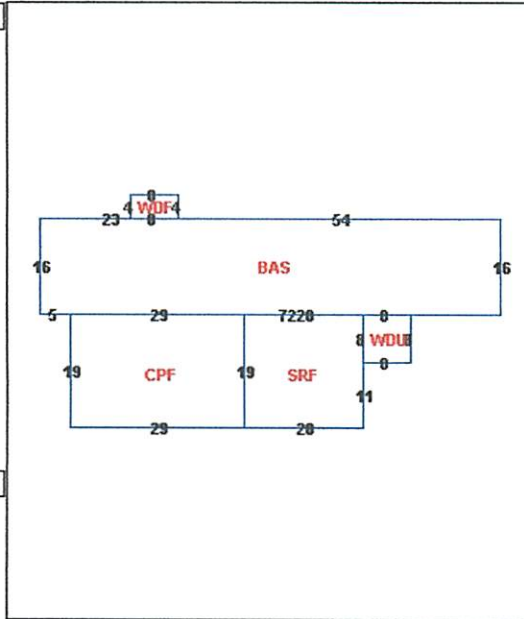
SETBACK

UNIT

Buildings

Building 1 - Address:8507 MATADOR CAMINO, Year Built: 2000, Effective Year: 2000

- Structural Elements**
- MH FLOOR SYSTEM-TYPICAL
 - MH EXTERIOR WALL-VINYL/METAL
 - NO. PLUMBING FIXTURES-6.00
 - DWELLING UNITS-1.00
 - MH ROOF FRAMING-GABLE HIP
 - MH ROOF COVER-COMP SHINGLE/WOOD
 - MH INTERIOR FINISH-PANEL PLYWOOD
 - MH FLOOR FINISH-CARPET
 - NO. STORIES-1.00
 - MH MILLWORK-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH STRUCTURAL FRAME-TYPICAL



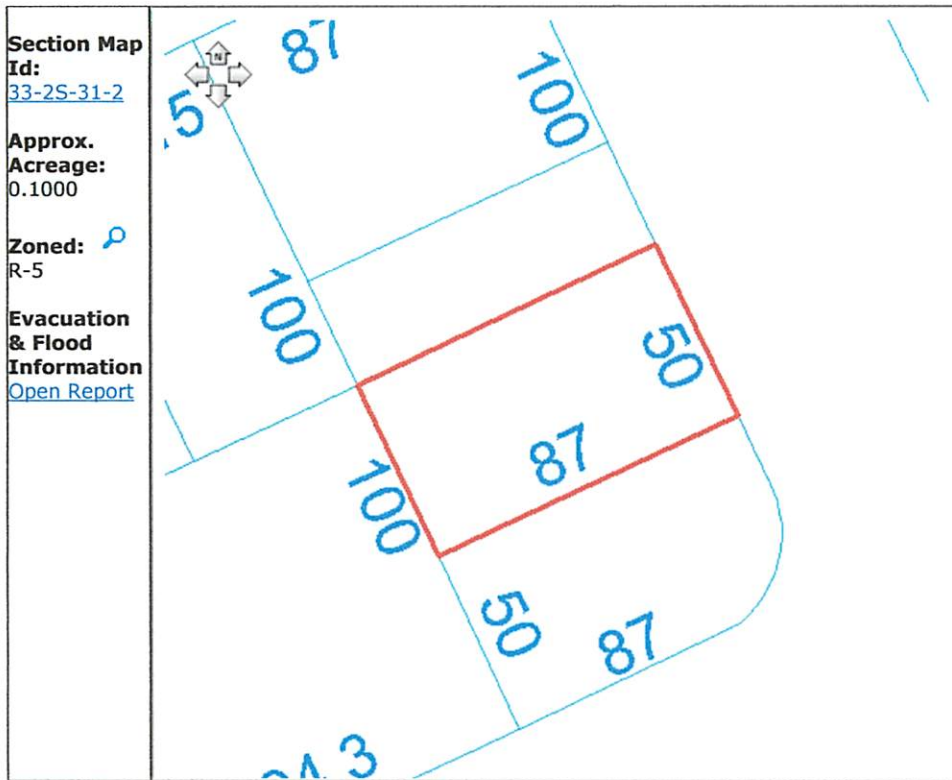
- Areas - 2259 Total SF**
- BASE AREA - 1232
 - CARPORT FIN - 551
 - SUN ROOM FIN - 380
 - WOOD DECK FIN - 32
 - WOOD DECK UNF - 64

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1592)



SET BACK
67' on 87'

Buildings

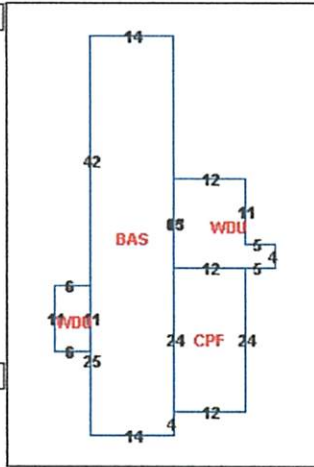
Building 1 - Address:2355 SAN MARCUS CAMINO, Year Built: 1994, Effective Year: 1994

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-6.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-ROLLED ROOFING
- MH INTERIOR FINISH-PANEL PLYWOOD
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 1492 Total SF

- BASE AREA - 938
- CARPORT FIN - 288
- WOOD DECK UNF - 266

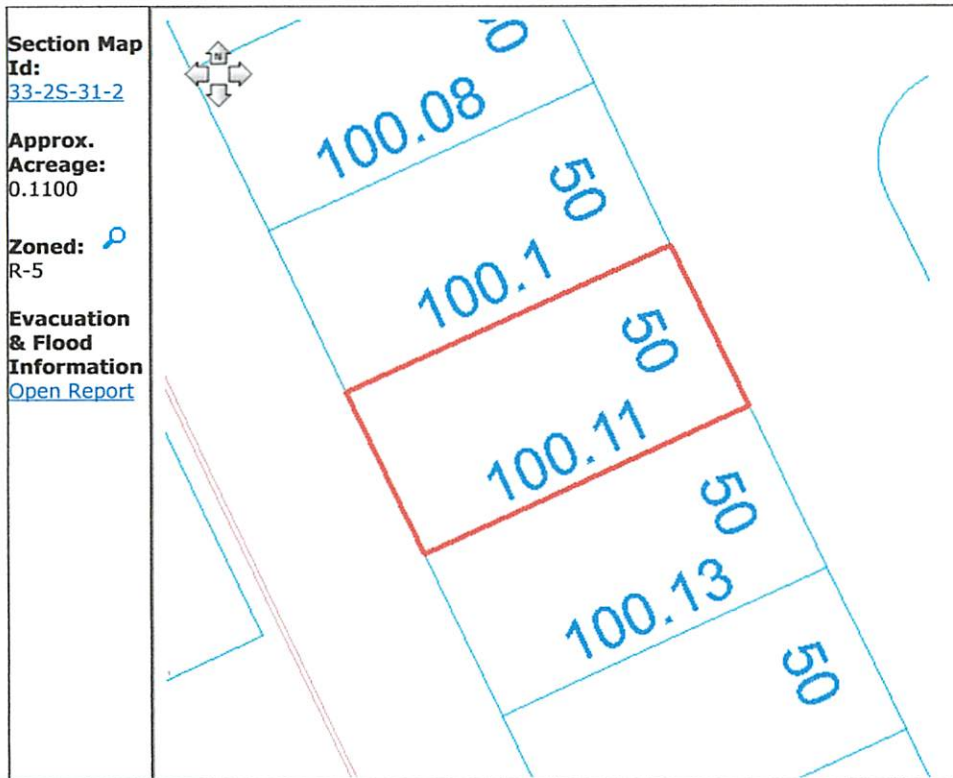


Images

None

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Last Updated:01/05/2013 (tc.1587)



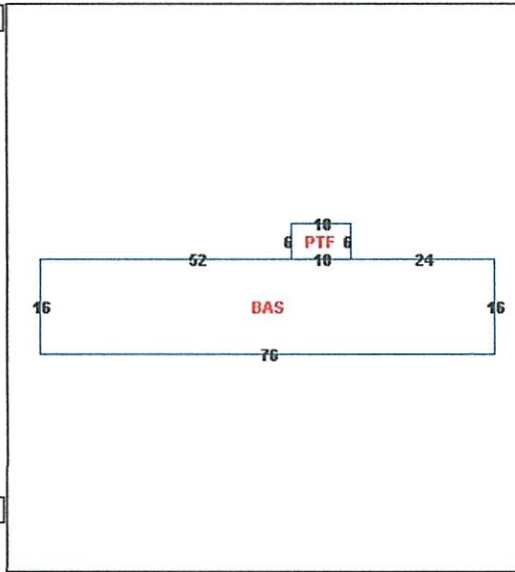
SETBACK
77'
EAST OF 856

Buildings

Building 1 - Address:2403 SAN JUAN GRANDE, Year Built: 1997, Effective Year: 1997

Structural Elements
MH FLOOR SYSTEM-TYPICAL
MH EXTERIOR WALL-VINYL/METAL
NO. PLUMBING FIXTURES-6.00
DWELLING UNITS-1.00
MH ROOF FRAMING-GABLE HIP
MH ROOF COVER-COMP SHINGLE/WOOD
MH INTERIOR FINISH-DRYWALL/PLASTER
MH FLOOR FINISH-CARPET
NO. STORIES-1.00
MH FLOOR FINISH-VINYL
MH MILLWORK-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH STRUCTURAL FRAME-TYPICAL

Areas - 1276 Total SF
BASE AREA - 1216
PATIO FINISHED - 60

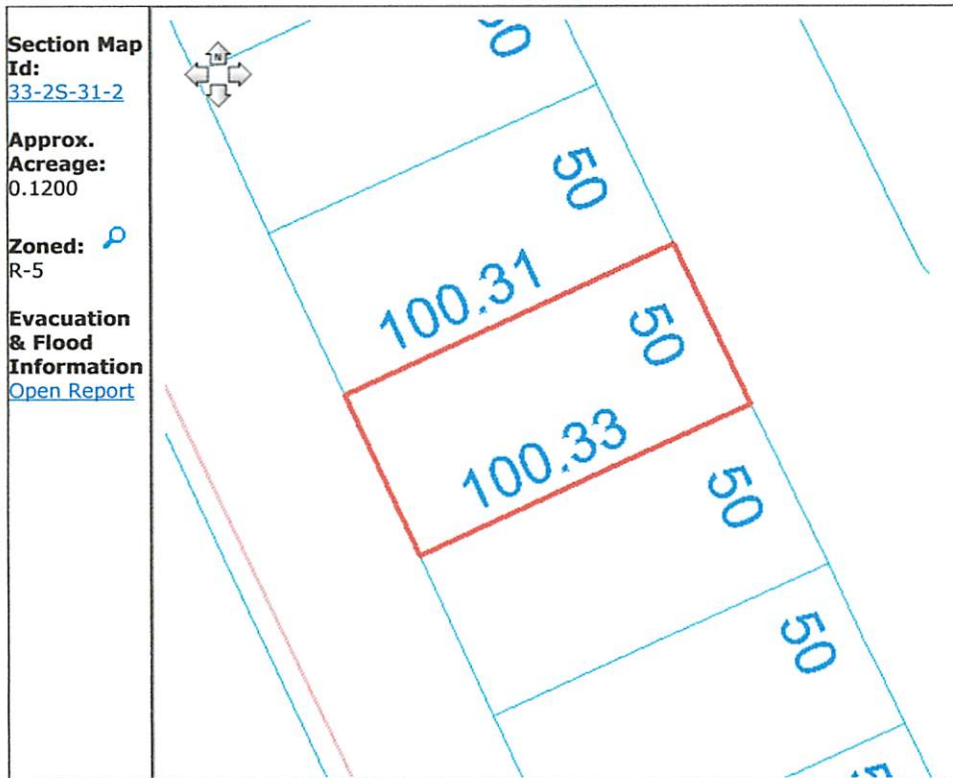


Images

None

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Last Updated:01/05/2013 (tc.1542)



SETBACK

Buildings

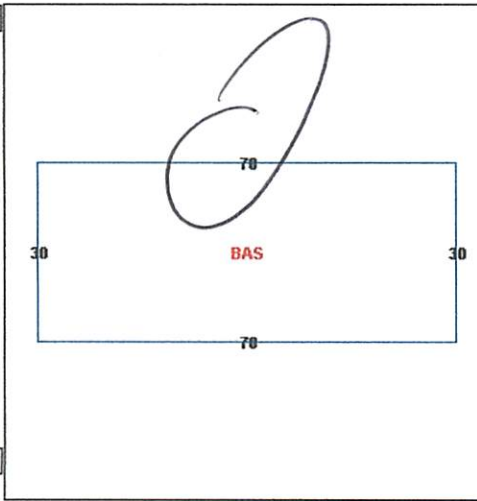
Building 1 - Address:2507 SAN JUAN GRANDE, Year Built: 2005, Effective Year: 2005

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-8.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 2100 Total SF

BASE AREA - 2100



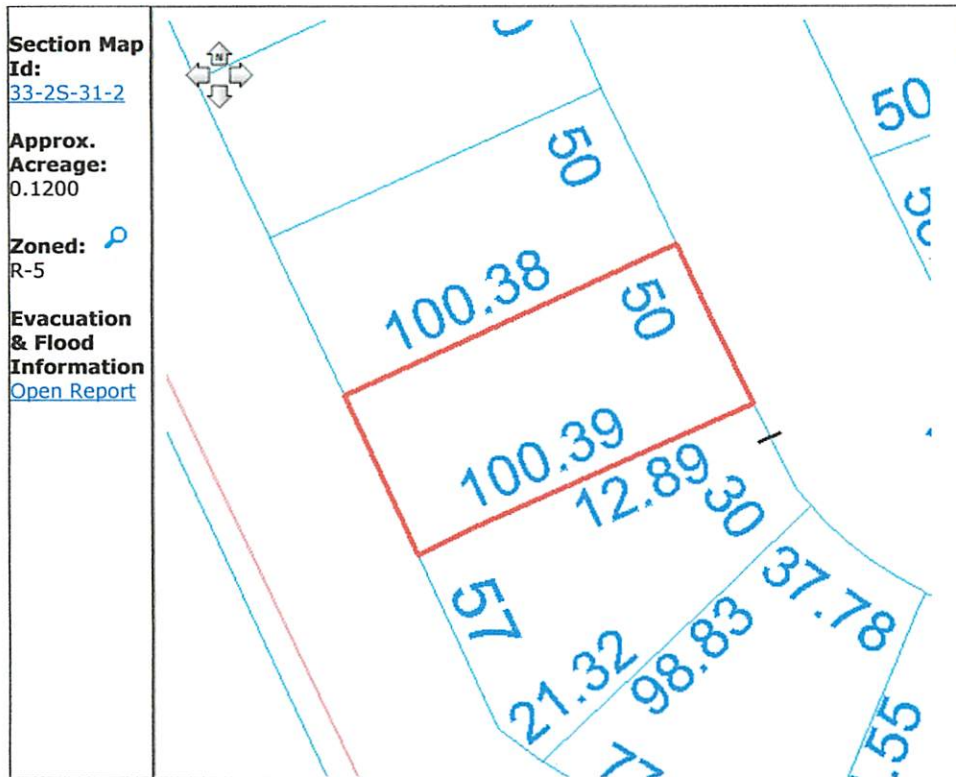
Images

None

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Last Updated:01/05/2013 (tc.1533)

SET BACK



Section Map Id:
33-2S-31-2

Approx. Acreage:
0.1200

Zoned: R-5

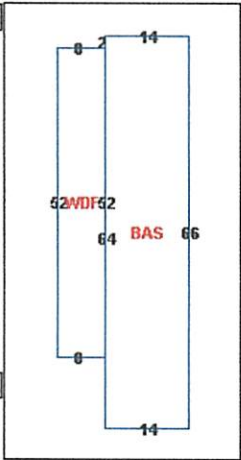
Evacuation & Flood Information
[Open Report](#)

Buildings

Building 1 - Address:2515 SAN JUAN GRANDE, Year Built: 2005, Effective Year: 2005

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- NO. STORIES-1.00
- NO. PLUMBING FIXTURES-6.00
- MH EXTERIOR WALL-VINYL/METAL
- MH ROOF FRAMING-GABLE HIP
- DWELLING UNITS-1.00
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL



Areas - 1340 Total SF
BASE AREA - 924
WOOD DECK FIN - 416

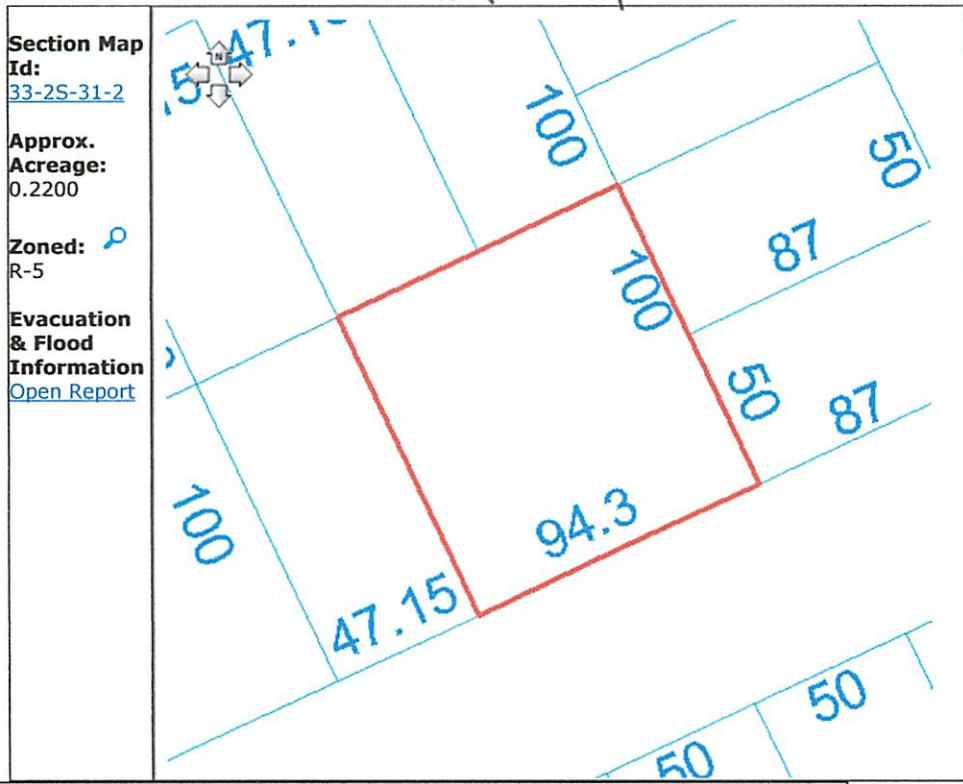
Images

None

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Last Updated:01/05/2013 (tc.1530)

SAME STREET

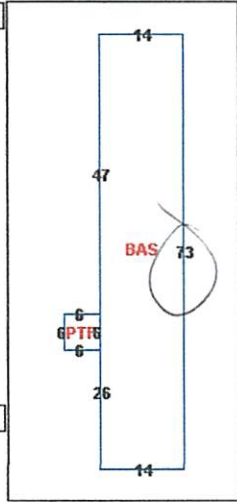


Buildings

Building 1 - Address:8550 SAN MIGUEL CALZADA, Year Built: 1984, Effective Year: 1984

Structural Elements

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES-6.00
- DWELLING UNITS-1.00
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-METAL
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES-1.00
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL



Areas - 1058 Total SF
BASE AREA - 1022
PATIO FINISHED - 36

TWO PROPERTIES EAST OF 8560 FRONT SET BACK LESS THAN WHAT we need

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/05/2013 (tc.1451)

EXAMPLES

Board of Adjustment

7. D.

Meeting Date: 02/20/2013
CASE: V-2013-04
APPLICANT: Troy D. Miller, Owner
ADDRESS: 9150 Daytona Drive
PROPERTY REFERENCE NO.: 12-2S-31-3700-020-003
ZONING DISTRICT: SDD, Special
Development District,
(noncumulative) low
density
FUTURE LAND USE: MU-S, Mixed
Use-Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is seeking a variance to reduce the rear and side setbacks for an accessory structure from 5 feet to 3 feet.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 2.10.07**

A. Interior lot line setback. Any accessory structure may be constructed no closer than five feet from the interior side or rear lot line.

CRITERIA

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2.05.02.A**

CRITERION (1)

That there are special circumstances or conditions applicable to the building or land in question that are peculiar to such property that do not apply generally to other land or buildings in the vicinity.

FINDINGS-OF-FACT

Section 2.05.02. of the Land Development Code defines special circumstances or conditions specifically as follows: "Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property".

This a typical lot in a platted subdivision and staff finds no unique or unusual physical characteristics to the property.

CRITERION (2)

That the variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the Applicant.

FINDINGS-OF-FACT

This variance is not necessary for the preservation and enjoyment of a substantial property right .

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance would not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

The variance will not, in any manner, alter other provisions of this Code or Comprehensive Plan.

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

That the variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA.

FINDINGS-OF-FACT

The requested variance is not the minimum necessary to make use of the land, building or other improvements as approved by the BOA.

STAFF RECOMMENDATION:

The Applicant can not meet all of the required criteria for the granting of this variance.

BOARD OF ADJUSTMENT FINDINGS:

The Board adopted Staff's findings and denied the variance request.

Attachments

Working Case File V-2013-04

V-2013-04



PERDIDO BAY

LA PAZ ST

STENNIS DR

LILLIAN HWY

DAYTONA DR
MOROSO DR

N. BLUE ANGEL PKWY

LI FAIR DR

KAUSE RD

CROW RD

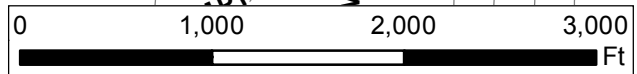
SOUTH WIND CIR



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-04 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

SDD

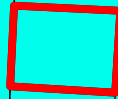
SDD

SDD

ELKHART CIR

DAYTONA DR

WATKINS TRL



DAYTONA DR

SEBRING DR

SDD

SDD

MOROSO DR

SDD

BUTTONWILLOW TRL

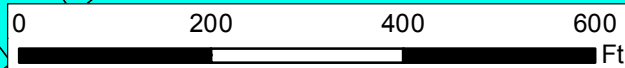
R-3



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-04 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-S


MU-S

MU-S

MU-S

MU-S

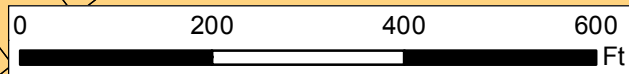
MU-S








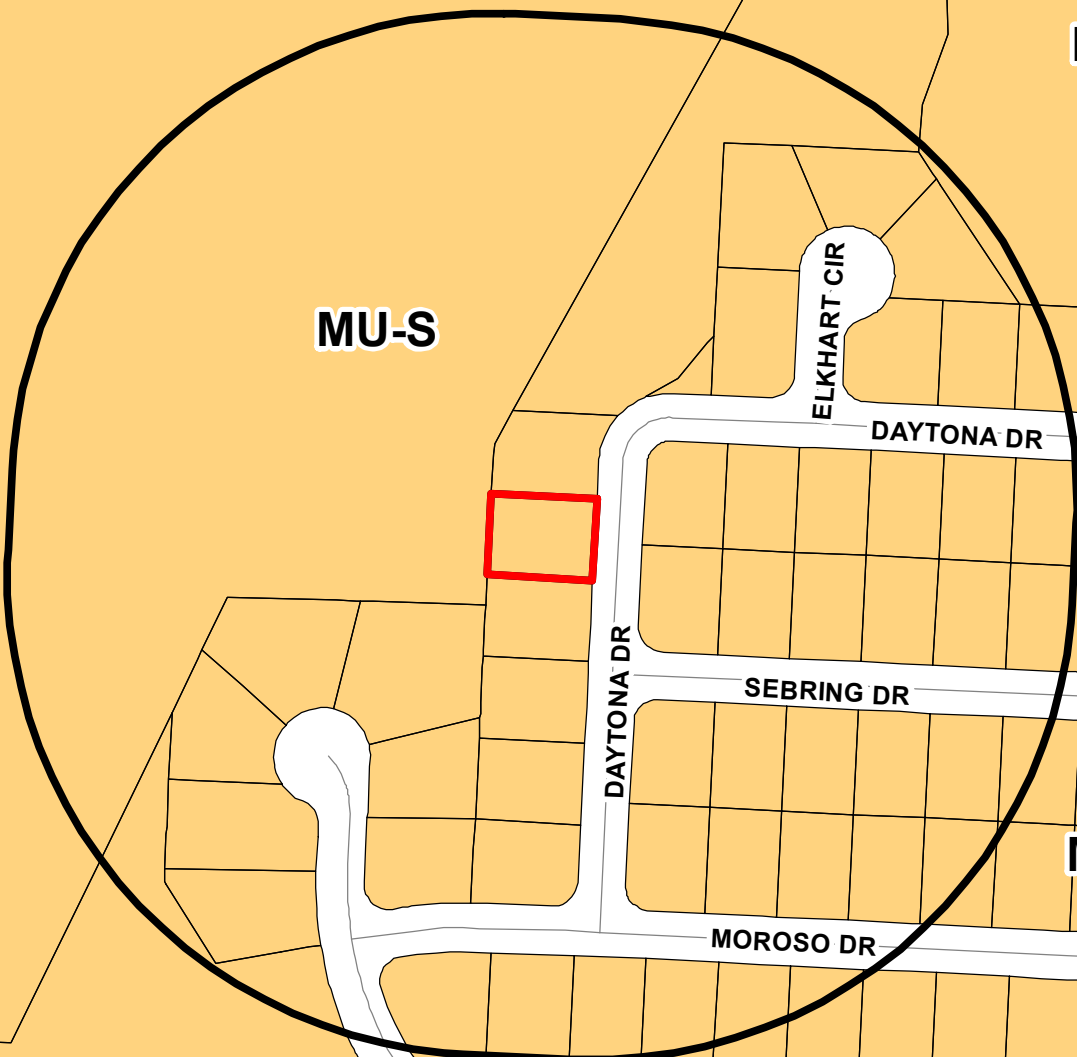
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

**V-2013-04
FUTURE LAND USE**



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD





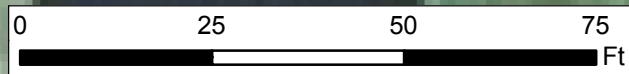
DAYTONA DR






This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2013-04 AERIAL MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

To: Board of Adjustment, Escambia County Florida

From: Troy D. Miller
9150 Daytona Drive
Pensacola, FL 32506

Re: Variance Application for shed/workshop setback

1. I am a commissioned Officer in the U.S. Navy. My wife and I moved to Florida concurrent with my military Permanent Change of Station (PCS) orders. At the end of my orders here, my tenure with the Navy will end and I will retire. My wife and I have decided to make Pensacola our home, and as such, have homesteaded the subject property. In our attempt to make this house and property our home, we decided to make improvements to it. One such improvement was the construction of a storage building/work shop on a concrete slab to be located in the back yard of our property. We are first time homeowners in Florida and are not familiar with building codes, HOA CC&R's, construction, or other items that many other homeowners may be. Hence, we determined it would be in our best interest to engage a contractor to construct this shed and we did so utilizing Home Depot's contracting services. Our desire was to have the storage shed placed as close to the rear corner of our lot as possible. The contractor told us that he needed three (3) feet of clearance on each side of the building and that information was relayed to the concrete contractor. We wanted the most use of our yard so we used the existing fencelines as a guide for placement of the slab. We had no knowledge of the five (5) foot setback requirement and the contractor submitted plans to us showing the placement with three (3) foot setbacks. As a result, a 12'X16' four (4) inch slab was poured according to the contractors plans. Of note, these plans were submitted to the Lillian Wood's Home Owners Association for review and approval and nothing was said of the three (3) foot setback not being adequate. After the slab was poured, I received a phone call from the contractor's office informing me that they needed to change the plans to reflect a setback dimension of five (5) feet vice three (3) feet prior to submitting the plans to the county for permitting. I was never told that the setback of three (3) feet was an error or that the code requirement was five (5) feet. I was led to believe that this change was a minor issue and a concern for the contractor only. Only after the shed was built, and the county inspector failed to approve my final inspection, did I learn this was not the case.

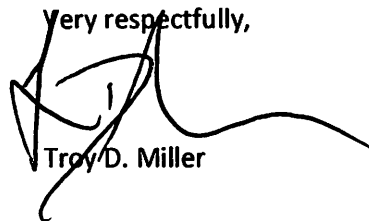
2. I am requesting a variance of property line setbacks, from five (5) feet to three (3) feet, at the location that my storage building now resides. While relocating the building and slab might be possible, such an attempt would be very costly and would most assuredly result in significant damage to both the structure and concrete. Without such a variance I will be unable to utilize the building to its fullest and intended use, and further, I would be unable to convey this property without first removing the structure should I desire to do so in the future. While I fully understand the requirement for uniformity within a community, the granting of this variance will not cause harm to any of the surrounding residents, will not result in loss of property value to anyone concerned, and will allow me the full use of my property and building as it now stands.

3. The size of the shed and its placement causes no hindrance to safety, quality of life for my neighbors or the general welfare to anyone or anything in the surrounding area. It causes no environmental changes or hardships to any residents and many of the Lillain Wood's subdivision residents currently have storage buildings on their property. In my opinion, the storage shed has added value to my property and is in keeping with the overall aesthetics of the surrounding neighborhood.

4. The approval of this variance request will allow me to keep my storage building in its current location. I am not requesting any additional allowances or variations.

5. The approval of this property line setback will allow me to legally align my property with county code requirements. Further, it will allow me to further develop my property, and the storage building, by installing electrical power to it. Without the granting of this variance, my storage building will remain an unapproved structure on my property and therefore, I will be unable to contract a licensed electrician to wire it. This will deny me the ability to use it to its fully capacity. The intent of constructing this shed was for its use as both a storage unit and workshop for my personal use only. As a Naval Officer I have the highest respect for regulations, policies and procedures. Additionally, I take my responsibilities as a resident in Escambia County seriously and ask that you consider this when deliberating my request for this variance and grant the same so that I may have full legal use of my property.

Very respectfully,

A handwritten signature in black ink, appearing to read 'Troy D. Miller', with a long horizontal flourish extending to the right.

Troy D. Miller



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **571479**

Date Issued. : 01/16/2013

Cashier ID : DAROSE

Application No. : PBA130100004

Project Name : V-2013-04

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	2283	\$385.00	App ID : PBA130100004
		\$385.00	Total Check

Received From : DAWN E ANDERSON MILLER TROY D MILLER

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100004	664155	350.00	\$0.00	
PBA130100004	664157	35.00	\$0.00	

Total Amount :	385.00	\$0.00	Balance Due on this/these Application(s) as of 2/7/2013
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APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: Reduce setback

Rezoning Request from: _____ to: _____

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Troy Miller / Dawn Andersen Miller Phone: 757-575-6349

Address: 9150 Daytona Dr Pensacola, FL Email: thoudout@gmail.com

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 9150 Daytona Drive Pensacola, FL

Property Reference Number(s)/Legal Description: _____

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

[Signature]
Signature of Owner/Agent

TROY D MILLER
Printed Name Owner/Agent

16 Jan 13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16 day of January 20 13.

by Deborah F. Lockhart

Personally Known OR Produced Identification . Type of Identification Produced: Florida Driver's License

[Signature]
Signature of Notary
(notary seal must be affixed)

Deborah F. Lockhart
Printed Name of Notary



FOR OFFICE USE ONLY CASE NUMBER: V-2013-04

Meeting Date(s): Feb 20, 2013 Accepted/Verified by: KIT/ADH Date: 1/16/13

Fees Paid: \$ 385 Receipt #: 571479 Permit #: PBA130100004

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcell Identification (Folio) Number: 122831-3700-020-003
Incidental to the issuance of a title insurance policy

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2012056180 07/20/2012 at 09:31 AM
OFF REC BK: 8885 PG: 606 - 606 Doc Type: W/D
RECORDING: \$10.00

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 5th day of July, 2012 by Brian M Hatch and Leslie A Hatch, husband and wife, whose post office address is 4533 Kincardine Dr. Jacksonville, FL 32237 herein called the grantors, to Troy D. Miller and his wife, Dawn E. Anderson Miller whose post office address is 9150 Daytona Drive, Pensacola, FL 32506, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 2, Block C, Lillian Woods, a subdivision of a portion of Section 12 and 13, Township 2 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 16, Page(s) 27 and 27A, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Brian M Hatch

Doelin Nielsen
Witness #1 Printed Name

[Signature]
Leslie A Hatch

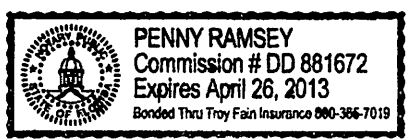
Penny Ramsey
Witness #2 Signature

Penny Ramsey
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of July, 2012 by Leslie A Hatch who are personally known to me or have produced FLDL #320521737470 as identification.

[Signature]
Notary Public



STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of July, 2012 by Brian M Hatch who are personally known to me or have produced _____ as identification.

Notary Public

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 122S31-3700-020-003
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of July, 2012 by Brian M Hatch and Leslie A Hatch, husband and wife, whose post office address is 4532 KINCARDINE DR JACKSONVILLE FL 32257 herein called the grantors, to Troy D. Miller and his wife, Dawn E. Anderson Miller whose post office address is 9150 Daytona Drive, Pensacola, FL 32506, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

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TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Johnson
Witness #1 Signature
Susan Johnson
Witness #1 Printed Name
Katherine B. Aylee
Witness #2 Signature
KATHERINE B. AYLEE
Witness #2 Printed Name

Brian M Hatch
Brian M Hatch
Leslie A Hatch
Leslie A Hatch

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6th day of July, 2012 by Leslie A Hatch who are personally known to me or have produced _____ as identification.

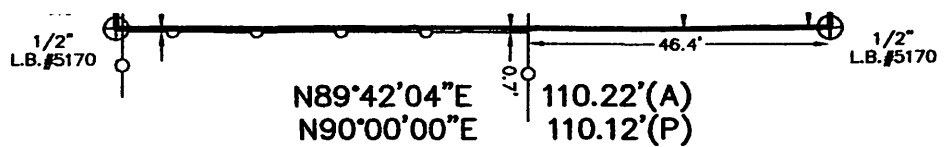
Notary Public

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6th day of July, 2012 by Brian M Hatch who are personally known to me or have produced DA AYLEE as identification.

Susan Johnson
SUSAN JOHNSON
MY COMMISSION # EE 140578
EXPIRES: December 15, 2015
Bonded Thru Budget Notary Services
Notary Public

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2012056179 07 20 2012 at 09:31 AM
OFF REC BK: 6885 PG: 605 - 605 Doc Type: WD
RECORDING: \$10.00 Docl Stamps \$1153.00



[Handwritten signature]

LAND DESCRIPTION:

Lot 2, Block "C", Lillian Woods, a subdivision of a portion of Sections 12 & 13, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 16 at Page 27 & 27A of the public records of said County.

Source of Information: Recorded Plat. Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm.

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat.

Address: 9150 Daytona Drive

The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the U.S. Postal Service. Any certifications shown hereon do not apply or cover the said address.

Basis of Bearings: Assumed datum using N90°00'00"W along the North line of Lot 2 as per the record plat.

I hereby certify to Troy D. Miller; Primary Residential Mortgage Inc., Surety Land Title, LLC; Westcor Land Title Insurance Company, that this survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027 Florida Statutes.

LEGEND:

□ - 4" x 4" (P.R.M.) Permanent Reference Monument Found ■ - 4" x 4" Concrete Monument Found ⊕ - Capped Iron Rod Found ⊙ - Iron Rod Unnumbered Found ⊕ - Iron Pipe Unnumbered Found
 ○ - (P.C.P.) Permanent Control Point Found ▲ - Nail & disk Found ● - 1/2" Diameter Capped Iron Rod L.S. #4082 Set ⊕ - Utility Pole ⊕ - Guy Anchor Wire ---E-T-C--- Aerial Electric, Telephone, Cable Lines
 -X- Chain Link Fence -XX- Wire Fence -O- Wood Fence -□- Plastic Fence R/W- Right of Way B.S.L- Building Setback Line CONC - Concrete E - Centerline R- Property Line P.O.L- Point on Line
 P.O.C - Point of Commencement P.O.B. - Point of Beginning P.C- Point of Curvature P.T- Point of Tangency P.I- Point of Intersection P.R.C- Point of Reverse Curvature P.C.C - Point of Compound Curvature
 R - Radius Δ - Delta L - Length of Arc C - Chord CB - Chord Bearing T - Tangent (P) - Plat (D) - Description or Deed (A) - Actual (TYP) - Typical L.S.- Licensed Surveyor L.B.- Licensed Business
 ⊗ - Indicates Covered ⊙ - Set Hub & Tack ⊕ - Benchmark N.R. - Non-Radial N.T.S. - Not to Scale Ele- Elevation

NOTE: ALL MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

JOB NO. 12-06-036 FILE NO. B-13770 SCALE: 1"=30'
 REQUESTED BY: DAN GULLAHORN DWG NAME 1206036
 DATE OF SURVEY: 7/05/2012 ENCROACHMENTS: AS SHOWN
 FIELD BOOK: 620 PAGE: 42 REVISIONS: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Handwritten signature]

 JOEL C. WALTERS, R.L.S. NO. 4082
 STATE OF FLORIDA

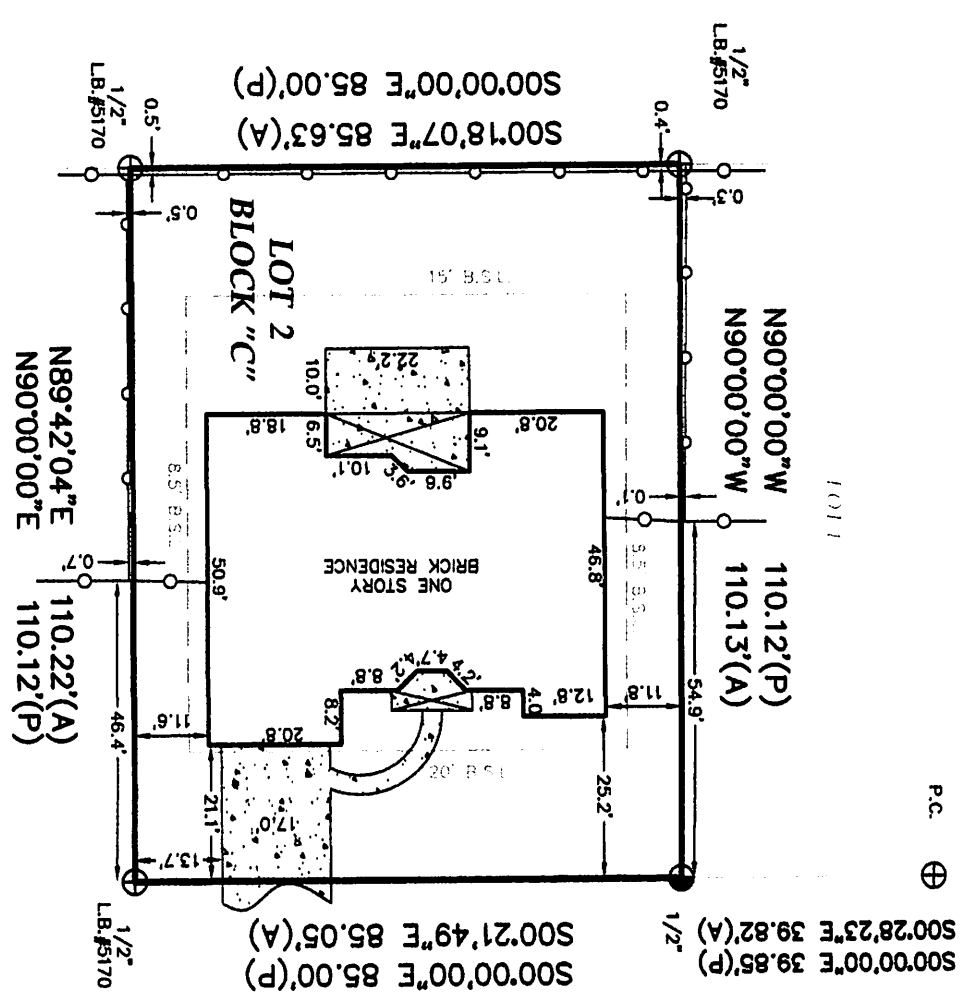
DRAWN BY: JCW



NOT VALID UNLESS
 SEALED WITH AN
 EMBOSSED SEAL



W/ANOTINTIHDIDNIM



DAYTONA DRIVE
(50' R/W)

LAND DESCRIPTION:
 Lot 2, Block "C", Lillian Woods, a subdivision of a portion of Sections 12 & 13, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 16 at Page 27 & 27A of the public records of said County.

Source of Information: Recorded Plat. Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm.

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P.C. ⊕

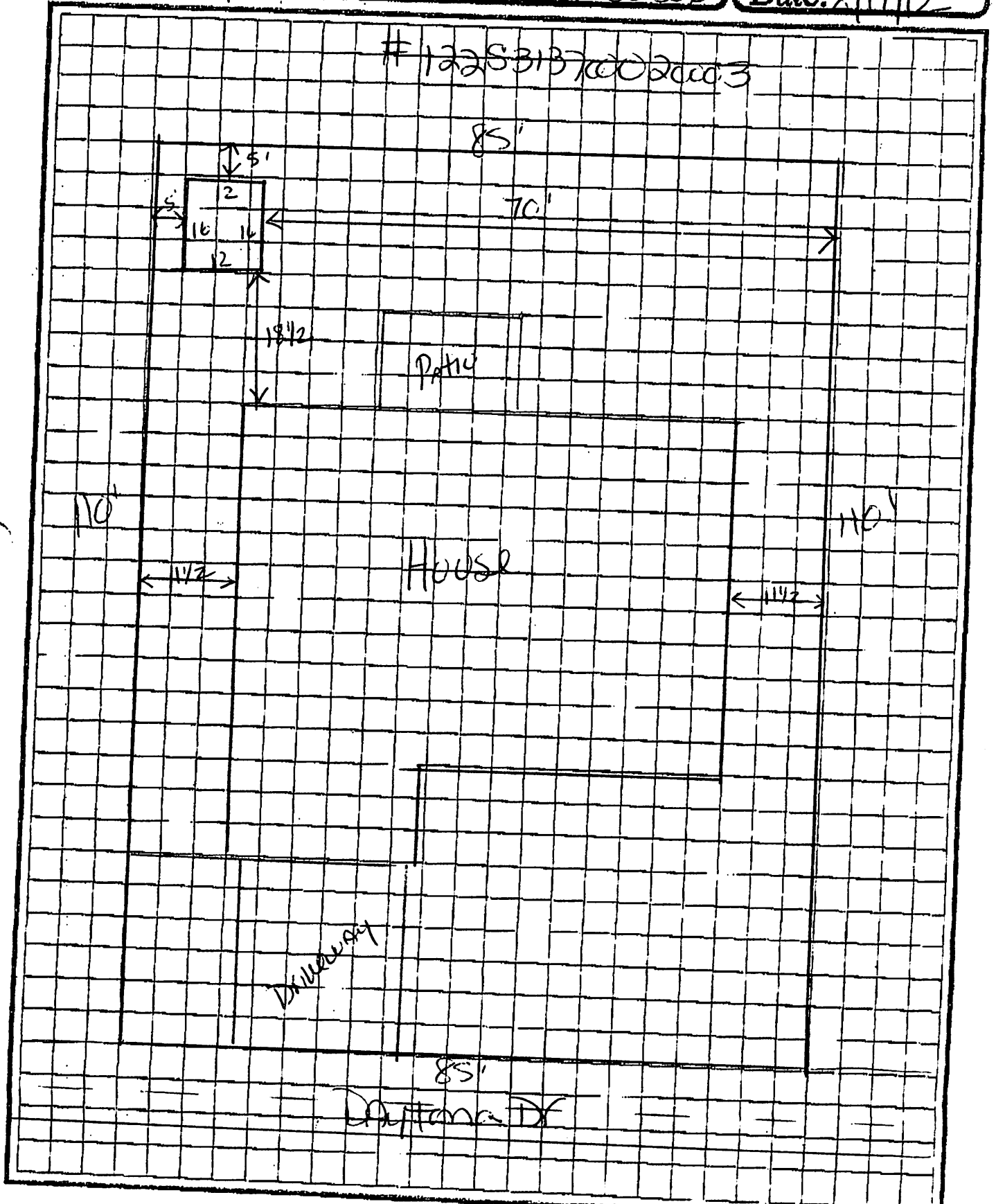
Title: Miller

Name:

9150 Daytona Dr. Pensacola Fl. 32506

Date: 8/17/12

1228313700020003



MILLER TROY D &
9150 DAYTONA DR
PENSACOLA, FL 32506

RGB WEST INC
PO BOX 12412
PENSACOLA, FL 32591-2412

HUGULEY HAROLD & CHERYL
12810 VISTA HAVEN
SAN ANTONIO, TX 78216

PEARSON MELVIN F & ALICE B
9154 DAYTONA DR
PENSACOLA, FL 32506

Board of Adjustment

7. E.

Meeting Date: 02/20/2013
CASE: CU-2013-01
APPLICANT: Dale E. Long, Agent for Republic Services
ADDRESS: 3015 N. Palafox Street
PROPERTY REFERENCE NO.: 18-2S-30-1002-000-000
ID-1, Light Industrial District (cumulative) (no residential uses allowed).
ZONING DISTRICT:
FUTURE LAND USE: C, Commercial
OVERLAY DISTRICT: Palafox CRA

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

The applicant is seeking Conditional Use approval to re-open a recycling operations facility on-site.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 6.05.18.

C. Conditional Uses

3. Solid waste transfer stations, collection points, and/or processing facilities.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2.05.03

CRITERION (1)

***On-site circulation.* Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.**

FINDINGS-OF-FACT

The parcel is located on Palafox Street, South of Texar Drive; the parcel does have current vehicular and pedestrian access to and from Palafox Street. The existing structures, as shown in the applicants request, appear to provide adequate flow within the parcel for the proposed use.

Historical data shows that the site was used as a recycle/distribution center in the past. On-site parking and emergency vehicle access standards will be further evaluated for compliance during the Site Plan Review process.

CRITERION (2)

Nuisance. Adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.

FINDINGS-OF-FACT

As the surrounding properties have similar types of industrial uses, it appears that the scale, intensity and operation of the proposed project will not create any additional adverse impact on the neighboring properties. The proposed project will be further reviewed during the Site Plan Review process for possible nuisances.

CRITERION (3)

Solid Waste. Refuse and service areas with particular reference to concurrency requirements and items (1) and (2) above.

FINDINGS-OF-FACT

Solid Waste service will be provided by the owner using a commercial waste service.

CRITERION (4)

Utilities. Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.

FINDINGS-OF-FACT

As the existing infrastructure is already in place, the owner will make provisions with utility providers to connect and provide adequate utility services for the proposed project.

CRITERION (5)

Buffers. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.

FINDINGS-OF-FACT

The existing parcel is adjacent to industrial and commercial zoned parcels; however, the existing railroad does provide for some buffering between the separate zoning districts to the south. Further evaluation of buffering requirements addressed in the Land Development Code will be conducted during the Site Plan Review process.

CRITERION (6)

Signs. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.

FINDINGS-OF-FACT

The applicant is not proposing any new signs or lighting at this time. Any new signs or changes to the exterior lighting will have to be permitted and meet current LDC regulations.

CRITERION (7)

Environment impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.

FINDINGS-OF-FACT

All standards of environmental protection to include stormwater management standards will be reviewed during the Site Plan Review process.

CRITERION (8)

Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.

FINDINGS-OF-FACT

The proposed use is consistent in density and intensity with the adjacent industrial and commercial uses within the area.

CRITERION (9)

Other requirements of Code. The proposed Conditional Use is consistent with all other relevant provisions of this Code.

FINDINGS-OF-FACT

The proposed conditional use is consistent with all other relevant provisions of the Code.

STAFF RECOMMENDATION

Staff recommends that the Board approve the proposed Conditional Use, pending completion and adherence to all findings of the Site Plan Review process.

BOARD OF ADJUSTMENT FINDINGS:

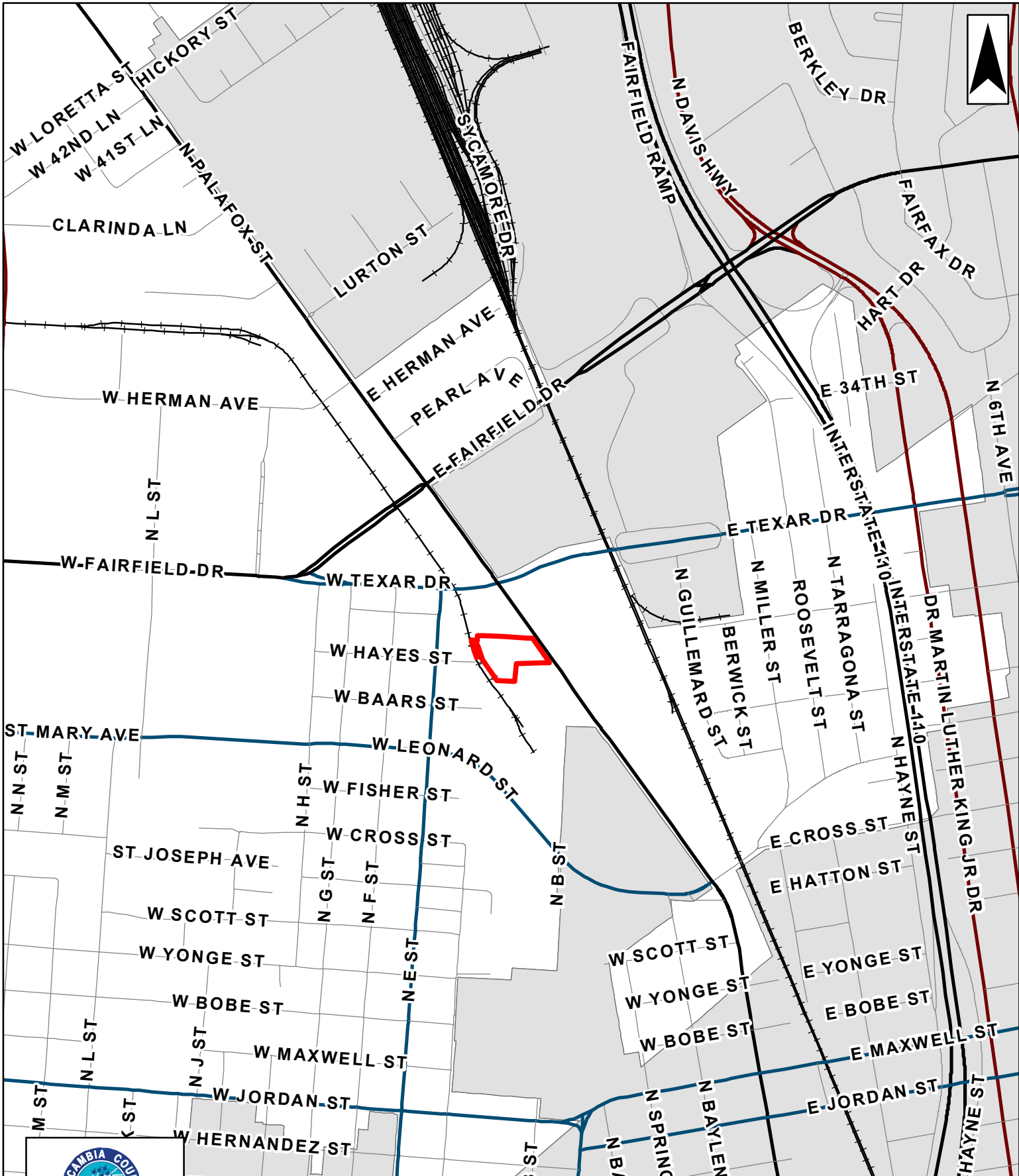
The Board amended Staff's findings and approved the Conditional Use with the following condition:

Applicant is to meet with DRC staff and address their pre-application meeting comments with special attention to landscaping along Palafox.






Attachments

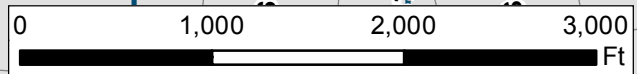
Working Case File CU-2013-01

CU-2013-01



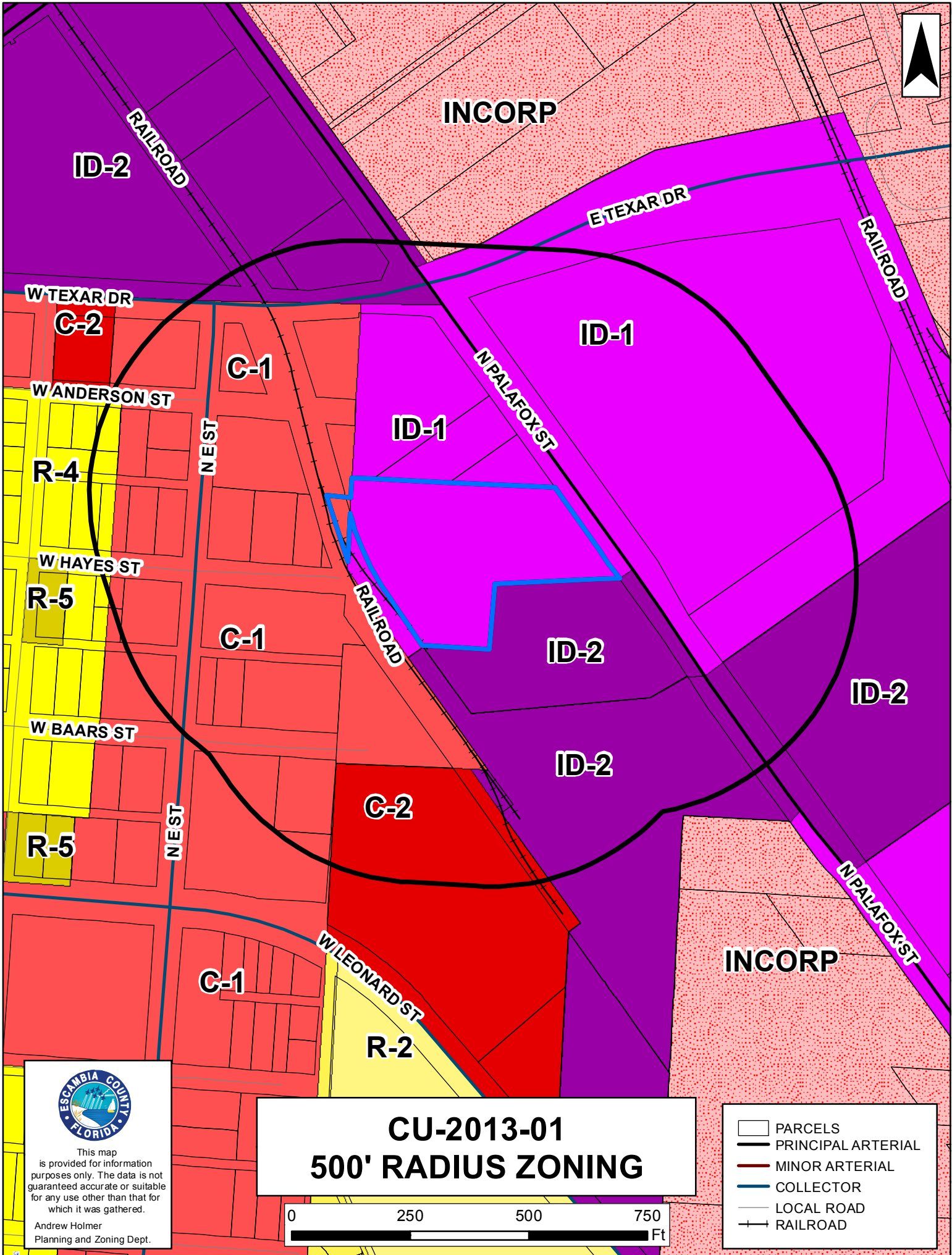

CU-2013-01 FUTURE LAND USE

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

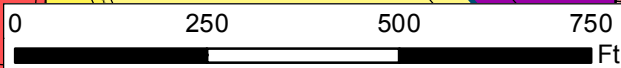
Andrew Holmer
Planning and Zoning Dept.










This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

CU-2013-01
500' RADIUS ZONING



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



INCORP.

RAILROAD

E-TEXAR DR

RAILROAD

W-TEXAR DR

N PALAFOX ST

W ANDERSON ST

N-EST

W HAYES ST

MU-U

RAILROAD

W BAARS ST

N-EST

W LEONARD ST

MU-U

N PALAFOX ST

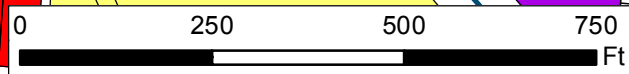
INCORP.



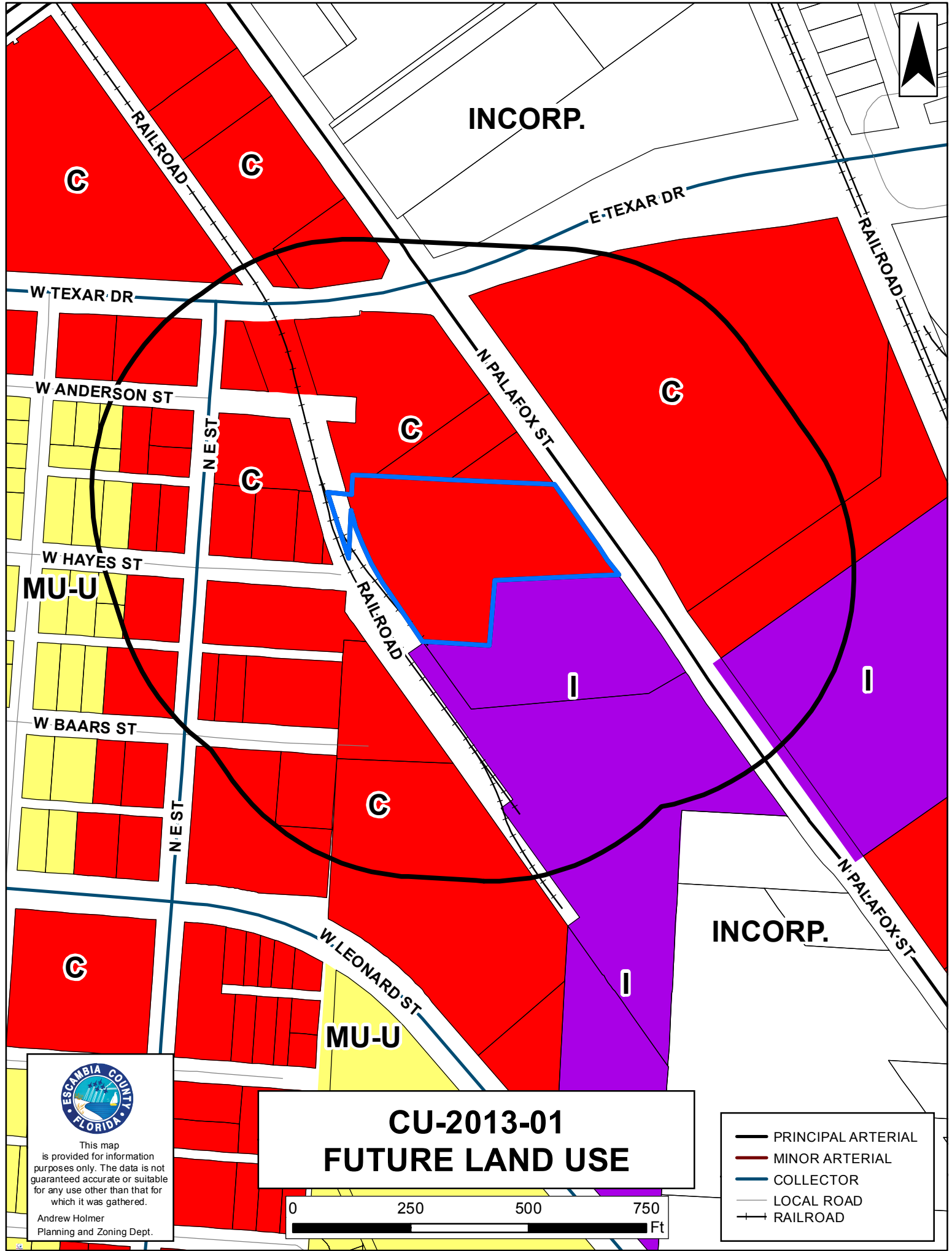
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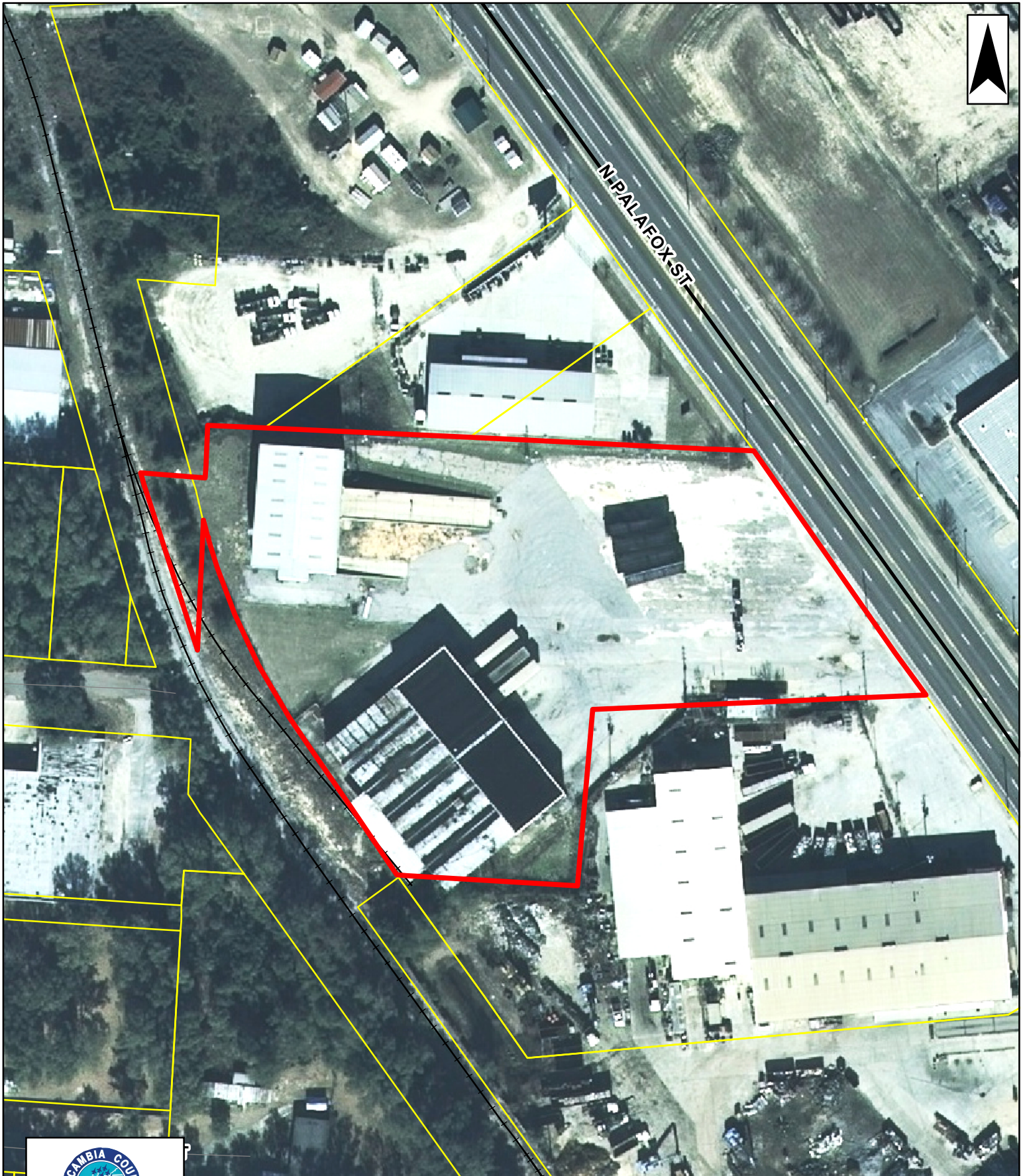
Andrew Holmer
Planning and Zoning Dept.

CU-2013-01 FUTURE LAND USE



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- + RAILROAD





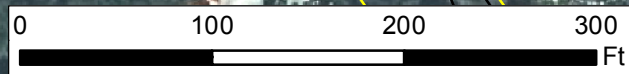
N PALAFOX ST








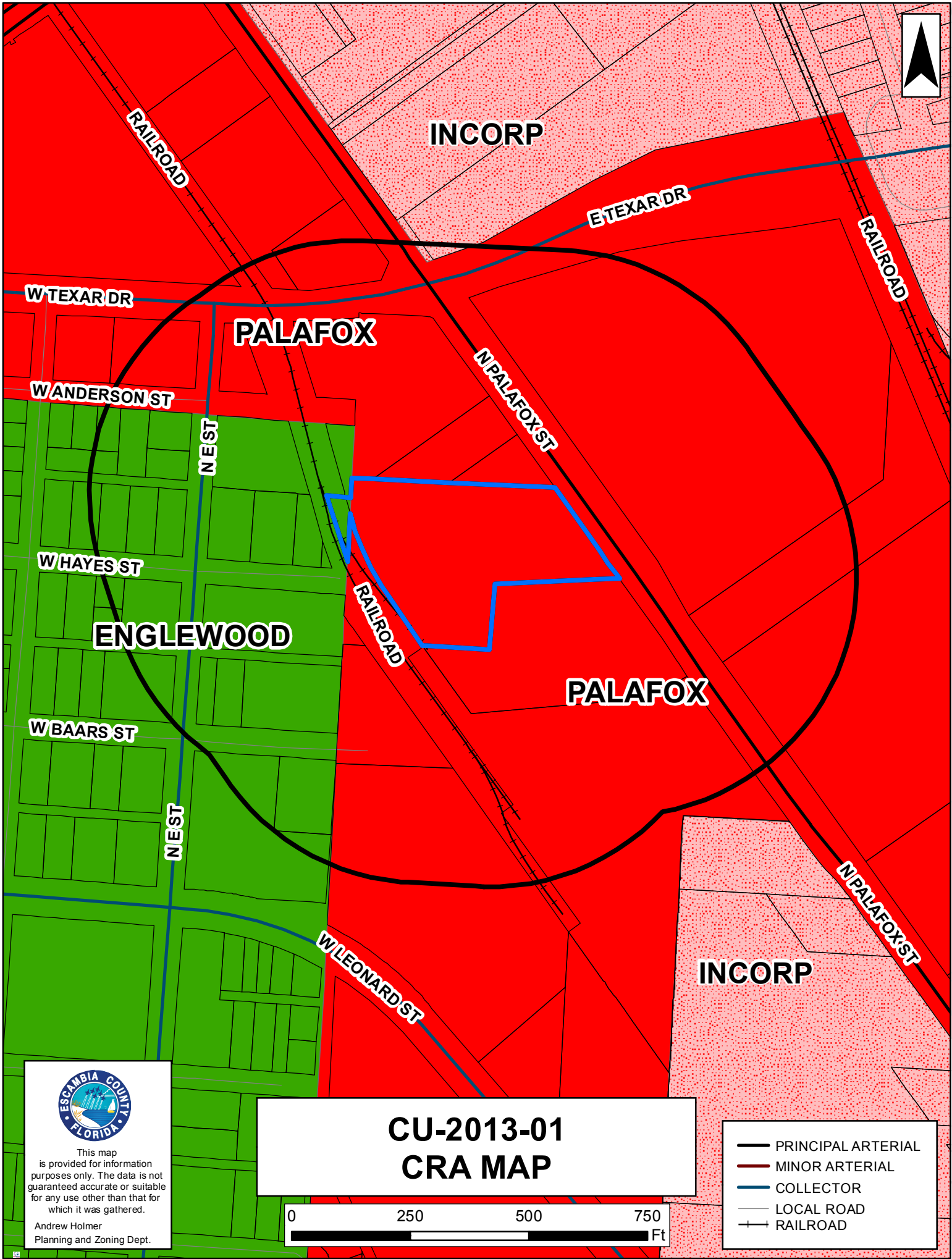
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

CU-2013-01 AERIAL MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



INCORP

PALAFOX

ENGLEWOOD

PALAFOX

INCORP

RAILROAD

E TEXAR DR

RAILROAD

W TEXAR DR

W ANDERSON ST

NEST

N PALAFOX ST

W HAYES ST

RAILROAD

W BAARS ST

NEST

W LEONARD ST

N PALAFOX ST



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

CU-2013-01 CRA MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD

APPLICATION

Please check application type:
[X] Conditional Use Request for: Recycling 1D-1
[] Administrative Appeal
[] Variance Request for:
[] Development Order Extension
[] Rezoning Request from: to:

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Republic Services Phone: 850-433-7425
Address: 2910 Palafox Street, Pensacola, FL 32501 Email: mguy@republicservices.com

[X] Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

Property Address: 3015 N. Palafox St.

Property Reference Number(s)/Legal Description: 18-2S-30-1002-000-000

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

[Signature]
Signature of Owner/Agent

Dale E. Long, P.E., LEEP AP
Printed Name Owner/Agent

1/16/13
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of January 20 13, by Dale E. Long.

Personally Known [X] OR Produced Identification [] Type of Identification Produced:

[Signature]
Signature of Notary



PATRICIA A. GORMAN
NOTARY PUBLIC
STATE OF FLORIDA
Printed Name of Notary
Comm# EE215694
Expires 7/11/2016

FOR OFFICE USE ONLY
CASE NUMBER: CU-2013-01
Meeting Date(s): Feb 20, 2013 Accepted/Verified by: KIT/ADH Date: 1/17/13
Fees Paid: \$ 1155.00 Receipt #: 571520 Permit #: PBA 1301000051



January 17, 2013
120123

VIA HAND DELIVERY

Mr. Drew Holmer
Senior Urban Planner
Escambia County Permitting and Development
3363 West Park Place
Pensacola, FL 32505

RE: Republic Services Recycling Facility – 3015 North Palafox Street
Conditional Use Application

Dear Drew:

The above-referenced property is located at 3015 North Palafox Street, Escambia County Property Appraisers Tax ID # 18-2S-30-1002-000-000.

The existing property contains a waste transfer station, a truck scale and scale-house and recycling facility. The waste transfer station has been demolished except for the slab. The recycling facility, scale and scale-house were continuously operated up until June 30, 2011. Since that time the property has been idle. Republic Services would like to re-open the facility and begin recycling operations again within the same footprint. They do not intend to make any site modifications, therefore all of the existing infrastructure will continue to serve the site and function as it has in the past. They essentially only want to unlock and open the doors.

The subject property is zoned ID-1, with a Future Land Use of C. According to Article 6.05.18 of the Land Development Code, a recycling facility would be considered a Conditional Use within this Zoning District. This was confirmed during our Pre-Application meeting with County staff on January 2, 2013.

To this end, we offer the following as a formal request for consideration of a Conditional Use application for the subject property. The following items are provided for your consideration in accordance with the Conditional Use Attachments Checklist:

1. Formal Letter of Request (Notarized).
2. Executed Application Form (Notarized).
3. N/A.
4. Executed Limited Power of Attorney (Notarized).
5. Legal Proof of Ownership (Warranty Deed and Tax Notice).
6. Legal Description of Property including Property Reference Number.
7. Site Plan to Scale.

Mr. Drew Holmer
January 17, 2013
Page Two

8. N/A.
9. Completed Escambia County Project Information Form.
10. Fee to Escambia County for \$1,155.00.

In addition to the above submittal documentation, the nine (9) Conditional Use Criteria are addressed as follows:

1. *On-site circulation. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.*
As noted above, the subject property served as a recycling facility up until June 30, 2011. As a result, the ingress and egress as well as on-site circulation, parking, etc. are already in place for this site and do not need to be modified for the site to be re-opened. In fact the on-site circulation has improved since the waste transfer station on site has been demolished and there is no competing traffic.
2. *Nuisance. Any adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.*
No nuisances are anticipated. The operation of this facility will be the same as it was prior to June 30, 2011, and no known nuisances were reported at that time.
3. *Solid Waste. Refuse and service areas with particular reference to concurrency requirements and items 1 and 2 above.*
Solid waste collection will be via an onsite commercial dumpster.
4. *Utilities. Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.*
Utilities already exist on site and service will be maintained/re-instituted with the appropriate providers.
5. *Buffers. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan are fulfilled.*
No buffering is required since the project site does not abut any incompatible uses.
6. *Signs. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.*
No new signs or exterior lighting are proposed.

Mr. Drew Holmer
January 17, 2013
Page Three

7. *Environmental impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.*

No environmental impacts are anticipated as the site does not abut any environmentally sensitive areas and no site improvements are proposed.

8. *Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.*

The recycling facility is compatible with neighboring properties. Southern Scrap to the south, processes recycled metal and the County operates a waste transfer station to the east across Palafox Street.

9. *Other requirements of Code.*

Since no site modifications are proposed the project is anticipated to meet any and all other requirements of the Land Development Code either directly or by virtue of grandfathering.

These items are submitted for your review and a submission to the Board of Adjustments for Conditional Use approval. Please do not hesitate to contact our office if you have any questions, or if you require any additional information.

Sincerely,

FABRE ENGINEERING & SURVEYING



Dale E. Long, P.E., LEED AP
Senior Project Manager

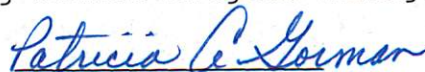
DEL/mac

Attachments

cc: Paul Safko, Senior Project Geologist, Terracon
Michael Guy, Environmental Manager, Republic Services

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of January, 2013 by Dale E. Long Senior Project Manager for Fabre Engineering & Surveying.



Personally Known to me.



PATRICIA A. GORMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE215894
Expires 7/11/2016

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): N/A

Property Address: _____

I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed in the future development's permit application.

I/We also acknowledge and agree that approval of a zoning district amendment (rezoning) or Future Land Use Map amendment does not certify, vest, or otherwise guarantee that concurrency of required facilities and services is, or will be, available for any future development of the subject parcels.

I/We further acknowledge and agree that no development for which concurrency must be certified shall be approved unless at least one of the following minimum conditions of the Comprehensive Plan will be met for each facility and service of the County's concurrency management system prior to development approval:

- a. The necessary facilities or services are in place at the time a development permit is issued.
- b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- c. For parks and recreation facilities and roads, the necessary facilities are under construction at the time the development permit is issued.
- d. For parks and recreation facilities, the necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time the development permit is issued and the agreement requires that facility construction must commence within one year of the issuance of the development permit.
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or as amended, or an agreement or development order issued pursuant to Chapter 380, F.S., or as amended. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of Section 5.13.00 of the LDC. For wastewater, solid waste, potable water, and stormwater facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy.
- f. For roads, the necessary facilities needed to serve the development are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or are in place or under actual construction no more than three years after the issuance of a County development order or permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS _____ DAY OF _____, YEAR OF _____.

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 3015 N. Palafox St.,
Florida, property reference number(s) 18-2S-30-1002-000-000

I hereby designate Dale E. Long for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) Conditional Use on the above referenced property.

This Limited Power of Attorney is granted on this _____ day of _____ the year of, _____, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: Dale E. Long, P.E., LEEP AP Email: dale.long@fabreinc.com
Address: 119 Gregory Square, Pensacola, FL 32501 Phone: (850) 433-6438

[Signature]
Signature of Property Owner

Andrew King, Area President
Printed Name of Property Owner

1-15-13
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Duval
The foregoing instrument was acknowledged before me this 15th day of January, 2013,
by Andrew King.

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary

Printed Name of Notary



APPLICATION ATTACHMENTS CHECKLIST

- | | | | |
|-----|-----|---|--|
| ✓ | 1. | For BOA, original letter of request, typed or written in blue ink & must include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used). | <i>Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.</i> |
| ✓ | 2. | Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required) | |
| N/A | 3. | Concurrency Determination Acknowledgment form - Original (if applicable) (page 2) | |
| ✓ | 4. | Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required) | |
| ✓ | 5. | Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable. | |
| ✓ | 6. | Legal Description of Property Street Address / Property Reference Number | |
| ✓ | 7. | <input checked="" type="checkbox"/> a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.
<input type="checkbox"/> b. BOA: Site Plan drawn to scale. | |
| N/A | 8. | For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 1.1.10 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application. | |
| ✓ | 9. | Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable. | |
| ✓ | 10. | Application fees. (See Instructions page for amounts) Payment cannot be accepted after 3:00pm. | |

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **571520**

Date Issued. : 01/17/2013

Cashier ID : KLHARPER

Application No. : PBA130100005

Project Name : CU-2013-01

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Credit Card	V-6986	\$1,155.00	App ID : PBA130100005
		\$1,155.00	Total Credit Card

Received From : JAMES OLSON

Total Receipt Amount : **\$1,155.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100005	664204	1,155.00	\$0.00	3015 N PALAFOX ST, PENSACOLA, FL, 32501

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 1/17/2013

Invoice Detail

Permit ID #: PBA130100005

Invoice #: 664204

Invoice Date: 01/17/2013 09:40:36

Period	Fee Item	Qty	Fee
FINAL	CONDITIONAL USE	1.1	\$1,155.00

Total Fee: \$1,155.00



JANET HOLLEY

ESCAMBIA COUNTY TAX COLLECTOR ***

Tax Record



Account Number
1 of 1

Last Update: 1/7/2013 1:52:35 PM CST

Details

Tax Record

» Print View

- Legal Desc.
- Appraiser Data →
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**

Searches

- Account Number
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Site Functions

- Welcome
- Property Taxes
- Local Business Tax
- Feedback
- County Login
- Home

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year																																																
06-2445-000	REAL ESTATE	2012																																																
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<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Exemption Detail</td> <td style="width: 33%; border: none;">Millage Code</td> <td style="width: 34%; border: none;">Escrow Code</td> </tr> <tr> <td style="border: none;">NO EXEMPTIONS</td> <td style="border: none;">06</td> <td style="border: none;"></td> </tr> <tr> <td colspan="3" style="border: none;">Legal Description (click for full description)</td> </tr> <tr> <td colspan="3" style="border: none;">182S30-1002-000-000 3015 N PALAFOX ST BEG AT NE COR SEC 18 N 88 DEG 28 MIN 57 SEC W ALG N LI OF SD SEC 175 56/100 FT TO E LI OF ENGLEWOOD HTS S/D PLAT DB 59 P 107 S 2 DEG 1 MIN 22 SEC W ALG SD LI 374 35/100 FT FOR POB See Tax Roll For Extra Legal</td> </tr> </table>			Exemption Detail	Millage Code	Escrow Code	NO EXEMPTIONS	06		Legal Description (click for full description)			182S30-1002-000-000 3015 N PALAFOX ST BEG AT NE COR SEC 18 N 88 DEG 28 MIN 57 SEC W ALG N LI OF SD SEC 175 56/100 FT TO E LI OF ENGLEWOOD HTS S/D PLAT DB 59 P 107 S 2 DEG 1 MIN 22 SEC W ALG SD LI 374 35/100 FT FOR POB See Tax Roll For Extra Legal																																						
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Taxes & Assessments		\$3,824.28																																																
If Paid By		Amount Due																																																
		\$0.00																																																

Date Paid	Transaction	Receipt	Item	Amount Paid
11/5/2012	PAYMENT	237013.0001	2012	\$3,671.31

Prior Year Taxes Due

Rec 55
Doc 3A-34769

01222603M 030

QUIT-CLAIM DEED
FROM CORPORATION

RAMCO FORM 48

This Quit-Claim Deed, Executed this 12th day of JANUARY . A. D. 1990 . by

DIRECT PLUMBING SUPPLIES, INC.

a corporation existing under the laws of Florida , and having its principal place of business at 2909 N. Palafox Street, Pensacola, Florida

first party, to
PENSACOLA WASTE PAPER COMPANY, INC., a Florida corporation
whose postoffice address is
2909 N. Palafox Street, Pensacola, Florida
second party,

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

D. S. PD. SS
DATE 1-16-90
JCE A. FLOWERS, COMPTROLLER
BY: J. Castroll D.C.
CERT. NO. HS-2043328-27.01

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof

(CORPORATE SEAL)

the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereto duly authorized, the day and year first above written.

ATTEST: Eugene Rosenbaum
Secretary

DIRECT PLUMBING SUPPLIES, INC.,
a Florida corporation

Signed, sealed and delivered in the presence of:

By: Jack Rosenbaum
JACK ROSENBAUM President

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on the day, above in an office duly authorized in the State and County aforesaid in 1990 before me personally appeared JACK ROSENBAUM and Eugene Rosenbaum

well known to me to be the and Eugene Rosenbaum President and Secretary of the corporation named in this deed in the foregoing deed, and that they severally acknowledged executing the same for the purposes and in the presence of two subscribing witnesses, and under authority duly vested in them by the corporation and that the seal affixed thereto is the true corporate seal of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of January 1990

F. Notary Public, State of Florida
My Commission Expires Nov. 14, 1992
In _____ County, Florida

NOTARY PUBLIC, STATE OF FLORIDA
at Large

This instrument prepared by: Harold D. Noyen, Notary Public, State of Florida, P.A.
Attn: Post Office Box 1900, Fort Lauderdale, Florida 33302

2803 031

LEGAL DESCRIPTION

This portion of Section 19, Township 2 South, Range 30 West and Lot 11 and 12, Block 60, Englewood Heights (D.R. 59, page 1071), Escambia County, Florida; are particularly described as follows:

Commence at the Northeast corner of Section 19, Township 2 South, Range 30 West, Escambia County, Florida; thence North 89°20'57" West along the North line of said Section for a distance of 119.58 feet to the East line of Englewood Heights subdivision (Deed Book 89, page 1071); thence South 02°01'22" West along said line for a distance of 374.35 feet to the Point of Beginning; thence South 86°47'47" East for a distance of 217.85 feet to the West Right-of-Way line of Palfox Highway (S.R. 895, U.S. 939, 78.9' R/W); thence South 37°07'07" East along said Right-of-Way line for a distance of 350.00 feet; thence South 89°30' West for a distance of 261.68 feet; thence South 04°10'30" West for a distance of 139.87 feet; thence North 89°10'30" West for a distance of 139.87 feet to the Easterly Right-of-Way line of a St. Louis and San Francisco Railroad (100' R/W); thence North 37°07'07" West along said Right-of-Way line for a distance of 44.50 feet to the Point of Curvature of a circular curve concave to the Northeast having a Radius of 525.03 feet and a delta of 212.1124"; thence Northwesterly along said curve and Right-of-Way line for an arc distance of 197.19 feet (chd. of 195.95', C.R. of North 26°21'10" West) to the Point of Tangency of said Curve; thence North 19°33'43" West along said Right-of-Way line for a distance of 2.21 feet to the East line of Lot 11, Block 60; or aforesaid Englewood Heights subdivision; thence South 02°01'22" West along said line for a distance of 70.03 feet to the Easterly Right-of-Way line of said St. Louis and San Francisco Railroad (75' R/W) said point being on the arc of a circular curve concave to the Northeast having a Radius of 949.83 feet and a delta of 6°44'41"; thence Northwesterly along said curve and Right-of-Way line for an arc distance of 64.70 feet (chd. of 64.86', C.B. of North 19°33'43" West) to the Point of Tangency of said curve; thence North 19°38'33" West along said Right-of-Way line for a distance of 32.76 feet to the North line of Lot 11 and 12, Block 60, Englewood Heights subdivision; thence South 87°05'25" West along said North line for a distance of 33.03 feet to the East line of said Englewood Heights; thence North 02°01'22" East along said East line for a distance of 55.55 feet to the Point of Beginning.

Containing 3.06 acres more or less and all lying and being in Section 19, Township 2 South, Range 30 West, Escambia County, Florida.

7-10-12

FILED
JUN 16 4 53 PM '12

EXHIBIT A

Return to: (enclose self-addressed stamped envelope)

Name: Samuel D. Navon, Esq.
Address: Rudon, Barnett, McClosky, Smith,
Schuster & Russell, P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

This Instrument Prepared by:

Samuel D. Navon, Esq.
Rudon, Barnett, McClosky, Smith,
Schuster & Russell, P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

Property Appraiser Parcel Identification (P.I.) Number(s):

SPECIAL WARRANTY DEED

RAMCO FORM 09

DEED 2803PC 032

Rec 2450
Doc 4,552.35
9A-34769

D. S. PD 4552.35
DATE 1-10-90
JOE A. PUGH, COMPTROLLER
BY: J. Cartell D.C.
CERT. No. 459-2043328-27-51

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Special Warranty Deed Made the 12th day of January A D 1990 by

PENSACOLA WASTE PAPER COMPANY, INC., a Florida corporation

hereinafter called the grantor, to

BROWNING-PERRIN INDUSTRIES OF FLORIDA, INC., a Delaware corporation

whose postoffice address is 500 Northridge Road, Suite 825, Atlanta, Georgia 30350

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of each, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys, and confirms unto the grantee all that certain land situate in Escambia County, Florida, viz:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO, Taxes and assessments for 1990 and subsequent years zoning, restrictions and prohibitions imposed by any governmental and/or quasi-governmental authorities; easements granted to Gull Power Company recorded in Official Record Book 991, at Page 581 and Official Records Book 1581, at Page 265, both of the Public Records of Escambia County, Florida, but without the intention of reimposing the same.

Together, with all the covenants, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor

In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Handwritten signature of Samuel D. Navon

PENSACOLA WASTE PAPER COMPANY, INC.
a Florida corporation
BY: JOSEPH ROSENBAUM, President

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State of Florida and in the County of Broward, in the presence of the parties to the foregoing instrument, JOSEPH ROSENBAUM, as President of Pensacola Waste Paper Company, Inc., a Florida corporation

in me known to be the person described in and who executed the foregoing instrument and before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this

January 10, 1990.
My Commission Expires Nov. 16, 1990

Handwritten signature and official seal of the notary public

LEGAL DESCRIPTION

16.7 portion of Section 18, Township 2 South, Range 30 West and Lots 11 and 12, Block 60, Englewood Heights (D.B. 59, Page 37), Escambia County, Florida; more particularly described as follows:

Commence at the Northeast corner of Section 18, Township 2 South Range 30 West, Escambia County, Florida; thence North 89°28'57" West along the North line of said Section for a distance of 175.56 feet to the East line of Englewood Heights subdivision (Deed Book 39, page 107); thence South 32°01'22" West along said line for a distance of 374.35 feet to the Point of Beginning. Thence South 87°09'38" East for a distance of 203.15 feet; thence South 86°47'47" East for a distance of 211.05 feet to the West Right-of-Way line of Palafax Highway (S.R. 895, U.S. 929, 78.5' R/W); thence South 37°06'30" East along said Right-of-Way line for a distance of 250.00 feet; thence South 26°38'30" West for a distance of 261.68 feet; thence South 06°40'30" West for a distance of 139.87 feet; thence North 88°10'30" West for a distance of 139.93 feet to the Easterly Right-of-Way line of a St. Louis and Lake Transit Railroad (100' P/W), thence North 37°01'07" West along said Right-of-Way line for a distance of 144.50 feet to the Point of Curvature of a circular curve, concave to the Northeast having a Radius of 524.63 feet and a delta of 21°31'38"; thence Northwesterly along said curve and Right-of-Way line for an arc distance of 197.10 feet (chd. of 195.95', C.B. of North 26°21'20" West) to the Point of Tangency of said Curve; thence North 15°15'33" West along said Right-of-Way line a distance of 2.21 feet to the East line of lot 11, Block 60, of aforesaid Englewood Heights subdivision; thence South 02°01'22" West along said East line for a distance of 70.05 feet to the Easterly Right-of-Way line of said St. Louis and San Francisco Railroad (75' R/W) said point being on the arc of a circular curve concave to the Northeast having a Radius of 849.63 feet and a delta of 6°46'41"; thence Northwesterly along said curve and Right-of-Way for an arc distance of 64.70 feet (chd of 64.66', C.B. of North 10°57'54" West) to the Point of Tangency of said curve; thence North 15°35'33" West along said Right-of-Way line for a distance of 32.76 feet to the North line of Lots 11 and 12, Block 60, Englewood Heights subdivision; thence South 87°09'39" East along said North line for a distance of 39.08 feet to the East line of said Englewood Heights; thence North 02°01'22" East along said East line for a distance of 55.55 feet to the Point of Beginning.

Containing 3.06 acres more or less and all lying and being in Section 18, Township 2 South, Range 30 West, Escambia County, Florida.

770728

Handwritten notes at the top of the page, including "770728" and "Block 60 (11)".



00002803K 035

770720

LEGAL DESCRIPTION:

That portion of Section 16, Township 2 South, Range 30 West and Lots 11 and 12, Block 60, Englewood Heights (D.B. 59, Page 107), Escambia County, Florida; more particularly described as follows:

Commence at the Northeast corner of Section 16, Township 2 South, Range 30 West, Escambia County, Florida; thence North 88°28'57" West along the North line of said Section for a distance of 175.56 feet to the East line of Englewood Heights subdivision (Deed Book 59, page 107); thence South 02°01'22" West along said line for a distance of 374.35 feet to the Point of Beginning.

Thence South 87°58'38" East for a distance of 419.33 feet to the West Right-of-Way line of Palafox Highway (S.R. 895, U.S. 929, 70.5' R/W); thence South 37°06'30" East along said Right-of-Way line for a distance of 255.73 feet; thence South 85°38'30" West for a distance of 261.68 feet; thence South 01°10'30" West for a distance of 139.67 feet; thence North 89°10'30" West for a distance of 129.93 feet to the Easterly Right-of-Way line of a St. Louis and San Francisco Railroad (100' R/W); thence North 37°07'07" West along said Right-of-Way line for a distance of 144.50 feet to the Point of Curvature of a circular curve concave to the Northeast having a Radius of 524.60 feet and a delta of 7°04'42"; thence Northwesterly along said curve and Right-of-Way line for an arc distance of 64.81 feet (chd. of 64.77', C.B. of North 33°34'46" West); thence South 86°58'01" West for a distance of 56.31 feet to the East line of aforesaid Englewood Heights subdivision; thence North 02°01'22" East along said East line for a distance of 7.84 feet to the Southeast corner of Lots 11 and 12, Block 60, Englewood Heights subdivision; thence North 87°05'59" West along the South line of said lots for a distance of 48.70 feet to the Southwest corner of said lots; thence North 02°54'01" East for a distance of 140.00 feet to the Northwest corner of said lots; thence South 87°05'59" East for a distance of 46.55 feet to the Northeast corner of said lots; thence North 02°01'22" East along aforesaid East line of Englewood Heights for a distance of 55.55 feet to the Point of Beginning.

Containing 3.26 acres more or less and all lying and being in Section 16, Township 2 South, Range 30 West, Escambia County, Florida.

LESS AND EXCEPT ALL THAT LAND LYING IN THE RIGHT OF-WAY OF A ST. LOUIS AND SAN FRANCISCO RAILROAD (R/W VARIES).

FILED
FBI
EST
JAN 10 4 11 PM '13

EXHIBIT A TO C-171116 DEED
PWP TO RFI

Escambia County Property Appraiser
182S301002000000 - Full Legal Description

BEG AT NE COR SEC 18 N 88 DEG 28 MIN 57 SEC W ALG N LI OF SD SEC 175 56/100 FT TO E LI OF ENGLEWOOD HTS S/D PLAT DB 59 P 107 S 2 DEG 1 MIN 22 SEC W ALG SD LI 374 35/100 FT FOR POB S 87 DEG 58 MIN 38 SEC E 205 15/100 FT S 86 DEG 47 MIN 47 SEC E 217 85/100 FT TO W LI OF PALAFOX HWY (SR 95 US 29 78 5/10 FT R/W) S 37 DEG 6 MIN 30 SEC E ALG SD R/W LI 250 FT S 86 DEG 38 MIN 30 SEC W 261 68/100 FT S 4 DEG 10 MIN 30 SEC W 139 87/100 FT N 88 DEG 10 MIN 30 SEC W 129 93/100 FT TO ELY R/W LI OF ST LOUIS & SAN FRANCISCO R/R (100 FT R/W) N 37 DEG 7 MIN 7 SEC W ALG SD R/W LI 144 50/100 FT TO PT OF CURVATURE OF A CIRC CUR CONC TO NE HAVING RADIUS 524 63/100 FT DELTA ANG 21 DEG 31 MIN 34 SEC NWLY ALG SD CUR & R/W LI AN ARC DIST 197 10/100 FT (CHD DIST 195 95/100 FT CHD BRG N 26 DEG 21 MIN 20 SEC W) TO PT OF TANGENCY OF SD CUR N 15 DEG 35 MIN 33 SEC W ALG SD R/W 2 21/100 FT TO E LI OF LT 11 BLK 60 ENGLEWOOD HTS S/D S 2 DEG 1 MIN 22 SEC W ALG E LI 70 05/100 FT TO ELY R/W LI OF SD R/R (75 FT R/W) SD PT BEING ARC OF A CIRC CUR CONC TO NE HAVING A RADIUS 549 63/100 FT & DELTA ANG 6 DEG 44 MIN 41 SEC NWLY ALG SD CUR & R/W DIST AN ARC DIST 64 70/100 FT (CHD DIST 64 66/100 FT CHD BRG N 18 DEG 57 MIN 54 SEC W) TO PT OF TANGENCY OF SD CUR N 15 DEG 35 MIN 33 SEC W ALG SD R/W LI 32 76/100 FT TO N LI OF LTS 11 & 12 BLK 60 OF SD S/D S 87 DEG 5 MIN 59 SEC E ALG SD N LI 33 08/100 FT TO E LI OF S/D N 2 DEG 1 MIN 22 SEC E ALG SD E LI 55 55/100 FT TO POB PORT OF 18 2S 30 & LTS 11 & 12 BLK 60 ENGLEWOOD HEIGHTS S/D PLAT DB 59 P 107 AND S 1/2 OF ALLEY ADJ LOTS OR 4798 P 194 OR 2803 P 32/34

PROJECT INFORMATION FORM

Escambia County Development Services Bureau, 1190 W. Leonard St., Pensacola, FL 32501 (phone) 850-595-3472 (fax) 850-595-3703

Allow 2 working days for the return of this form

SECTION 1-A: MANDATORY – THIS SECTION TO BE COMPLETED BY APPLICANT

Applicant/Company Name: Republic Services - Michael Guy Phone: (904) 591-3086 Fax: _____

Mailing Address: PO Box 29246, Phoenix State: AZ Zip Code: 85038

Project Name: Republic Services - Recycling Facility Proposed Use: Recycling Facility

Property Reference Number(s): 18-2S-30-1002-000-000

Project Address: 3015 N. Palafox St. Parcel Acreage: 2.93

Is Site currently developed? NO ___ YES If YES, describe existing development There is an existing concrete slab concrete/asphalt paving, concrete scale with scale house, stormwater infrastructure and a 21,382 SF Recycling Facility

Is a Conditional Use, Variance, Rezoning or Future Land Use Amendment required for the Proposed development? NO * ___ YES * ___
*unsure

*If you would like to apply for a Variance (as required by the Land Development Code) prior to the issuance of a Development Order, please contact Andrew Holmer (850) 595-3472.

Select Type of Submittal: Site Plan: Site Plan Minor: _____ Subdivision: _____

Site Plan Project Submittals

SQ. FT. of Building Footprint: 21,382
SQ. FT. of Impervious Surface
(Including Bldg Footprint): approx 108,486 SF

Subdivision Project Submittals

Total # of Phases: _____ Total # of Lots: _____
of Lots in Phase 1: _____ # of Lots in Phase 2: _____
of Lots in Phase 3: _____ # of Lots in Phase 4: _____

SECTION 2: This section to be completed by County Staff.

Parcel Future Land Use(s): C Surrounding Future Land Use(s): I/C

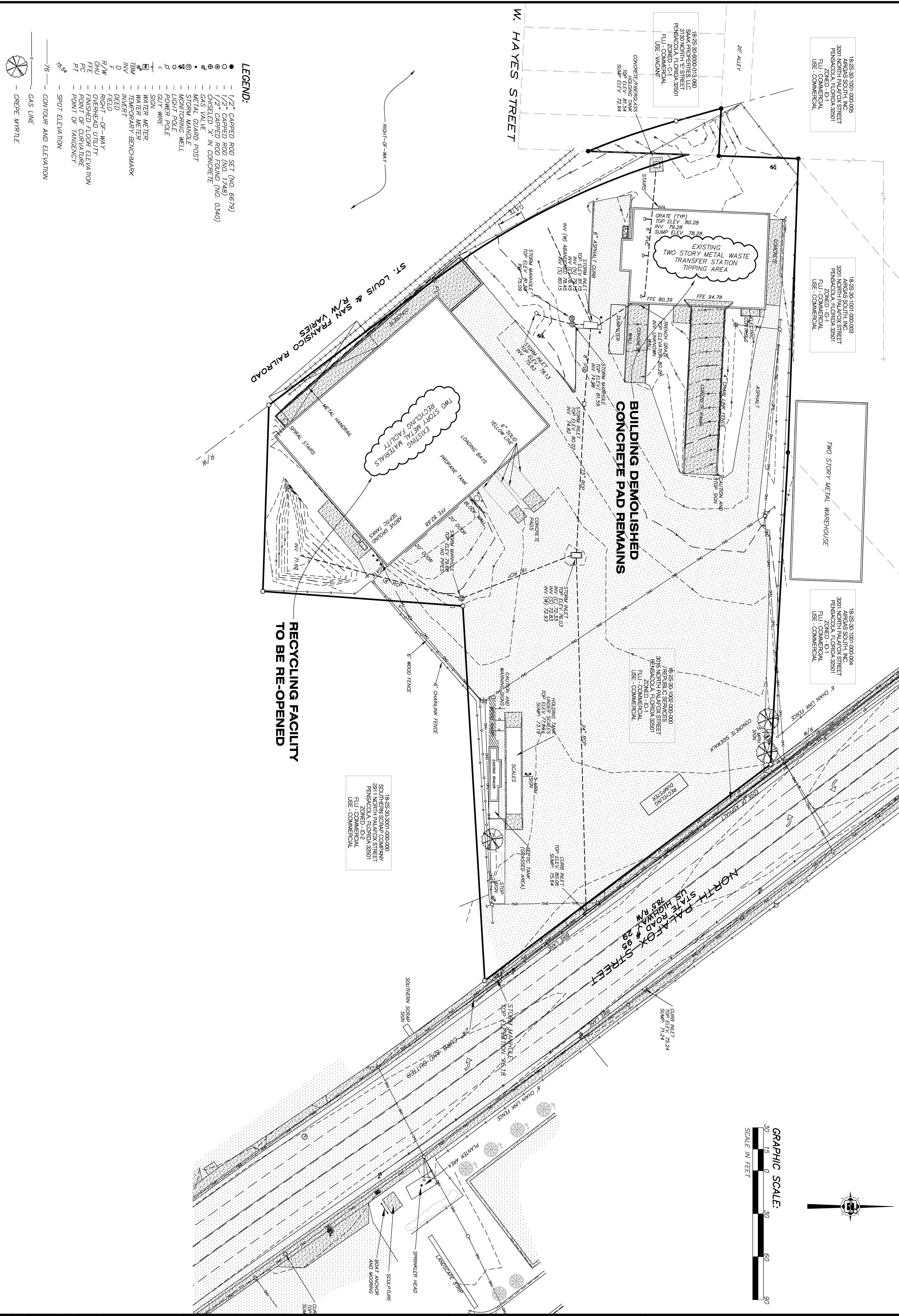
Parcel Zoning District(s): ID-1 Surrounding Zoning Districts: ID-2/C1

Airport Environment(s): N/A Overlay District(s): Palafox Commissioner District: 3

Drainage Basin: 8 Hurricane Evacuation Zone: NA/14 Flood Zone: X

Notes: CRA Overlay - Palafox

Checked by: D. Dalkert Date: 12-19-12



LEGEND:

- 1/2" CAPPED ROD SET (NO. 6679)
- 1/2" CAPPED ROD (NO. 1748)
- CHISELED 'X' IN CONCRETE
- ⊙ GAS VALVE
- ⊙ METAL GUARD POST
- ⊙ STORM MANHOLE
- ⊙ MONITORING WELL
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ SIGN
- ⊙ WATER METER
- ⊙ WATER METER
- ⊙ TEMPORARY BENCHMARK
- ⊙ INVERT
- ⊙ D
- ⊙ F
- ⊙ FFE
- ⊙ OHU
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ PC
- ⊙ POINT OF CURVATURE
- ⊙ PT
- ⊙ POINT OF TANGENCY
- ⊙ SPOT ELEVATION
- 76 — CONTOUR AND ELEVATION
- GAS LINE
- CREPE MYRTLE

RECYCLING FACILITY TO BE RE-OPENED

BUILDING DEMOLISHED CONCRETE PAD REMAINS

TWO STORY METAL WAREHOUSE

EXISTING TWO STORY METAL WASTE TRANSFER STATION TIPPING AREA

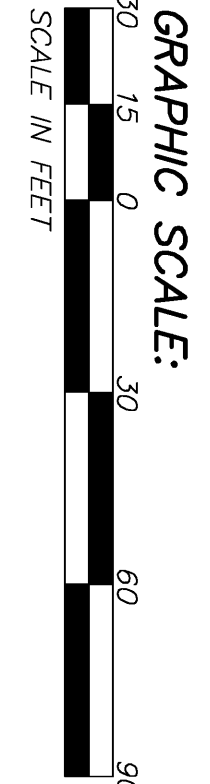
182S-30-3901-000-000
 SOUTHERN SCRAP COMPANY
 2971 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32501
 ZONED - ID-2
 USE - COMMERCIAL

182S-30-1002-000-000
 REFRIGERATION SERVICES
 3071 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32501
 ZONED - ID-1
 USE - COMMERCIAL

182S-30-1001-000-004
 3201 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32501
 ZONED - ID-1
 USE - COMMERCIAL

182S-30-1001-000-003
 3201 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32501
 ZONED - ID-1
 USE - COMMERCIAL

182S-30-1001-000-005
 3201 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32501
 ZONED - ID-1
 USE - COMMERCIAL



**REPUBLIC SERVICES
 RECYCLING FACILITY
 3015 NORTH PALAFOX STREET
 FOR
 REPUBLIC SERVICES**

SITE PLAN

This Drawing is the Property of FABRE ENGINEERING INC. and is not to be reproduced in whole or in part. It is not to be used on any other Project and is to be returned upon Request. Bar is one inch on original drawing. If not, do not scale accordingly.

NOT Released for Construction
 By: _____ Date: _____

As-Built 'Record Drawing'
 By: _____ Date: _____

FABRE ENGINEERING INC.
 ENGINEERS ♦ PLANNERS ♦ SURVEYORS

119 GREGORY SQUARE PENSACOLA, FLORIDA 32502-4915 TEL: 850-433-6438 FAX: 850-434-7842
 L.B. NO. 0006679 E.B. NO. 0007215

Project Engineer No. 553893	Designed By: DEL	Date: JANUARY 11, 2013
Drawn By: DLM	Checked By: DEL	Job Number: 120123-00-000
File Name: SEE LEFT	Sheet: 1 of 1	



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**BROWNING FERRIS INDUSTRIES OF FLORIDA INC
C/O REPUBLIC SERVICES PROPERTY TAX
PO BOX 29246
PHOENIX, AZ 85038**

**ZU PROPERTIES LLC
918 E CERVANTES ST
PENSACOLA, FL 32501**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**R C ENTERPRISES OF PENSACOLA LLC
PO BOX 7548
PENSACOLA, FL 32534**

**ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**SYNOVUS TRUST CO TRUSTEE FOR
125 W ROMANA ST STE 224
PENSACOLA, FL 32502**

**AIRGAS SOUTH INC
PO BOX 9219
MARIETTA, GA 30065**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**PENSACOLA HABITAT FOR HUMANITY INC
PO BOX 13204
PENSACOLA, FL 32591**

**UNITED CEREBRAL PALSY OF
2912 NORTH E ST
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**SOUTHERN SCRAP CO
PO BOX 2100
PENSACOLA, FL 325132100**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**PEGASUS PROPERTIES LLC
342 NELSON ST S W
ATLANTA, GA 30313**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**EDLER NORMAN E & LAURA D
801 W BAARS ST
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**DUMPSON CAROLYN
917 W HAYES ST
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**LEWIS HILDA
13280 SW 43RD CT
OCALA, FL 34473**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**WARREN BRADLEY HOLDINGS LLC
1011 W TEXAR DR
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**SAAK PROPERTIES LLC
3130 N E ST
PENSACOLA, FL 325011328**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**RAMSEY RONALD D
PO BOX 1182
GULF BREEZE, FL 325621182**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**JAMES MABELINE &
914 W BAARS ST
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**FREAR JAMES C & SHIRLEY J
PO BOX 17772
PENSACOLA, FL 32522**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**RUDD CHARLES E &
5925 PRINCE RD
PENSACOLA, FL 32503**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**BARGAINEER DOROTHY C
909 W ANDERSON ST
PENSACOLA, FL 32501**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

**BAILEY DAVID E & WILLIE P TRUSTEES FOR
2251 BANQUOS TRL
PENSACOLA, FL 32503**

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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505



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Board of Adjustment

7. F.

Meeting Date: 02/20/2013
CASE: CU-2013-02
APPLICANT: Gary Bishop, Agent for Deliverance Tabernacle School
ADDRESS: 8440 Ashland Ave.
PROPERTY REFERENCE NO.: 10-1S-30-1101-062-005
ZONING DISTRICT: R-3, One-family and
Two-family District
MU-U, Mixed-Use
FUTURE LAND USE: Urban
OVERLAY DISTRICT: N/A

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

The Applicant is seeking Conditional Use approval to operate an educational facility in R-3 zoning. The owner was granted Conditional Use approval on their adjacent properties in 2001 and 2007, allowing a place of worship with a subsequent expansion.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
Section:6.05.09.C.1**

7. Educational facilities, excluding child care centers and kindergartens.

CRITERIA:

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
Section 2.05.03**

CRITERION (1)

***On-site circulation.* Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.**

FINDINGS-OF-FACT

The site will be accessed by an existing connection to Ashland Ave. and must meet all conditions provided during the Site Plan Review process.

CRITERION (2)

Nuisance. Adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the District.

FINDINGS-OF-FACT

There should be no new nuisance conditions associated with the proposed use.

CRITERION (3)

Solid Waste. Refuse and service areas with particular reference to concurrency requirements and items (1) and (2) above.

FINDINGS-OF-FACT

Solid waste service is available and must be provided to the proposed use.

CRITERION (4)

Utilities. Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.

FINDINGS-OF-FACT

Utilities are available and must be provided to the proposed use.

CRITERION (5)

Buffers. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.

FINDINGS-OF-FACT

All buffering requirements must be met as part of the Site Plan Review process.

CRITERION (6)

Signs. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the District.

FINDINGS-OF-FACT

Any signs associated with this use must meet the provisions of LDC Article 8.

CRITERION (7)

Environment impact. Impacts to protected trees, wetlands, water bodies, stormwater management or other natural features of the subject parcel.

FINDINGS-OF-FACT

There are no impacts proposed to protected resources and the site must meet all stormwater conditions identified in the Site Plan Review process.

CRITERION (8)

Neighborhood impact. General compatibility with adjacent properties and other property in the immediate area.

FINDINGS-OF-FACT

The proposed use is compatible with the surrounding area. Any impacts from the use will be addressed during the Site Plan Review process.

CRITERION (9)

***Other requirements of Code.* The proposed Conditional Use is consistent with all other relevant provisions of this Code.**

FINDINGS-OF-FACT

LDC 6.08.02.D. Educational institutions, dormitories, fraternity and sorority houses.

1. Sites shall be located within the more highly accessible portions of residential districts along or at a collector or arterial roadway within one-half mile of that roadway so as to discourage traffic along local residential streets.

2. No main or accessory buildings shall be located within 25 feet of any side or rear lot line.

3. The applicant shall submit a description of anticipated service areas and projected enrollment by stages if appropriate and relate the same to a development plan explaining:

- a. Area to be developed by construction phase;
- b. Adequacy of the site to accommodate anticipated facilities, enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation;
- c. Safety features of the development plan; and
- d. Landscaped areas, especially treatment of property lines in close proximity to abutting residential properties.

The proposed use will meet these additional criteria.

STAFF RECOMMENDATION

Staff finds that the proposed Conditional Use does meet all of the required criteria and approval of the request is recommended.

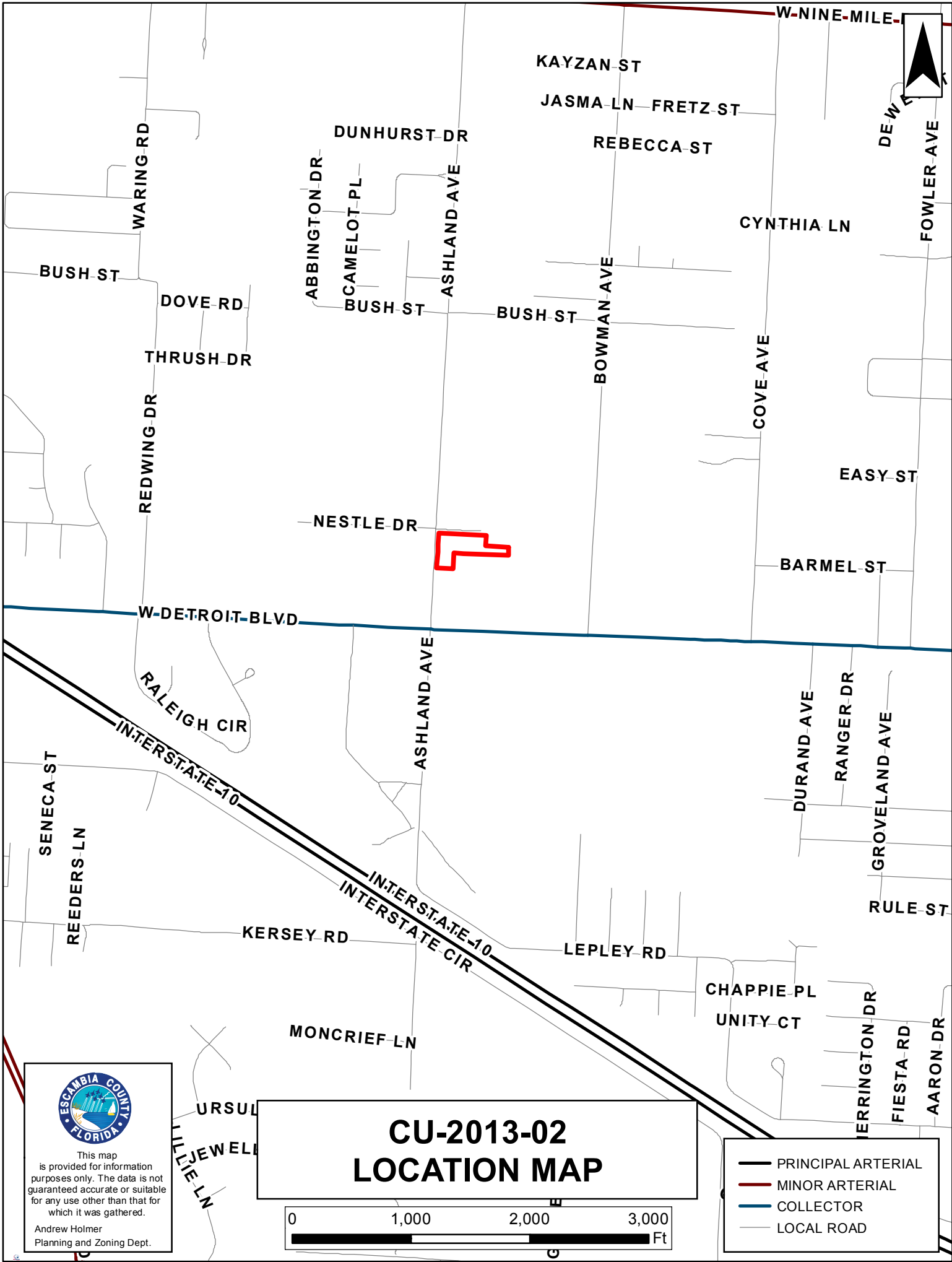
BOARD OF ADJUSTMENT FINDINGS:

The Board adopted Staff's findings and approved the Conditional Use as requested.

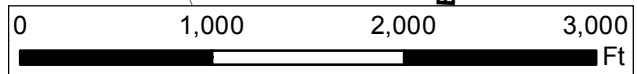
Attachments

Working Case File CU-2013-02


CU-2013-02



**CU-2013-02
LOCATION MAP**



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD


 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 Andrew Holmer
 Planning and Zoning Dept.



R-3

R-5

R-3

R-3

NESTLE DR

R-3

ASHLAND AVE

R-3

R-5

W DETROIT BLVD

R-5

R-6

ID-1

W DETROIT BLVD

R-5

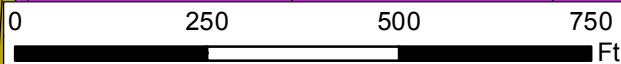
ASHLAND AVE



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Andrew Holmer
Planning and Zoning Dept.

CU-2013-02 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



MU-U

MU-U

MU-U

NESTLE DR

ASHLAND AVE

MU-U

MU-U

W DETROIT BLVD

W DETROIT BLVD

MU-U

MU-U

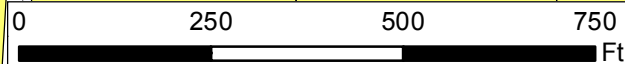
ASHLAND AVE



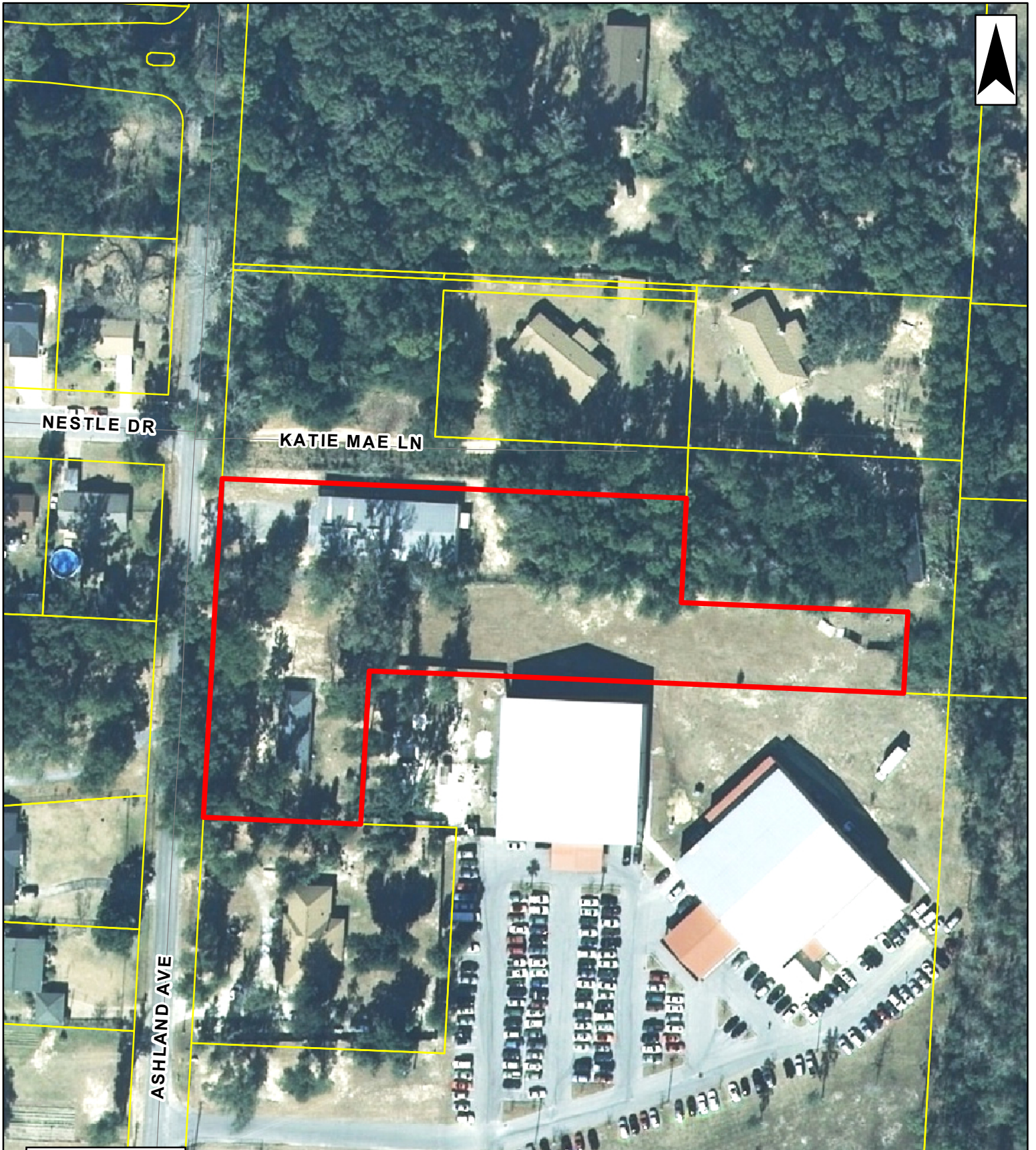
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Andrew Holmer
Planning and Zoning Dept.

CU-2013-02 500' RADIUS ZONING



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



NESTLE DR

KATIE MAE LN

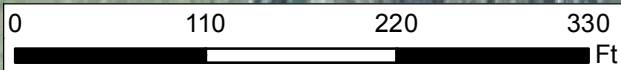
ASHLAND AVE








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Andrew Holmer
Planning and Zoning Dept.

CU-2013-02 AERIAL MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



Gary S. Bishop, P.E.

4690 HIGHWAY 90, BOX 156
PACE, FL 32571
PHONE: (850) 712-7618 • FAX: (866) 631-9483
E-MAIL: grybishop@yahoo.com

January 17, 2013

Escambia County Board of Adjustments
3363 West Park Place
Pensacola, Florida 32505

**Re: Deliverance Tabernacle School
8440 Ashland Ave.
Property Reference Number 10-1S-30-1101-062-005**

The owners of the above referenced parcel request a conditional use so that they may convert an existing warehouse into a private school. The site is zoned R-3. Churches are allowed in R-3 districts as a conditional use. The criteria which are listed in the Escambia County application are as follows:

1. **On Site Circulation:** There is an existing entrance located on Ashland Ave. which will be utilized for the school.
2. **Nuisance:** There should be no adverse impact from noise, glare, smoke, odor, or any other harmful effects from the results of this conditional use to surrounding properties.
3. **Solid Waste:** The ECUA provides solid waste sanitation services to the area. Location and buffering of solid waste containers are regulated by the LDC and the DRC process and will not be effected by the conditional use.
4. **Utilities:** Water and Sewer for the site are available from ECUA. Both Water and Sewer are available for the site.
5. **Buffers:** On the north and east side of the property the natural buffers should be sufficient to meet all buffer requirements of The LDC. The West side of the site will have buffer requirement met by the planting of vegetation as required by the LDC. All required vegetation by the LDC will be installed.
6. **Signs:** All signs will be designed in accordance with the LDC.
7. **Environmental Impact:** There will be no impact to protected trees, wetlands, water bodies or other natural features of this site. Stormwater runoff will be designed in accordance with the LDC.
8. **Neighborhood impact:** The construction of a school will be consistent with the Church and day care to the east and south of the existing warehouse. To the

north of the property is Katie Mae Lane which is a natural buffer between the proposed school and the residential property to the North.

9. Other requirements of the Code: The proposed conditional use is consistent with all other provisions of the code.

Sincerely

A handwritten signature in black ink, appearing to read "Gary S. Bishop". The signature is stylized and cursive, with a large initial "G" and "B".

Gary S. Bishop, P.E.

o

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: School in R-3

Variance Request for: _____

Rezoning Request from: _____ to: _____

Name & address of current owner(s) as shown on public records of Escambia County, FL

Owner(s) Name: Deliverance Tabernacle Phone: 850-479-1690

Address: _____ Email: _____

Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.

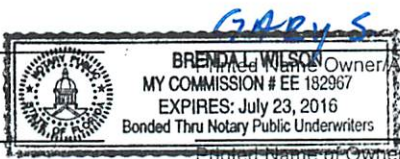
Property Address: 8440 Ashland Ave

Property Reference Number(s)/Legal Description: 10-15-30-1101-062

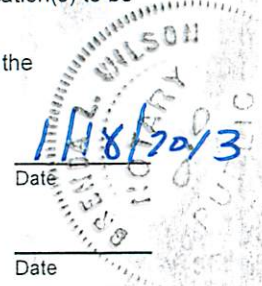
By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

[Signature]
Signature of Owner/Agent



GARY S. BISHOP
Printed Name of Owner



Signature of Owner

Date
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18 day of January 20 13 by Mary Bishop.

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary
(notary seal must be affixed)

Brenda Wilson
Printed Name of Notary

FOR OFFICE USE ONLY CASE NUMBER: CU-2013-02

Meeting Date(s): Feb 20, 2013 Accepted/Verified by: KJT/ADH Date: 1/18/13

Fees Paid: \$ 1155⁰⁰ Receipt #: _____ Permit #: PBA1301000006 112

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 8440 Ashland Ave,
Florida, property reference number(s) 10-15-30-1101-062-005

I hereby designate GARY S. BISHOP for the sole purpose
of completing this application and making a presentation to the:

- Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property.
- Board of Adjustment to request a(n) Conditional Use on the above referenced property.

This Limited Power of Attorney is granted on this 18 day of Jan the year of, 2013, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: GARY S. BISHOP Email: garybishop@yahoo.com
Address: 6010 Jameson circle Phone: 850-712-7618
Dace Fl 32571

[Signature]
Signature of Property Owner

Signature of Property Owner

Tony Grandison
Printed Name of Property Owner

Printed Name of Property Owner

JAN 18 2013
Date

Date

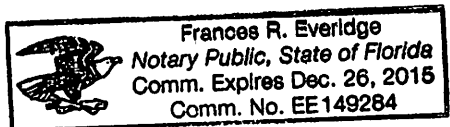
STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of JANUARY 20 13
by Tony Grandison

Personally Known OR Produced Identification . Type of Identification Produced: FL Drivers License

[Signature]
Signature of Notary

Frances R. Everidge (Notary Seal)
Printed Name of Notary





Development Services Department

Building Inspections Division

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770

RECEIPT

Receipt No. : **571706**

Date Issued. : 01/18/2013

Cashier ID : DAROSE

Application No. : PBA130100006

Project Name : CU-2013-02

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	6956	\$1,155.00	App ID : PBA130100006
		\$1,155.00	Total Check

Received From : DELIVERANCE TABERNACLE

Total Receipt Amount : **\$1,155.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130100006	664404	1,155.00	\$0.00	8440 ASHLAND AVE, PENSACOLA, FL, 32534

Total Amount :

1,155.00

\$0.00

Balance Due on this/these
Application(s) as of 1/18/2013

Prepared by and return to:

Selina Bryant
Gulf Title Company
2723 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-934-9000
File Number: G-11758
Parcel Identification No. 101S30-1101-062-005

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of October, 2007 between Samuel M. Smith, a married man whose post office address is 3002 Ashbury Lane, Cantonment, FL 32533 of the County of Escambia, State of Florida, grantor*, and Deliverance Tabernacle Christian Center, Inc., a Florida non-profit corporation whose post office address is 1780 Detroit Blvd, Pensacola, FL 32534 of the County of Escambia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

The North Ninety (90) feet of the South One Hundred-Sixty (160) feet of the West Four Hundred Twenty-Five (425) feet of Lot 6, in Block 5 in Section 10, Township 1 South, Range 30 West, per plat recorded in Deed Book 89 at Page 369 of the Public Records of Escambia County, Florida.

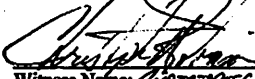
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.


Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Michael A. Roberts

 (Seal)
Samuel M. Smith


Witness Name: Selina M. Bryant

State of Florida
County of Escambia

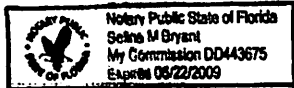
The foregoing instrument was acknowledged before me this 24th day of October, 2007 by Samuel M. Smith, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Selina M Bryant

My Commission Expires: _____



DELIVERANCE TABERNACLE
1780 DETROIT BLVD
PENSACOLA, FL 32534

STRAUGHN ROBERT E & NORMA L
8585 BOWMAN AVE
PENSACOLA, FL 32534

KADROVACH DOUGLAS W
3355 PURSELL LN
PENSACOLA, FL 32526

LOWMAN HORACE R
1808 NESTLE DR
PENSACOLA, FL 32534

POWELL FRANCIS E
8525 BOWMAN AVE
PENSACOLA, FL 32534

WALLACE STEPHANIE L
1804 NESTLE DR
PENSACOLA, FL 32534

UEBERROTH RICKEY L &
1816 NESTLE DR
PENSACOLA, FL 32534

MCGAUGHEY BILLIE &
1812 NESTLE DR
PENSACOLA, FL 32534

RUTLEDGE PATRICIA A
4966 PINEVIEW RIDGE RD
PACE, FL 32571

MANNING ALVIN & GAIL G
8363 ASHLAND AVE
PENSACOLA, FL 32534

HAMMINGH TERRY L &
1809 NESTLE DR
PENSACOLA, FL 32534

BALSLEY BRIAN & SUSAN
1817 NESTLE DR
PENSACOLA, FL 32534

RASMUSSEN DARRELL R & SANDRA L
1800 NESTLE DR
PENSACOLA, FL 32534

HINOTE ROY E &
1805 NESTLE DR
PENSACOLA, FL 32534

DOUGLAS FREDRICK T
1801 NESTLE DR
PENSACOLA, FL 32534

SMITH THELMA E
1690 KATIE MAE LN
PENSACOLA, FL 32534

KANEN JOHANNA E TRUSTEE
8516 ASHLAND AVE+
ENSACOLA, FL 32534

HARRELL MARIAN
1910 WEST DETROIT BLVE
PENSACOLA, FL 32534

POARCH BAND OF CREEK INDIANS
5811 JACK SPRINGS RD
ATMORE, AL 36502

BROWN ROBERT H
8411 ASHLAND AVE
PENSACOLA, FL 32534

HAEFNER BETTY ANN MARTIN
8533 ASHLAND AVE
PENSACOLA, FL 32534

RICH ADDIE L
8376 ASHLAND AVE
PENSACOLA, FL 32534

DESTIN DEVELOPERS LLC
PO BOX 576
DESTIN, FL 32540

HINTON JOHN W II & SHERRI L
8395 BOWMAN AVE
PENSACOLA, FL 32534

RUSK JOYCE THERESA
1650 KATIE MAE LN
PENSACOLA, FL 32534

BENTON JAMES O & SYLVIA K
1906 W DETROIT BLVD
PENSACOLA, FL 32534

DAVIS GWENDOLYN Y
1645 KATIE MAE LN
PENSACOLA, FL 32534

POWELL VERA M &
8495 BOWMAN AVE
PENSACOLA, FL 32534

SHERWOOD WILLIAM D & MARY H
1813 NESTLE DR
PENSACOLA, FL 32534