

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
September 18, 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 witnesses
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 August 21, 2013 Resume Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2013-18  
Address: Casino Beach Parking Lot  
Request: Variance to the landscape standards  
Requested by: Paolo Ghio, Agent for Santa Rosa Island Authority
  2. **Case No.:** CU-2013-13  
Address: 801 S. Old Corry Field Road  
Request: Allow boat and RV Storage in C-1 zoning  
Requested by: Wiley C. "Buddy" Page, Agent for John R. Williams, Owner
7. Discussion Items.
8. Old/New Business.
9. Announcement.  
  
The next Board of Adjustment Meeting is scheduled for Wednesday, October 16, 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: 09/18/2013

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Attachments

BOA Minutes 08/21

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD August 21, 2013

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:00 A.M.)

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

Staff Present: Andrew Holmer, Senior. Planner, Planning & Zoning  
Horace Jones, Division Mgr., Planning & Zoning  
Kayla Meador, Sr Office Assistant  
Kendra Thompson  
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 Jennifer Rigby  
  
Motion was made to accept the meeting package as presented by staff.  
**Vote:** 7 - 0 Approved - Unanimously
4. Legal advertisement was not required.
5. Approval of July 17, 2013 Resume Minutes.



Motion by Vice Chairman Auby Smith, Seconded by Kevin White

Motion was made to approve the Resume' Meeting Minutes from the July 17, 2013 meeting as written.

**Vote:** 7 - 0 Approved - Unanimously

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

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 Bill Stromquist

Motion was made to approve the requested variance and disagree with staff findings on criteria 2 and 5, and grant the variance on the current addition only with no additional setbacks.

**Vote:** 7 - 0 Approved - Unanimously

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

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 variance request.

**Vote:** 7 - 0 Approved - Unanimously

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. Meeting was adjourned at 9:00 A.M.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 09/18/2013  
**CASE:** V-2013-18  
**APPLICANT:** Paolo Ghio, Agent for Santa Rosa Island Authority  
**ADDRESS:** Casino Beach Parking Lot  
**PROPERTY REFERENCE NO.:** 28-2S-26-1180-001-001  
 REC/R-PB, Recreation  
**ZONING DISTRICT:** Retail Pensacola Beach  
**FUTURE LAND USE:** REC, Recreation

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking to eliminate the landscape requirements for construction within an existing parking development.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 7.01.03 & 7.01.05**

7.01.03. Procedures. (Landscape Plan and inspections)

7.01.05. Landscaping standards.

**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 site in question has multiple unique physical characteristics due to the location, shape and

use of the site. The need for public parking at this location necessitates the proposed design and the requested variance. Adding the code required landscaping at this site would remove parking spaces, creating practical difficulties for the designed public use.

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

**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**

That the variance is the minimum necessary to make possible the use of the land given the physical difficulties on site.

**STAFF RECOMMENDATION:**

Staff finds that the applicant can meet all of the required criteria and recommends approval of the variance as requested.

**BOARD OF ADJUSTMENT FINDINGS:**

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**Attachments**

V-2013-18

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**V-2013-18**








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-2013-18 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



SANTA ROSA SOUND

GR-PB

QUIETWATER BEACH RD

PENSACOLA BEACH BLVD

GR-PB

G/C-PB

LITTLE SABINE BAY

Con/Rec-

VIA DE LUNA DR

HDR/C-PB

CH-PB

Rec/R-PB

FORT PICKENS RD

Rec/R-PB

Con/Rec-



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-2013-18 500' RADIUS ZONING



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





SANTA ROSA SOUND

MU-PB

QUIETWATER BEACH RD

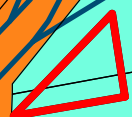
PENSACOLA BEACH BLVD

LITTLE SABINE BAY

REC

VIA DE LUNA DR

MU-PB



REC

MU-PB

FORT PICKENS RD

REC



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Andrew Holmer  
Planning and Zoning Dept.

# V-2013-18 FUTURE LAND USE



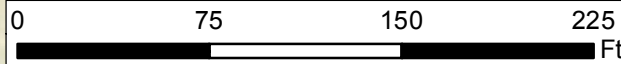
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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-2013-18 AERIAL MAP



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





**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

August 29, 2013

To whom it may concern:

The Santa Rosa Island Authority respectfully makes a request for a variance to the Escambia County Land Development Code (LDC) Article 7.0103 and 7.0105, to eliminate the landscape requirements for the construction of the new Pensacola Beach Visitors Information Center in its new location at the Casino Beach Parking Lot. The impact of 7.01.05 would negatively affect the parking in Casino Beach

Parking on Pensacola Beach is at a premium and this requirement would mean losing much needed parking spaces in the public parking lot to the main public beach area (Casino Beach). The construction of the new Visitors Information Center, to be re located at the Casino Beach Parking lot would entail specifically one (1) tree for every fifteen (15) existing parking spaces ( Article 7.0103 and 7.0105).

On August 28, 2013, the Santa Rosa Island Authority held a Special Board Meeting and gave approval for staff to move forward the Escambia County Board of Adjustment for this variance.

Thank you,

  
Paolo Ghio  
Director, FPM  
SRIA Development Services  
850-932-2257 Ex 228

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
AUGUST 28, 2013

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: August 29, 2013  
RE: Minutes of August 28, 2013 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday August 28, 2013. Members present were Mr. Ed Guernsey, Chairman, and Dr. Thomas Campanella. Mr. Dave Pavlock served on the Committee in Mr. Fred Gant's absence. Also present was Board Member Ms. Janice Gilley. Ms. Tammy Bohannon was absent. Mr. Guernsey called the meeting to order and presented the following items.

Item # 1 – Selection of RFP for design and construction of new Visitor's Information Center. (Staff report by Executive Director Buck Lee)

Mr. Lee gave backup on this item and stated staff recommended rejecting all proposals, and the following:

- The SRIA will pay for moving all utilities underground to the Casino Beach parking lot, estimated \$100,000.00.
- Send out new RFP with detailed civil and construction plan drawings, which are not to exceed \$25,000.00.
- SRIA will pay all impact fees, as well as installing a fire hydrant in Casino Beach parking lot, as required by Escambia County Fire.
- SRIA recommends the costs involved with moving the utilities underground to Casino Beach parking lot be paid for using the Portofino Beautification fund.

**Upon motion of Mr. Dave Pavlock seconded by Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)**

Item # 2 - Request approval for a variance to the LDC landscaping requirements for the new Visitors Information Center. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval to remove the landscaping requirements for this project.

**Upon motion of Mr. Dave Pavlock seconded by Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)**



PBA 1308 00032  
V-2013-18

### APPLICATION

**Please check application type:**

Administrative Appeal

Development Order Extension

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

Variance Request for: ELIMINATE THE LANDSCAPE REQUIREMENT to ARTICLE 7.010.3

Rezoning Request from: \_\_\_\_\_

Name & address of current owner(s) as shown on public records of Escambia County, FL & 7.010.5

Owner(s) Name: PAOLO GHIO/SANTA ROSA ISLAND AUTHORITY Phone: (850)932-2257

Address: 1 VIA DE LUNA, PENSACOLA BEACH, FL 32506 Email: PAOLO\_GHIO@SRIA\_FLA.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: CASINO BEACH PARKING LOT, PENSACOLA BEACH, FLORIDA

Property Reference Number(s)/Legal Description: ~~282S262000010012~~ DFL  
28-25-26-1180-001-001

**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.

Paolo Ghio  
Signature of Owner/Agent

PAOLO GHIO  
Printed Name Owner/Agent

8/29/2013  
Date

\_\_\_\_\_  
Signature of Owner

Paolo Ghio  
Printed Name of Owner

8-29-2013  
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of AUGUST 20 13,  
by PAOLO GHIO.

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

Melody Bolster  
Signature of Notary  
(notary seal must be affixed)

MELODY BOLSTER  
Printed Name of Notary

NOTARY PUBLIC STATE OF FLORIDA  
Melody Bolster  
Commission # EE081267  
Expires: MAY 29, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

**FOR OFFICE USE ONLY** CASE NUMBER: V-2013-18

Meeting Date(s): Sept. 18<sup>th</sup> 2013 Accepted/Verified by: \_\_\_\_\_ Date: 8/30/13

Fees Paid: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_ Permit #: PBA 1308 00032

Source: Escambia County Property Appraiser

← Navigate Mode  Account  Reference →

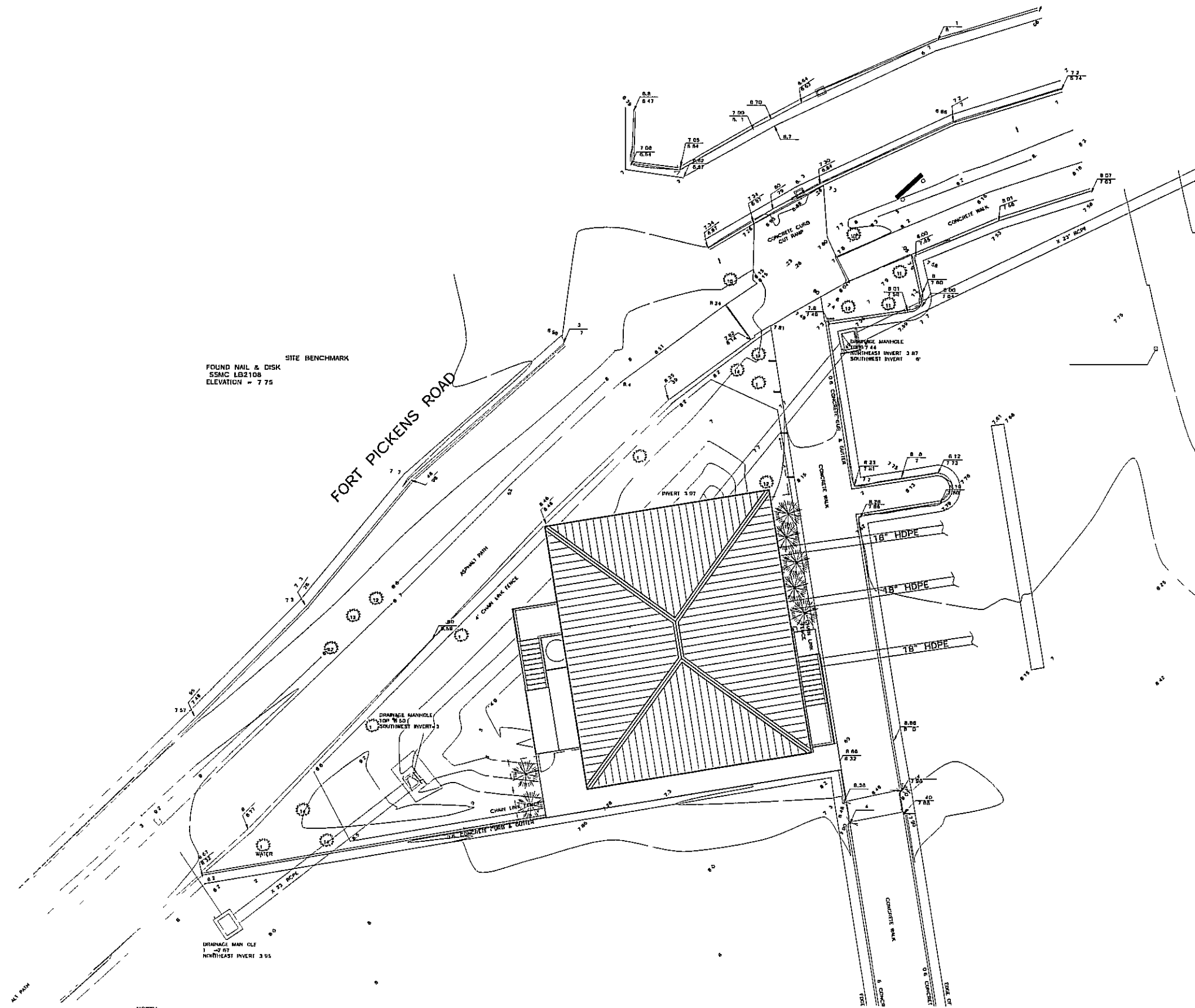
[Restore Full Page Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 282S262000010012</p> <p><b>Account:</b> 170697000</p> <p><b>Owners:</b> SANTA ROSA ISLAND AUTHORITY</p> <p><b>Mail:</b> PO BOX 1208 PENSACOLA BEACH, FL 32562</p> <p><b>Situs:</b> CASINO PARKING LOT 32561</p> <p><b>Use Code:</b> PARKING LOTS</p> <p><b>Taxing Authority:</b> PENSACOLA BEACH</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>2013 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$43,624</p> <p><b>Land:</b> \$1,762,250</p> <p><b>Total:</b> \$1,805,874</p> <p><a href="#">Save Our Homes:</a> \$0</p> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>
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<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td colspan="6">None</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						<p><b>2013 Certified Roll Exemptions</b></p> <p>COUNTY OWNED</p> <hr/> <p><b>Legal Description</b></p> <p>LT 1 BLK L 1ST ADD VILLA SABINE PB 5 P 75 LESS OR 3250 P 746 ECUA SHEET 6</p> <hr/> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

**Parcel Information** [Launch Interactive Map](#)

<p><b>Section</b></p> <p><b>Map Id:</b> <a href="#">PB006-1</a></p> <p><b>Approx. Acreage:</b> 2.6400</p> <p><b>Zoned:</b> Rec/R-PB</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 5px; display: flex; align-items: center; justify-content: center;">+</div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 5px; display: flex; align-items: center; justify-content: center;">-</div> </div>
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SITE BENCHMARK  
 FOUND NAIL & DISK  
 55MC LB2108  
 ELEVATION = 7.75

FORT PICKENS ROAD

DRAINAGE MANHOLE  
 1 - 10' 0" INVERT 3.07  
 NORTHEAST INVERT 3.95

DRAINAGE MANHOLE  
 2 - 10' 0" INVERT 3.07  
 SOUTHWEST INVERT 3.07

DRAINAGE MANHOLE  
 4 - 10' 0" INVERT 3.07  
 SOUTHWEST INVERT 3.07

NORTH  
 1 SITE PLAN  
 A-101 1" = 10' 0"

ARCHITECTURAL SITE PLAN  
 SCALE 1" = 10' 0"



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



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

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

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  
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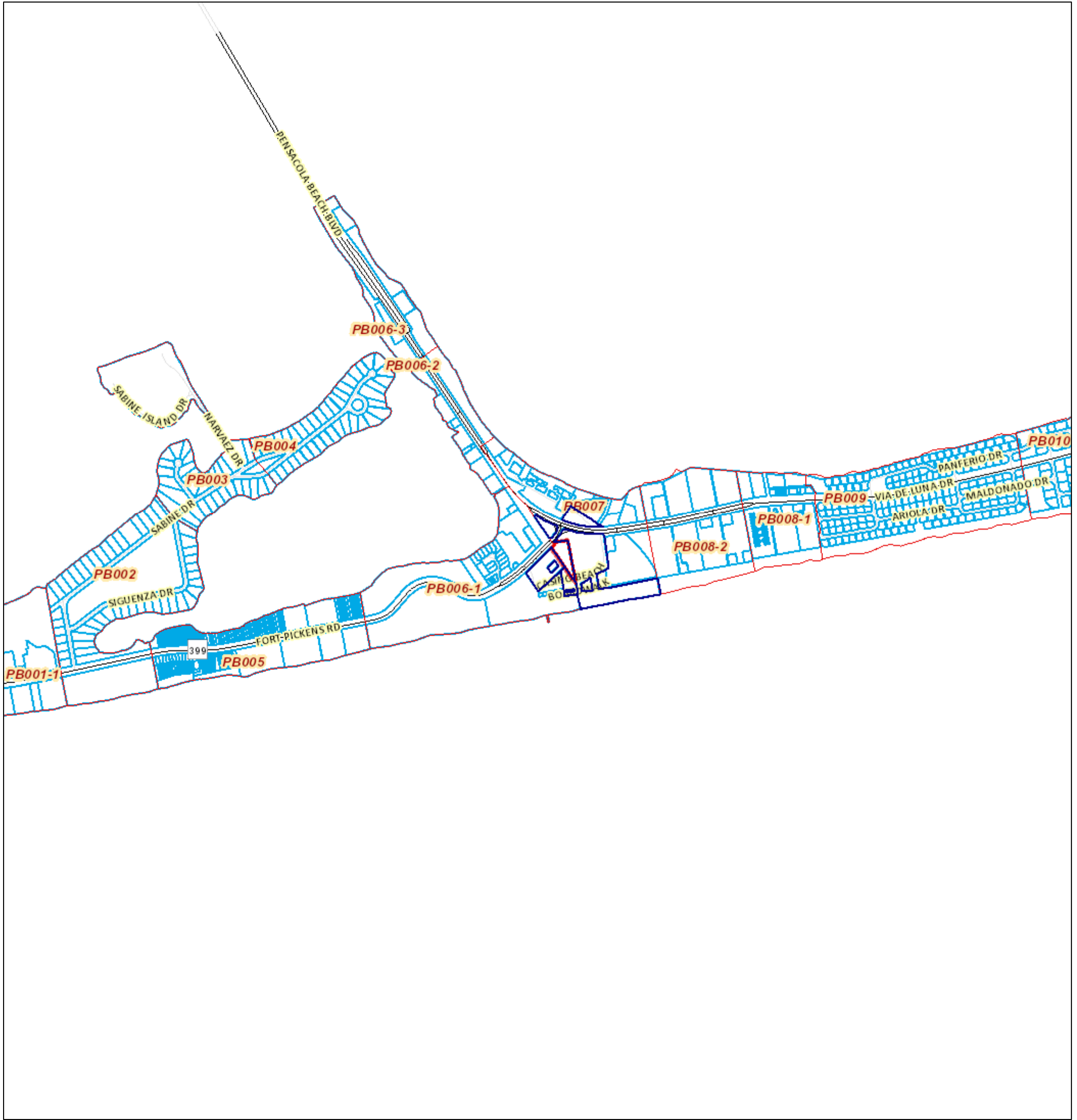
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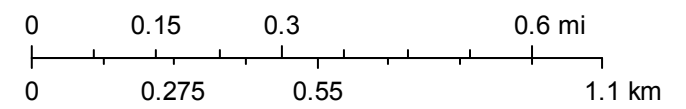
# Chris Jones Escambia County Property Appraiser



September 4, 2013

-  Map Grid
-  City Road
-  County Road
-  Interstate
-  State Road
-  US Highway
-  All Roads
-  Property Line

1:14,559



**Board of Adjustment**

**6. 2.**

**Meeting Date:** 09/18/2013  
**CASE:** CU-2013-13  
**APPLICANT:** Wiley C. "Buddy" Page, Agent for John R. Williams, Owner  
**ADDRESS:** 801 S. Old Corry Field Road  
**PROPERTY REFERENCE NO.:** 50-2S-30-1000-010-001  
C-1, Retail Commercial  
**ZONING DISTRICT:** District  
**FUTURE LAND USE:** C, Commercial  
**OVERLAY DISTRICT:** Warrington

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**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

The Applicant is seeking Conditional Use approval to add boat and RV storage to an existing self storage facility in C-1 zoning.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),  
Section:6.05.14.C.10**

10. Boat and recreational vehicle storage. In addition to other conditional use criteria, screening from residential uses and residential zoning districts must be installed and maintained according to section 7.01.06.E., except that the screening must be eight feet in height and of a material that is consistent with the character of the abutting and surrounding residential uses. No inoperable RVs, untrailerred boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.

**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, private, internal drive connecting to Old Corry Field Rd., in the same manner as the existing storage business.

**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 are no anticipated 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**

If needed, solid waste service can be provided in the same manner as the existing business on site.

#### **CRITERION (4)**

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

#### **FINDINGS-OF-FACT**

If needed, utilities can be provided in the same manner as the existing business on site.

#### **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**

Per LDC Section 7.01.06., buffering will be required along the southern boundary of the parcel to separate the parcel's C-1 zoning from the adjacent R-2 district.

#### **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 signage for the proposed use must meet the requirements 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**

No new environmental impacts are anticipated with the proposed use.

**CRITERION (8)**

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

**FINDINGS-OF-FACT**

The proposed use is compatible given the zoning and mixed uses in 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**

LDC Section 6.05.14.C.10:

10. Boat and recreational vehicle storage. In addition to other conditional use criteria, screening from residential uses and residential zoning districts must be installed and maintained according to section 7.01.06.E., except that the screening must be eight feet in height and of a material that is consistent with the character of the abutting and surrounding residential uses. No inoperable RVs, untrailered boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.

7.01.06.E. Screening of outdoor storage. Outdoor storage of equipment and supplies shall be screened from the public right-of-way and adjacent properties by a six-foot opaque fence. In the case of the view from the public right-of-way, this fence shall be supplemented by landscaping in accordance with Standard A-2.

These requirements call for the following:

An 8 foot privacy fence along the south and east side of the boat and RV storage site.

A 10 foot wide landscape strip along the boat and RV storage site portion of the Old Corry Field Rd. right-of-way.

The landscape strip shall contain 2 canopy trees, 1 understory tree and 6 shrubs per 100 linear feet of right-of-way.

This property is within the Warrington CRA area and has been reviewed by CRA staff. Their comments will be added to the case file.

**STAFF RECOMMENDATION**

Staff finds that the proposed Conditional Use can meet all of the required criteria with the addition of the buffering standards detailed in criterion 9. Staff recommends approval of the request.

**BOARD OF ADJUSTMENT FINDINGS:**

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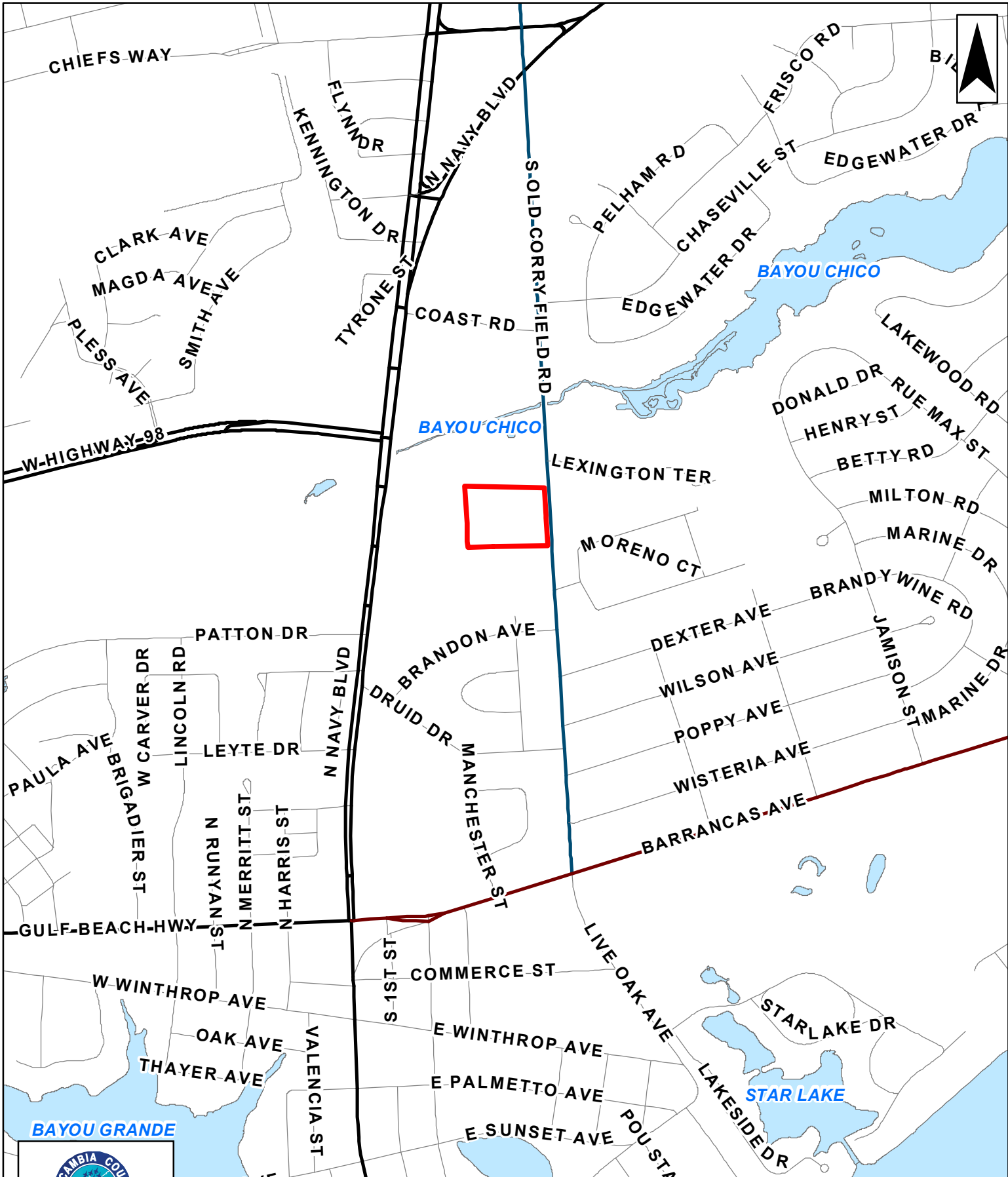
**Attachments**

CU-2013-13

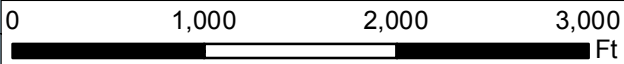
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**CU-2013-13**



# CU-2013-13 LOCATION MAP

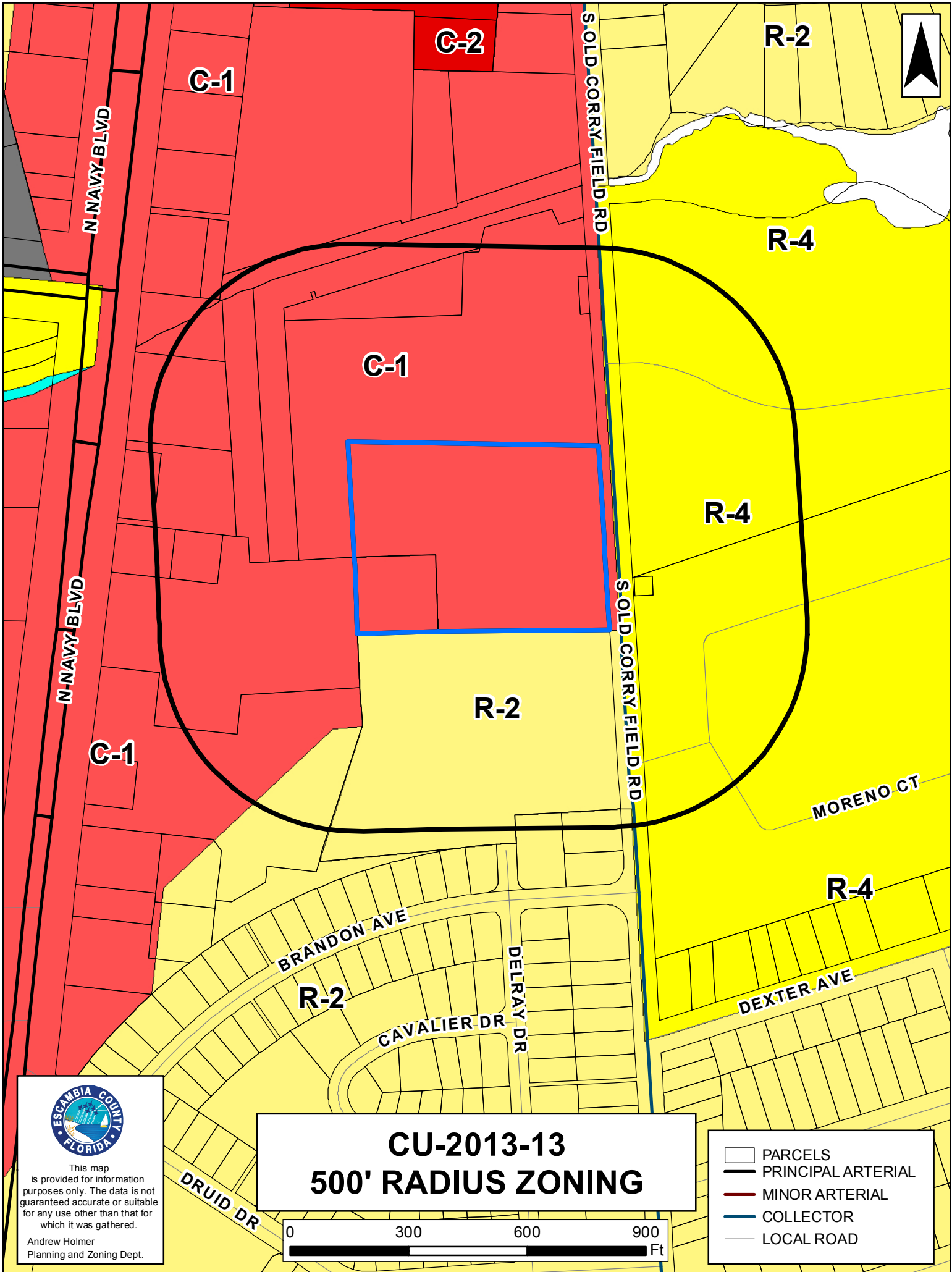



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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.

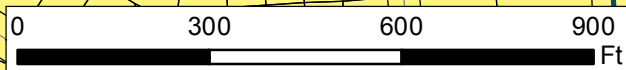
Andrew Holmer  
Planning and Zoning Dept.









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.

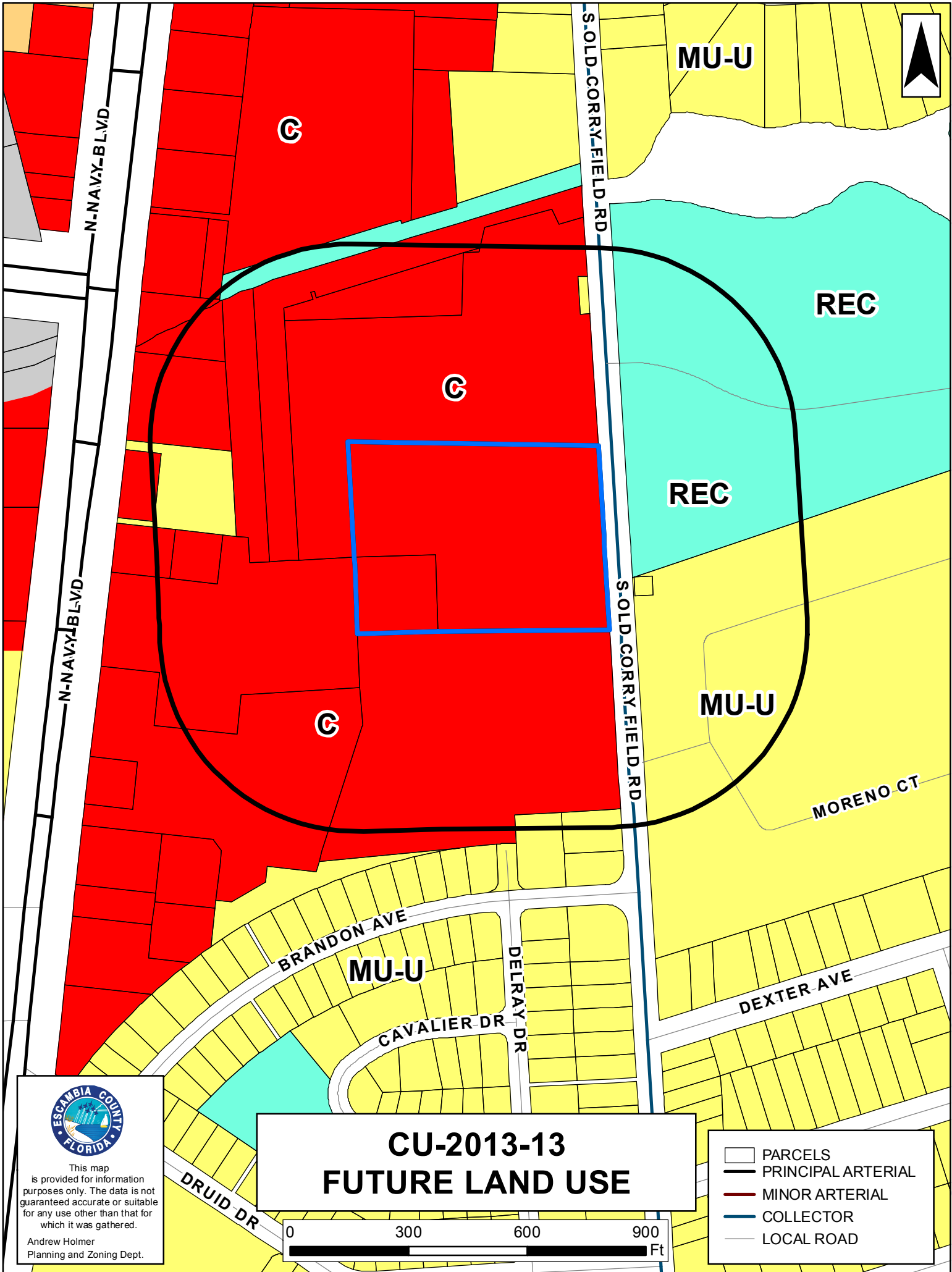
Andrew Holmer  
Planning and Zoning Dept.

**CU-2013-13**  
**500' RADIUS ZONING**



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





MU-U

REC

REC

MU-U

MU-U

N-NAVY-BLVD

S-OLD-CORRY-FIELD-RD

S-OLD-CORRY-FIELD-RD

MORENO CT

BRANDON AVE

DELRAY DR

DEXTER AVE

CAVALIER DR

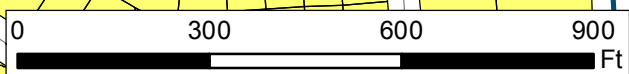
DRUID DR



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.

# CU-2013-13 FUTURE LAND USE



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



SOLD GORRY FIELD 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.

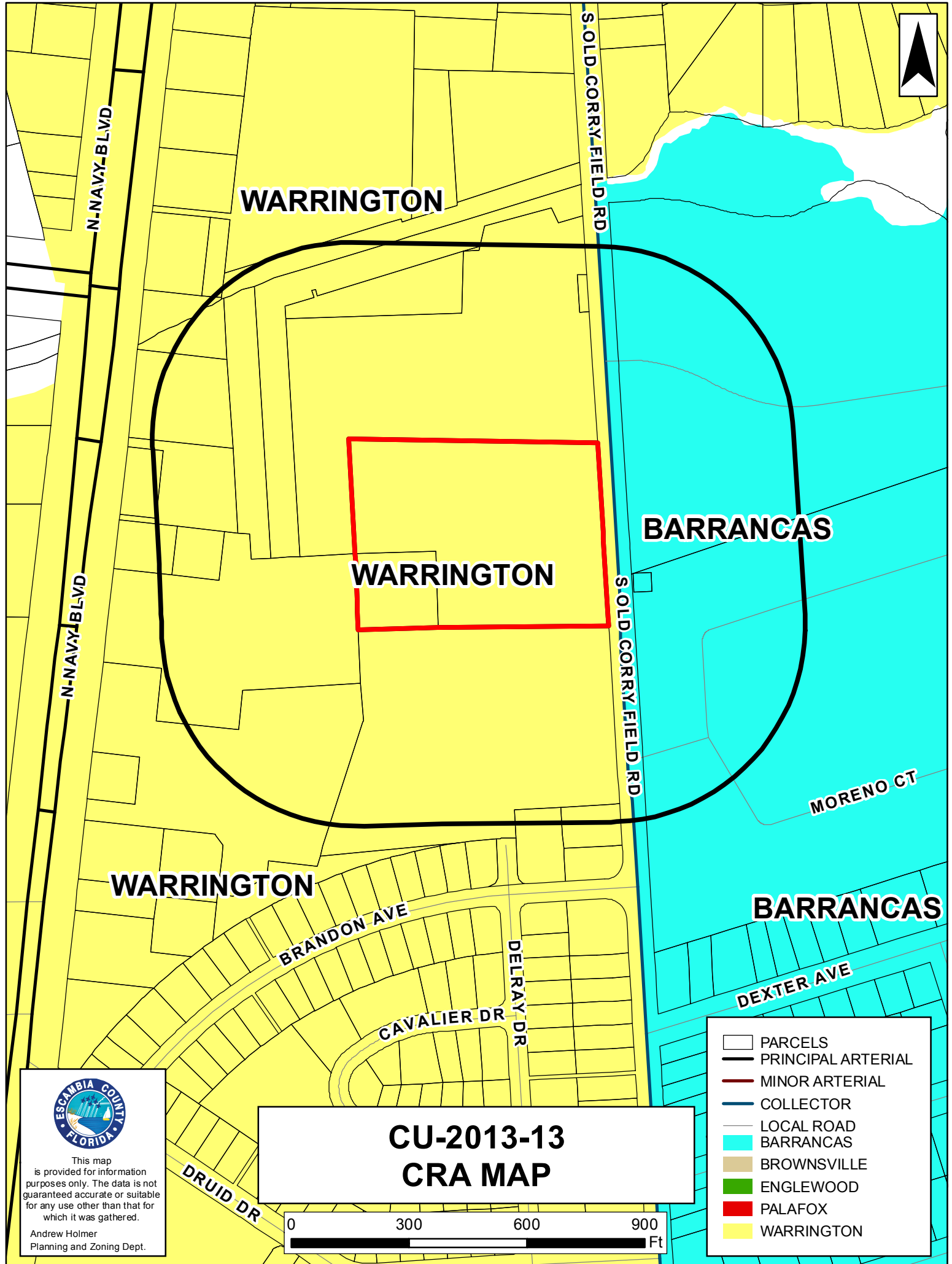
Andrew Holmer  
Planning and Zoning Dept.

# CU-2013-13 AERIAL MAP



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






WARRINGTON

WARRINGTON

BARRANCAS

WARRINGTON

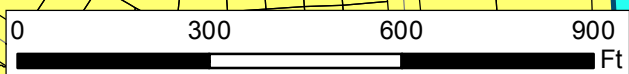
BARRANCAS













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-2013-13  
CRA MAP**



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  BARRANCAS
-  BROWNSVILLE
-  ENGLEWOOD
-  PALAFOX
-  WARRINGTON

**Wiley C. "Buddy" Page, MPA, APA**  
PROFESSIONAL GROWTH MANAGEMENT SERVICES, LLC  
5337 Hamilton Lane • Pace, Florida 32571

Aug 12, 2013  
VIA HAND DELIVERY

Mr. Lloyd Kerr, AICP, Dir.  
Escambia County Office Complex  
Development Services Dept.  
3363 West Park Place  
Pensacola, Florida 32505

**RE: Conditional Use request  
801 S. Old Corry Field Road  
Parcel 50-2S-30-1000-010-001  
& 50-2S-30-1000-015-001**

Dear Mr. Kerr:

Please find our attached application requesting consideration to allow outside storage pursuant to **LDC 6.05.14.C-10** to an existing mini-storage facility currently zoned C-1. The property is bounded on the south by a US Post Office and outside storage yard on the south and vacant property to the north and west.

If this request is approved, there will be no new construction of any type on the site. A vacant, grassed area located at the southwest corner of the site will be used to store several boats and RV trailers. As a result, the new activity will have little, if any impact on any of the nine Conditional Use Criteria listed in the application paperwork.

Once the application is deemed complete we understand it will be scheduled and heard before the Board of Adjustment on September 18, 2013. Please advise us if this date changes.

Thank you for your assistance in this matter and contact us if you have any questions or require anything further.

Sincerely yours,



Wiley C. "Buddy" Page

APPLICATION

Please check application type:
[ ] Administrative Appeal
[ ] Development Order Extension
[ ] Conditional Use Request for: Outside storage
[ ] 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: American Mini-Storage, Inc. Phone: 850-501-2634
Address: 801 South Old Corry Road Pensacola 32507 Email: jwmscpa@aol.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: 801 South Old Corry Field Road Pensacola 32507
Property Reference Number(s)/Legal Description: 50-2S-30-1000-010-001

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: John Williams)
Signature of Owner (Handwritten: N/A)

Printed Name Owner/Agent: John Williams
Printed Name of Owner:
Date:
Date:

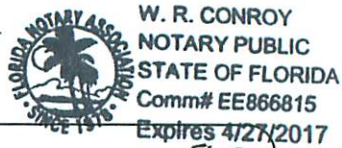
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 08th day of AUG 20 13, by JOHN WILLIAMS

Personally Known [ ] OR Produced Identification [x]. Type of Identification Produced: FL DRIVER'S Lic

Signature of Notary (Handwritten: W. R. Conroy)
(notary seal must be affixed)

Printed Name of Notary



FOR OFFICE USE ONLY
Meeting Date(s): Sept. 18, 2013 Accepted/Verified by: Date: 8/22/13
Fees Paid: \$ 1155.00 Receipt #: Permit #: PBA130800031
CASE NUMBER: CU-2013-13



# AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 801 South Old Corry Field Road,  
Florida, property reference number(s) 50-2S-30-1000-010-001  
I hereby designate Wiley C. "Buddy" Page 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 \_\_\_\_\_ 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: Wiley C. "Buddy" Page Email: budpage1@mchsi.com  
Address: 5337 Hamilton Lane Pace, FL 32571 Phone: 850-232-9853

John Williams  
Signature of Property Owner

John Williams  
Printed Name of Property Owner Date

N/A  
Signature of Property Owner

Printed Name of Property Owner Date

STATE OF FLORIDA COUNTY OF ESCAMBIS

The foregoing instrument was acknowledged before me this 08TH day of AUG. 20 13,  
by JOHN WILLIAMS

Personally Known  OR Produced Identification . Type of Identification Produced: FL DRIVER'S Lic

W. R. Conroy  
Signature of Notary

Printed Name of Notary (Notary Seal)



W. R. CONROY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE866815  
Expires 4/27/2017  
FL-D.L.

PREPARED BY:  
H. Frank Winn, Jr.  
Attorney at Law  
322 South Alcaniz Street  
Pensacola, FL 32501

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That the UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the Government of the United States, whose post office address is USPS Realty Asset Management, 160 Inverness Drive West, Suite 400, Englewood, CO. 80112-5005, hereafter referred to as Grantor, under and pursuant to the powers and authority contained in the Postal Reorganization Act (P.L. 91-375, 12 August 1970; 84-Stat. 719), for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto AMERICAN MINI-STORAGE, INC. a Florida corporation, whose post office address is 6102 Tippin Avenue, Pensacola, FL 32504-8220, hereafter referred to as Grantee, grantee's heirs, personal representatives and assigns, forever, the following described property, situate, lying and being in Escambia County, Florida, to wit:

Commence at the Southeast corner of Block 9, Corry Subdivision as recorded in Plat Book 1 at Page 55 of the public records of Escambia County, Florida, said point being the intersection of the North right of way line of Corry Avenue (50' R/W) and the West right of way line of Corry Field Road (66' R/W); thence go North 07°50'00" West along said West right way line 669.91 feet; thence departing said West line, go South 82°12'20" West 432.46 feet to the point of beginning; thence continue South 82°12'20" West 203.04 feet; thence go North 07°55'57" West 194.90 feet; thence go North 82°14'16" East 204.75 feet; thence go South 07°25'47" East 194.79 feet to the point of beginning. The above described parcel of land contains approximately 0.91 acres.

Subject to existing easements, covenants, encumbrances, including but not limited to, rights of way, pipelines, and public utilities, of record or not.

AND GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property as described above, and Grantor warrants title to the property for acts of Grantor and will defend the described title against the lawful claims of persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF said Grantor has hereunto set its hand and seal this 3rd day of March, 2005.

Signed, sealed and delivered in the presence of:

UNITED STATES POSTAL SERVICE

(1) [Signature]  
Witness Signature

By: Gloria M. Charlson  
Print: GLORIA M. CHARLSON  
Title: CONTRACTING OFFICER

Anderson J. Walker  
Print name of Witness

(2) [Signature]  
Witness Signature

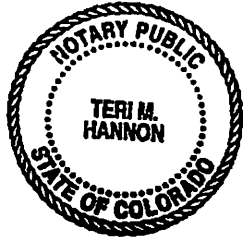
Denise Storbe  
Print name of Witness

Limited Warranty Deed Continued  
Page Two  
Grantor: United States Postal Service  
Grantee: American Mini-Storage, Inc.

STATE OF Colorado  
COUNTY OF Chaffee

The foregoing instrument was acknowledged before me this 23rd day of March, 2005, by Doria Carlson, as Contracting Officer, on behalf of the United States Postal Service; and who is personally known to me X; or who has produced \_\_\_\_\_, as identification.

(SEAL)



My Commission Expires 04/18/2005

Teri M Hannon  
Signature of Notary Public  
Teri M Hannon  
Print name of Notary Public  
Commission Expires: 04/18/05



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Profit Corporation

AMERICAN MINI-STORAGE, INC.

### Filing Information

<b>Document Number</b>	P97000005612
<b>FEI/EIN Number</b>	593458039
<b>Date Filed</b>	01/13/1997
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	01/10/1997
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	08/30/2011
<b>Event Effective Date</b>	NONE

### Principal Address

801 S OLD CORRY RD  
PENSACOLA, FL 32507

Changed: 04/02/1999

### Mailing Address

801 S OLD CORRY RD  
PENSACOLA, FL 32507

Changed: 04/29/1998

### Registered Agent Name & Address

WILLIAMS, JOHN R ✓  
519 WINDROSE CIR  
PENSACOLA, FL 32507

Address Changed: 08/30/2011

### Officer/Director Detail

#### **Name & Address**

Title DPS

WILLIAMS, JOHN R

PREPARED FOR: UNITED STATES POSTAL SERVICE  
 REQUESTED BY: MRS. PAT FERRARI / UNITED STATES POSTAL SERVICE - CIVIL RIGHTS

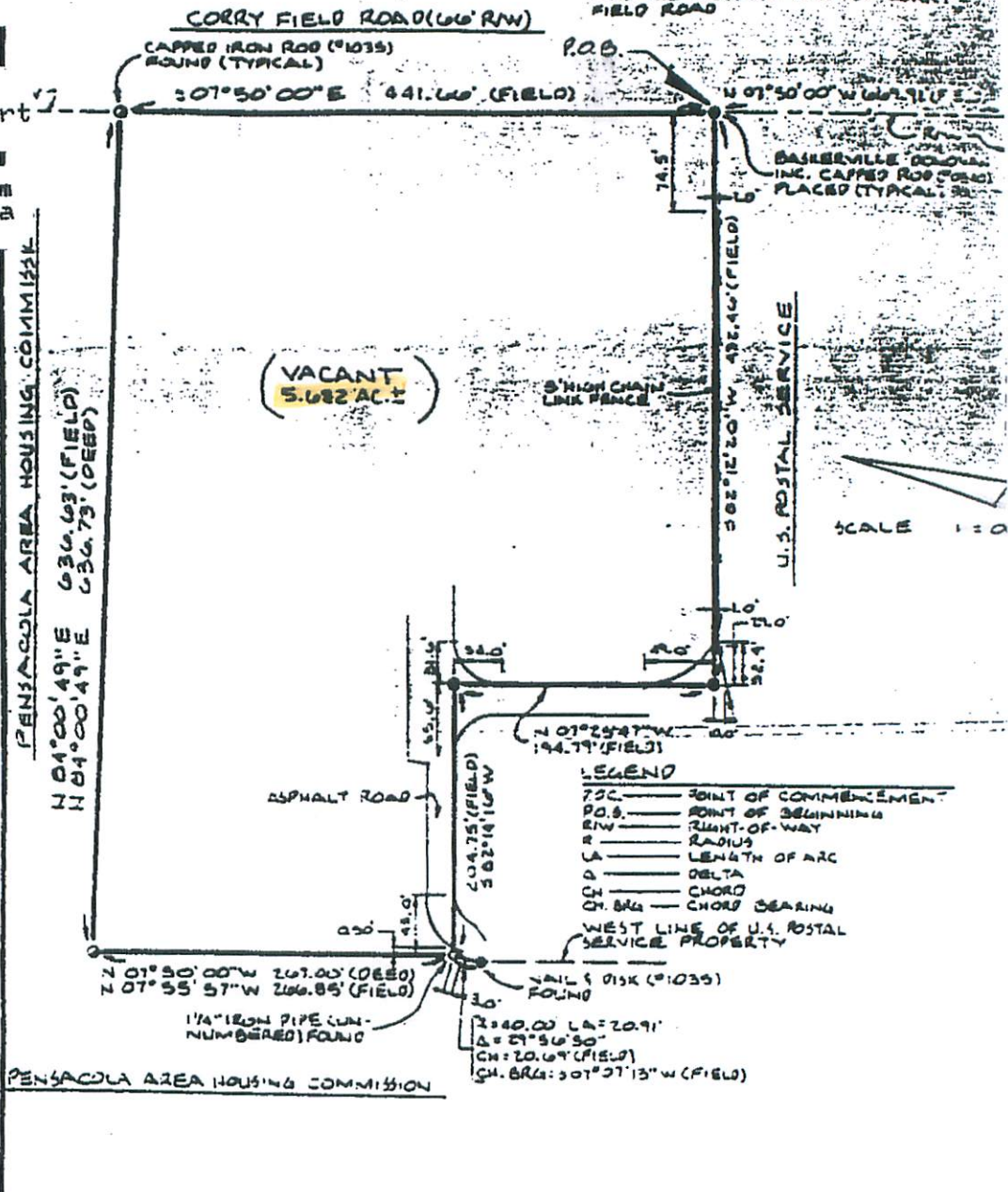
**BOUNDARY SURVEY**

DR BK 4098 P80641  
 Escambia County, Florida  
 INSTRUMENT 97-361173

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 97-361173

RCD Feb 07, 1997 12:16 pm  
 Escambia County, Florida

P.O.C. THE SOUTHEAST CORNER OF BLOCK 2  
 SUBDIVISION (PLAT BOOK PAGE 55-58)  
 ALSO BEING THE INTERSECTION OF THE  
 NORTH R/W LINE OF CORY AVENUE  
 AND THE WEST R/W LINE OF CORY  
 FIELD ROAD



DESCRIPTION SEE SHEET 2 OF 2 SHEET 1 OF 1

ESCAMBIA COUNTY, FLORIDA, SEC. 50 TWP. 25 RGE. 30W  
 PROPERTY ADDRESS: SCALE 1"=100'

ENCROACHMENTS AS SHOWN FIELD BOOK 806 PAGE 73 & 74  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 21HH-6 F.A.C., AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott E. Woolan 10/12/97  
 REGISTERED SURVEYOR NO. 4215 FLA. CORP. NO. 0340  
 PARTY CHIEF: [Signature]  
 CHECKED BY: [Signature]

QUIT CLAIM DEED

GRANTOR: UNITED STATES POSTAL SERVICE

GRANTEE: AMERICAN MINI-STORAGE, INC.

EXHIBIT A

Commence at the Southeast corner of Block "9" Corry Subdivision as recorded in Plat Book 1, at Page 55 of the Public Records of Escambia County, Florida, said point being the intersection of the North right-of-way line of Corry Avenue (50' R/W) and the West right-of-way line of Corry Field Road (66' R/W); thence proceed North 07°50'00" West along said West right-of-way line of Corry Field Road a distance of 669.91 feet to the Point of Beginning; thence departing said West right-of-way line go South 82°12'20" West a distance of 432.46 feet; thence proceed North 07°25'47" West a distance of 194.79 feet; thence proceed South 82°14'16" West a distance of 204.75 feet; thence proceed North 07°55'57" West a distance of 266.85 feet; thence proceed North 84°00'49" East a distance of 636.63 feet to the aforesaid West right-of-way line of Corry Field Road; thence proceed South 07°50'00" East along said West right-of-way line a distance of 441.66 feet to the Point of Beginning. The above described parcel of land is situated in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, and contains 5.682 acres, more or less.



Signed, sealed and delivered  
in our presence:

UNITED STATES POSTAL SERVICE

Jo Thompson  
Witness Signature

Jo Thompson  
Print Name of Witness

BY: Patricia A. Ferrari  
PATRICIA A. FERRARI  
Real Estate Specialist

Jenny A. Herndon  
Witness Signature

JENNY A. HERNDON  
Print Name of Witness

STATE OF TENNESSEE )  
  ) SS  
COUNTY OF SHELBY )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of  
February, 1997, by PATRICIA A. FERRARI, as Contracting Officer on behalf  
of the United States Postal Service.



Cynthia J. Goodwin  
Signature of Notary Public  
State of Tennessee

Commission Expires  
June 10, 2000

CYNTHIA J GOODWIN  
Print, Type or Stamp Commissioned  
Name of Notary Public

Personally Known  or Produced identification

Type of Identification Produced \_\_\_\_\_

DR BK 4098 PG0638  
Escambia County, Florida  
INSTRUMENT 97-361173

**AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND BY  
R E F E R E N C E M A D E A P A R T H E R E O F .**

**TOGETHER with all right, title, or interest of the Grantor in and to any streams,  
alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining  
said lands.**

**Said premises are conveyed and quitclaimed subject to any existing easements  
for public roads or highways, utilities, railroads or pipelines.**


**IN WITNESS WHEREOF said Grantor has hereunto set its hand and affixed its  
seal the day and year first above written.**

Rec 24.00  
Doc Lt. 700.00  
724.00

OR BK 4098 PG0637  
Escambia County, Florida  
INSTRUMENT 97-361173

This Instrument Prepared By:

LARRY DONELL BLANCHARD, ATTY  
UNITED STATES POSTAL SERVICE  
3980 DEKALB TECH PKY STE 840  
ATLANTA, GEORGIA 30340-2778

DEED, DOC, STAMPS PD @ ESC CO \$ 700.00  
02/07/97 ERNIE LEE WEAVER, CLERK  
By: 

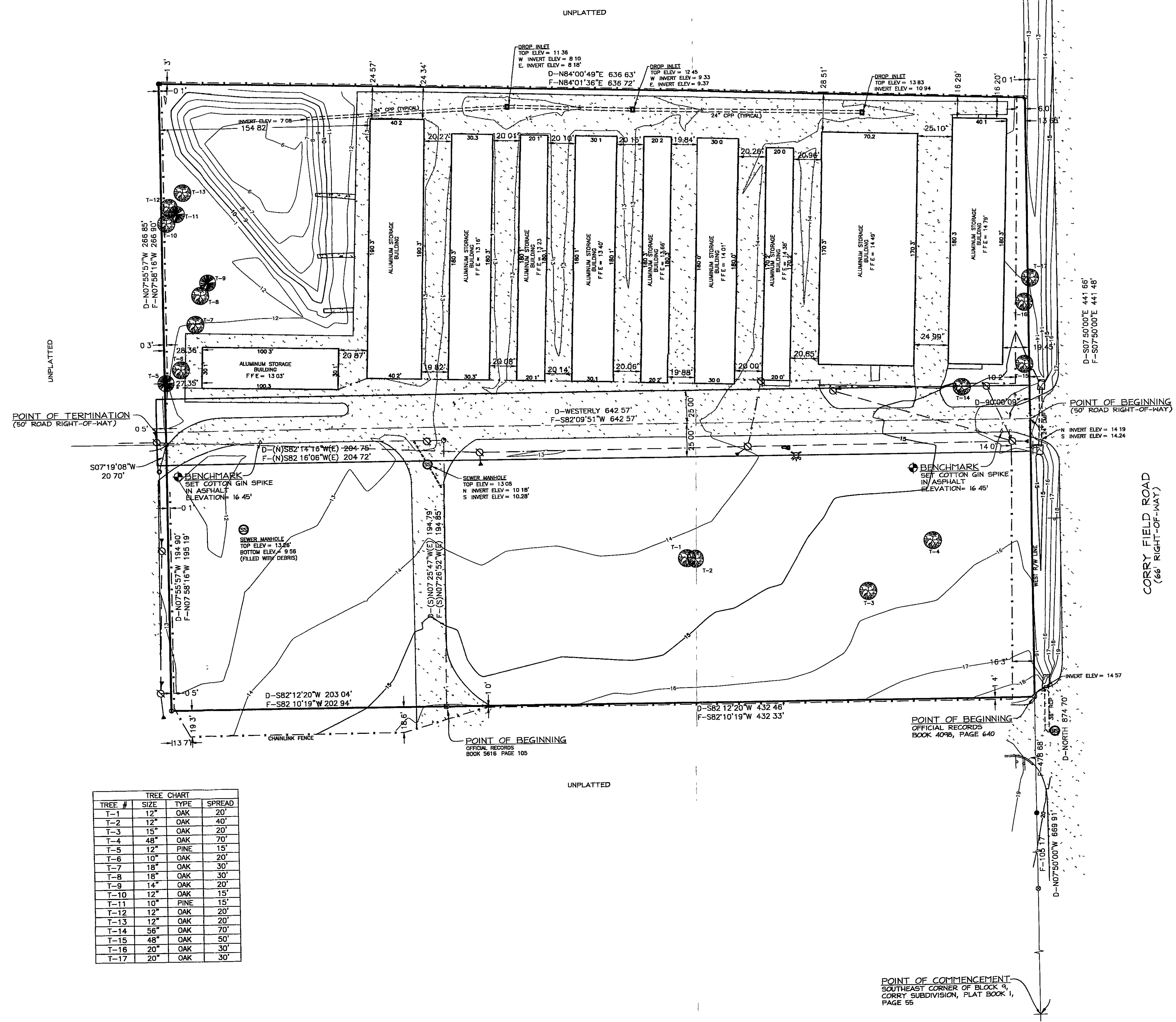
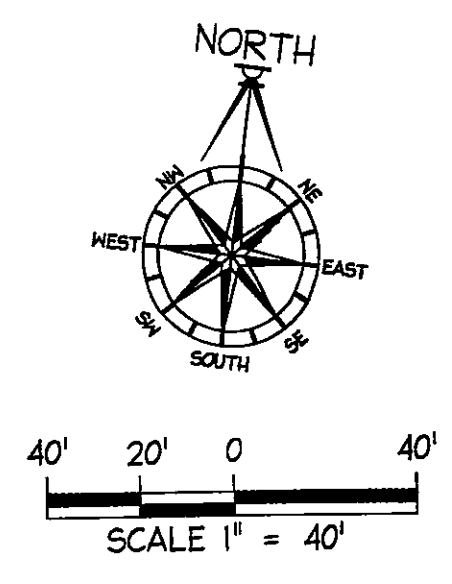
QUITCLAIM DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THIS INDENTURE, made this 4<sup>th</sup> day of FEBRUARY, 1997, between the UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch of the Government of the United States, whose post office address is Facilities Service Office, 4000 DeKalb Technology Parkway, Building 300 - Suite 300, Atlanta, Georgia 30340-2799, hereinafter referred to as Grantor, under and pursuant to the powers and authority contained in the Postal Reorganization Act (P.L. 91-375, 12 August 1970; 84 Stat. 719), and AMERICAN MINI-STORAGE, INC., a Florida corporation, whose post office address is 6102 Tippin Avenue, Pensacola, Florida 32504, hereinafter referred to as Grantee,

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND AND 00/100 (\$100,000.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby conveys and quitclaims to the said Grantee, all its right, title and interest in the following described land, situate, lying and being in the County of Escambia and State of Florida to-wit:



TREE #	SIZE	TYPE	SPREAD
T-1	12"	OAK	20'
T-2	12"	OAK	40'
T-3	15"	OAK	20'
T-4	48"	OAK	70'
T-5	12"	PINE	15'
T-6	10"	OAK	20'
T-7	18"	OAK	30'
T-8	18"	OAK	30'
T-9	14"	OAK	20'
T-10	12"	OAK	15'
T-11	10"	PINE	15'
T-12	12"	OAK	20'
T-13	12"	OAK	20'
T-14	56"	OAK	70'
T-15	48"	OAK	50'
T-16	20"	OAK	30'
T-17	20"	OAK	30'

**SURVEYOR'S NOTES:**

- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE HE FURNISHED WITH SUCH.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
- BASIS OF BEARING: WEST BAY LINE OF CORRY FIELD ROAD AS NOTED ON ATLAS SHEET No. 236.
- REFERENCE SOURCE: FIELD MARK AND EXISTING FIELD DOCUMENTATION, COPY OF CITY ATLAS SHEET No. 236.
- ENCROACHMENTS ARE AS SHOWN.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FOLLOWING:
  - ZONE: "A"
  - ELEVATION: N/A
  - PANEL NUMBER: 22022 05A F
  - AS DATED: FEB. 23, 2020
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM SURVEYING, INC., IS L.B. 7107.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED FROM D.O.T. BENCHMARK No. 46-49-NOW, HAVING A PUBLISHED ELEVATION OF 13.87 (NAVD 83).

**DESCRIPTION**

OFFICIAL RECORDS BOOK 4098, PAGE 640

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK "9" CORRY SUBDIVISION AS RECORDED IN PLAT BOOK 1, AT PAGE 55 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CORRY AVENUE (50' R/W) AND THE WEST RIGHT-OF-WAY LINE OF CORRY FIELD ROAD (66' R/W),

THENCE PROCEED NORTH 07°50'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF CORRY FIELD ROAD A DISTANCE OF 669 91 FEET TO THE POINT OF BEGINNING,

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE GO SOUTH 82°12'20" WEST A DISTANCE OF 432 46 FEET,

THENCE PROCEED NORTH 07°25'47" WEST A DISTANCE OF 194 79 FEET,

THENCE PROCEED SOUTH 82°14'16" WEST A DISTANCE OF 204 75 FEET,

THENCE PROCEED NORTH 07°55'57" WEST A DISTANCE OF 266 85 FEET,

THENCE PROCEED NORTH 84°00'49" EAST A DISTANCE OF 636 63 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF CORRY FIELD ROAD,

THENCE PROCEED SOUTH 07°50'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 441 66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 5 682 ACRES, MORE OR LESS.

**DESCRIPTION (50' ROAD RIGHT-OF-WAY)**

A PARCEL OF PROPERTY 50 00 FEET IN WIDTH, FOR ROAD RIGHT-OF-WAY PURPOSES, LYING WITHIN 25 00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO-WIT:

COMMENCE AT A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF CORRY FIELD ROAD (66' R/W), SAID MONUMENT BEING THE SOUTHEAST CORNER OF BLOCK 9, CORRY SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTIONS 50 AND 51, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1 PAGE 55 OF THE PUBLIC RECORDS OF SAID COUNTY,

THENCE RUN NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF CORRY FIELD ROAD A DISTANCE OF 874 70 FEET FOR THE POINT OF BEGINNING OF SAID CENTERLINE,

THENCE DEFLECT LEFT 90 DEGREES 00 MINUTES 09 SECONDS RUN WESTERLY 642 57 FEET TO THE TERMINATION POINT OF SAID CENTERLINE ALL LYING AND BEING IN SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

**AND ALSO**

**DESCRIPTION**

OFFICIAL RECORDS BOOK 5616, PAGE 105

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 9, CORRY SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CORRY AVENUE (50' R/W) AND THE WEST RIGHT OF WAY LINE OF CORRY FIELD ROAD (66' R/W),

THENCE GO NORTH 07°50'00" WEST ALONG SAID WEST RIGHT OF WAY LINE 669 91 FEET,

THENCE DEPARTING SAID WEST LINE, GO SOUTH 82°12'20" WEST 432 46 FEET TO THE POINT OF BEGINNING,

THENCE CONTINUE SOUTH 82°12'20" WEST 203 04 FEET,

THENCE GO NORTH 07°55'57" WEST 194 90 FEET,

THENCE GO NORTH 82°14'16" EAST 204 75 FEET,

THENCE GO SOUTH 07°25'47" EAST 194 79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 0 91 ACRES.

- LEGEND**
- - SET 1/2" CAPPED IRON ROD #7107
  - - FOUND 1/2" CAPPED IRON ROD #1035
  - - FOUND 1/2" CAPPED IRON ROD #0340
  - - FOUND 1/2" ALLOY CAPPED IRON ROD #0340
  - - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
  - - FOUND PLAIN 1/2" IRON ROD
  - - FOUND NAIL & DISK #0340
  - D - DEEDED DIMENSION
  - F - FIELD MEASUREMENT
  - R/W - RIGHT-OF-WAY
  - RCF - REINFORCED CONCRETE PIPE
  - CPP - CORRUGATED PLASTIC PIPE
  - CHP - CORRUGATED METAL PIPE
  - W - WATER METER
  - BP - BACKFLOW PREVENTER
  - HT - FIRE HYDRANT
  - PP - POWER POLE WITH GUT ANCHOR
  - ST - STREET SIGNS

ADDRESS: 801 SOUTH OLD CORRY FIELD ROAD

REQUESTED BY: TOM HAMMOND

TYPE: BOUNDARY & TOPOGRAPHIC SURVEY WITH IMPROVEMENTS

SECTION 50, TOWNSHIP 2 - SOUTH, RANGE 30 - WEST, ESCAMBIA COUNTY

SCALE: 1"=40'

DATE: 05/22/06

NO.:

DATE:

REVISIONS:

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 607-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.02, FLORIDA STATUTES.

**KJM**  
Surveying, Inc.

KENNETH J. MOFF, PLS. #4655  
CORPORATE NUMBER 000707  
STATE OF FLORIDA

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND PAID FEE.

DATE: 05/22/06

NO.:

DATE:

REVISIONS:

APPROVED BY:

06-1918

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF BLOCK 9,  
CORRY SUBDIVISION, PLAT BOOK 1,  
PAGE 55



**Development Services Department  
Building Inspections Division**

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

## RECEIPT

Receipt No. : **587835**

Date Issued. : 08/22/2013

Cashier ID : CASTILLS

Application No. : PBA130800031

Project Name : CU-2013-13

Address : 5337 HAMILTON LN  
Pace, FL, 32571

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>			
	3593	\$1,155.00	App ID : PBA130800031
		<b>\$1,155.00</b>	<b>Total Check</b>

Received From : AMERICAN MINI STORAGE INC

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

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130800031	680205	1,155.00	\$0.00	801 S OLD CORRY FIELD RD, PENSACOLA, FL, 32507

<b>Total Amount :</b>	<b>1,155.00</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 8/22/2013
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Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**AMERICAN MINI STORAGE INC  
801 S OLD CORRY FIELD RD  
PENSACOLA, FL 32507**

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

**BLOOMFIELD INVESTMENT INC  
8601 N PENSACOLA BLVD  
PENSACOLA, FL 32534**

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

**SOUTHGATE PLAZA 93 LTD  
C/O AD VALOREM TAX MGMT LLC  
ATTN JILL M BROWN  
1988 WILCREST DR STE E  
HOUSTON, TX 77042**

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

**MAINE FITNESS MANAGEMENT INC  
625 RUE MAX AVE  
PENSACOLA, FL 32507**

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Escambia County  
Development Services Department  
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Pensacola, FL 32505



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Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**KAZBOUR PROPERTIES INC**  
**1326 LUMSDEN RD**  
**BRANDON, FL 33511**

**MURPHY OIL USA INC**  
**PO BOX 7300**  
**EL DORADO, AR 71731**

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3363 West Park Place  
Pensacola, FL 32505

**NAVY 7 LLC**  
**3783 HARTSFIELD RD**  
**TALLAHASSEE, FL 32303**

**PEOPLES WATER SERVICE**  
**PO BOX 4815**  
**PENSACOLA, FL 325070815**

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Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**G B C INCORPORATED**  
**804 OLD FORGE RD**  
**CHAPLIN, SC 29036**

**ESCAMBIA COUNTY BOARD**  
**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

**UNITED STATES POSTAL SERVICE**  
**1400 W JORDAN ST**  
**PENSACOLA, FL 32501**

**EMERALD COAST UTILITIES AUTHORITY**  
**PO BOX 15311**  
**PENSACOLA, FL 32504**

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Escambia County  
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3363 West Park Place  
Pensacola, FL 32505



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Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**DUNG LAM T & VAN NG NGUYEN**  
**401 S NAVY BLVD**  
**PENSACOLA, FL 32507**

**GULF POWER CO**  
**1 ENERGY PLACE**  
**PENSACOLA, FL 32520**

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Escambia County  
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3363 West Park Place  
Pensacola, FL 32505



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

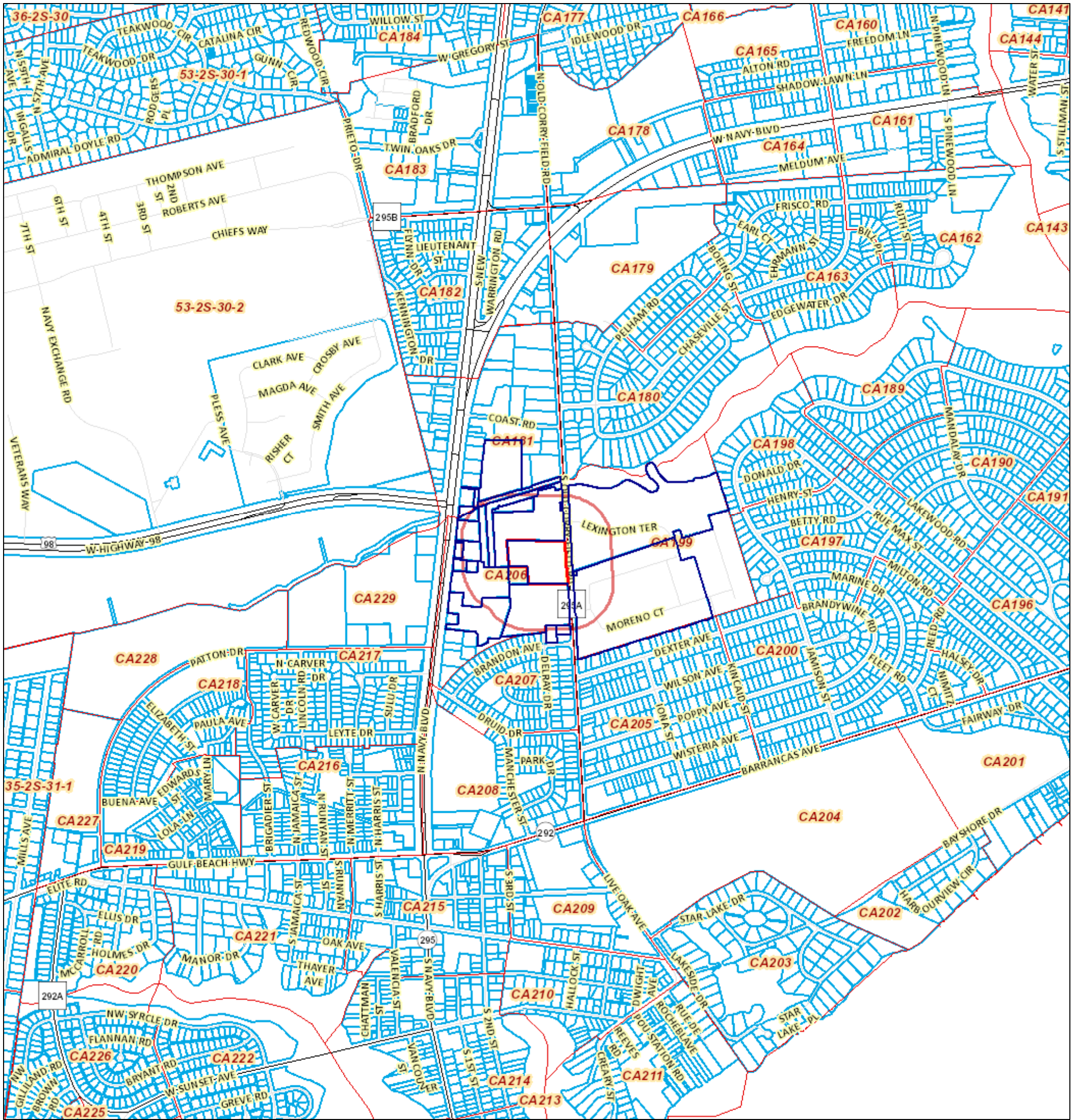
**AREA HOUSING COMMISSION**  
**PO BOX 18370**  
**PENSACOLA, FL 32523**

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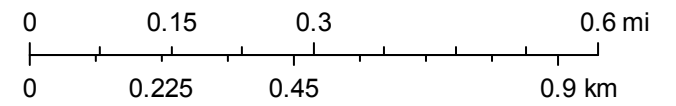
# Chris Jones Escambia County Property Appraiser



August 28, 2013

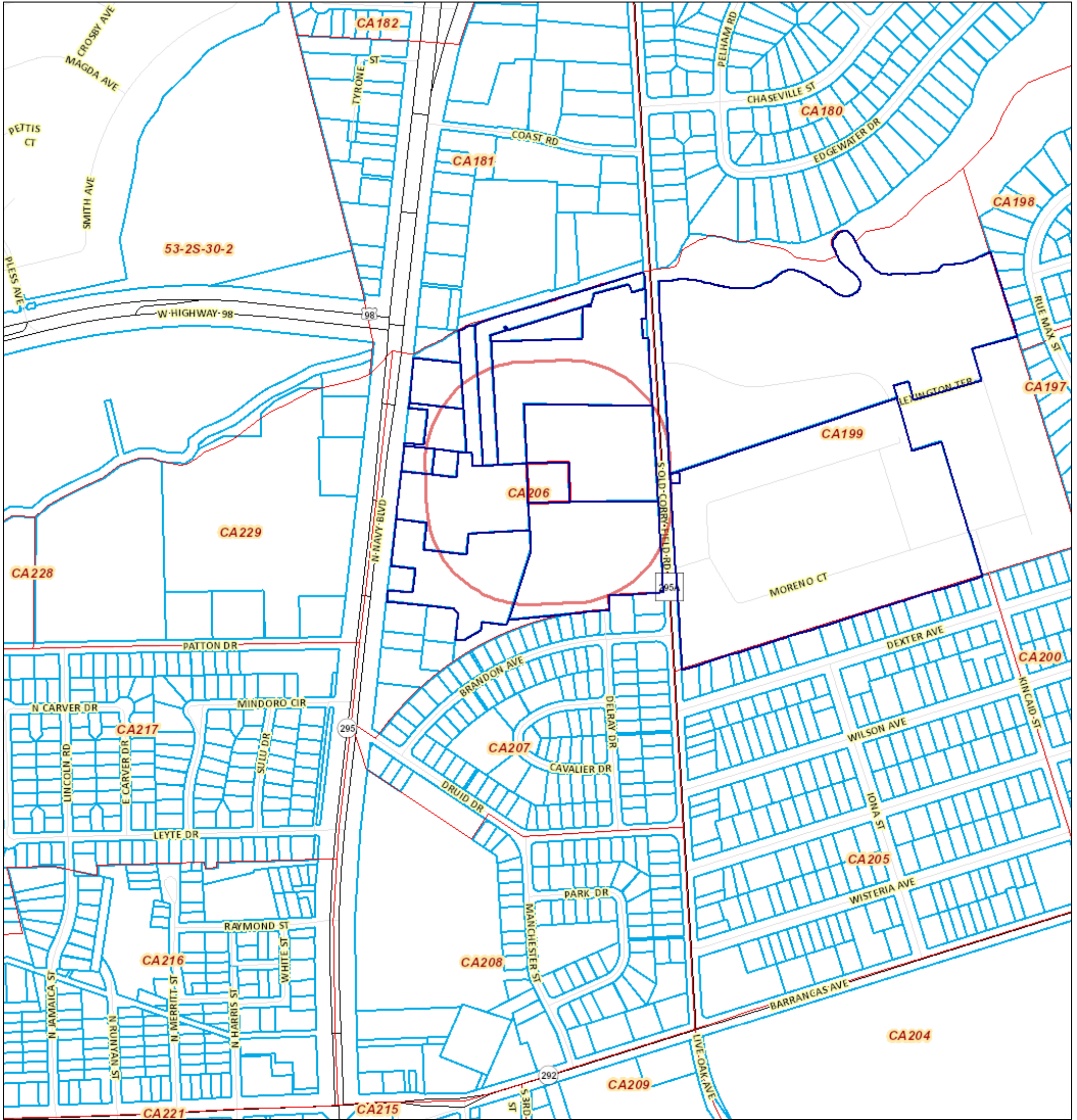
1:12,855

- - - Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- - - Property Line





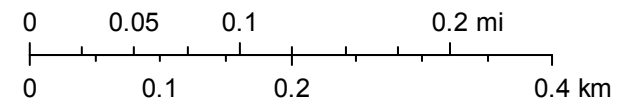
# Chris Jones Escambia County Property Appraiser



August 28, 2013

1:5,777

- ⋯ Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- ⋯ Property Line



**From:** [Zakkiyah Q. Osuigwe](#)  
**To:** [Andrew D. Holmer](#)  
**Cc:** [Clara F Long](#)  
**Subject:** FW: 801 S. Old Corry Field Road  
**Date:** Wednesday, September 11, 2013 10:18:12 AM

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Drew, we also have the Sign Grant matching up to \$2,000.

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**From:** Zakkiyah Q. Osuigwe  
**Sent:** Wednesday, September 11, 2013 10:13 AM  
**To:** Andrew D. Holmer  
**Subject:** 801 S. Old Corry Field Road

Hi Drew,

As per our conversation, we would love to see a sidewalk along the north side of the property(front) with nice landscaping. Also a nice 8ft fence around the entire outside storage area screening the contents. The CRA can offer the following through the Commercial Façade, Landscaping & infrastructure Grand Program ( matching funds up to \$10,000)  
Exterior lighting, landscaping, screening/fencing, sprinkler system.

Thanks,

Zakkiyah "Zee" Osuigwe, Development Program Manager  
Escambia County Community & Environmental Department  
Community Redevelopment Agency  
221 Palafox Place, Pensacola, FL 32502  
Office: 850-595-3216 \* Fax: 850-595-3218  
E-mail: [zqosuigw@myescambia.com](mailto:zqosuigw@myescambia.com)  
Website: [www.myescambia.com](http://www.myescambia.com)