

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
August 21, 2013–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of July 17, 2013 Resume Minutes.
6. **Consideration of the following cases:**
  - A. **Case No.:** V-2013-16  
Address:1108 Cobblestone Drive  
Request:Seeking to reduce rear setback by 5 feet  
Requested by:Francis and Jennifer Betera
  - B. **Case No.:** V-2013-17  
Address:500 Via De Luna  
Request:Reduce setbacks by 10 feet  
Requested by:Daniel H. Root, Agent for Greg Meyer, Owner
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, September 18, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.
10. Adjournment.



**Board of Adjustment**

**5.**

Meeting Date: 08/21/2013

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Attachments

July 17, 2013

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RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT  
HELD July 17, 2013

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:15 A.M.)

Present: Don Carlos  
Auby Smith  
Kevin White  
Bill Stromquist  
Jerry Watson  
Bobby Price, Jr.

Absent: Jennifer Rigby

Staff Present: Brenda Wilson, Urban Planner, Planning & Zoning  
Carla Cathey, Administrative Assistant  
Horace Jones, Division Mgr., Planning & Zoning  
John Fisher, Urban Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Kristin Hual, Assistant County Attorney

**REGULAR BOA AGENDA**

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Kevin White, Seconded by Jerry Watson  
Motion was made to accept the meeting package as presented by staff.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Kevin White, Seconded by Bill Stromquist  
Motion was made to accept proof of publication and waive the reading of the legal advertisement.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

5. Approval of June 19, 2013 Resume Minutes

Motion by Kevin White, Seconded by Bill Stromquist  
Motion was made to approve the Resume Meeting Minutes from the June 19, 2013 meeting as written.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

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

A. **Case No.:** V-2013-12

Address: 2741 W. Fairfield Drive

Request: Increase in the allowable signage within Englewood  
Overlay District

Requested by: Todd Duplantis, Agent for RaceTrac Petroleum

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 Kevin White, Seconded by Bill Stromquist  
Motion was made to approve the requested variance and adopt the staff findings.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

B. **Case No.:** V-2013-13

Address: 8101 Scenic Hwy

Request: Requesting a Variance to the lot coverage requirements

Requested by: Luke Kolbeck, Owner

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 Kevin White, Seconded by Bill Stromquist  
Motion was made to approve the requested variance.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

C. **Case No.:** V-2013-14

Address: 9810 Noriega Drive

Request: To reduce side setback on the North side of the property

Requested by: William P. & Cheryl S. Jones, Owners

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 Kevin White, Seconded by Bobby Price, Jr.

Motion was made to approve the requested variance.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

D. **Case No.:** V-2013-15

Address: 24 Mar Vista Circle

Request: Requesting a Variance to the side yard setback

Requested by: John W. Mobley, Owner

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 Vice Chairman Auby Smith, Seconded by Kevin White

Motion was made to approve the requested variance.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

E. **Case No.:** CU-2013-11

Address: 4940 Saufley Field Road

Request: To allow a 9100 square foot commercial building

Requested by: Wiley C. "Buddy" Page, Agent for Teramore Development, LLC

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 Kevin White, Seconded by Bill Stromquist  
Motion was made to approve the requested conditional use.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

F. **Case No.:** CU-2013-12

Address: 2997 Pine Forest Road

Request: Accessory structure over 50% of the size of the primary structure

Requested by: Claudia Van Gee, Agent for Owner

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 Kevin White, Seconded by Bobby Price, Jr.  
Motion was made to approve the requested conditional use.

**Vote:** 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, August 21, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Adjourned at 9:15 A.M.

**Board of Adjustment****6. A.**

**Meeting Date:** 08/21/2013  
**CASE:** V-2013-16  
**APPLICANT:** Francis and Jennifer Butera  
**ADDRESS:** 1108 Cobblestone Dr.  
**PROPERTY REFERENCE NO.:** 07-1S-30-1500-090-002  
**ZONING DISTRICT:** R-2, Single-Family District  
**FUTURE LAND USE:** MU-U, Mixed-Use Urban

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**SUBMISSION DATA:****REQUESTED VARIANCE:**

The Applicants are seeking a 5 foot variance to reduce the rear setback from 20 feet to 15 feet.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section: 6.05.07.E.4**

E. Site and building requirements.

4. Rear yard. The minimum rear yard shall not be less than 20 feet in depth.

**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 slopes down from the west and the entire rear of the site abuts an



apartment building. These conditions are specific to this property and unique among properties in the subdivision.

**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 not necessary for the preservation and enjoyment of a substantial property right as the land can be used as platted.

**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**

This lot was designed for a single-family home built within the setbacks. An addition requiring a variance to those setbacks is not the minimum necessary to make use of the land.

**STAFF RECOMMENDATION:**

Staff finds that the applicant can not meet criterion 2 and 5 and denial of the request is recommended.

**BOARD OF ADJUSTMENT FINDINGS:**

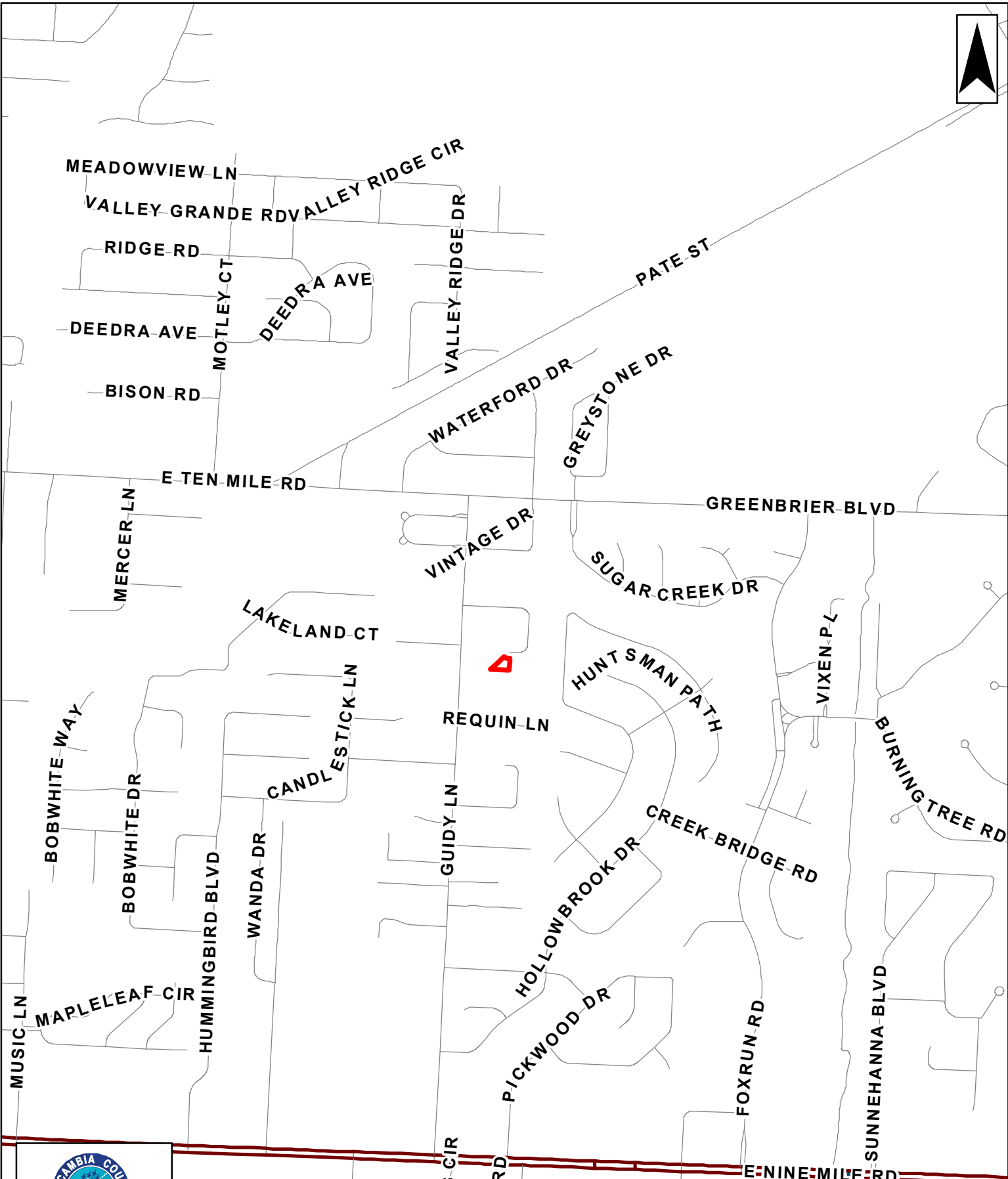
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**Attachments**

Working Case File

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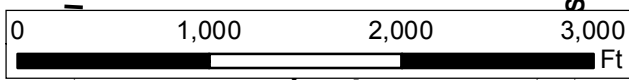
**V-2013-16**



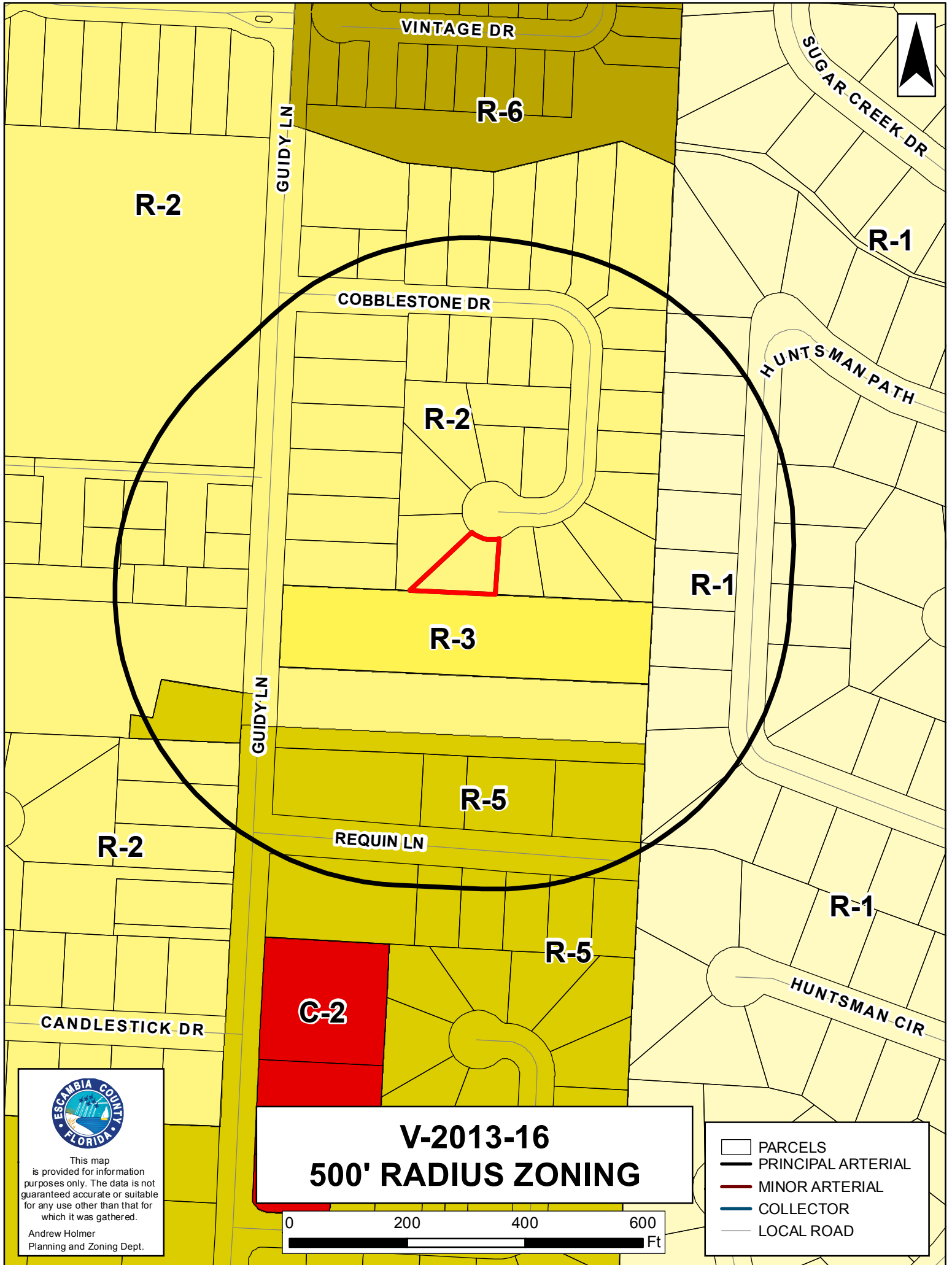
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# V-2013-16 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



VINTAGE DR

R-6

SUGAR CREEK DR

R-1

R-2

GUIDY LN

COBBLESTONE DR

R-2

HUNTSMAN PATH

R-1

R-3

GUIDY LN

R-5

REQUIN LN

R-2

R-1

R-5

HUNTSMAN CIR

CANDLESTICK DR

C-2

V-2013-16

500' RADIUS ZONING

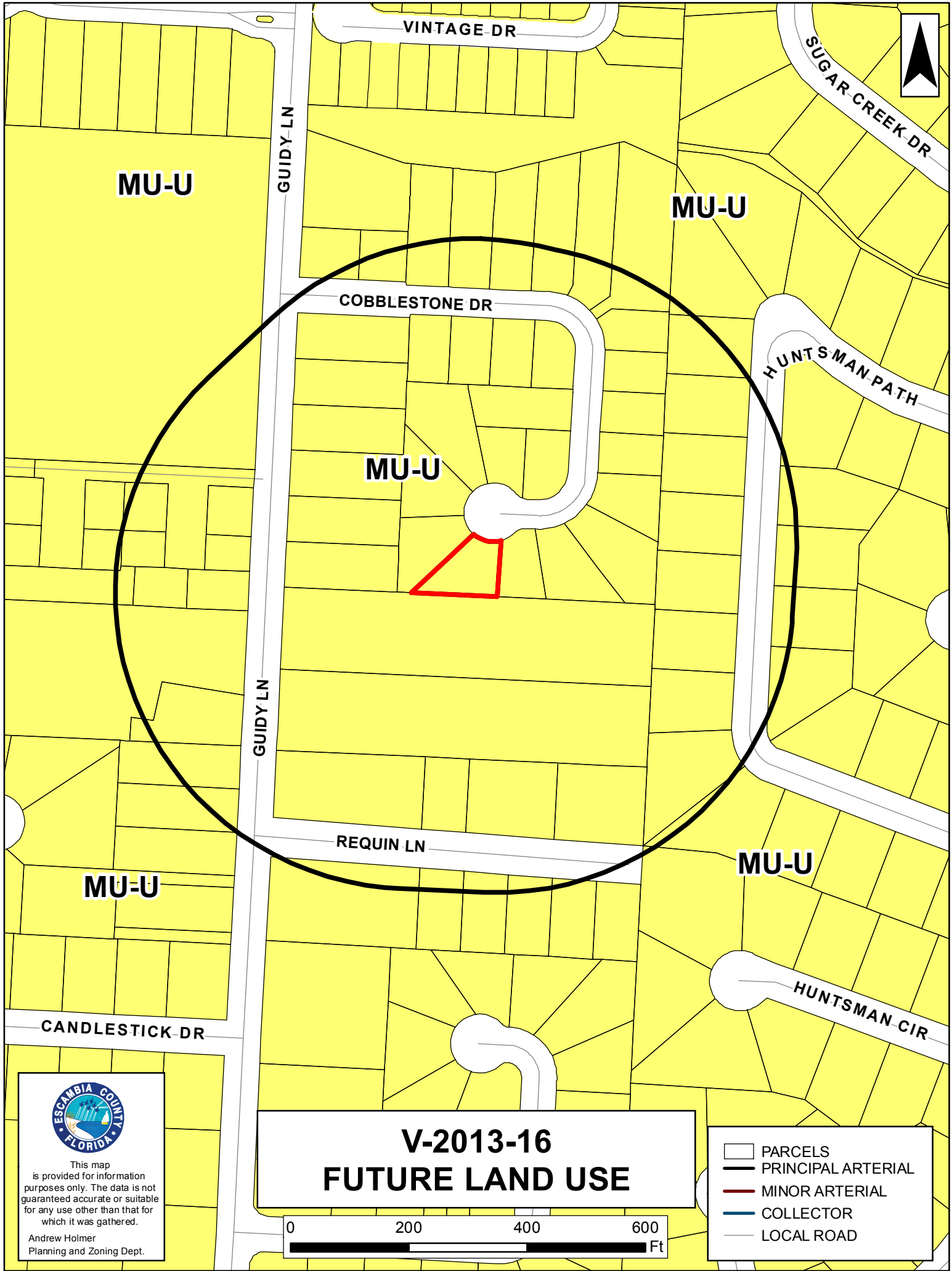
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- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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Andrew Holmer  
Planning and Zoning Dept.



  
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Andrew Holmer  
Planning and Zoning Dept.

**V-2013-16**  
**FUTURE LAND USE**

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



COBBLESTONE DR



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Andrew Holmer  
Planning and Zoning Dept.

## V-2013-16 AERIAL MAP

0 50 100 150  
Ft

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



July 12, 2013

Board of Adjustment, Escambia Co.  
3363 West Park Place  
Pensacola, FL 32505

Francis Butera  
1108 Cobblestone Drive  
Pensacola, FL 32514

Dear Board Members:

I am writing to request a variance to encroach up to 5 feet into the building setback line for the authorization of previously constructed Florida Room on the back of our house. There are several special circumstances and conditions which I hope you will consider in this request for a variance.

The room was constructed in the fall of 2005 shortly after a busy hurricane season, which included Hurricane Dennis, which made landfall just east of Pensacola. The existing fence on my property was damaged so I hired a contractor to repair the fence. While fixing the fence, I asked the contractor if he could recommend someone to build a Florida Room above the existing back concrete patio. He said that he would be willing to do it, additionally, he answered affirmatively that he was a licensed general contractor and that he was bonded and insured. I also specifically asked him about permitting and he answered that he would take care of all permits needed for the construction of the room. He presented me with a proposal which I accepted. Construction commenced shortly after accepting this proposal and the room was completed by the end of the 2005. I discovered in late June 2013, that this room was built without the required permits, and that the room, which sits upon the previously existing patio slab, encroaches five feet into the building set back line. The construction of this room did not extend beyond the original pad towards the South property boundary. Since the construction of the room, receipts, contracts, etc. were lost due to a computer malfunction, and I have not been able to get in contact with the contractor who did the construction, nor am I able to definitively recall his name.

Clearly I erred in selecting a legitimate contractor. Finding a contractor in the area after two very active hurricane seasons was particularly difficult and this was the first contractor I found that was willing to take a small fence repair project. I hired him to build the room only after he assured me that he was a legally registered contractor and that he would obtain all necessary permits. I was very specific about this, because I wanted to avoid the very situation that I am now in.

There are very specific and pertinent reasons why I selected to build the Florida Room on top of the back patio. The flow of our house makes it logical to build the room on the back patio,



attached to the living room. Florida rooms are often built attached to a common room; by constructing this room attached to the living room, we are able to use it for a variety of purposes including a children's play area, a guest room, entertaining, office work, etc. Additionally, utilizing the existing patio slab allowed us to more efficiently and economically construct the room; the patio slab now serves as the subfloor for the room. Another consideration when I selected this location for the room was privacy for our family and our neighbors. The room sits in the back of the house with a privacy fence directly behind it to the east and south sides of the house. The room sits far behind our neighbor's to west, and is out of their line of site.

There are also special reasons why we did not build the room elsewhere on the house. In addition to awkward aesthetics, the front (north side) of the house sits on a very steep slope. This slope is steep enough that building on the front would have been impractical if not impossible. Building the room off of the Master Bedroom (west side) would make the room impractical for several reasons. The first reason is privacy, if this room were built off of the bedroom, access to the Florida Room would be through our Master Bedroom, which is not practical. Second, our Master Bedroom is not particularly large, and measures 14 feet wide. Most of this space would be taken up by our bed and dresser and would not leave space for a door. Third, privacy for our neighbors to the west (1115 Cobblestone Drive) could be impaired by building this room off of our Master Bedroom. In addition to being right on top of their property, only a wire fence separates our properties and all activities by both property owners would be in full view of the other. Fourth, economy and efficiency, building this room off of the Master Bedroom in addition to being in an impractical location, would have been both prohibitively expensive and technically difficult to construct.

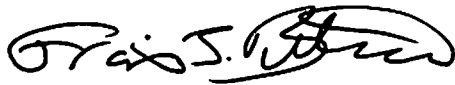
A variance for this room is needed so that it can continue to be used as a multi-purpose room which is not available otherwise in our house. The needs for our home have changed as my family has expanded from myself as a single man to our house today, which includes my wife, our two beautiful children, our two dogs, and an occasional foster child in respite care. We currently use our Florida Room for the varied purposes listed above and more, and would simply be unable to live in this house without this room.

The construction of this room has not impaired upon the rights of our neighbors in any manner. Privacy from our neighbors is provided by fences or distance, there is no increase in street congestion, nor does it increase the fire risk, or imperil the neighborhood in anyway. We in fact have entertained our neighbors to the west (Dan and Debbie Welch) in this room, and I am also providing a written statement from them in which they state that the room does not impair any of their rights on their property.

I have been working with staff at the Development Services Department, and have hired a registered architect and a licensed contracting firm to ensure that this variance will not in any manner alter other provisions of this Code or the Comprehensive Plan.

Thank you for your time and patience in considering this request for a variance. This has been a stressful and disruptive surprise. After recovering from my initial shock, I have set upon a course to correct this error. I was assured at the time that construction of this room was legitimate and I specifically paid the contractor to obtain all necessary permits for this construction. Ultimately, I realize that the responsibility to check on the legal construction of this room was mine, however, at the time I naively believed in the integrity of this contractor. I humbly apologize for this oversight and wish only to bring this room up to code, so that it can be enjoyed by my or future families.

Respectfully,

A handwritten signature in black ink, appearing to read "Francis Butera", with a stylized flourish at the end.

Francis Butera

# APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: \_\_\_\_\_

☒ Variance Request for: ENCROACHMENT to PSBL

☐ Rezoning Request from: \_\_\_\_\_ to: \_\_\_\_\_

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

Owner(s) Name: FRANCIS BUTERA, JENNIFER BUTERA Phone: (850) 525-8757

Address: 1108 CORBLESTONE DR PENSACOLA, FL 32514 Email: PROGOMPUS@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: 1108 CORBLESTONE DR. PENSACOLA, FL 32514

Property Reference Number(s)/Legal Description: PARCEL ID: 0715301500090002 -

L 9 BLK B CORBLESTONE PR 16 P 61 OR 5551 P 1568

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

Jennifer H Butera  
Printed Name Owner/Agent

07-17-2013  
Date

[Signature]  
Signature of Owner

FRANCIS J BUTERA  
Printed Name of Owner

07-17-2013  
Date

STATE OF Florida

COUNTY OF Escambia

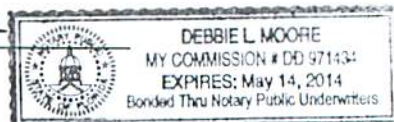
The foregoing instrument was acknowledged before me this 17 day of July, 20 13.

by Jennifer H. Butera + FRANCIS J. Butera

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: Florida Power LLC

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

Debbie L. Moore  
Printed Name of Notary



## FOR OFFICE USE ONLY

CASE NUMBER: V-2013-16

Meeting Date(s): 8-21-13

Accepted/Verified by: Allyson/Carla

Date: 7-17-13

Fees Paid: \$ \_\_\_\_\_

Receipt #: \_\_\_\_\_

Permit #: PBA 130700029



PHONE: 939-9377  
FAX: 939-1211

### TITLE ORDER

TITLE COMPANY: FIRST AMERICAN TITLE  
1510 AIRPORT BLVD - STE 3, PENSACOLA, FL 32504

TELEPHONE: 850-473-0044 FAX: 800-231-8983

PROPERTY ADDRESS: 1108 COBBLESTONE DRIVE, PENSACOLA, FL 32514

LEGAL: PARCEL: ID 071S301500090002 - LT 9 BLK B COBBLESTONE PB 16 P 61 OR 5551 P 1568  
CONTRACT PRICE: \$142,000

CLOSING DATE: 31 JULY 2013

SELLER: FRANK BUTERA & JENNIFER BUTERA  
SELLER MAIL OUT? YES ( ) NO ( X ) POSSIBLY ( )  
MAIL OUT ADDRESS:  
CONTACT #850-324-3161 JEN OR FRANK #850-525-8757

BUYER: STEPHANIE NUVOLI  
BUYER MAIL OUT? YES ( ) NO ( ) CONTACT SELLING AGENT - KIMBERLY GIBBONS - 850-380-9064  
MAIL OUT ADDRESS

BUYER INSURANCE COMPANY: CONTACT SELLING AGENT  
CONTACT NAME

LENDER: BB&T CONTACT NAME: ROSIE MEDLEY  
TELEPHONE 850-475-3245 FAX 850-

SURVEY COMPANY: SELLING AGENT - ROBIN BENNETT PHONE # 850-803-6688

WDO COMPANY: TBD PHONE# TBD

LISTING AGENCY: SOUTHERN SHORES REALTY, INC. PHONE # 850-939-9377

FAX # 850-939-1211

LISTING REALTOR: ROBIN BENNETT CELL # 850-803-6688

SELLING AGENCY: ERA EMERALD COAST REALTY PHONE # 850-437-5618

FAX #

SELLING REALTOR: KIMBERLY GIBBONS CELL # 850-380-9064

COMMISSION SPLIT: LISTING AGENCY 2.5 SELLEING AGENCY 2.5

SEPTIC/DRAINFIELD INSPECTION REQUIRED? YES ( ) NO ( X )

SPECIFIC POWER OF ATTORNEY REQUIRED FOR ANY PARTY?

YES ( ) BUYER ( ) NO BUYER YES ( ) SELLER ( X ) NO SELLER

**LAND SURVEYING AND LAND PLANNING**  
 86 EAST GARDEN ST  
 MIAMI, FLORIDA, 33133  
 OFFICE (305) 470-0100  
 FAX (305) 458-0100

NOTES

**NOTES**

- THIS SURVEY WAS PERFORMED FOR THE SUE CLINT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THE SUE CLINT SHOWN
- ALL MEASUREMENTS WERE TAKEN ACCORDING TO UNITED STATES STANDARD PRACTICE
- CONTRADICTIONS AS SHOWN HEREIN ARE ONLY THOSE ABOVE AND/OR VISIBLE OBJECTS OBSERVED BY THE UNDERGOING SURVEYOR
- NO UNDERGROUND STRUCTURES OR UTILITIES WERE OBSERVED BY THIS SURVEYOR
- THE SURFACES OF THE BUILDING AS SHOWN HEREIN DO NOT INCLUDE THE SAME GRADING OR THE FOOTING TO THE FOUNDATION
- THE SURVEY WAS PERFORMED TO NOT PERFORMED BY L.E. SHAWNT AND ASSOCIATES, INC. FOR THE SUBJECT PROPERTY, AS THERE MAY BE OTHERS OF OTHER UNDISCOVERED ITEMS, EARTHWORK, DEBRIS OF ANY STATE AND/OR FEDERAL JURISDICTION, AREAS OF OTHER INDEMNITIES WHICH OCCUR AT ANY TIME OF SURVEY PRESENTLY, ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED OR OBTAINED FROM MEASUREMENTS ARE NOTED
- THE OVERLAPPING AS PROVIDED ON THIS SURVEY IS A SIGNATURE OF PROFESSIONAL OPINION BASED ON THE FIELD OR DOCUMENTARY EVIDENCE, AVAILABLE AT THE TIME OF THE SURVEY.
- CONVEYANCE OF FINANCIAL UNKNOWN TO THIS SURVEYOR
- NO OTHER PLANS OR RECORDS TO BE REFERENCED TO THESE LINES

77 - POLAR SCHEPERS	3 - CRITICAL ANGLE	6 - DEGREE
78 - POLAR SCHEPERS	7 - ANGLE	7 - MINUTE
79 - POLAR SCHEPERS	8 - ANGLE	8 - MINUTE
80 - SET CONCRETE MOULDS	9 - CLOSED DISTANCE	9 - SANTA ROSA COUNTY
81 - SET CONCRETE MOULDS	10 - CLOSED SPACING	10 - SET OF BANG
82 - SET	11 - ELEVATION	11 - SET OF BANG
83 - PLANT	12 - ELEVATION	12 - SET OF BANG
84 - PLANT	13 - ELEVATION	13 - SET OF BANG
85 - PLANT	14 - ELEVATION	14 - SET OF BANG
86 - PLANT	15 - ELEVATION	15 - SET OF BANG
87 - PLANT	16 - ELEVATION	16 - SET OF BANG
88 - PLANT	17 - ELEVATION	17 - SET OF BANG
89 - PLANT	18 - ELEVATION	18 - SET OF BANG
90 - PLANT	19 - ELEVATION	19 - SET OF BANG
91 - PLANT	20 - ELEVATION	20 - SET OF BANG
92 - PLANT	21 - ELEVATION	21 - SET OF BANG
93 - PLANT	22 - ELEVATION	22 - SET OF BANG
94 - PLANT	23 - ELEVATION	23 - SET OF BANG
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96 - PLANT	25 - ELEVATION	25 - SET OF BANG
97 - PLANT	26 - ELEVATION	26 - SET OF BANG
98 - PLANT	27 - ELEVATION	27 - SET OF BANG
99 - PLANT	28 - ELEVATION	28 - SET OF BANG
100 - PLANT	29 - ELEVATION	29 - SET OF BANG
101 - PLANT	30 - ELEVATION	30 - SET OF BANG
102 - PLANT	31 - ELEVATION	31 - SET OF BANG
103 - PLANT	32 - ELEVATION	32 - SET OF BANG
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105 - PLANT	34 - ELEVATION	34 - SET OF BANG
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ZONE 'X' BASE FLOOD ELEVATION N/A  
 PANEL NUMBER 20080-0315-F AS DATED 2-23-2000

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE, A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP.

SCALE 1"=30'		FIELD DATE	FIELD BOOK	PAGE
BOUNDARY	DRAWN BY JLK	9.4.02	91	10

SITE PLAN				
FOUNDATION				
FINAL				

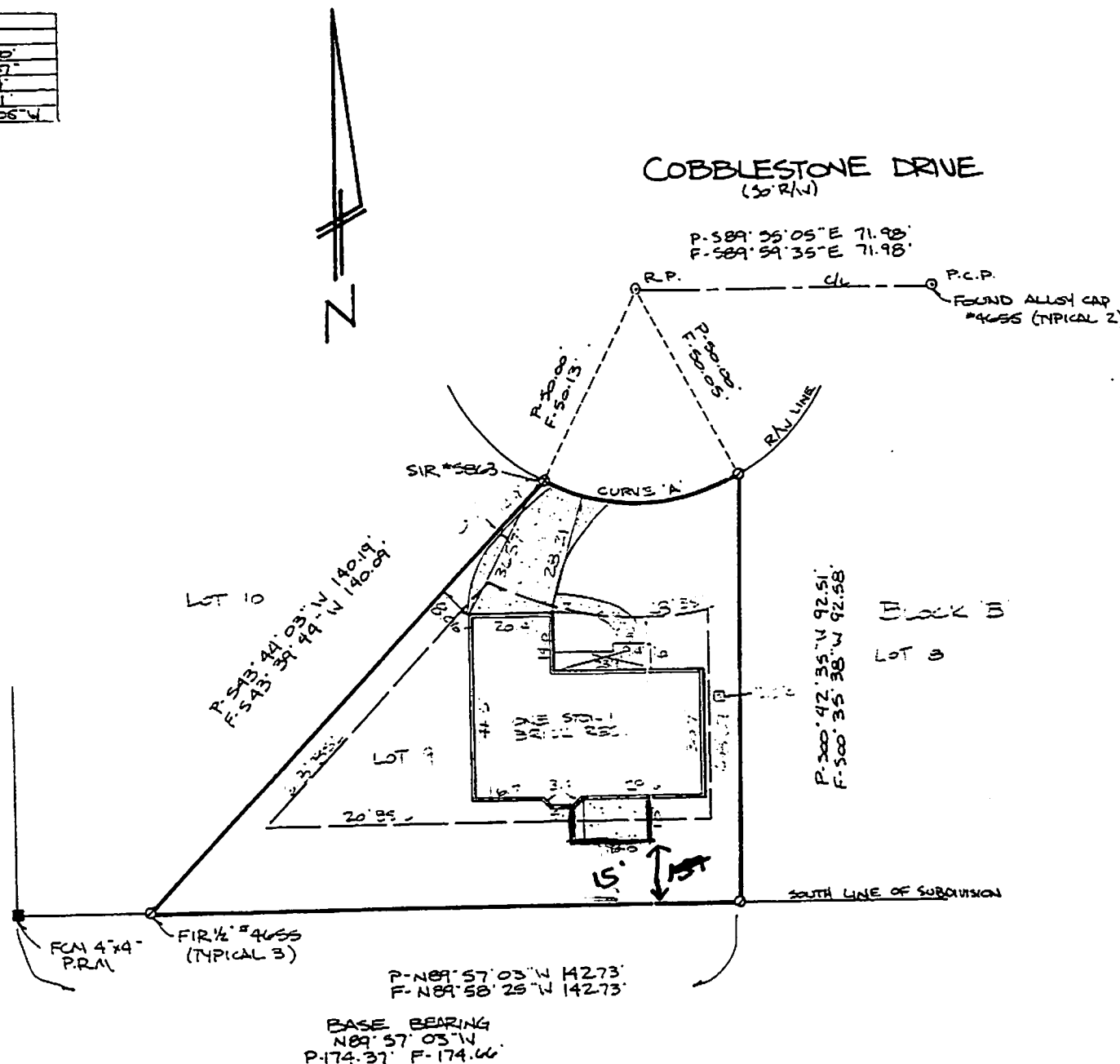
ADDRESS	1108 COBBLESTONE DRIVE
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[illegible]

SECTION 7 TOWNSHIP 1-S RANGE 30-N COUNTY ES  
BASIS OF BEARING N89°57'03"W S. BRND OF SUBDIVS

THIS SURVEY  
MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 68B-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 100.02, FLORIDA STATUTES.

IS NOT VALID  
WITHOUT THE  
ORIGINAL RAISED  
SEAL & SIGNATURE  
OF A FLORIDA  
LICENSED SURVEYOR



CERTIFY TO:  
FOUNTAIN LAW FIRM, P.A.  
ATTORNEYS TITLE INSURANCE FUND, INC  
S F ASSOCIATES MORTGAGE CORPORATION, INC.  
DALLAS, TEXAS

DESCRIPTION:  
LOT 9, BLOCK "B", COBBLESTONE, BEING A  
SUBDIVISION OF A PORTION OF SECTION 7,  
TOWNSHIP 1 SOUTH, RANGE 30 WEST,  
ESCAMBIA COUNTY, FLORIDA AS RECORDED  
IN PLAT BOOK 16 AT PAGE 61 OF THE PUBLIC  
RECORDS OF SAID COUNTY.



PL

1108  
COBBLESTO

5'

10'

15'

20'

25'

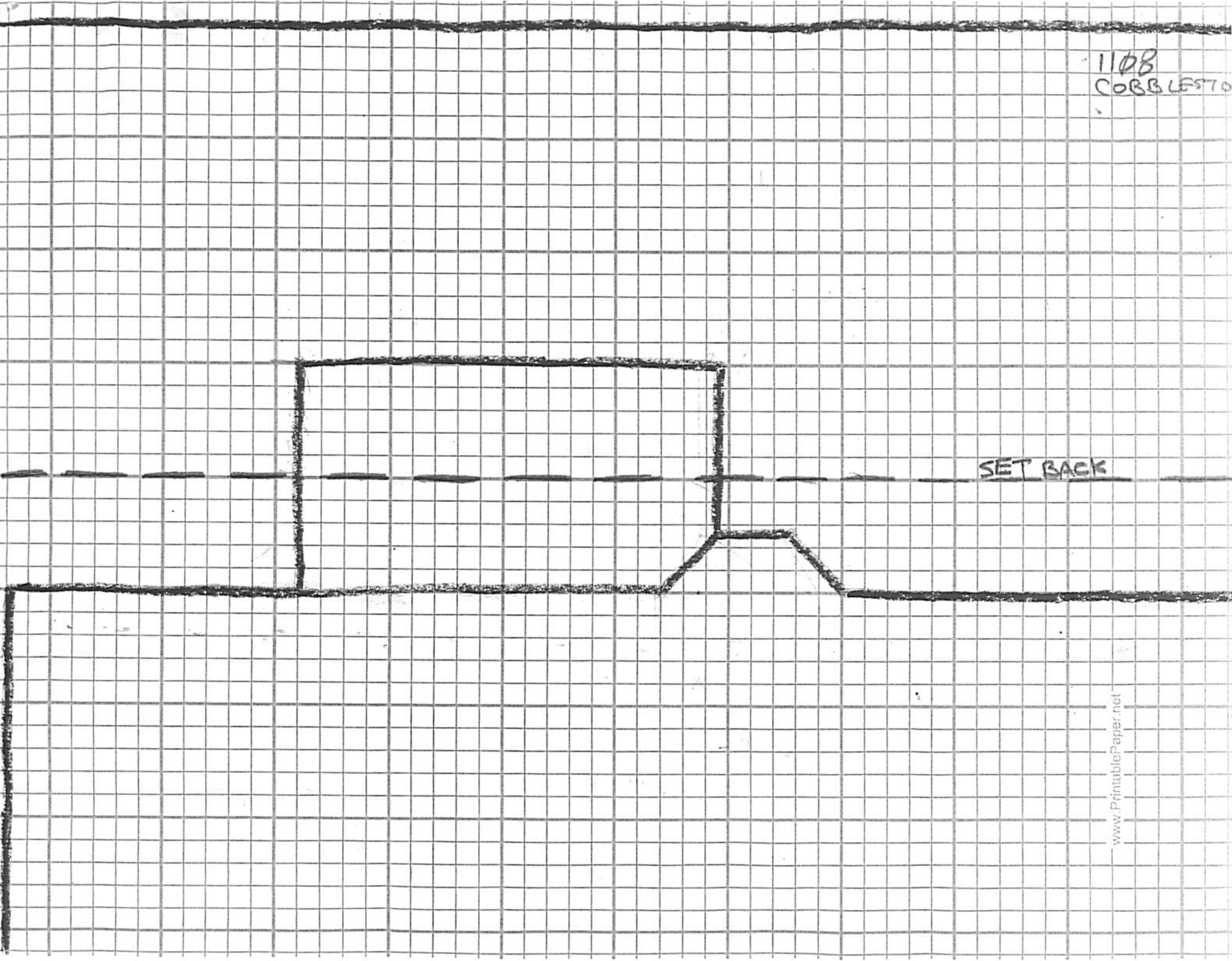
30'

35'

40'

SET BACK

www.PrintablePaper.net



DEED DOC STAMPS PD @ ESC CO \$1084.30  
12/30/04 ERNIE LEE MAGANA, CLERK

Prepared by  
Rhonda Nall, an employee of  
First American Title Insurance Company  
4300 Bayou Boulevard, Suite 17E  
Pensacola, Florida 32503  
(850) 484-5566

Return to: Grantee

File No.: 2124-690202

## **WARRANTY DEED**

This indenture made on **December 21, 2004 A.D.**, by

**David R. Davey and Susan P. Davey, husband and wife**

whose address is: ,  
hereinafter called the "grantor", to

**Francis J. Butera, a single man**

whose address is: **1108 Cobblestone Drive, Pensacola, FL 32514**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 9, Block B, Cobblestone, a portion of Section 7, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat thereof as recorded in Plat Book 16, Page 61, Public Records of said County.**

Parcel Identification Number: **07-1S-30-1500-090-002**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**RECORDED BY  
FIRST AMERICAN TITLE**

**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 31st of 2004.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

David R. Davey  
David R. Davey

Susan P. Davey  
Susan P. Davey

*Signed, sealed and delivered in our presence:*

Vincent J. Whibbs, Jr.  
Witness Signature

Print Name: Vincent J. Whibbs, Jr.

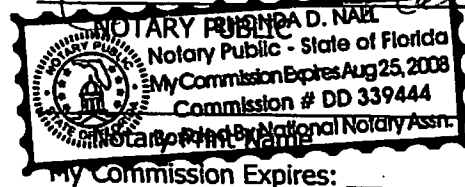
Rhonda D. Nail  
Witness Signature

Print Name: Rhonda D Nail

State of **Florida**

County of **Escambia**

**The Foregoing Instrument Was Acknowledged** before me on **December 21, 2004**, by **David R. Davey and Susan P. Davey, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.





**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 may 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 this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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: **Cobblestone Drive**

Legal Address of Property: **1108 Cobblestone Drive, Pensacola, Florida 32514**

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

This form completed by: **First American Title Insurance Company**  
**4300 Bayou Boulevard, Suite 17E**  
**Pensacola, Florida 32503**

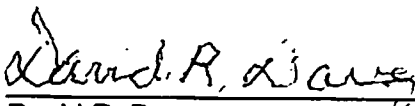
*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: Rhonda D. Wall

  
Witness Signature


Print Name: Vincent L. Whibbs, Jr.

  
David R. Davey

David R. Davey

  
Susan P. Davey

Susan P. Davey

  
Francis J. Butera

Francis J. Butera

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

RCD Dec 30, 2004 01:15 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-318406

Interior of Florida Room



Room from Living Room/Dinette



Exterior Room From West



Exterior from East



Master Bedroom – Too Narrow



View from Master Bedroom To 1115 Cobblestone Drive



View from Street to Front of 1108 Cobblestone Drive



July 16, 2013

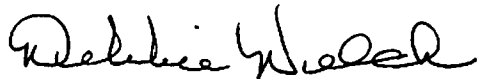
Board of Adjustment, Escambia Co.  
3363 West Park Place  
Pensacola, FL 32505

Debbie Welch  
1115 Pensacola, FL  
Pensacola, FL 32514

To Whom It May Concern:

Several years ago, my next door neighbor Frank Butera (1108 Cobblestone Dr.) had a Florida Room constructed on the back of his house. He recently found out, and subsequently told me, that the addition had been constructed without permits. I am writing this in the hope that you will look favorably on his request to grant a variance for the construction of this room. The construction of this room has not impaired the health, safety, comfort, or general welfare of our property in any manner. In fact it is a very nice room and adds to the value of the Butera's house, and by default to the other homes in this neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read "Debbie Welch". The signature is fluid and cursive, with the first name "Debbie" written in a larger, more prominent script than the last name "Welch".

Debbie Welch



July 16, 2013

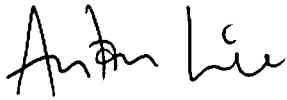
Board of Adjustment, Escambia Co.  
3363 West Park Place  
Pensacola, FL 32505

Anton Lie  
1102 Cobblestone Dr.  
Pensacola, FL 32514

To Whom It May Concern:

Several years ago, my next door neighbor Frank Butera (1108 Cobblestone Dr.) had a Florida Room constructed on the back of his house. I am writing this in the hope that you will look favorably on his request to grant a variance for the construction of this room. The construction of this room took place before the purchase of my house, and has not impaired the health, safety, comfort, or general welfare of our property in any manner.

Respectfully,

A handwritten signature in black ink that reads "Anton Lie". The signature is written in a cursive, flowing style.

Anton Lie

**Development Services Department****Building Inspections Division**

3363 West Park Place  
Pensacola, Florida, 32505  
(850) 595-3550

Molino Office - (850) 587-5770

**RECEIPT**

Receipt No. : **585130**

Date Issued. : 07/17/2013

Cashier ID : CASTILLS

Application No. : PBA130700029

Project Name : V-2013-16

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
Check	533	\$385.00	App ID : PBA130700029
		<b>\$385.00</b>	Total Check

Received From : FRANCIS J BUTERA

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130700029	677537	385.00	\$0.00	

<b>Total Amount :</b>	<b>385.00</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 7/17/2013
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BUTERA FRANCIS J  
1108 COBBLESTONE DR+PENSACOLA,  
FL 32514

DAVIS THOMAS H JR  
8160 ASHLAND AVE+PENSACOLA, FL  
32534

WELCH GARETH D &  
1115 COBBLESTONE DR+PENSACOLA,  
FL 32514

LIE ANTON G &  
1102 COBBLESTONE DR+PENSACOLA,  
FL 32514

**Board of Adjustment**

**6. B.**

**Meeting Date:** 08/21/2013  
**CASE:** V-2013-17  
**APPLICANT:** Daniel H. Root, Agent for Greg Meyer, Owner  
**ADDRESS:** 500 Via De Luna  
**PROPERTY REFERENCE NO.:** 28-2S-26-2150-001-013  
**ZONING DISTRICT:** LDR-PB, Low-Density  
Residential Pensacola  
Beach  
**FUTURE LAND USE:** MU-PB, Mixed-Use,  
Pensacola Beach

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a 10 foot variance to reduce the front setback 10 from 50 feet to 40 feet.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section: 13.03.01.03**

13.03.01. Low Density Residential (LDR-PB).

3. If facing County Road 399 setback shall be 50 feet.

**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 was platted prior to the 50 foot front setback from Via De Luna. The shallowness of the parcel combined with the 50 foot setback presents serious difficulties for building a home on this platted lot.

#### **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 given the site limitations.

#### **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 requested variance is the minimum necessary to allow for construction of a home on this residential lot.

#### **STAFF RECOMMENDATION:**

Staff finds that the applicant can meet all of the required criteria and recommends approval of

the request as submitted.

**BOARD OF ADJUSTMENT FINDINGS:**

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**Attachments**

Working Case File

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**V-2013-17**



SANTA ROSA SOUND



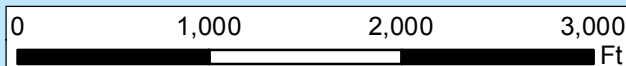
GULF OF MEXICO



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.

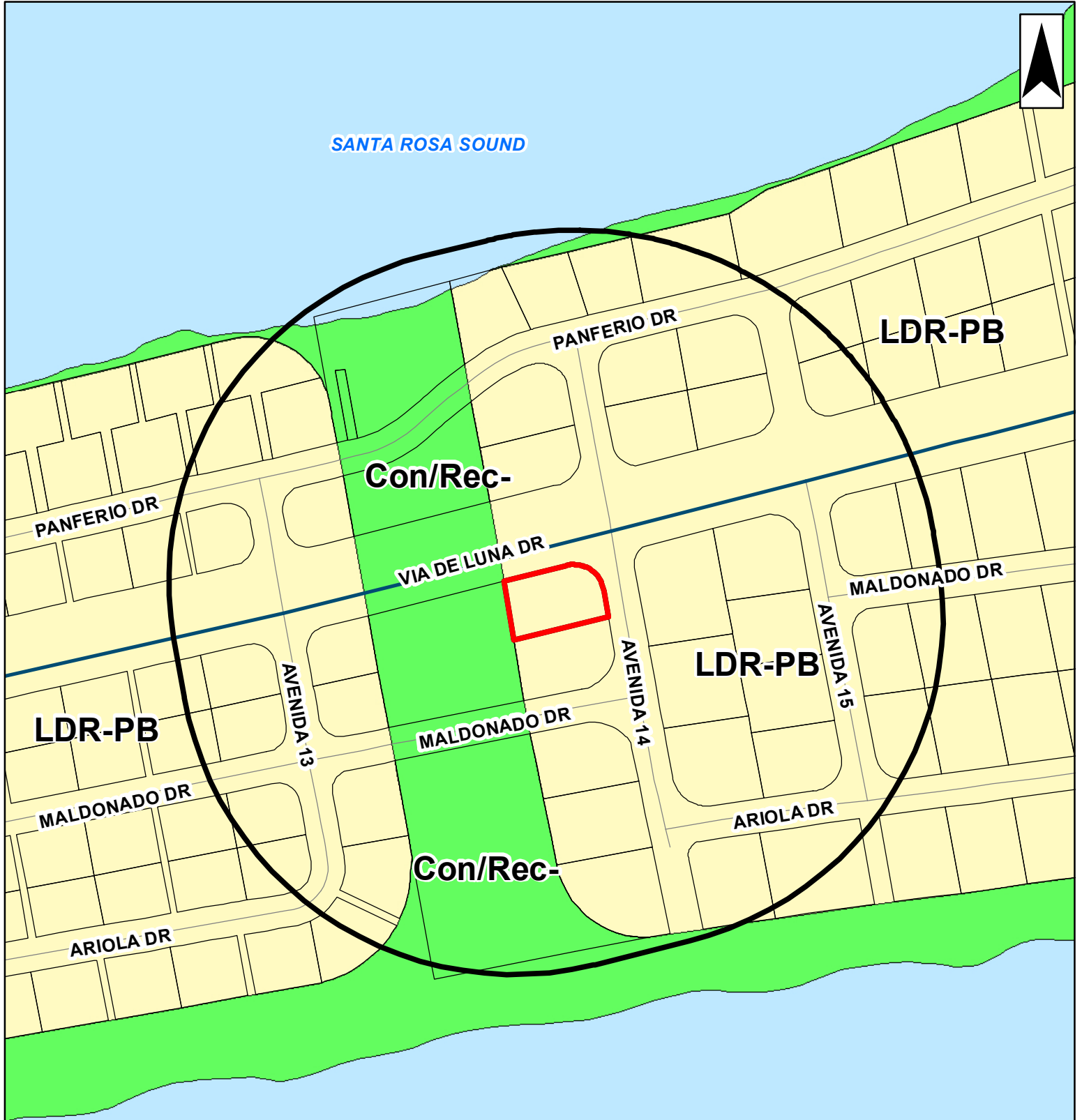
## V-2013-17 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



SANTA ROSA SOUND



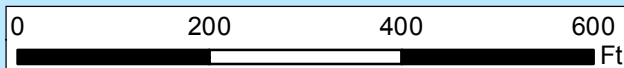
GULF OF MEXICO



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Andrew Holmer  
Planning and Zoning Dept.

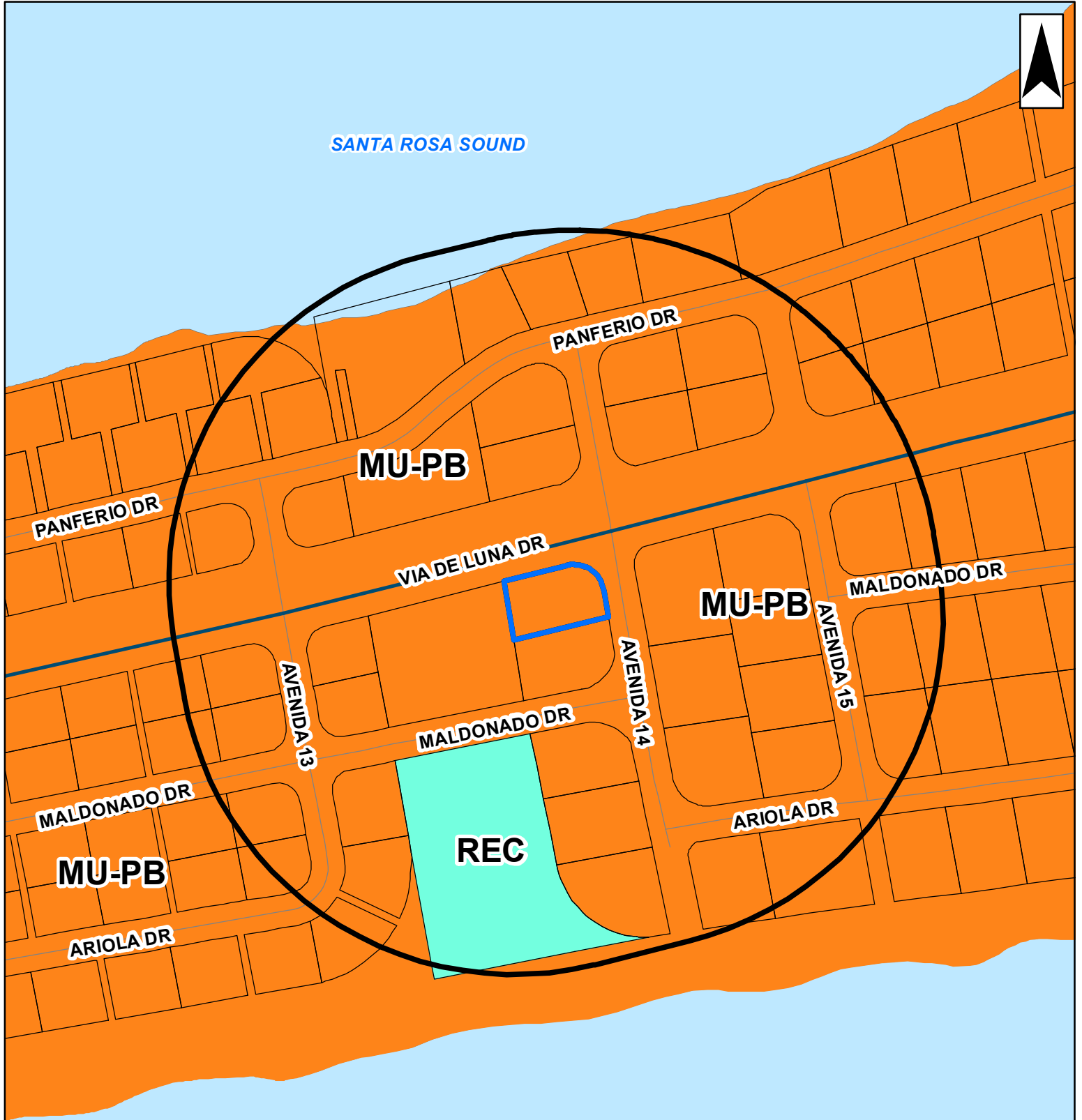
## V-2013-17 500' RADIUS ZONING



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



SANTA ROSA SOUND



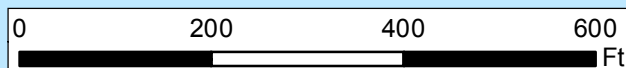
GULF OF MEXICO



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-2013-17 FUTURE LAND USE



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





VIA DE LUNA DR

AVENIDA 14

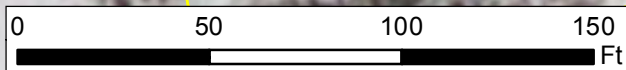
MALDONADO DR



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-2013-17 AERIAL MAP



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

Pensacola Homebuilders, LLC  
2594 Amberjack Court  
Pensacola, FL 32526  
850-941-0813

July 18, 2013

RE: 500 Via Deluna, Lot1, Block 13, Villa Segunda  
Pensacola Beach, Florida

To Whom It May Concern:

This letter is requesting a 10 foot variance for Greg Myers of 1433 Kings Rd. Cantonment, Fl. 32533 on a piece of property he owns at 500 Via Deluna, Pensacola Beach, Fl. 32561.

Mr. Myers would like to construct a new residence at this location but with the current set back requirements the footprint area would be 17 foot deep and would not accommodate most building plans.

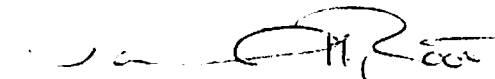
This variance would not just serve as a convenience. The lot area is over 13,000 square feet and due to the fact that it is a large lot, the set back on Via Deluna is 50 feet, most properties on Via Deluna are 25 feet. The variance would be necessary to enjoy and preserve substantial property rights.

The property is surrounded by a Park to the West, Avenida 14 to the East, a residential property to the South and Via Deluna to the North. The surrounding area would not be affected in any manner. The variance would just allow Mr. Myers to build 10 feet closer to Via Deluna.

The variance will not, in any manner, alter other provisions of this code or the comprehensive plan.

The variance is the minimum necessary to make possible the use of this land.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel H. Root", with a stylized flourish at the end.

Daniel H. Root



# APPLICATION

Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

☐ Conditional Use Request for: \_\_\_\_\_

☒ Variance Request for: 10' in front Set Back

☐ Rezoning Request from: \_\_\_\_\_ to: \_\_\_\_\_

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

Owner(s) Name: Greg Meyer Phone: 850 375 2231  
Address: 1433 Kings Rd Cantonment FL Email: Pensacola beachhouse@yahoo

☐ 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: 500 Via Deluna 28 25 26 2150 001 013

Property Reference Number(s)/Legal Description: Lot 1, Block 13, Villa Segunda  
Pensacola Beach, FL

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

Daniel H. Root  
Printed Name Owner/Agent

712-9510

[Signature]  
Signature of Owner

Greg Meyer  
Printed Name of Owner

Date  
7/16/2013

STATE OF Ohio

COUNTY OF Anglaize

The foregoing instrument was acknowledged before me this 16 day of July 20 13  
by Greg Meyer

Personally Known ☒ OR Produced Identification ☒ Type of Identification Produced: Florida D.L.

Patricia Ewing  
Signature of Notary  
(notary seal must be affixed)

Patricia Ewing  
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: V-2013-17

Meeting Date(s): 8-21-2013 Accepted/Verified by: Brenda L. Wilson Date: 7-18-2013

Fees Paid: \$ 385 Receipt #: 585159 Permit #: PBA130700030

## AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 500 Via Deluna  
Florida, property reference number(s) Lot 1, Block 13, Villa Segunda  
I hereby designate Daniel H Root 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) \_\_\_\_\_ on the above referenced property.

This Limited Power of Attorney is granted on this 16<sup>th</sup> day of July 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: Daniel H Root Email: 712-9510

Address: 2594 Amberjack Ct Pensacola 32526 Phone: 712-9510

[Signature]  
Signature of Property Owner

Greg Meyer  
Printed Name of Property Owner

7/16/2013  
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Ohio COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me this 16 day of July 20 13  
by Greg Meyer

Personally Known ☐ OR Produced Identification ☐ . Type of Identification Produced: \_\_\_\_\_

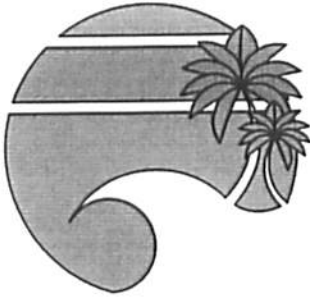
Patricia Ewing  
Signature of Notary

Patricia Ewing  
Printed Name of Notary

(Notary Seal)



Patricia Ewing  
Notary Public, State of Ohio  
My Commission Expires: 6-4-18



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas Campanella  
Chairman

Tammy Bohannon  
Vice-Chairwoman

Fred Gant  
Secretary/Treasurer

Janice Gilley  
Acting Secretary/Treasurer

Elwyn Guernsey  
Dave Pavlock

W. A. "Buck" Lee  
Executive Director

May 7, 2013

Greg Meyers  
1433 Kings Rd.  
Cantonment, FL 32533

RE: 500 Via De Luna, Lot 1, Block 13, Villa Segunda  
Pensacola Beach, Florida

Greg:

This letter will serve as confirmation that on May 1, 2013 the Santa Rosa Island Authority Board took final action approving your request for a 10' variance into the north side setback (parallel to VDL) for the above mentioned property.

If you have any questions regarding this matter, please feel free to contact me at (850) 932-2257 or e-mail at [Paolo\\_Ghio@sria-fla.com](mailto:Paolo_Ghio@sria-fla.com).

Sincerely,

Paolo Ghio  
Director  
Department of Development Services

Avenida 14

97.26

Greg + Lisa Meyers  
500 Via Deluna

25'

← North

CURRENT  
SET BACKS

145.3

40'

20'

145

50'

Via  
Deluna

Request 10' Variance  
off Via Deluna from  
50' TO 40'

- 1) House will be set  
back min 30' from  
West Property line
- 2) House will be set  
back min. 30' from  
Avenida 14 (East  
Property line)

30

15

87.31

2825262150 001 012 013



## Development Services Department

Escambia County, Florida

1014  
Panferio

### VARIANCE CRITERIA

According to Section 2.05.02 of the Escambia County Land Development Code, the Board of Adjustment may grant a variance(s) to the height, bulk, area, yard, parking, or open space zoning requirement(s) of this Code and a variance to any of the standards contained in Articles 4 and 7 through 12 in specific cases when such variance(s) will not be contrary to public interests.

Where, owing to special conditions, a literal enforcement of the provisions of this Code will result in unnecessary hardship, a variance may be granted so that the spirit and intent of this Code is observed and substantial justice done. 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 characters 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.

No variances shall be authorized under this provision unless the Board finds that all of the following criteria are met:

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

**NOTE: THE REFERENCED CRITERIA MUST BE ADDRESSED IN THE APPLICANT'S LETTER OF REQUEST.**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MAY 1, 2013  
5:00 P.M.

C. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (4/24/2013) MR. ELWYN GUERNSEY, CHAIRMAN, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2013 Turtle Monitoring Season (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

Item # 2 - Discussion regarding Development Services' list of non-budgeted projects, including recreation park improvements, Sabine Channel dredging, sidewalks running North/South, and water tower maintenance. (Staff report by Paolo Ghio)(Referred from the February 27, 2013 Committee Meeting)

**The Committee unanimously approved staff's recommendation.**

Item # 3 – Greg Meyer – 500 Via de Luna – Lot 1, Block 13 – Villa Segunda – Request for a 10' variance into the north side setback (parallel to VDL). (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

Item # 4 – Rich Chism, representative for Surf & Sand Development, LLC d/b/a Soundside Center – 5 Via de Luna – Discussion of proposed new restaurant. (Staff report by Paolo Ghio)

**Informational only, no action taken.**

Item # 5 – Request approval of the Interlocal Agreement with Escambia County for the dredging of Lafitte Cove. (Staff report by Paolo Ghio)

**The Committee unanimously approved staff's recommendation.**

**Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board unanimously approved the Consent Agenda as presented. (4-0) Ms. Bohannon abstained from voting, due to the fact that she resides in Lafitte Cove. (Item #5 above)**

May 1, 2013  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item C-3

Greg Meyer – 500 Via de Luna – Lot 1, Block 13 – Villa Segunda – Request for a 10' variance into the north side setback (parallel to VDL). (Staff report by Paolo Ghio)

Background:

Due to the narrow size of the lot, the existing setbacks will only allow for a narrow house. The 10' variance provides a useable footprint and will not impede on the view of the immediate neighbors.

Recommendation:

Staff recommends approval of the request by Greg Meyer – 500 Via de Luna – Lot 1, Block 13 – Villa Segunda – for a 10' variance into the north side setback (parallel to VDL).

Committee Action:

The Committee unanimously approved staff's recommendation.

**Development Services Department****Building Inspections Division**

3363 West Park Place

Pensacola, Florida, 32505

(850) 595-3550

Molino Office - (850) 587-5770

**RECEIPT**Receipt No. : **585159**

Date Issued. : 07/18/2013

Cashier ID : GELAWREN

Application No. : PBA130700030

Project Name : VARIANCE

Contractor : Daniel H. Root

Company : PENSACOLA HOMEBUILDERS LLC

Address : 2594 AMBERJACK COURT

PENSACOLA, FL, 32526

Phone : (850) 941-0813

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
Check	129	\$385.00	App ID : PBA130700030
		<b>\$385.00</b>	Total Check

Received From : GREG &amp; LISA MEYER

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130700030	677566	385.00	\$0.00	500 VIA DELUNA , PENSACOLA, FL

**Total Amount :****385.00****\$0.00**Balance Due on this/these  
Application(s) as of 7/18/2013



MEYER GREG  
1433 KINGS RD  
CANTONMENT, FL 32533

WILSON GLEN M &  
1091 S CHURCH ST  
BROOKHAVEN, MS 39601

SANTA ROSA ISLAND AUTHORITY  
PO BOX 1208  
PENSACOLA BEACH, FL 32562