

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
October 16, 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 September 18, 2013 Resume Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2013-21  
Address: 4315 Cheltenham Circle  
Request: To reduce the accessory structure setback from 5 feet to 2 feet to construct an accessory structure  
Requested by: Robert L. Sebring, Agent for Linda Lea Sebring
  2. **Case No.:** V-2013-19  
Address: 610 Edgecliff Drive  
Request: To reduce the side setbacks from 5 feet to 3.8 feet for an existing accessory structure  
Requested by: Aura Vitalina Vielman, Owner
  3. **Case No.:** V-2013-20  
Address: 610 Edgecliff Drive  
Request: To reduce the side setbacks from 5 feet to 4.2 feet for an existing accessory structure  
Requested by: Aura Vitalina Vielman, Owner
  4. **Case No.:** CU-2013-14  
Address: 610 Edgecliff Drive

Request: To allow an accessory structure over 50% of the size of the primary structure

Requested by: Aura Vitalina Vielman, Owner

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, November 20, 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: 10/16/2013

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Attachments

Draft Resume

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD September 18, 2013

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:45 P.M.)

Present: Auby Smith  
Bill Stromquist  
Jerry Watson  
Jennifer Rigby

Absent: Don Carlos  
Kevin White  
Bobby Price, Jr.

Staff Present: Kristin Hual, Assistant County Attorney  
Horace Jones, Division Mgr., Planning & Zoning  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Kayla Meador, Sr Office Assistant  
Debbie Lockhart, Administrative Assistant

### REGULAR BOA AGENDA

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.

Motion by Jerry Watson, Seconded by Bill Stromquist

Motion was made to accept the meeting package as presented by staff.

**Vote:** 4 - 0 Approved

Other: Chairman Don Carlos (ABSENT)  
Kevin White (ABSENT)  
Bobby Price, Jr. (ABSENT)

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



Motion by Bill Stromquist, Seconded by Jerry Watson

Motion was made to accept proof of publication and waive the reading of the legal advertisement.

**Vote:** 4 - 0 Approved

Other: Chairman Don Carlos (ABSENT)  
Kevin White (ABSENT)  
Bobby Price, Jr. (ABSENT)

5. Approval of August 21, 2013 Resume Minutes.

Motion by Bill Stromquist, Seconded by Jerry Watson

Motion was made to approve the Resume' Meeting Minutes from the August 21, 2013 meeting as written.

**Vote:** 4 - 0 Approved

Other: Chairman Don Carlos (ABSENT)  
Kevin White (ABSENT)  
Bobby Price, Jr. (ABSENT)

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

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 Bill Stromquist, Seconded by Jerry Watson

Motion was made to approve the requested variance and adopt staff findings.

**Vote:** 4 - 0 Approved

Other: Chairman Don Carlos (ABSENT)  
Kevin White (ABSENT)  
Bobby Price, Jr. (ABSENT)

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

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 Jennifer Rigby, Seconded by Jerry Watson

Motion was made to amend staff's findings and approve the Conditional Use with the following condition: The buffering requirement along the southern boundary of the parcel will be negotiated with Planning, CRA and the applicant.

**Vote:** 4 - 0 Approved

Other: Chairman Don Carlos (ABSENT)

Kevin White (ABSENT)

Bobby Price, Jr. (ABSENT)

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, Room 104, 3363 West Park Place.

10. Adjournment.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 10/16/2013  
**CASE:** V-2013-21  
**APPLICANT:** Robert L. Sebring, Agent for Linda Lee Sebring  
**ADDRESS:** 4315 Cheltenham Circle  
**PROPERTY REFERENCE NO.:** 05-1S-29-3000-000-011  
**ZONING DISTRICT:** R-1, Single-Family  
District, Low Density  
MU-U, Mixed-Use  
**FUTURE LAND USE:** Urban

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a 3 foot variance to allow an accessory structure to be built 2 feet from an interior lot line.

**RELEVANT AUTHORITY:**

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

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

**CRITERIA**

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

**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 has a 2 foot grade change at the southwest corner, the site of the

proposed structure. This unique feature is the reason for a concrete block retaining wall approximately 2 feet in from the west property line. While this is a unique feature, it does not create an undue hardship in the use of the property.

#### **CRITERION (2)**

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

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

The variance 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**

The requested variance would be necessary for the existing retaining wall to be used as part of the foundation for the proposed structure.

#### **STAFF RECOMMENDATION:**

Staff finds that the proposed variance does not meet all of the required criteria and denial of the

request is recommended.

**BOARD OF ADJUSTMENT FINDINGS:**

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**Attachments**

V-2013-21

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**V-2013-21**



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-2013-21 LOCATION MAP

0 1,000 2,000 3,000  
Ft

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



BURTONWOOD DR

R-1

SCENIC-HWY

ROXBOROUGH PL

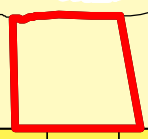
BURTONWOOD CIR

R-1

CHELTENHAM CIR

YARMOUTH PL

R-1



R-3

BIXBY CIR

BIXBY CIR

R-3

WYCLIFF DR

R-3

R-3

WINDING LN

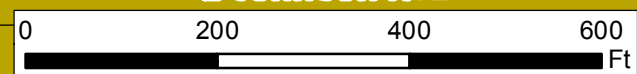
COLDSPRINGS DR



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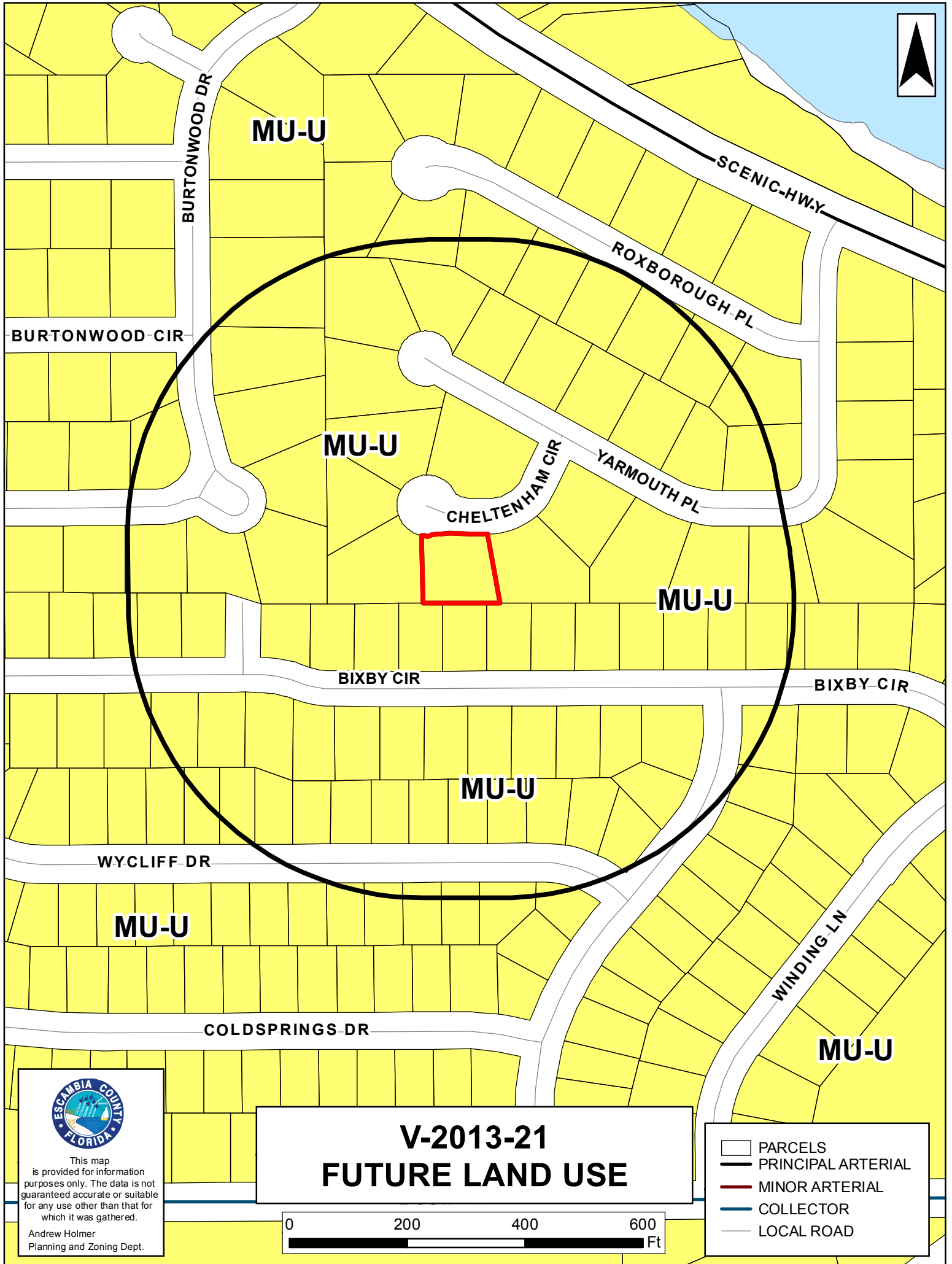
Andrew Holmer  
Planning and Zoning Dept.

# V-2013-21 500' RADIUS ZONING

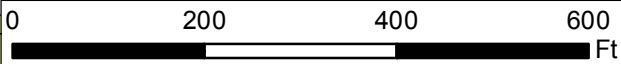


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





**V-2013-21**  
**FUTURE LAND USE**



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



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Andrew Holmer  
Planning and Zoning Dept.



CHELTENHAM CIR

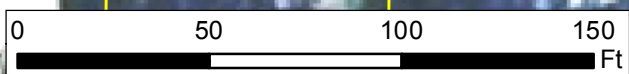
BIXBY CIR



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

Andrew Holmer  
Planning and Zoning Dept.

# V-2013-21 AERIAL MAP



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

Robert Sebring as agent of (by poa)  
Linda Sebring  
4315 Cheltenham Cir.  
Pensacola, FL 32514

Dear Sirs,

Please accept this letter of request for a variance pertaining to the 5 foot setback to 2 foot setback to build a 22' x 30' storage structure. The following is an argument in favor of meeting the five (5) criterion that must be met.

Criterion A. Special circumstances exist that the placement of this structure is more unique to this property than other adjacent properties in the Cul-de-Sac and neighborhood in general. The subject property lot size is somewhat smaller in width and depth of the side and back yards than the adjacent properties on either side and although, still conforming to the land use code, it doesn't allow for optimal positioning of the structure...

The dwelling is situated closer to the lot lines not allowing a structure to adequately be situated to allow for the aesthetic benefit of the owners nor the neighbors that would/could see the structure from the road. If it was built to the 5' set back it would be askew and off centered to the house perimeter, property line and entry from the road and side yard. The main door opening would be offset by 3' to lining up with the drive into the rear yard.

Criterion B. The variance would be necessary for the preservation and enjoyment of a substantial property right...

The subject property has 2 large Water Oaks on the easterly side of the side and rear yard. If not for these trees the structure could be placed at the 5' setback on the side and rear yard. IT would be extreme to even consider cutting these 2 trees to facilitate the structure when, with a variance, there is a suitable site on the property that would not disturb any trees or other natural vegetation.

Criterion C. This variance would not impair the adequate supply of light and air to the adjacent properties or unreasonably increase the congestion...

The structure is located at least 80 feet to the closest dwelling to the rear and upwards to 125 feet and greater to the outside rear adjacent properties dwellings.

The structure will be approximately 150 feet to the easterly abutting property's dwelling and roughly 35' to the closest dwelling to the west side of the property.

This will be a storage structure so no traffic in or out of the property for the most part. Other than a cement landing outside of the garage door there will not be a driveway from the street to the structure. The landing will be behind a wooden privacy fence.

The structure, on the requested location, would be on the "away" side of the house meaning unless you turn around a specific way in the cul-de-sac or leave basically 3 of the other properties you may never see the structure.

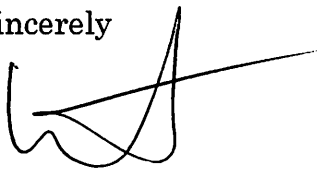
Criterion D. This variance will not, in any manner, alter other provisions of this code or comprehensive plan.

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

The 2 foot from 5 foot variance is required to make best use of the property down the westerly side property line. There is a 24" to 30" tall concrete block retaining wall situated 2 feet inside of the property line along the entire depth of the property.

Utilizing/incorporating the retaining wall into the side wall of the structure would make the best use of that area. It would eliminate an awkward maintenance situation between the two levels and the side of the structure. It would best position the structure in alignment to the dwelling and property line and create the aesthetic appeal from the street having the garage door centered instead of offset.

Sincerely

A handwritten signature in black ink, appearing to read 'Robert Sebring', with a long horizontal stroke extending to the right.

Robert Sebring



## APPLICATION

**Please check application type:**

☐ Administrative Appeal

☐ Development Order Extension

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

☒ Variance Request for: 5' to 2' side and rear yard setback

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

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

Owner(s) Name: Linda Lea Sebring Phone: 850 494 4135 476 7408

Address: 4315 Cheltenham Circle Pensacola FL 32514 Email: rlsebring@cox.net

☒ 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: 4315 Cheltenham Circle Pensacola, Florida 32514

Property Reference Number(s)/Legal Description: 51S293000000011/ LT 11 COVENTRY ESTATES PB 7 P 48 OR 3885 P 894

**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

Robert L. Sebring

Printed Name Owner/Agent

9/10/2013

Date

Signature of Owner

Linda L. Sebring

Printed Name of Owner

9/10/2013

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10th day of Sept. 2012  
by Linda Sebring

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

Signature of Notary

(notary seal must be affixed)

Marguerite Dittrick

Printed Name of Notary



**FOR OFFICE USE ONLY**

CASE NUMBER: \_\_\_\_\_

Meeting Date(s): \_\_\_\_\_ Accepted/Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_ Permit #: \_\_\_\_\_

## AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 4315 Cheltenham Circle, Pensacola,  
Florida, property reference number(s) 051S293000000011

I hereby designate Robert L. Sebring for the sole purpose  
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 10th Day of September 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: Robert L. Sebring Email: rlsebring@cox.net  
Address: 4315 Cheltenham Circle Phone: 850 725 0405, 4767408 h

Linda L. Sebring  
Signature of Property Owner

Linda Lea Sebring  
Printed Name of Property Owner

9/10/2013  
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida COUNTY OF Escambia  
The foregoing instrument was acknowledged, before me this 10th day of Sept. 20 13,  
by Linda Sebring.

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

Marguerite Dittrick  
Signature of Notary

Marguerite Dittrick  
Printed Name of Notary

(Notary Seal)





OR BK 4064 P60206  
Escambia County, Florida  
INSTRUMENT 96-334627

147119/96-6

WHEN RECORDED MAIL TO:  
Principal Portfolio Services, Inc.  
3150 Bristol St. Suite 250  
Costa Mesa, CA 92626


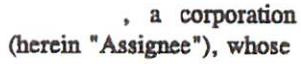
Prepared By: Matt Cox  
3150 Bristol, Suite 250  
Costa Mesa, CA 92626

This form was prepared by:

, address:  
, tel. no:

## ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is  
612 W. 47TH STREET, KANSAS CITY, MO 64112


, does hereby grant, sell,  
assign, transfer and convey, unto the   
organized and existing under the laws of   
address is ,  
a certain Mortgage dated DECEMBER 6, 1995 , made and executed by  
LINDA L SEBRING, A Married Woman, Joined by her Husband,

whose address is 4315 CHELTENHAM CIRCLE, PENSACOLA, FL 32514  
to and in favor of FT MORTGAGE COMPANIES d/b/a CARL I. BROWN MORTGAGE

following described property situated in Escambia  
of FLORIDA

upon the  
County, State

LOT 11, COVENTRY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 7, AT PAGE 48, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,  
FLORIDA

 The Bank of New York  
Trustee under the Pooling  
and Servicing Agreement Series  
1996-1 at 101 Barclay Street  
New York, NY 10286  
Corp. Trust - MBS

such Mortgage having been given to secure payment of EIGHTY SEVEN THOUSAND & 00/100  
(\$ 87,000.00 )

(Include the Original Principal Amount)

which Mortgage is of record in Book, Volume, or Liber No. 3885 , at page 0897 (or as  
No 00258982 ) of the 12-13-95 Records of Escambia  
County, State of FLORIDA , together with the note(s) and obligations therein  
described and the money due and to become due thereon with interest, and all rights accrued or to accrue under  
such Mortgage.

FNMA - Multistate Assignment of Mortgage

995M1 (9505)

4/95

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 2

Initials: \_\_\_\_\_



95067120019

147119/96-6

OR BK 4064 P80207  
Escambia County, Florida  
INSTRUMENT 96-334627

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage  
on MARCH 21, 1995  
FT MORTGAGE COMPANIES  
d/b/a CARL I. BROWN MORTGAGE

Witness

Witness

Attest ABBY EIKEN ASST. VICE PRESIDENT

Seal:

By:

(Assignor)  
Stacie Kilgore  
(Signature)  
STACIE KILGORE ASST. VICE PRESIDENT

RCD Oct 22, 1996 09:24 am  
Escambia County, Florida

[Space Below is Reserved for Acknowledgment Information]

State of MISSOURI  
County/City/Parish of JACKSON

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-334627

On this 21 day of MARCH, 19 96, A.D. before me appeared  
STACIE KILGORE to me personally known who being by me duly sworn,  
did say that he/she is the ASST. VICE PRESIDENT of FT MORTGAGE COMPANIES

, a Corporation that the seal affixed to the foregoing instrument is the corporate  
seal of said corporation that said instrument was signed and sealed in behalf of  
said corporation by authority of the Board of Directors and acknowledge said  
instrument to be the free act and deed of said Corporation

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal  
the day and year last written above.

(SEAL)

995M1 (350)

Connie S. Pixler  
Notary Public CONNIE S. PIXLER

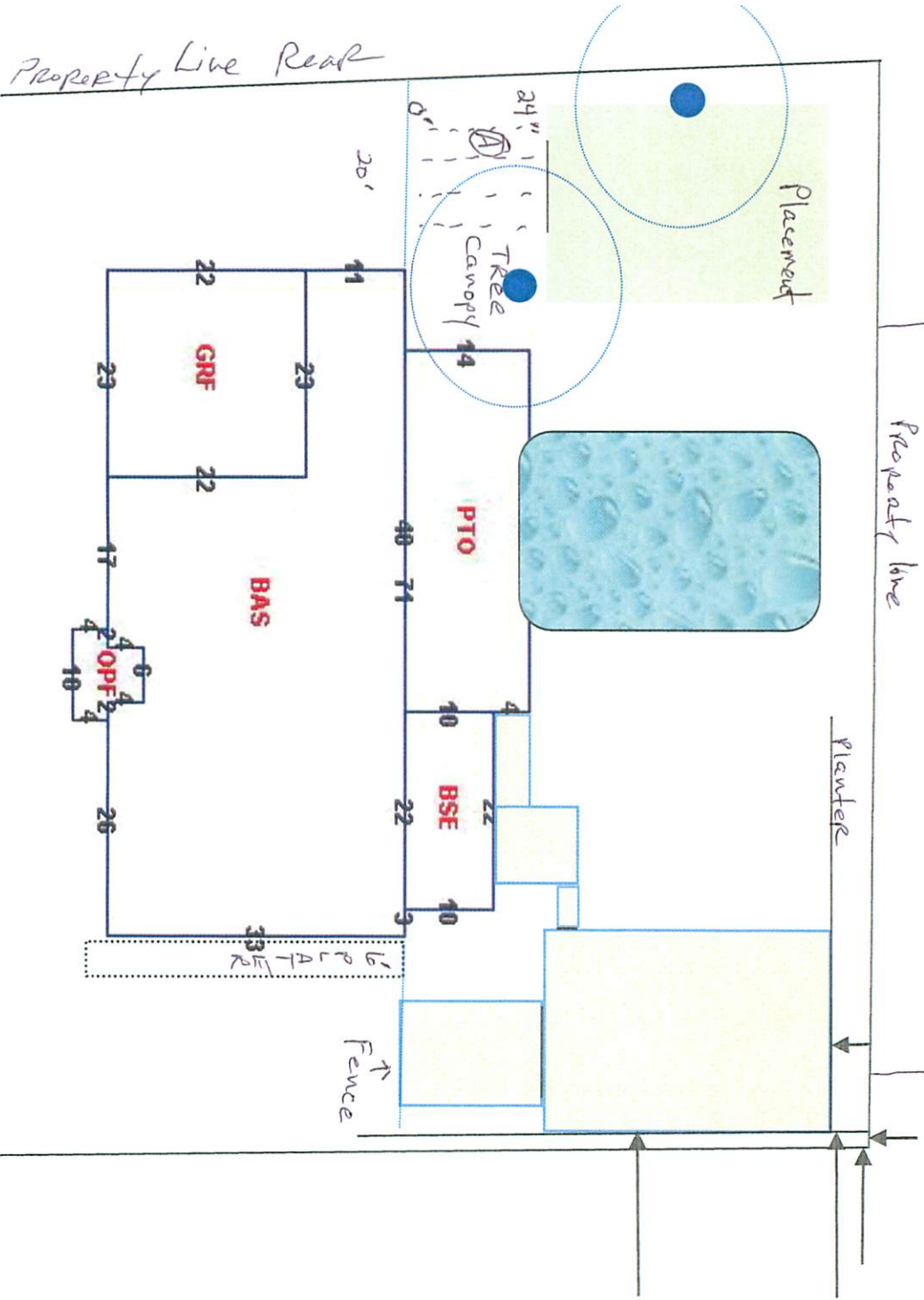
Page 2 of 2

CONNIE S. PIXLER  
NOTARY PUBLIC, STATE OF MISSOURI  
COUNTY OF JACKSON  
MY COMMISSION EXPIRES 12-07-98



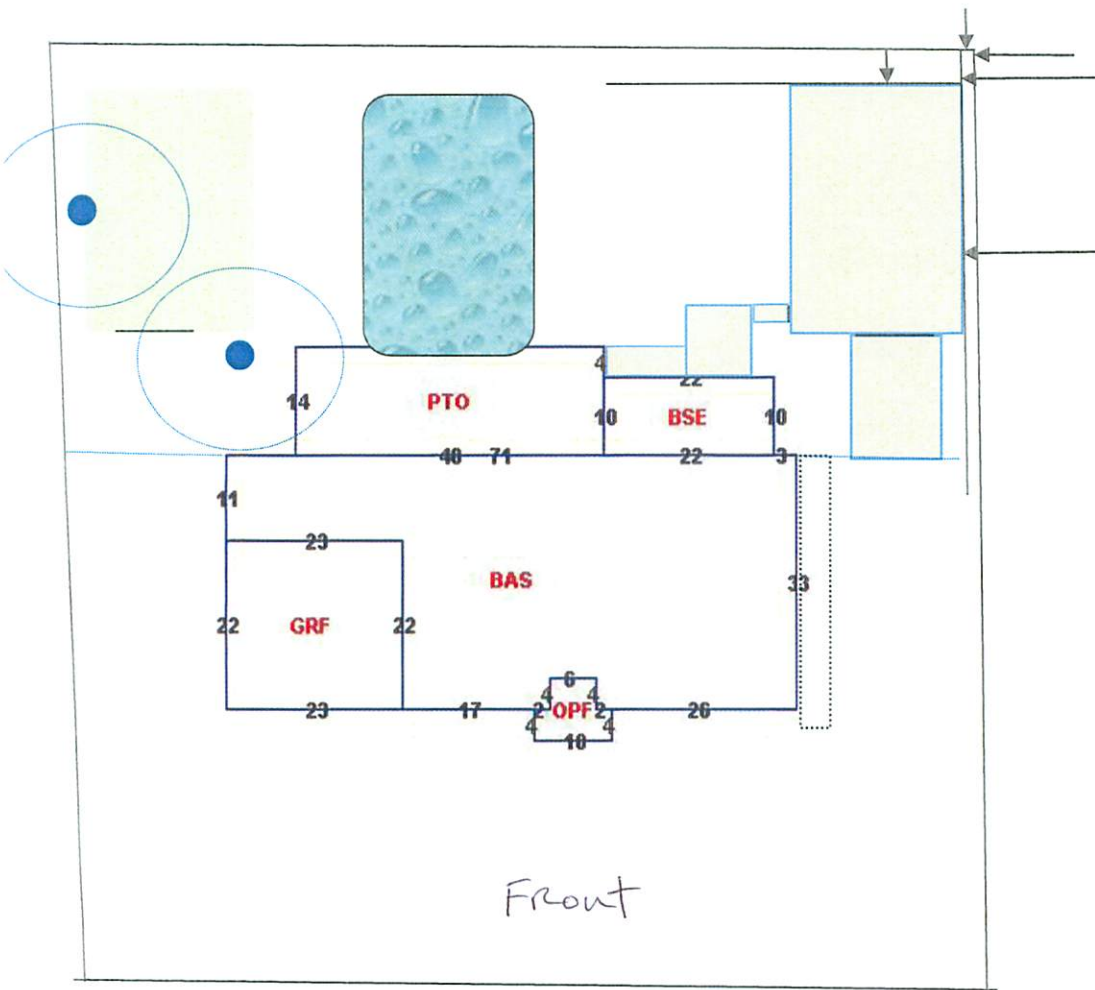


Property Line Rear



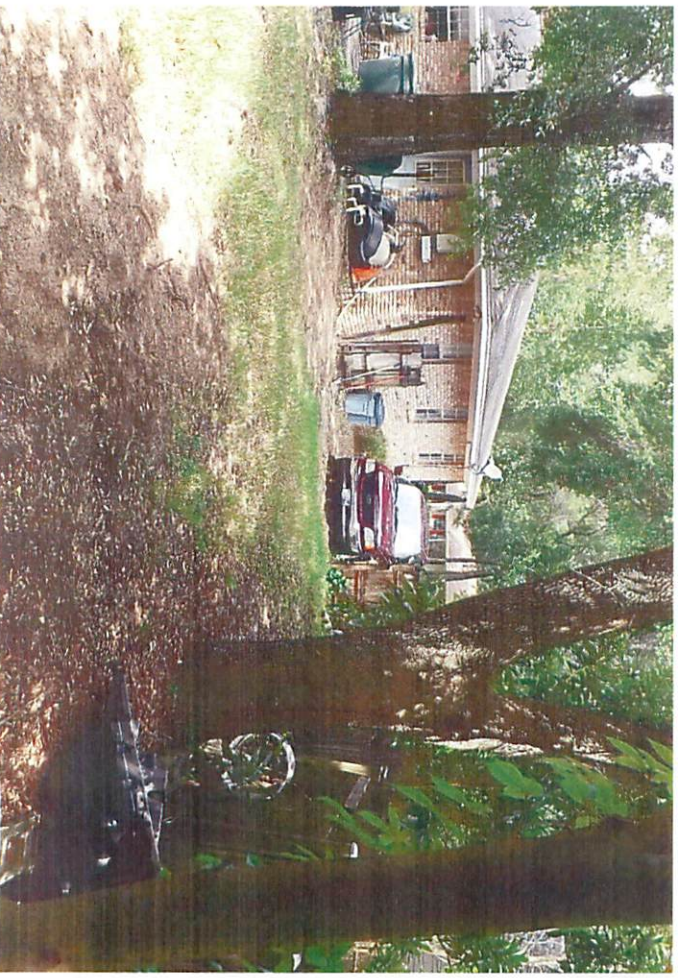
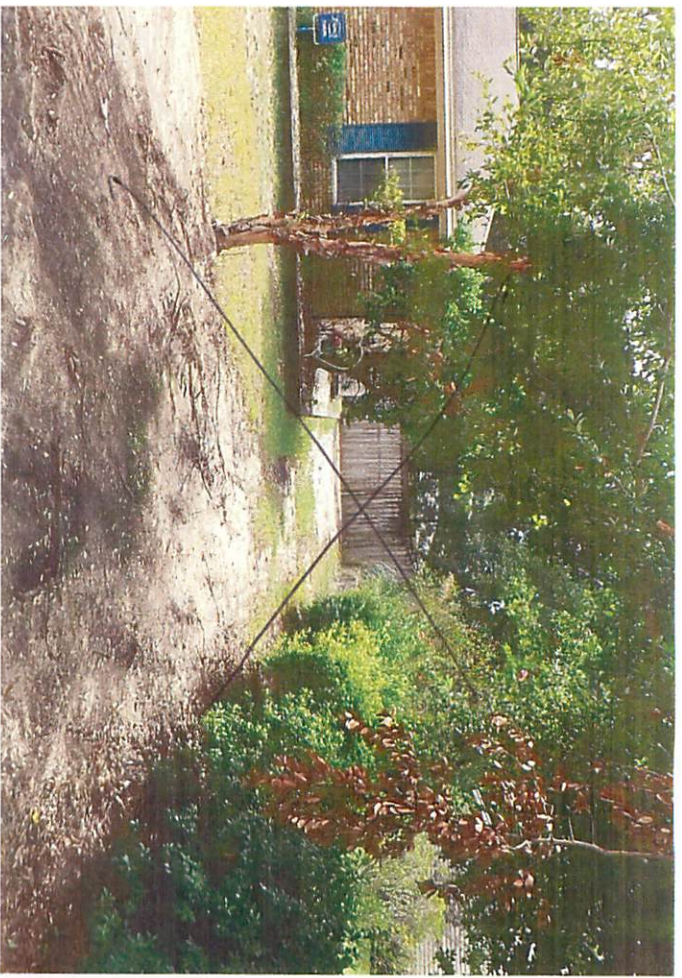
(A) Ground Rises From  
Grade 0" to 24" in  
15' Making a steep entry.

Pics:



Overview





East Yard where Trees Prudent Placement





Subject Trees Per "B" Criterion



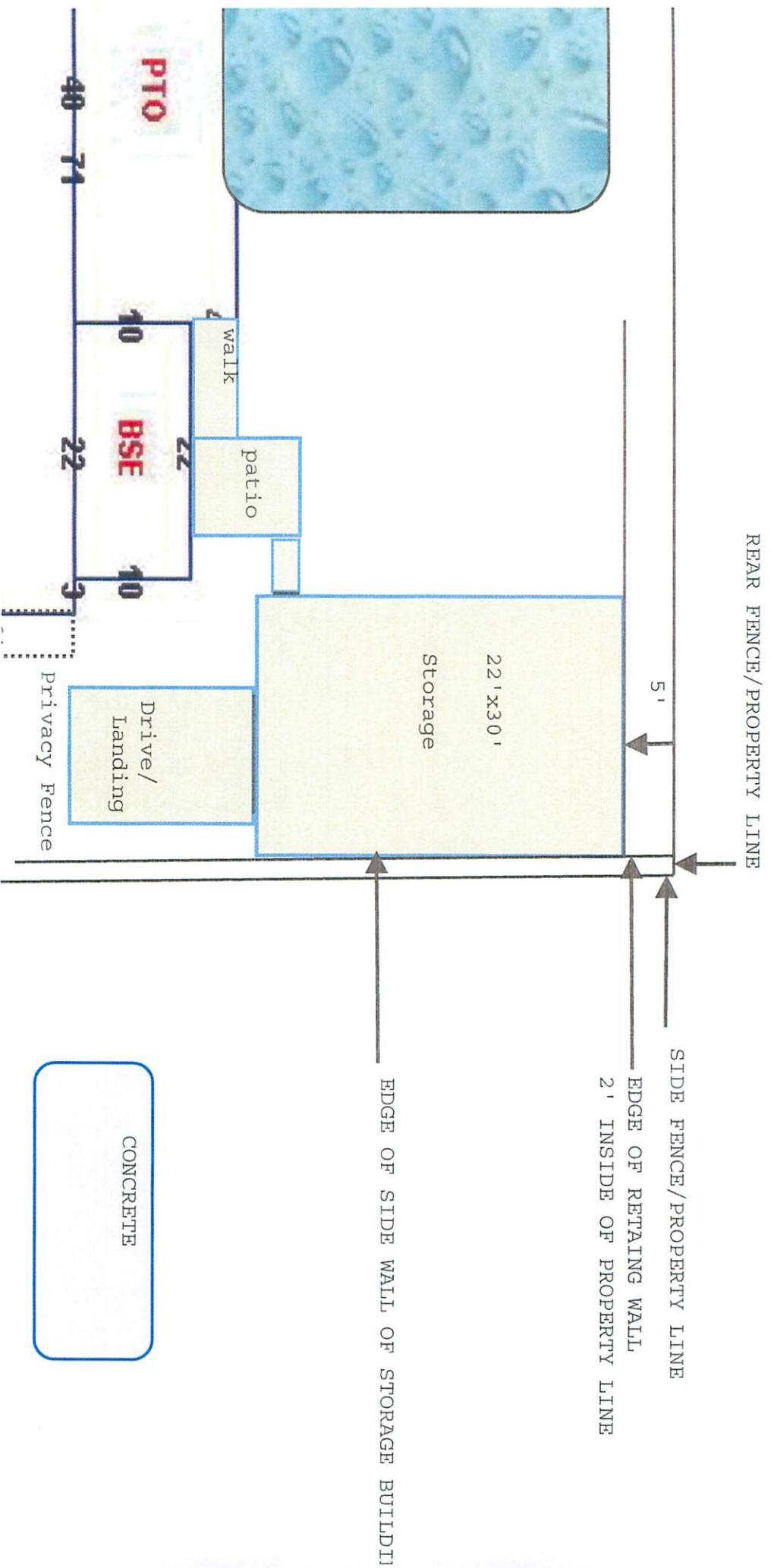


Property Rises Approx 24" in 15'



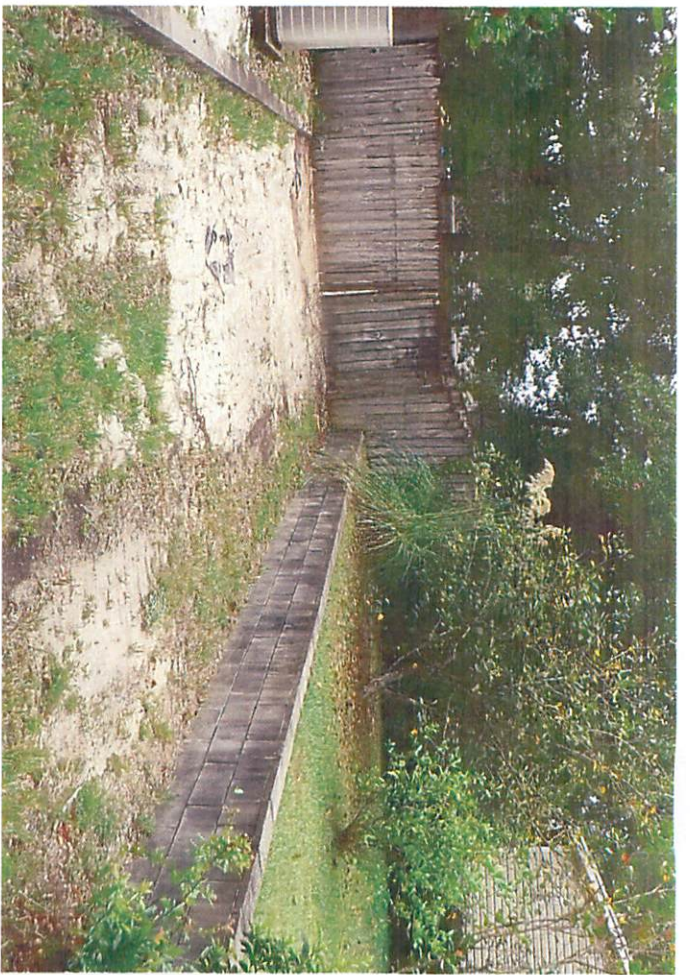


# Placement w/ 2' Setback

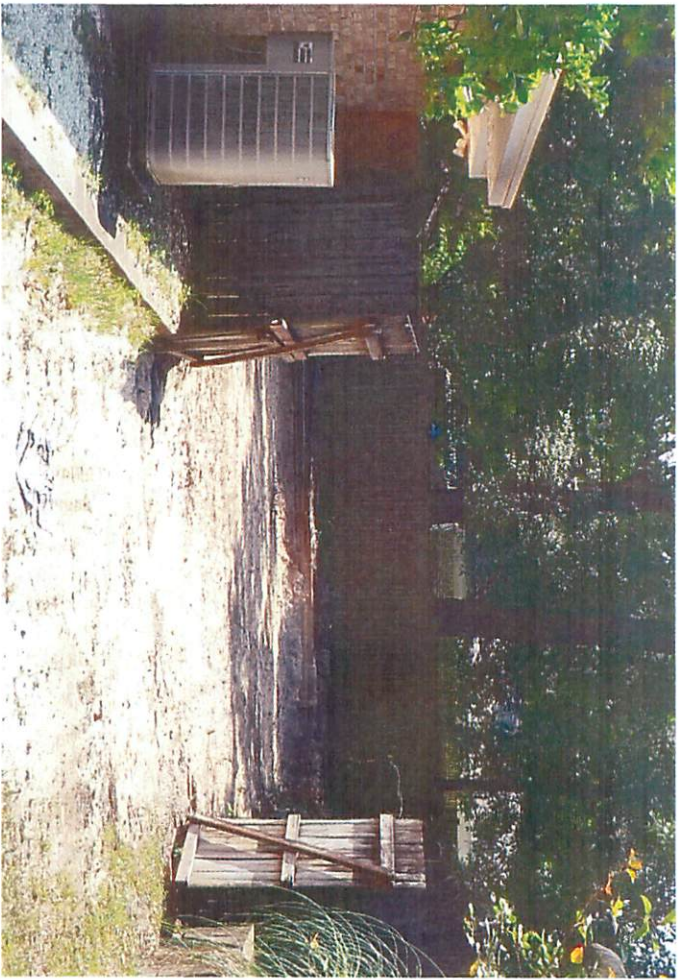




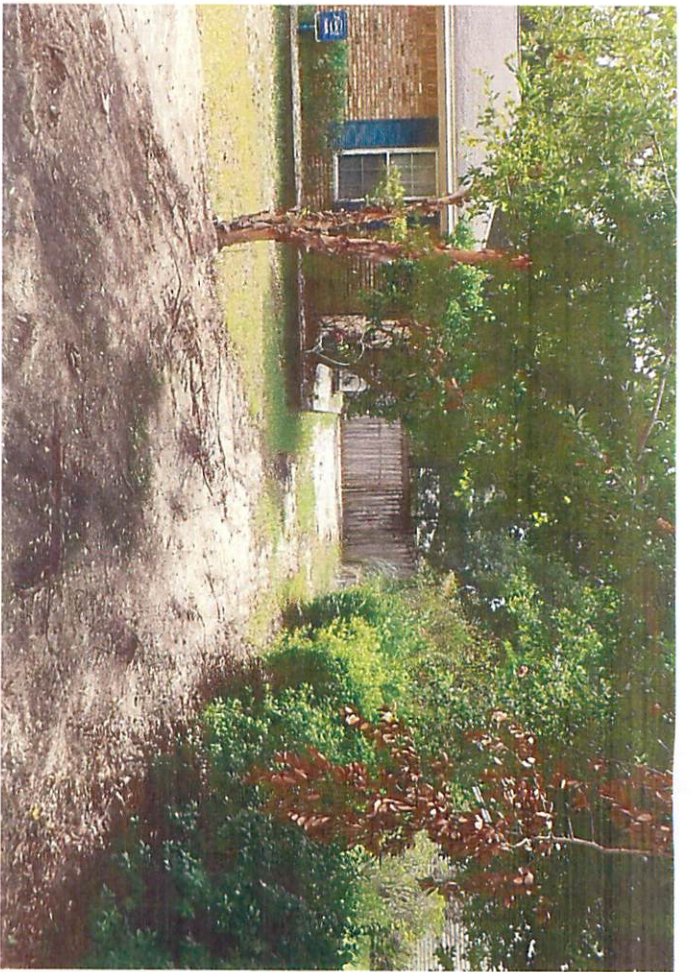
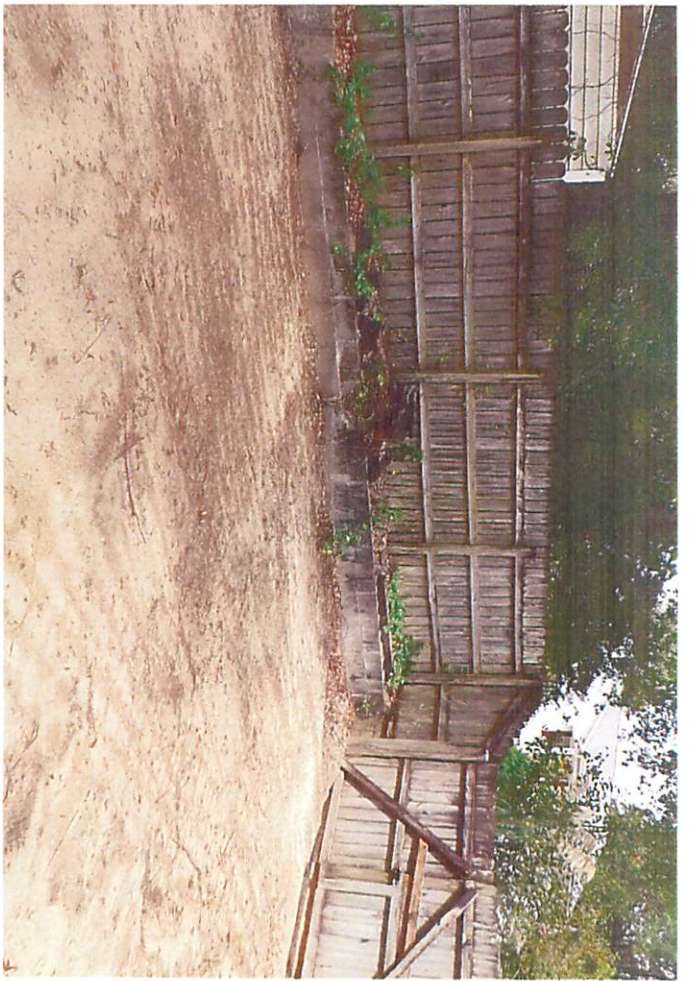




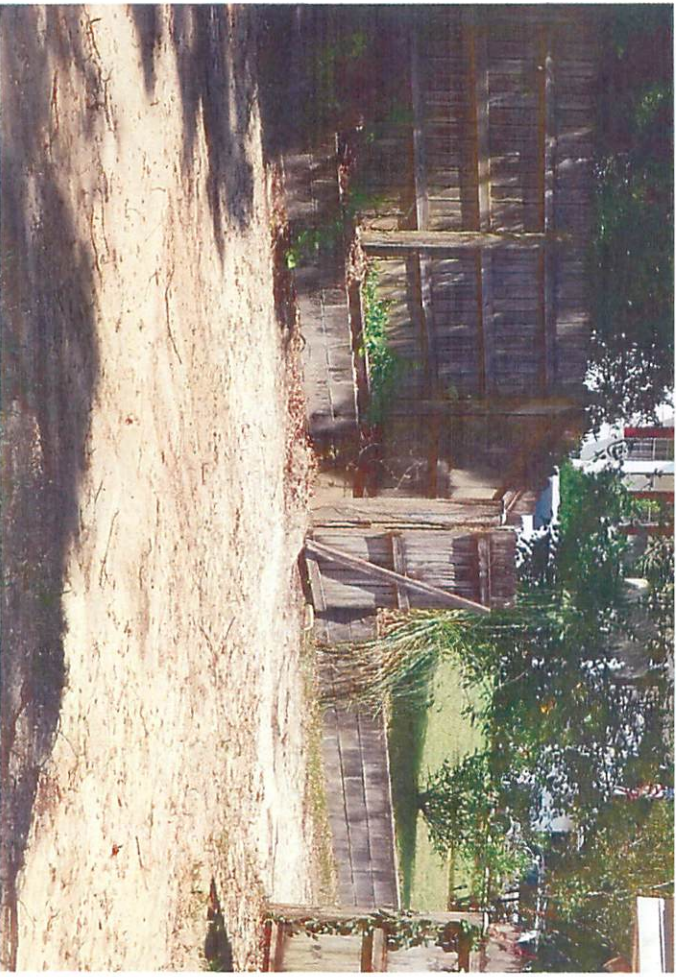




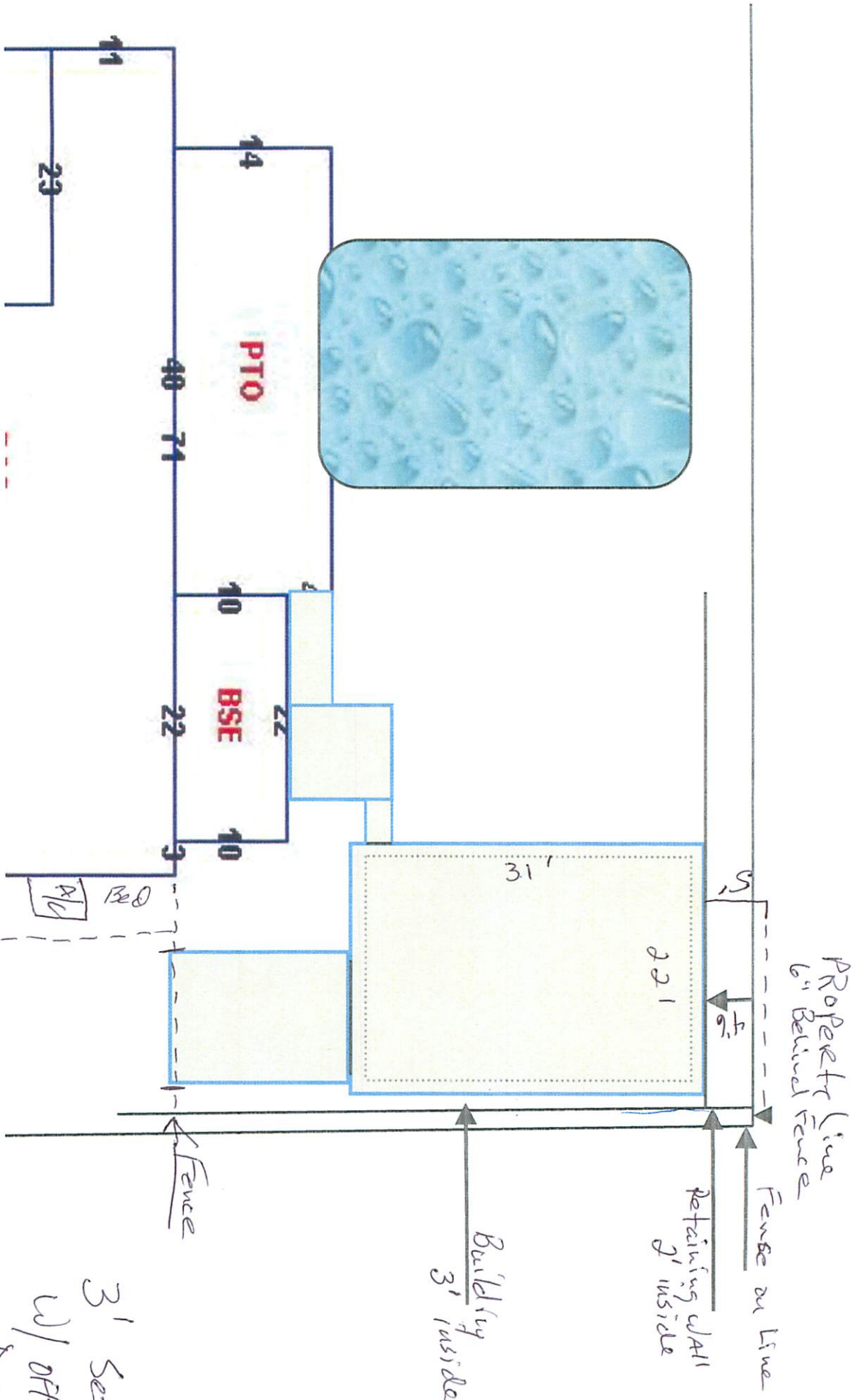














Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**SEBRING LINDA L  
4315 CHELTENHAM CIR  
PENSACOLA, FL 325148201**

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

**CORDELL BOBBI L  
4305 CHELTENHAM CIR  
PENSACOLA, FL 32514**

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

**MOUGEY JAMES J & KATHLEEN M  
4325 CHELTENHAM CIR  
PENSACOLA, FL 32514**

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

**ROWLEY SCOTT A &  
4464 BIXBY CIR  
PENSACOLA, FL 32514**

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

**MANWARE WILLIAM L & CAROLYN H**  
**PO BOX 3207**  
**CULLOWHEE, NC 287233207**

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

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

**JACKSON DELONA A PLANT**  
**4444 BIXBY CIR**  
**PENSACOLA, FL 32514**

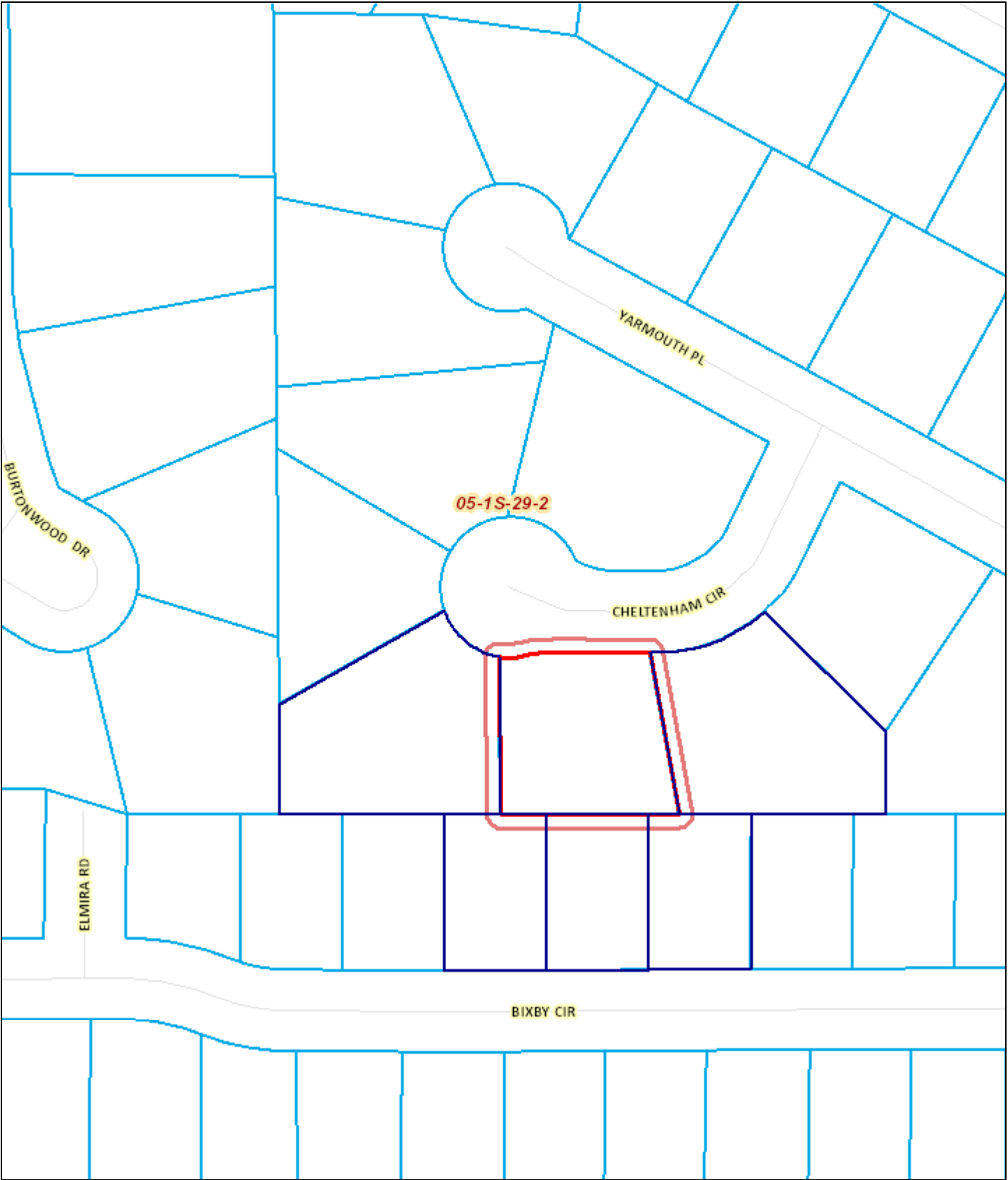
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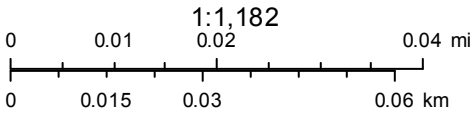
Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505









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Chris Jones Escambia County Property Appraiser



September 25, 2013



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

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

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

**RECEIPT**Receipt No. : **589946**

Date Issued. : 09/18/2013

Cashier ID : KLHARPER

Application No. : PBA130900036

Project Name : V-2013-21

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
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**Check**

1279

\$385.00

App ID : PBA130900036

**\$385.00**

Total Check

Received From : ROBERT SEBRING JUDGEMENT ENFORCEMENT

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PBA130900036

682173

385.00

\$0.00

4315 CHELTENHAM CIR, PENSACOLA, FL

**Total Amount :****385.00**

\$0.00

Balance Due on this/these  
Application(s) as of 9/20/2013



**Board of Adjustment****6. 2.**

**Meeting Date:** 10/16/2013  
**CASE:** V-2013-19  
**APPLICANT:** Aura Vitalina Vielman  
**ADDRESS:** 610 Edgecliff Drive  
**PROPERTY REFERENCE NO.:** 35-2S-30-8000-220-002  
R-2, Single-Family  
District, Low-Medium  
**ZONING DISTRICT:** Density.  
MU-U, Mixed-Use  
**FUTURE LAND USE:** Urban

---

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

The Applicant is seeking an after the fact 1.2 foot variance to allow an existing accessory structure to be 3.8 feet from an interior lot line.

**RELEVANT AUTHORITY:**

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

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

**CRITERIA**

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

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

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

The parcel in question is similar to neighboring properties in this residential subdivision. Staff found no unique physical features peculiar to the parcel.

**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 designed.

**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 not the minimum necessary to make use of the property as a permitted structure could have been built within the setbacks.

**STAFF RECOMMENDATION:**

Staff finds that proposed variance does not meet all of the required criteria and denial of the request is recommended.

**BOARD OF ADJUSTMENT FINDINGS:**

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**Attachments**

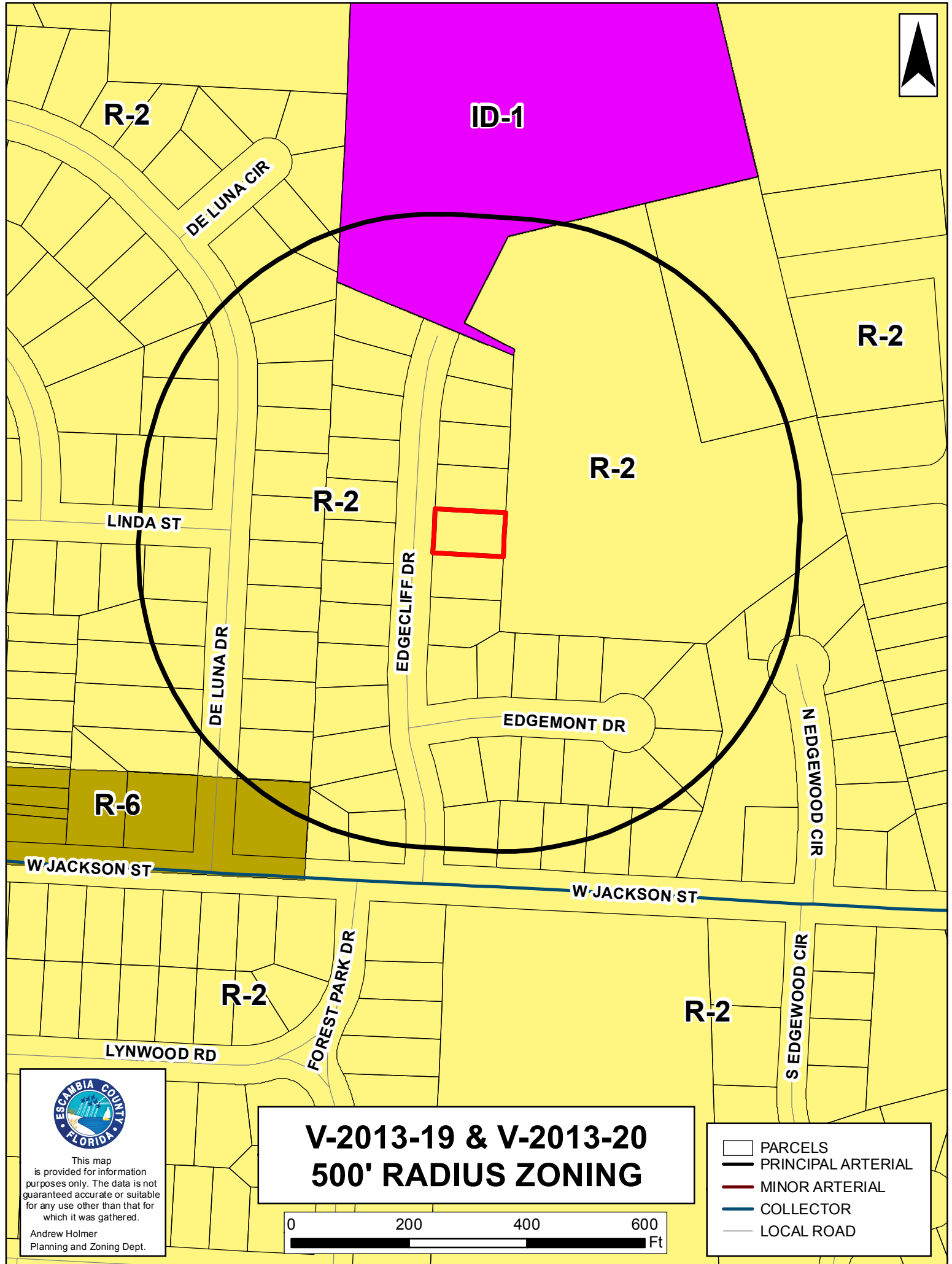
V-2013-19

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**V-2013-19**





W JACKSON ST

W JACKSON ST

LYNWOOD RD

FOREST PARK DR

S EDGEWOOD CIR

N EDGEWOOD CIR

EDGECLIFF DR

EDGEMONT DR

DE LUNA CIR

DE LUNA DR

R-2

ID-1

R-2

R-2

R-2

R-6

R-2

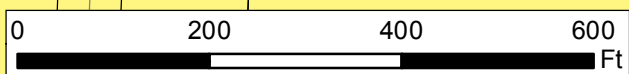
R-2



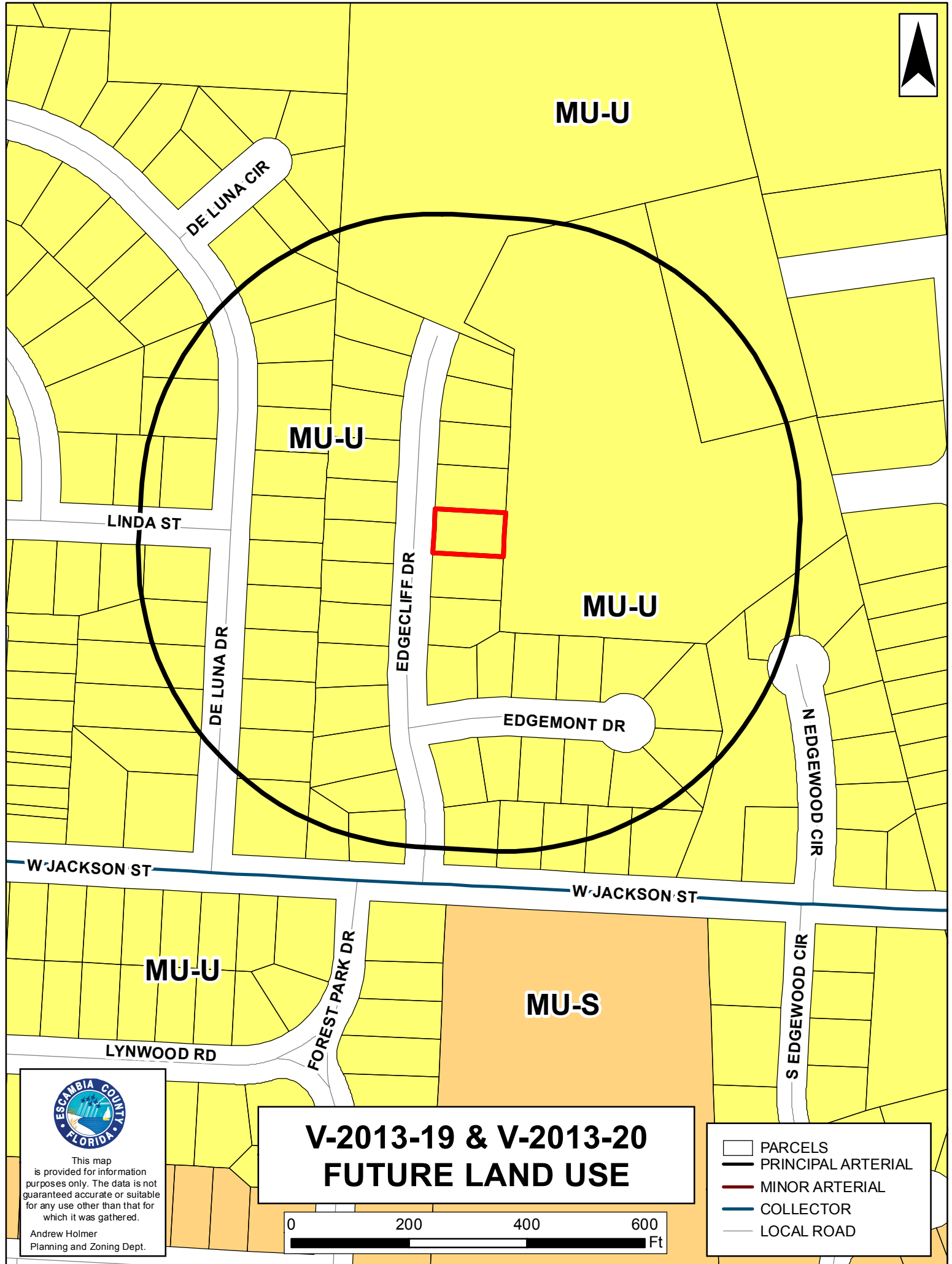
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# V-2013-19 & V-2013-20 500' RADIUS ZONING



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



MU-U

MU-U

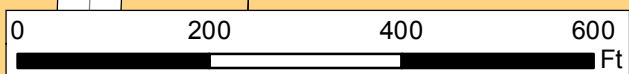
MU-U


MU-U

MU-S

# V-2013-19 & V-2013-20 FUTURE LAND USE

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





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Andrew Holmer  
Planning and Zoning Dept.





EDGECLIFF DR

## V-2013-19 & V-2013-20 AERIAL MAP

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

0 50 100 150  
Ft



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.



Property Address: 610 Edgecliff Drive, Pensacola, Florida 32506

## VARIANCE REQUEST LETTER

V-2013-19  
and  
V-2013-20

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

Dear Board of Adjustment,

I, Aura Vitalina Vielman, property owner of 610 Edgecliff Drive, Pensacola, FL 32506 am requesting a variance to side yard setbacks of the existing stucco shed and framed garage located behind my residence. The stucco shed and framed garage do not meet the required 5' minimum side property setback. I did not know about the requirements and procedures I needed to make before structures were built. The stucco shed varies from 4.1'-3.8' from the side property line. The framed garage varies from 4.4'-4.2' from the side property line. I apologize for my ignorance. I need the variance because both structures are already built. Time and money were invested into both structures. My family and I cannot afford such a great loss of money if they need to be removed or reduced in size. I have five children, four of them attending college. Dealing with a troubled economy makes matters worse. I am so sorry and am now taking proper steps into making this matter in compliance and fully legal.

Thank you for your time and consideration,

*Aura V Vielman*

Aura Vielman  
610 Edgecliff Drive  
Pensacola, FL 32506  
(850) 456-7695

*Aura V Vielman*

Signature of Owner

*Aura Vitalina Vielman 9/6/13*

Printed Name of Owner

Date

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of Sept, 20 13  
by Aura V Vielman.

Personally Known \_\_\_\_\_ OR Produced Identification ☒

Type of Identification Produced FL License

*Connie Faye Black*

Signature of Notary

(notary seal must be affixed)

*Connie Faye Black*

Printed Name of Notary

9-6-13

Date



Connie Faye Black  
Notary Public - State of Florida  
My Comm Expires Jan 12, 2016  
Commission #EE 159573

# APPLICATION

## Please check application type:

☐ Administrative Appeal

☐ Development Order Extension

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

☒ Variance Request for: Side Yard Set Backs SHED

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

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

Owner(s) Name: Aura Vitalina Vielman Phone: 850-456-7695

Address: 610 Edgecliff Drive Email: \_\_\_\_\_

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

Property Address: 610 Edgecliff Drive, Pensacola, FL 32506

Property Reference Number(s)/Legal Description: The South 37 Feet of Lot 23 and the north 38 Feet of Lot 22, Block B, Fairfax Manor, a subdivision of a portion of section 35, Township 2 South, range 30 West, Plat Book 3, Page 88

## 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.

Aura Vielman  
Signature of Owner/Agent

Aura Vitalina Vielman  
Printed Name Owner/Agent

9/6/13  
Date

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

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of Sept 20 13  
by Aura Vielman

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL License

Connie Faye Black  
Signature of Notary  
(notary seal must be affixed)

Connie Faye Black  
Printed Name of Notary



Connie Faye Black  
Notary Public - State of Florida  
My Comm Expires Jan 12, 2016  
Commission #EE 159573

## FOR OFFICE USE ONLY

CASE NUMBER: V-2013-20

Meeting Date(s): \_\_\_\_\_ Accepted/Verified by: \_\_\_\_\_

Fees Paid: \$ 385.00 Receipt #: \_\_\_\_\_ Permit #: PBA130900035





Chris Jones  
Escambia County Property Appraiser

6/10

Real Estate Search Tangible Property Search Sale List Amendment 1 Calculations

[Back](#)

<p>← Navigate Mode Account Reference →</p>		<p>Printer Friendly Version</p>																															
<p><b>General Information</b></p> <p><b>Reference:</b> 352S308000220002</p> <p><b>Account:</b> 073171000</p> <p><b>Owners:</b> VIELMAN AURA</p> <p><b>Mail:</b> 610 EDGECLIFF DR PENSACOLA, FL 32506</p> <p><b>Situs:</b> 610 EDGECLIFF DR 32506</p> <p><b>Use Code:</b> SINGLE FAMILY RESID <input type="checkbox"/></p> <p><b>Taxing Authority:</b> COUNTY MSTU</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>2012 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$39,472</p> <p><b>Land:</b> \$13,300</p> <hr/> <p><b>Total:</b> \$52,772</p> <p><u>Save Our Homes:</u> \$52,772</p> <p><a href="#">Disclaimer</a></p> <p><a href="#">Amendment 1 Calculations</a></p>																															
<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>11/2000</td> <td>4624</td> <td>1947</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/1997</td> <td>4121</td> <td>927</td> <td>\$16,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/1996</td> <td>3972</td> <td>585</td> <td>\$31,900</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1972</td> <td>644</td> <td>446</td> <td>\$14,200</td> <td>WD</td> <td><a href="#">View Instr</a></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)	11/2000	4624	1947	\$100	QC	<a href="#">View Instr</a>	04/1997	4121	927	\$16,000	WD	<a href="#">View Instr</a>	05/1996	3972	585	\$31,900	WD	<a href="#">View Instr</a>	01/1972	644	446	\$14,200	WD	<a href="#">View Instr</a>	<p><b>2012 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION</p> <p><b>Legal Description</b> <input type="checkbox"/></p> <p>N 38 FT OF LT 22 AND S 37 FT OF LT 23 BLK B FAIRFAX MANOR PB 3 P 88 OR 3972 P 585 OR 4121 P 927...</p> <p><b>Extra Features</b></p> <p>None</p>	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
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<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 35-25-30-2</p> <p><b>Approx. Acreage:</b> 0.2100</p> <p><b>Zoned:</b> <input type="checkbox"/></p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>																																	
<p><b>Buildings</b></p> <p>Building 1 - Address: 610 EDGECLIFF DR, Year Built: 1968, Effective Year: 1968</p> <p><b>Structural Elements</b></p> <p>FOUNDATION-SLAB ON GRADE</p> <p>EXTERIOR WALL-BRICK-BLK.BKUP.</p> <p>NO. PLUMBING FIXTURES-3.00</p> <p>DWELLING UNITS-1.00</p> <p>ROOF FRAMING-GABLE</p> <p>ROOF COVER-COMPOSITION SHG</p>																																	

INTERIOR WALL-DRYWALL-PLASTER  
FLOOR COVER-TERRAZZO  
NO. STORIES-1.00  
DECOR/MILLWORK-AVERAGE  
HEAT/AIR-CENTRAL H/AC  
STRUCTURAL FRAME-MASONRY PIL/STL



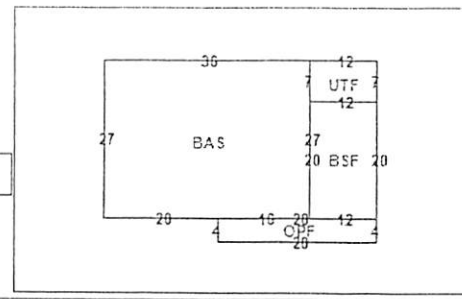
Areas - 1408 Total SF

BASE AREA - 972

BASE SEMI FIN - 240

OPEN PORCH FIN - 112

UTILITY FIN - 84



Images



3/13/03

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

Last Updated:06/26/2013 (tc.4085)

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
11/06/00 EDDIE LEE HARRIS, CLERK  
By: *Joseph D. Duncanson*

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Lisa M. Spencer C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street  
Pensacola, Florida 32501  
850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

## QUIT CLAIM DEED

*This Quit Claim Deed*, Executed the 6th day of November 2000, by Maria J. Vielman, Whose

post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 first party, to Aura Vielman whose post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

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

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B, FAIRFAX MANOR, A SUBDIVISION OF A PROTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

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

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

Signed, sealed and delivered in the presence of:

*Phyllis Trimuar*  
Witness Signature (as to Grantor)

*Phyllis Trimuar*  
Printed Name

*Lisa M Spencer*  
Witness Signature (as to Grantor)

*Lisa M Spencer*  
Printed Name

*Maria J. Vielman*  
Grantor Signature Maria J. Vielman

*Maria J. Vielman*  
Printed Name

*528 S. Edgewood Cir. Pens.*  
Post Office Address

RCD Nov 06, 2000 01:57 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-785882

State of Florida)  
County of Escambia)

On November 6, 2000 before me, Lisa M. Spencer, personally appeared Maria J. Vielman, personally known  
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Lisa M Spencer*

Affiant        Known ☒ Produced ID

Type of ID *Fla DL # V455-SSO-b7-798-0*

(SEAL)

LISA M. SPENCER  
Notary Public, State of Florida  
My Commission Expires July 11, 2003  
Commission# CC 853389

1030  
112.00

# WARRANTY DEED

DEED DOC STAMPS PD & ESC CO  
04/21/97 HERMIE LEE KEATH, CLERK  
J 112.00

For good consideration, we Maria J. Vielman (Grantor's name) of 610 Edgecliff Drive Pensacola, Florida 32506 (Grantor's address), County of Escambia, State of Florida, hereby bargain, deed and convey to Maria J. Vielman and Aura Vielman (Grantee's name), of 610 Edgecliff Drive (Grantee's address), County of Escambia, State of Florida, the following described land in Escambia County, free and clear with WARRANTY COVENANTS: to wit:

The South 37 feet of Lot 23 and the North 38 feet of Lot 22, Block B, Fairfax Manor, a subdivision of a portion of Section 35, Township 2 South, Range 30 West, according to Plat filed in Plat Book 3, Page 88 of the Public Records of Escambia County, Florida.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.



Being the same property conveyed to the Grantors by deed of \_\_\_\_\_,  
dated \_\_\_\_\_, 19\_\_\_\_.

WITNESS the hands and seal of said Grantors this 21st day of April, 1997.

Judith Cantrell  
Witness Judith Cantrell  
Barbara Bethea  
Witness Barbara Bethea

Maria Vielman  
Grantor Maria Vielman  
\_\_\_\_\_  
Grantor

STATE OF Florida  
COUNTY OF Escambia

On before me, Maria Vielman, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]  
Affiant [Signature] Known to [Signature] Produced ID  
Type of ID [Signature]  
ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
APR 21 1997  
ES06 (Scat)

Prepared by:

Ann Davis White  
615 Edgecliff Drive  
Pensacola, FL 32506

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-379145

RCD Apr 21, 1997 03:28 pm  
Escambia County, Florida

out of town

# ACE PLUMBING

455-8222



Sewer & Drain Cleaning

All Plumbing Repairs

P.O. Box 4388

Pensacola, FL 32507

24  
Hour  
Service

NAME Mrs. Medina PHONE 850-206-9509

TENANT NAME PHONE

ADDRESS 610 Edgecliff Dr. DATE 7-11-13

REASON FOR SERVICE

TIME START

TIME STOP

DRIVING TIME

ACE PLUMBING  
LOCATED SEPTIC TANK  
ACE PLUMBING INSTALLED  
BACK IN THE 1990'S  
AND DRAIN FIELD.  
SEPTIC SYSTEM WAS  
BROUGHT UP TO CODE &  
LINE BETWEEN HOUSE & FENCE.

PAID

TOTAL SERVICE

40.00

Ace Plumbing is not responsible for sod, landscaping, fencing, sprinklers,  
or any unknown or unmarked underground utilities that may interfere.

SERVICE PERFORMED BY:

I, the undersigned, authorized and am satisfied  
with all work performed to plumbing code.  
I will pay upon completion of said work.

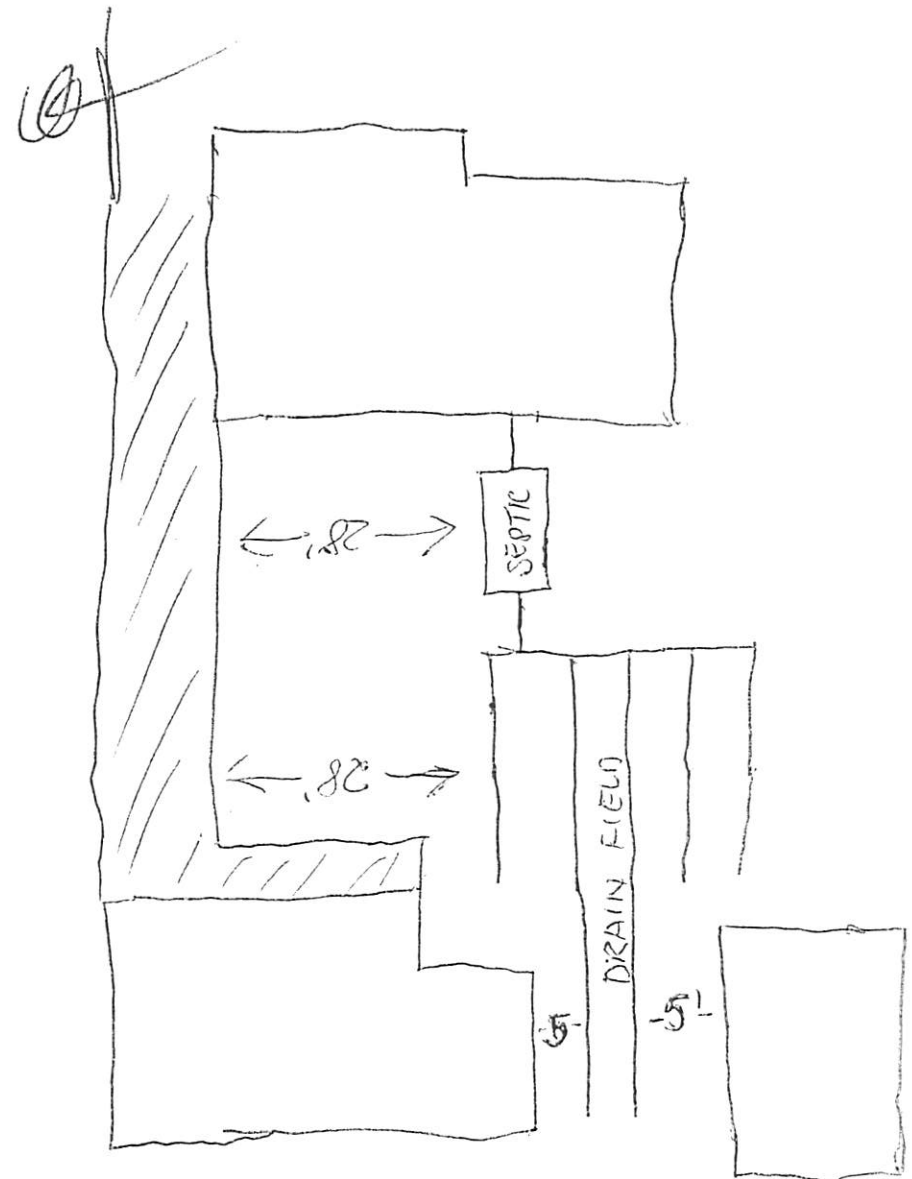
TOTAL

40.00

AUTHORIZED BY:

Thank You

Invoice No. 65476



David C. Coker

MP 275

455-8222

LOCATIONS SEPTIC & DRAIN FIELD

**EMPIRE**  
LAND SURVEYING  
INC.

**BOUNDARY SURVEY**  
**610 EDGECLIFF DRIVE**  
**A PORTION OF SECTION 35,**  
**TOWNSHIP 2 SOUTH, RANGE 30 WEST,**  
**ESCAMBIA COUNTY, FLORIDA**

EDGECLIFF DRIVE (66' R/W)

S 00°31'11" W  
67.97' (F)  
EASTERLY R/W  
N 00°32'44" E  
75.07' (F)

**BLOCK B**  
FAIRFAX MANOR  
(PLAT BOOK 3 PAGE 88)

S 89°28'00" E  
119.98' (F) 120' (P)

LOT 24

LOT 24  
LOT 23

LOT 23

LOT 23  
LOT 22

LOT 22

LOT 22  
LOT 21

LOT 21

BEARING BASIS  
N 00°32'00" E 75.00' (D&F)

S 00°37'43" W 156.65' (F)  
EASTERLY R/W

BRICK PAVERS  
(TYPICAL)  
0.6' WIDE  
CONCRETE  
RIBBON

PLANTER  
0.7' WIDE, 2.5' HIGH  
BRICK WALL  
0.9' WIDE WALL

PLANTER

ONE STORY  
BRICK & BLOCK  
RESIDENCE

ONE STORY  
STUCCO SHED

27.5'  
FRAMED  
GARAGE  
27.5'

10.0' 13.6'  
7.0' 6.4'

31.5' 34.5'

27.0'



Scale: 1" = 20'



**LEGEND**

- R/W RIGHT OF WAY  
OR OFFICIAL RECORD BOOK  
LS LICENSED SURVEYOR  
LB LICENSED BUSINESS  
P.L.S. PROFESSIONAL LICENSED SURVEYOR  
P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
(CP) CALCULATED PER PLAT
- 6 WOOD FENCE  
5' CHAIN LINK FENCE  
0.9' WIDE BRICK AND METAL FENCE  
COVERED (ROOFED) AREA  
CONCRETE
- FOUND IRON ROD  
⊙ FOUND 1/2" CAPPED IRON ROD - PLS #4655  
⊕ FOUND 5/8" CAPPED IRON ROD - ILLEGIBLE  
⊗ FOUND 1/2" CAPPED IRON ROD - LB #7092  
⊙ SET 1/2" CAPPED IRON ROD - ELSI LB #6993

LEGAL DESCRIPTION (O.R. BOOK 4624, PAGE 1947)

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B FAIRFAX MANOR, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY

AURA VIELMAN

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

AURA VIELMAN

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**EMPIRE LAND SURVEYING, INC**  
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA  
8720 N PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE 850-477-3745 • FAX 850-477-3705  
LICENSED BUSINESS #6993 STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
POSSIBLE ENCROACHMENTS: FENCE, WALL		

**SURVEYORS 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 FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

PROFESSIONAL SURVEYOR AND MAPPER  
NUMBER 5766 STATE OF FLORIDA

AUGUST 7, 2013 LELAND M. EMPIRE, P.S.M.  
DATE

SCALE: 1" = 20'  
FIELD DATE: 7/29/13  
ORDER NO: 132-13  
FIELD BOOK: 160/11





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

**VIELMAN AURA  
610 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**GARG P K FAMILY LLC  
5553 HIGHWAY 90  
PACE, FL 32571**

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

**PIKE LOIS J  
612 EDGECLIFF DR  
PENSACOLA, FL 32506**

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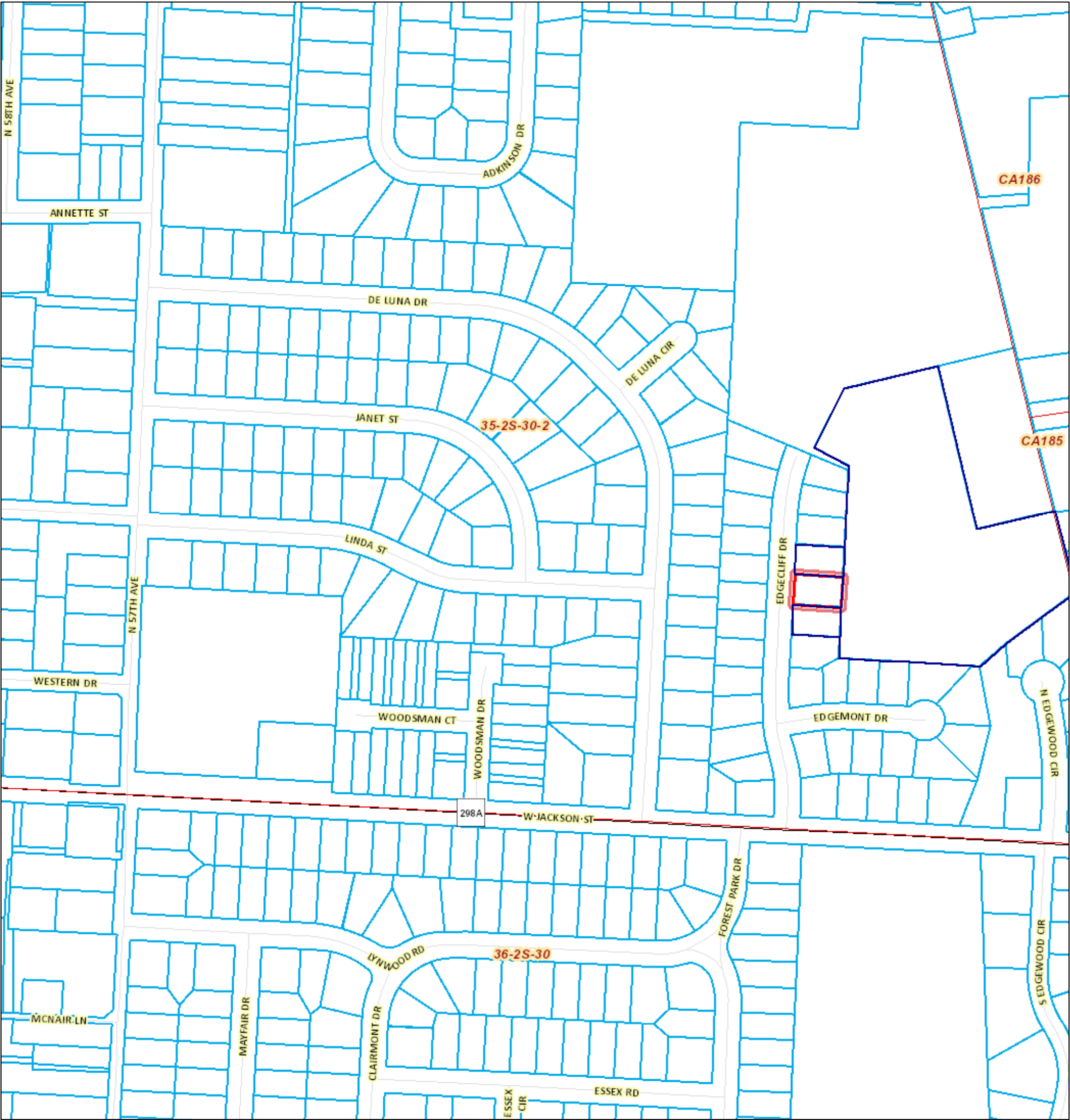


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**FORD ROBERT M  
PO BOX 482  
PENSACOLA, FL 325910482**

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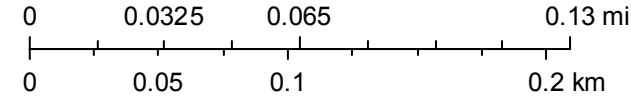
# Chris Jones Escambia County Property Appraiser



September 26, 2013

1:2,923

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





Development Services Department  
Building Inspections Division

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

Shed  
V-2013-19

## RECEIPT

Receipt No. : 589699

Date Issued. : 09/16/2013

Cashier ID : GELAWREN

Application No. : PBA130900034

Project Name : V-2013-19

## PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
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**Check**

31118539115 MONEY ORDER	\$385.00	App ID : PBA130900034
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<b>\$385.00</b>	Total Check
-----------------	-------------

Received From : AURA V. VIELMAN

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

## APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
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PBA130900034	681953	385.00	\$0.00	610 EDGECLIFF DR, PENSACOLA, FL, 32506
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<b>Total Amount :</b>	<b>385.00</b>
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<b>\$0.00</b>	Balance Due on this/these Application(s) as of 9/16/2013
---------------	---



**Board of Adjustment****6. 3.**

**Meeting Date:** 10/16/2013  
**CASE:** V-2013-20  
**APPLICANT:** Aura Vitalina Vielman  
**ADDRESS:** 610 Edgecliff Drive  
**PROPERTY REFERENCE NO.:** 35-2S-30-8000-220-002  
R-2, Single-Family  
District, Low-Medium  
**ZONING DISTRICT:** Density  
**FUTURE LAND USE:** MU-U, Mixed-Use

---

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

The Applicant is seeking an after the fact .8 foot variance to allow an existing accessory structure to be 4.2 feet from an interior lot line.

**RELEVANT AUTHORITY:**

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

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

**CRITERIA**

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

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

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

The parcel in question is similar to neighboring properties in this residential subdivision. Staff

found no unique physical features peculiar to the parcel.

**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 designed.

**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 not the minimum necessary to make use of the property as a permitted structure could have been built within the setbacks.

**STAFF RECOMMENDATION:**

Staff finds that proposed variance does not meet all of the required criteria and denial of the request is recommended.

**BOARD OF ADJUSTMENT FINDINGS:**

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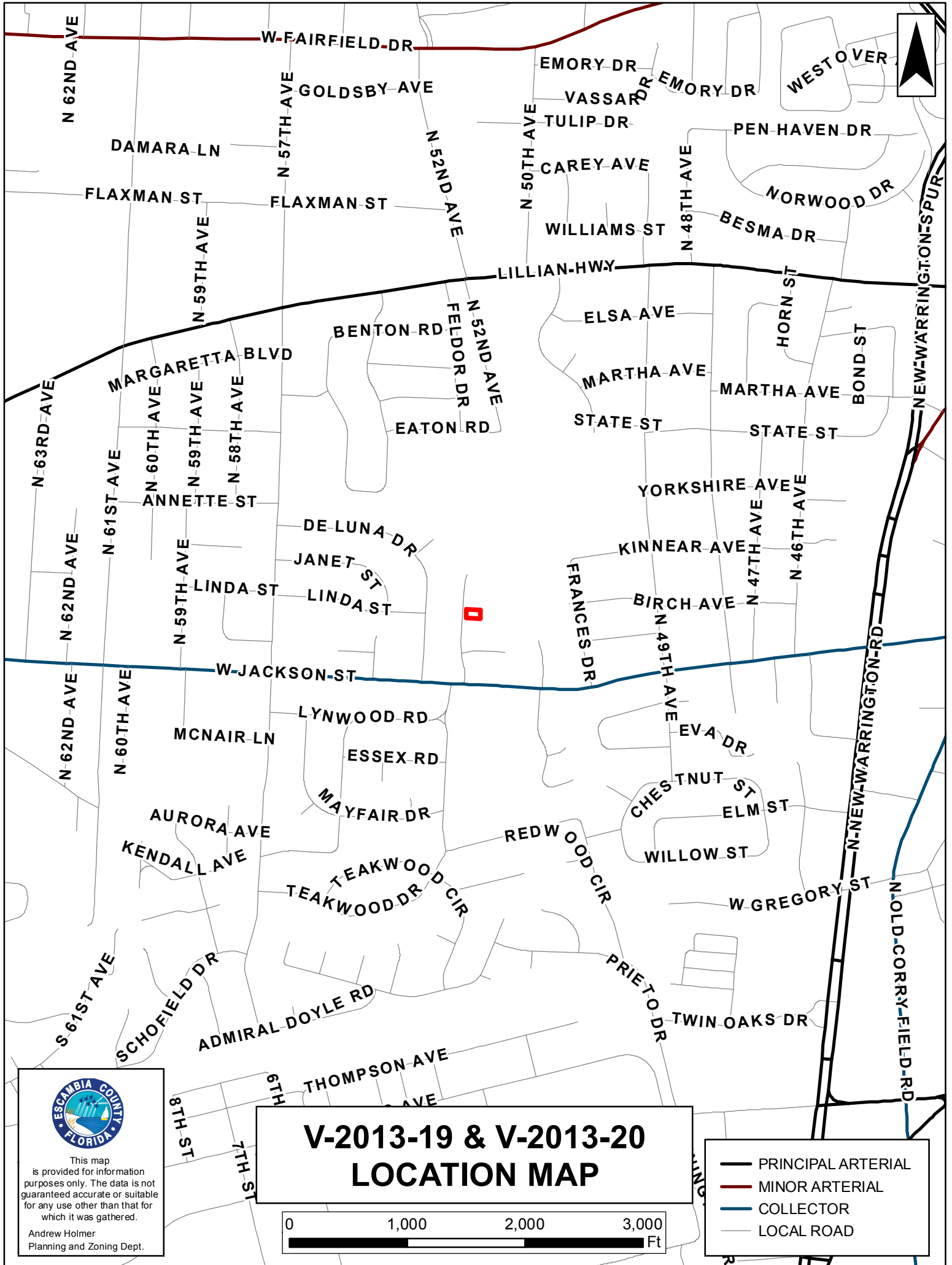
**Attachments**

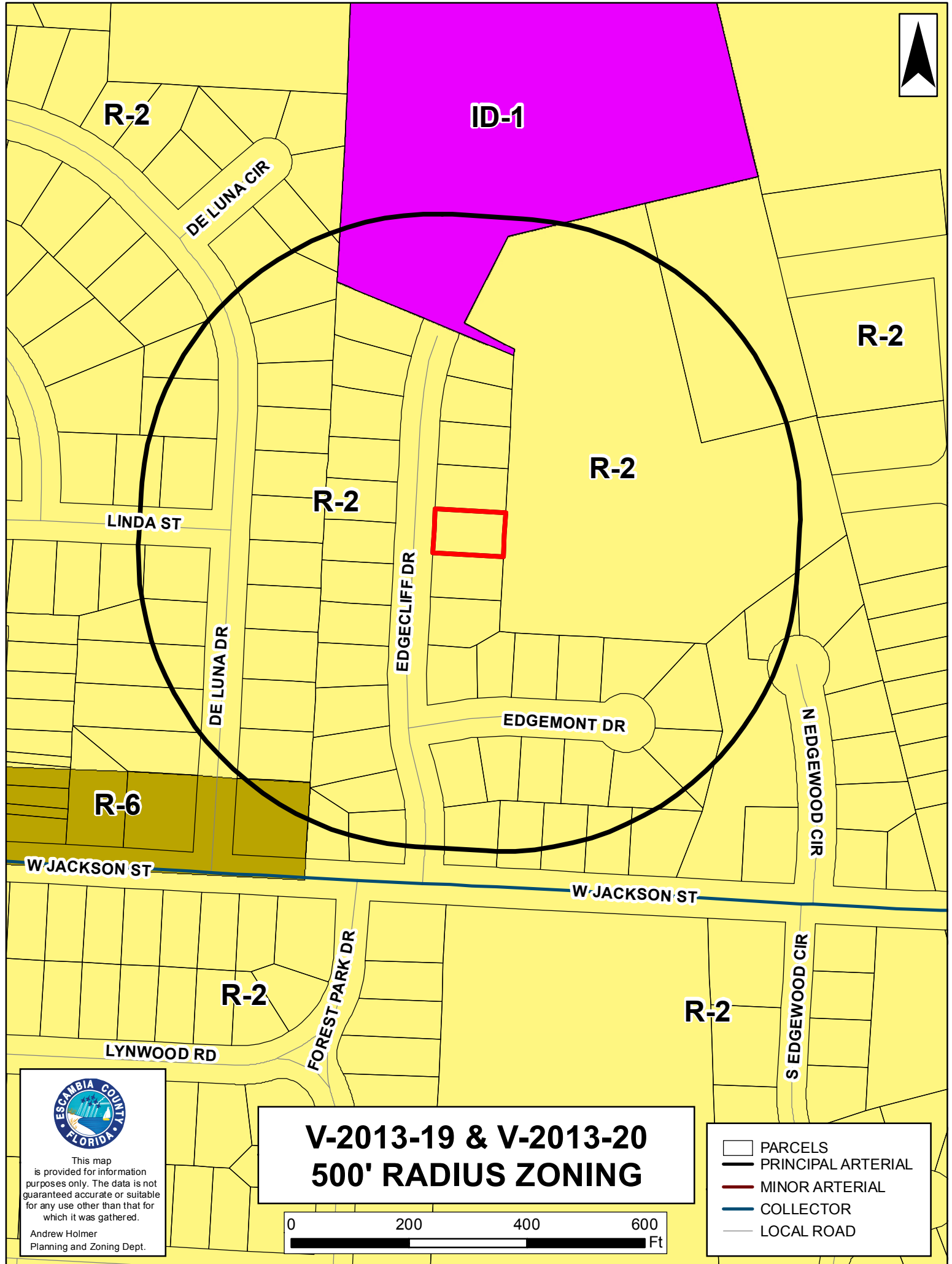
V-2013-20

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**V-2013-20**





R-2

ID-1

R-2

R-2

R-2

R-6

R-2

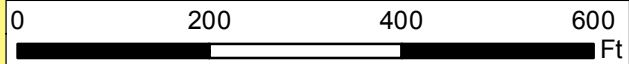
R-2

# V-2013-19 & V-2013-20 500' RADIUS ZONING



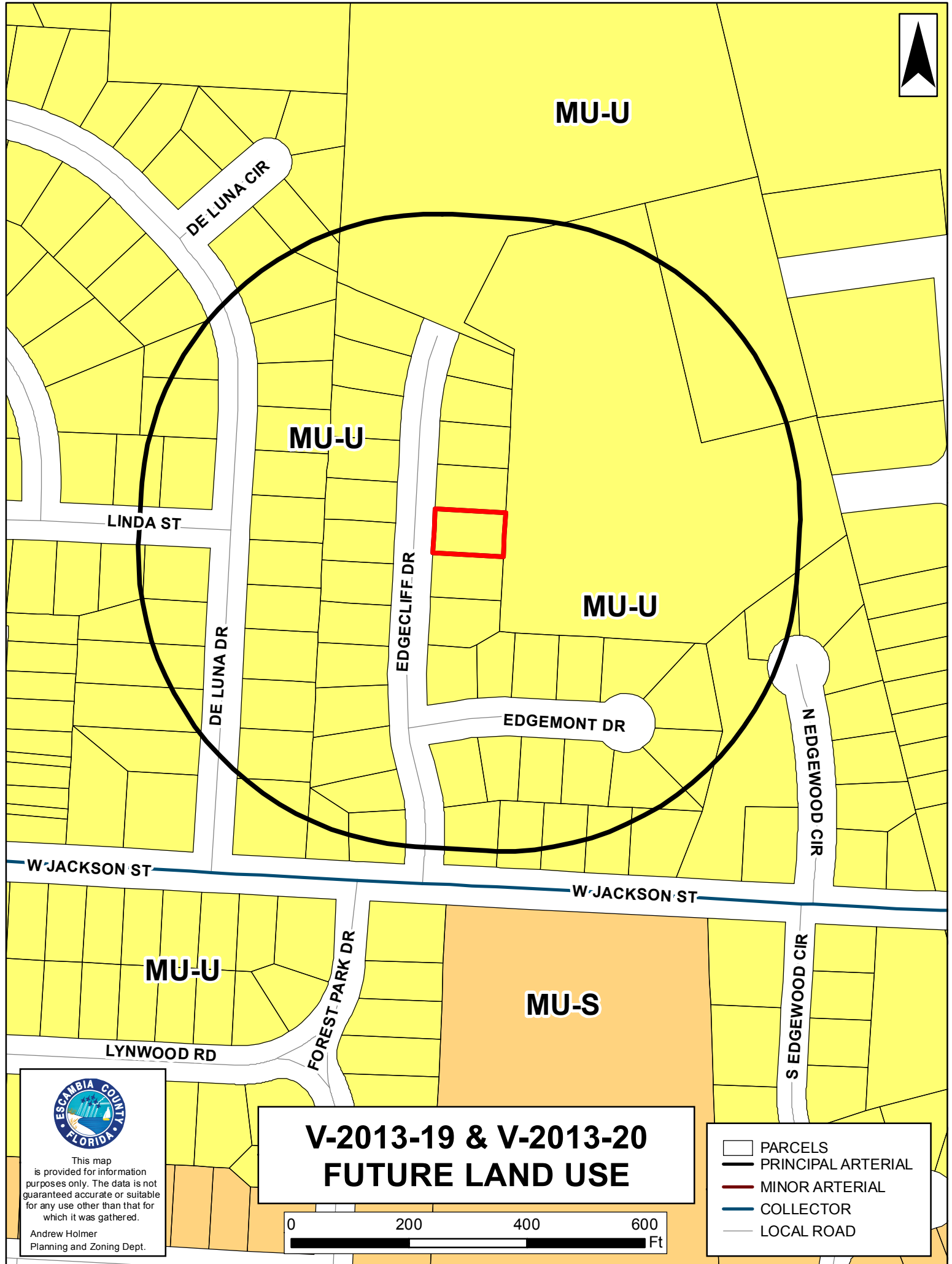
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.



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





MU-U

MU-U

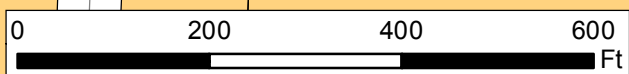
MU-U


MU-U

MU-S

# V-2013-19 & V-2013-20 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.



EDGECLIFF DR

## V-2013-19 & V-2013-20 AERIAL MAP

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

0 50 100 150  
Ft



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.



Property Address: 610 Edgecliff Drive, Pensacola, Florida 32506

## VARIANCE REQUEST LETTER

V-2013-19  
and  
V-2013-20

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

Dear Board of Adjustment,

I, Aura Vitalina Vielman, property owner of 610 Edgecliff Drive, Pensacola, FL 32506 am requesting a variance to side yard setbacks of the existing stucco shed and framed garage located behind my residence. The stucco shed and framed garage do not meet the required 5' minimum side property setback. I did not know about the requirements and procedures I needed to make before structures were built. The stucco shed varies from 4.1'-3.8' from the side property line. The framed garage varies from 4.4'-4.2' from the side property line. I apologize for my ignorance. I need the variance because both structures are already built. Time and money were invested into both structures. My family and I cannot afford such a great loss of money if they need to be removed or reduced in size. I have five children, four of them attending college. Dealing with a troubled economy makes matters worse. I am so sorry and am now taking proper steps into making this matter in compliance and fully legal.

Thank you for your time and consideration,

*Aura V. Vielman*

Aura Vielman  
610 Edgecliff Drive  
Pensacola, FL 32506  
(850) 456-7695

*Aura V. Vielman*  
Signature of Owner

Aura Vitalina Vielman 9/6/13  
Printed Name of Owner Date

STATE OF FLORIDA COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 6 day of Sept, 20 13  
by Aura V. Vielman.

Personally Known \_\_\_\_\_ OR Produced Identification ☒  
Type of Identification Produced FL License

*Connie Faye Black*  
Signature of Notary  
(notary seal must be affixed)

*Connie Faye Black* 9-6-13  
Printed Name of Notary Date



Connie Faye Black  
Notary Public - State of Florida  
My Comm Expires Jan 12, 2016  
Commission #EE 159573

V-201320  
PBA1309 00035

### APPLICATION

**Please check application type:**

☐ Administrative Appeal

☐ Development Order Extension

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

☒ Variance Request for: side yard setback garage

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

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

Owner(s) Name: Aura Vitalina Vielman Phone: 850-456-7695

Address: 6610 Edgecliff Drive Email: \_\_\_\_\_

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

Property Address: 6610 Edgecliff Drive, Pensacola, FL 32506

Property Reference Number(s)/Legal Description: 3525308000220002 Acct # 0731100

**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.

Aura V. Vielman  
Signature of Owner/Agent

Aura V Vielman  
Printed Name Owner/Agent

9/14/13  
Date

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

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14 day of Sept 20 13,  
by Aura V. Vielman

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL, DL

Lynda Renee Jones  
Signature of Notary  
(notary seal must be affixed)

LYNDA Renee Jones  
Printed Name of Notary



LYNDA RENEE JONES  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE187584  
Expires 4/8/2016

**FOR OFFICE USE ONLY**

CASE NUMBER: V-2013-19

Meeting Date(s): \_\_\_\_\_ Accepted/Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

Fees Paid: \$ 365.00 Receipt #: \_\_\_\_\_ Permit #: PBA130900234



OR BK 4624 PG 1947  
Escambia County, Florida  
INSTRUMENT 2000-785882

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
11/06/00 ERIN LEE HARRIS, CLERK

By: *Joseph D. Duncoll*

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Lisa M. Spencer C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street  
Pensacola, Florida 32501  
850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

## QUIT CLAIM DEED

*This Quit Claim Deed*, Executed the 6th day of November 2000, by Maria J. Vielman, Whose post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 first party, to Aura Vielman whose post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

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

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B, FAIRFAX MANOR, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

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

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

Signed, sealed and delivered in the presence of:

Phyllis Trimuar  
Witness Signature (as to Grantor)

Phyllis Trimuar  
Printed Name

Lisa M Spencer  
Witness Signature (as to Grantor)

Lisa M Spencer  
Printed Name

Maria J. Vielman  
Grantor Signature Maria J. Vielman

Maria J. Vielman  
Printed Name

528 S. Edgewood Cir. Pk.  
Post Office Address

RCD Nov 06, 2000 01:57 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-785882

State of Florida)  
County of Escambia)

On November 6, 2000 before me, Lisa M. Spencer, personally appeared Maria J. Vielman, personally known  
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lisa M Spencer

Affiant Known ☒ Produced ID

Type of ID FLA DL # V455-550-b7-798-0

(SEAL)

LISA M. SPENCER  
Notary Public, State of Florida  
My Commission Expires July 11, 2003  
Commission# CC 853389

10.50  
112.00

# WARRANTY DEED

DEED DOC STAMPS PD & ESC CO  
04/21/99 FERNIE LEE ABRAHAM, CLERK  
\$112.00

For good consideration, we Maria J. Vielman (Grantor's name) of 610 Edgecliff Drive Pensacola, Florida 32506 (Grantor's address), County of Escambia, State of Florida, hereby bargain, deed and convey to Maria J. Vielman and Aura Vielman (Grantee's name), of 610 Edgecliff Drive (Grantee's address), County of Escambia, State of Florida, the following described land in Escambia County, free and clear with

## WARRANTY COVENANTS: to wit:

The South 37 feet of Lot 23 and the North 38 feet of Lot 22, Block B, Fairfax Manor, a subdivision of a portion of Section 35, Township 2 South, Range 30 West, according to Plat filed in Plat Book 3, Page 88 of the Public Records of Escambia County, Florida.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.



Being the same property conveyed to the Grantors by deed of \_\_\_\_\_,

dated \_\_\_\_\_, 19\_\_.

WITNESS the hands and seal of said Grantors this 21st day of April, 1997.

Judith Cantrell  
Witness Judith Cantrell  
Barbara Bethea  
Witness Barbara Bethea

Maria Vielman  
Grantor Maria Vielman  
\_\_\_\_\_  
Grantor

STATE OF Florida  
COUNTY OF Escambia

On before me, Maria Vielman, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]  
Affiant [Signature]  
Type of ID [Signature]  
ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
APR 21 1997  
CLERK OF THE CIRCUIT COURT  
INSTRUMENT 97-379145

Prepared by:

Ann Davis White  
615 Edgecliff Drive  
Pensacola, FL 32506

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-379145  
RCD Apr 21, 1997 03:28 pm  
Escambia County, Florida



Chris Jones  
Escambia County Property Appraiser

6/20

Real Estate Search Tangible Property Search Sale List Amendment 1 Calculations

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

#### General Information

**Reference:** 352S308000220002  
**Account:** 073171000  
**Owners:** VIELMAN AURA  
**Mail:** 610 EDGECLIFF DR  
PENSACOLA, FL 32506  
**Situs:** 610 EDGECLIFF DR 32506  
**Use Code:** SINGLE FAMILY RESID

**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

#### 2012 Certified Roll Assessment

**Improvements:** \$39,472  
**Land:** \$13,300  
**Total:** \$52,772  
**Save Our Homes:** \$52,772

[Disclaimer](#)

[Amendment 1 Calculations](#)

#### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2000	4624	1947	\$100	QC	<a href="#">View Instr</a>
04/1997	4121	927	\$16,000	WD	<a href="#">View Instr</a>
05/1996	3972	585	\$31,900	WD	<a href="#">View Instr</a>
01/1972	644	446	\$14,200	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

#### 2012 Certified Roll Exemptions

HOMESTEAD EXEMPTION

#### Legal Description

N 38 FT OF LT 22 AND S 37 FT OF LT 23 BLK B  
FAIRFAX MANOR PB 3 P 88 OR 3972 P 585 OR 4121  
P 927...

#### Extra Features

None

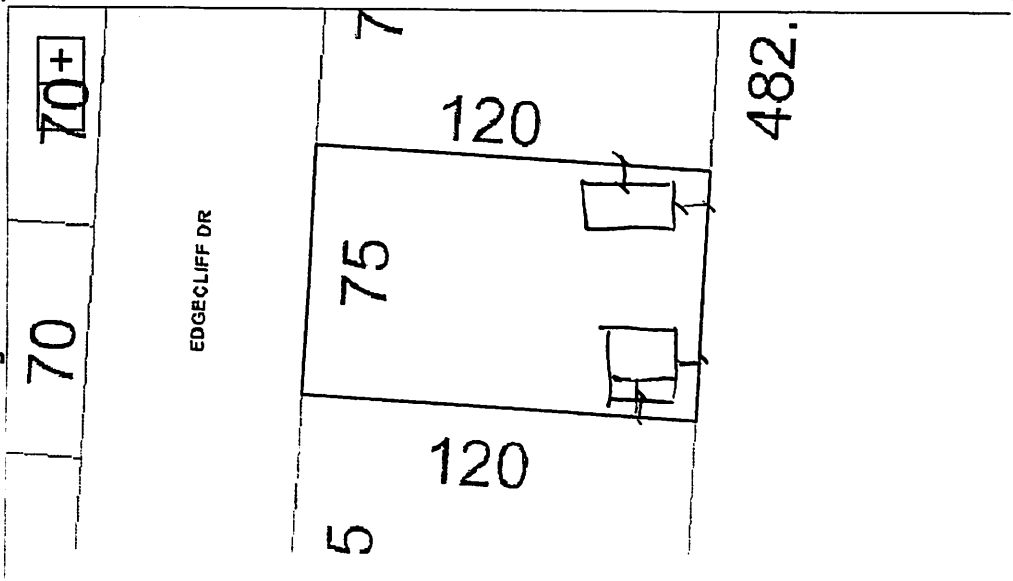
#### Parcel Information

**Section Map Id:**  
35-25-30-2

**Approx. Acreage:**  
0.2100

**Zoned:**

**Evacuation & Flood Information**  
[Open Report](#)



[Launch Interactive Map](#)


#### Buildings

Building 1 - Address: 610 EDGECLIFF DR, Year Built: 1968, Effective Year: 1968

#### Structural Elements

FOUNDATION-SLAB ON GRADE  
EXTERIOR WALL-BRICK-BLK.BKUP.  
NO. PLUMBING FIXTURES-3.00  
DWELLING UNITS-1.00  
ROOF FRAMING-GABLE  
ROOF COVER-COMPOSITION SHG

INTERIOR WALL-DRYWALL-PLASTER  
 FLOOR COVER-TERRAZZO  
 NO. STORIES-1.00  
 DECOR/MILLWORK-AVERAGE  
 HEAT/AIR-CENTRAL H/AC  
 STRUCTURAL FRAME-MASONRY PIL/STL

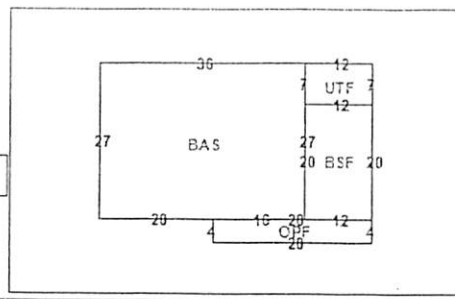
 Areas - 1408 Total SF

BASE AREA - 972

BASE SEMI FIN - 240

OPEN PORCH FIN - 112

UTILITY FIN - 84



Images



3/13/03

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

Last Updated:06/26/2013 (tc.4085)

**EMPIRE**  
LAND SURVEYING  
INC.

**BOUNDARY SURVEY**  
**610 EDGECLIFF DRIVE**  
**A PORTION OF SECTION 35,**  
**TOWNSHIP 2 SOUTH, RANGE 30 WEST,**  
**ESCAMBIA COUNTY, FLORIDA**

EDGECLIFF DRIVE (66' R/W)

S 00°31'11" W  
67.97' (F)  
EASTERLY R/W  
N 00°32'44" E  
75.07' (F)

**BLOCK B**  
**FAIRFAX MANOR**  
(PLAT BOOK 3 PAGE 88)

S 89°28'00" E  
119.98' (F) 120' (P)

LOT 24

LOT 24  
LOT 23

LOT 23

LOT 23  
LOT 22

LOT 22

LOT 22  
LOT 21

LOT 21

BEARING BASIS  
N 00°32'00" E 75.00' (D&F)

S 00°37'43" W 156.65' (F)  
EASTERLY R/W

BRICK PAVERS  
(TYPICAL)  
0.6' WIDE  
CONCRETE  
RIBBON

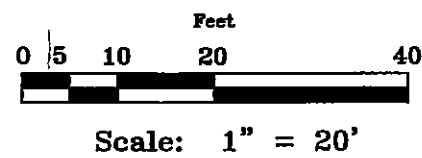
PLANTER  
0.7' WIDE, 2.5' HIGH  
BRICK WALL  
0.9' WIDE WALL

PLANTER

ONE STORY  
BRICK & BLOCK  
RESIDENCE

27.5'  
FRAMED  
GARAGE  
27.5'

ONE STORY  
STUCCO SHED



**LEGEND**

- R/W RIGHT OF WAY  
OR OFFICIAL RECORD BOOK  
LS LICENSED SURVEYOR  
LB LICENSED BUSINESS  
P.L.S. PROFESSIONAL LICENSED SURVEYOR  
P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
(CP) CALCULATED PER PLAT
- 6 WOOD FENCE  
5' CHAIN LINK FENCE  
0.9' WIDE BRICK AND METAL FENCE  
COVERED (ROOFED) AREA  
CONCRETE
- FOUND IRON ROD  
⊙ FOUND 1/2" CAPPED IRON ROD - PLS #4655  
⊕ FOUND 5/8" CAPPED IRON ROD - ILLEGIBLE  
⊗ FOUND 1/2" CAPPED IRON ROD - LB #7092  
⊙ SET 1/2" CAPPED IRON ROD - ELSI LB #6993

LEGAL DESCRIPTION (O.R. BOOK 4624, PAGE 1947)

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B FAIRFAX MANOR, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY

AURA VIELMAN

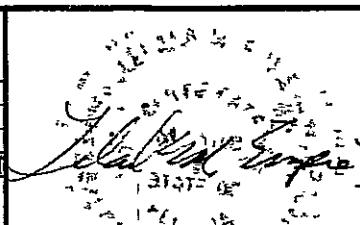
THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

AURA VIELMAN

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**EMPIRE LAND SURVEYING, INC**  
**PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA**  
8720 N PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE 850-477-3745 -- FAX 850-477-3705  
LICENSED BUSINESS #6993 STATE OF FLORIDA  
C:\KEN'S SURVEY DRAWINGS\132-13.dwg 8/7/2013 11:33 24 AM, LANIER LDZ25 PCL 6

REVISIONS	FIELD BOOK	DATE
POSSIBLE ENCROACHMENTS: FENCE, WALL		



**SURVEYORS 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 FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES  
AUGUST 7, 2013 LELAND M. EMPIRE, P.S.M.  
DATE

SCALE: 1" = 20'  
FIELD DATE: 7/29/13  
ORDER NO: 132-13  
FIELD BOOK: 160/11

TYPE SURVEY BOUNDARY WITH IMPROVEMENTS  
CLIENT VIELMAN  
BASIS OF BEARING N 00°32'00" E WESTERLY R/W (PER PLAT)

SOURCE OF INFORMATION: FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
ESCAMBIA COUNTY

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. Jurisdiction (wetlands) boundary lines not located unless otherwise noted.  
3. Footings, foundations, or any other structures were not located unless otherwise noted.  
4. All bearings and/or angles and distances are as shown on this drawing unless otherwise noted.  
5. The accuracy shown herein meets the standards required in the appropriate land area.  
6. No title search of the Public Records has been performed by this firm and lands shown herein may not be affected by this firm for ownership, easements, or right-of-way. The parcel shown herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.





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

**VIELMAN AURA  
610 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**GARG P K FAMILY LLC  
5553 HIGHWAY 90  
PACE, FL 32571**

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

**PIKE LOIS J  
612 EDGECLIFF DR  
PENSACOLA, FL 32506**

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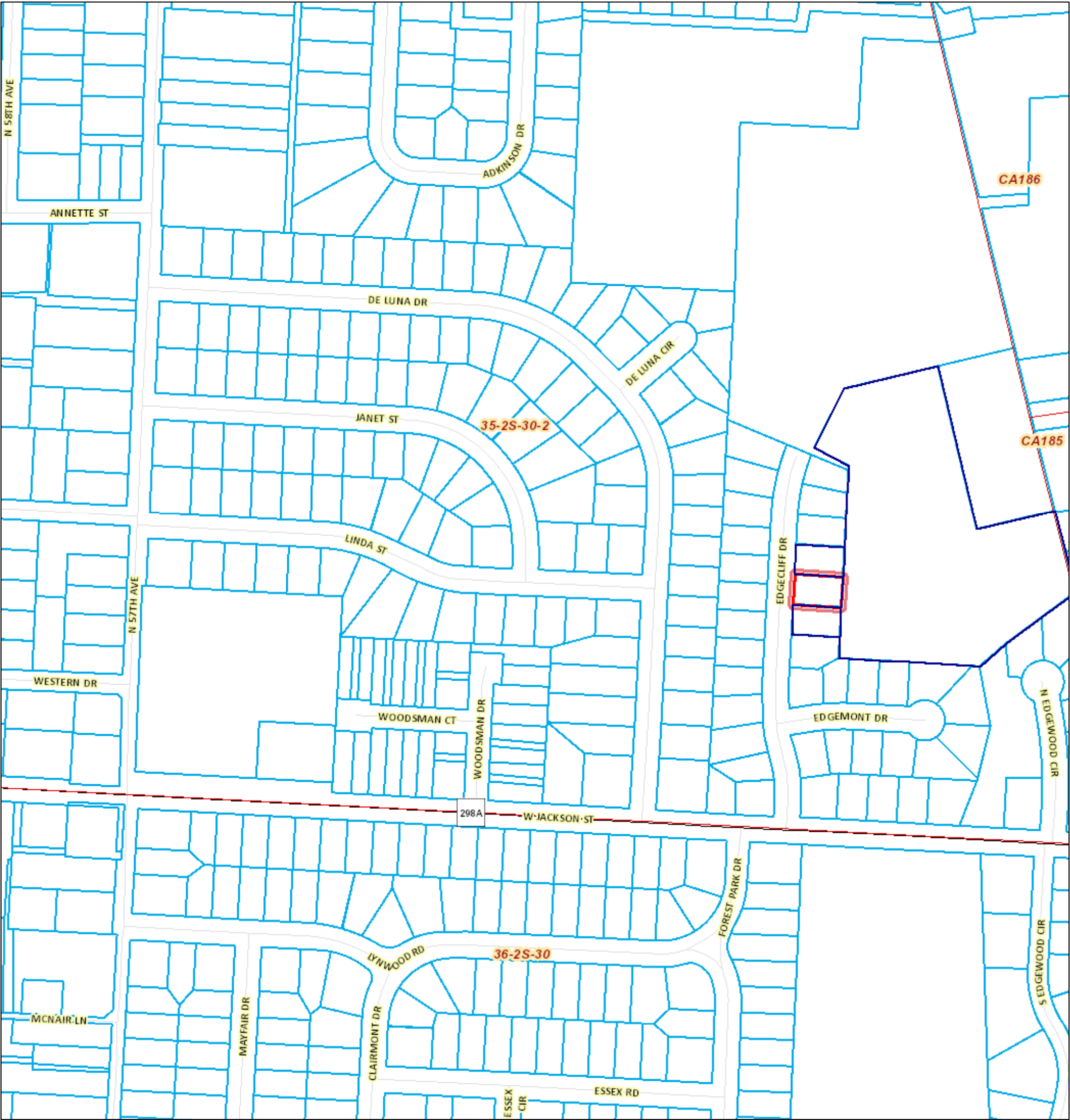


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**FORD ROBERT M  
PO BOX 482  
PENSACOLA, FL 325910482**

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.

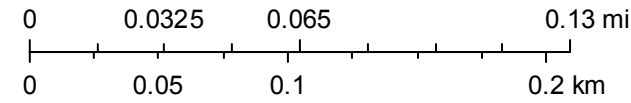
# Chris Jones Escambia County Property Appraiser



September 26, 2013

1:2,923

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



out of town

# ACE PLUMBING

455-8222



Sewer & Drain Cleaning  
All Plumbing Repairs  
P.O. Box 4388  
Pensacola, FL 32507

24  
Hour  
Service

NAME Mrs. Medina PHONE 850-206-9509

TENANT NAME PHONE

ADDRESS 610 Edgecliff Dr. DATE 7-11-13

REASON FOR SERVICE

TIME START

TIME STOP

DRIVING TIME

ACE PLUMBING  
LOCATED SEPTIC TANK  
ACE PLUMBING INSTALLED  
BACK IN THE 1990'S  
AND DRAIN FIELD.  
SEPTIC SYSTEM WAS  
BROUGHT UP TO CODE &  
LINE BETWEEN HOUSE & TANK.

PAID

TOTAL SERVICE

40.00

Ace Plumbing is not responsible for sod, landscaping, fencing, sprinklers,  
or any unknown or unmarked underground utilities that may interfere.

SERVICE PERFORMED BY:

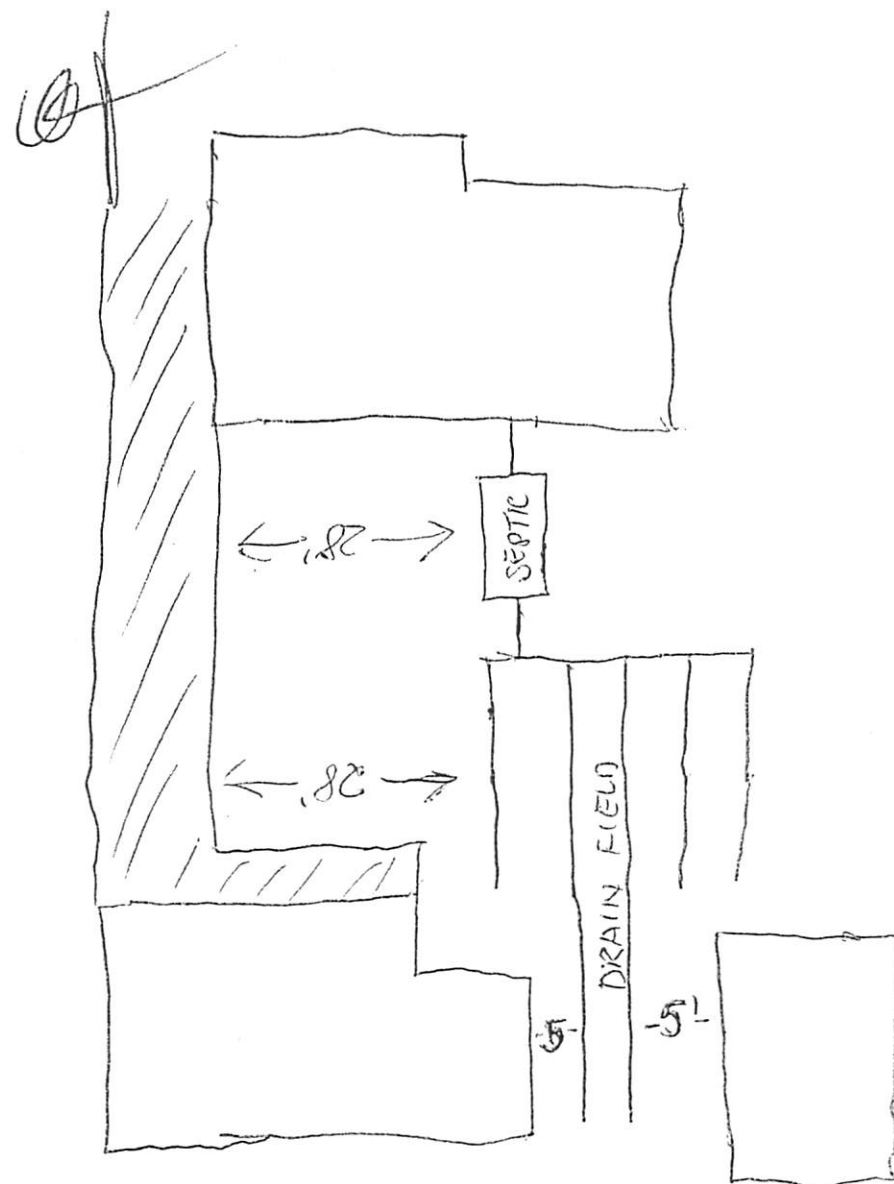
I, the undersigned, authorized and am satisfied  
with all work performed to plumbing code.  
I will pay upon completion of said work.

TOTAL 40.00

AUTHORIZED BY:

Thank You

Invoice No. 65476



David C. Coker

MP 275

455-8222

LOCATIONS SEPTIC & DRAIN FIELD

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

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

**RECEIPT**Receipt No. : **589700**

Date Issued. : 09/16/2013

Cashier ID : GELAWREN

Application No. : PBA130900035

Project Name : V-2013-20

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
Check	21204837617 MONEY ORDER	\$385.00	App ID : PBA130900035
		<b>\$385.00</b>	Total Check

Received From : AURA V. VIELMAN

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130900035	681954	385.00	\$0.00	610 EDGECLIFF DR, PENSACOLA, FL, 32506

**Total Amount :****385.00****\$0.00**Balance Due on this/these  
Application(s) as of 9/16/2013



**Board of Adjustment**

**6. 4.**

**Meeting Date:** 10/16/2013  
**CASE:** CU-2013-14  
**APPLICANT:** Aura Vitalina Vielman  
**ADDRESS:** 610 Edgecliff Drive  
**PROPERTY REFERENCE NO.:** 35-2S-30-8000-220-002  
**ZONING DISTRICT:** R-2, Single-Family  
District, Low-Medium  
Density  
MU-U, Mixed-Use  
**FUTURE LAND USE:** Urban  
**OVERLAY DISTRICT:** N/A

---

**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

The applicant is requesting Conditional Use approval to allow an accessory structure over 50% of the size of the primary structure. The primary structure on site is 1408 square feet and the accessory structure is 1005.7 square feet.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),  
Section:6.03.01.E**

E. Accessory structures. Accessory structures to a residence (excluding agricultural zoning and farms) shall not exceed 50 percent of the size of the primary structure or 500 square feet, whichever is larger, for parcels up to two acres in size.

**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 a driveway connecting to Edgecliff Dr.

**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**

Staff finds no anticipated adverse impacts associated with an accessory structure on site.

#### **CRITERION (3)**

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

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

Solid waste service should be provided in the same manner as the primary structure.

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

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

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

Any needed utilities will need to be provided by the applicant.

#### **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**

No buffering will be required between residential uses.

#### **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**

No signage is proposed by the applicant.

#### **CRITERION (7)**

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

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

There are no anticipated environmental impacts from the structure.

**CRITERION (8)**

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

**FINDINGS-OF-FACT**

While this structure is larger than other accessory structures in the neighborhood it should be compatible.

**CRITERION (9)**

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

**FINDINGS-OF-FACT**

The proposed Conditional Use is not consistent with the zoning setbacks and would require a variance to the interior lot line setback.

**STAFF RECOMMENDATION**

Should the Board grant a variance to the interior lot line setback for this structure, it would meet the required Conditional Use criteria and approval of the request would be recommended.

**BOARD OF ADJUSTMENT FINDINGS:**

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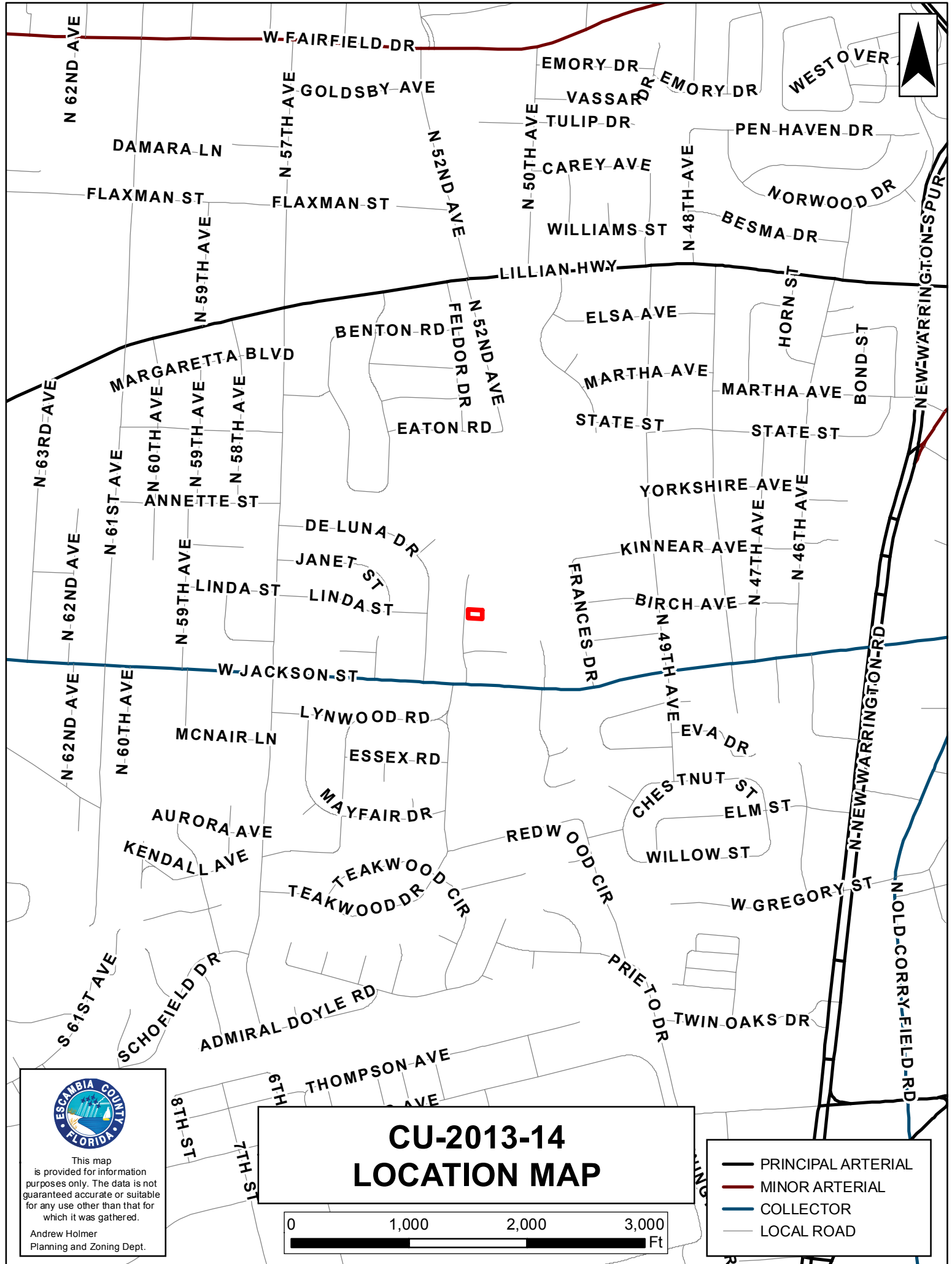
**Attachments**


CU-2013-14

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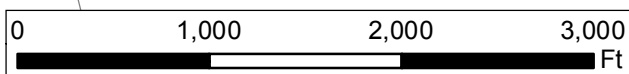
**CU-2013-14**



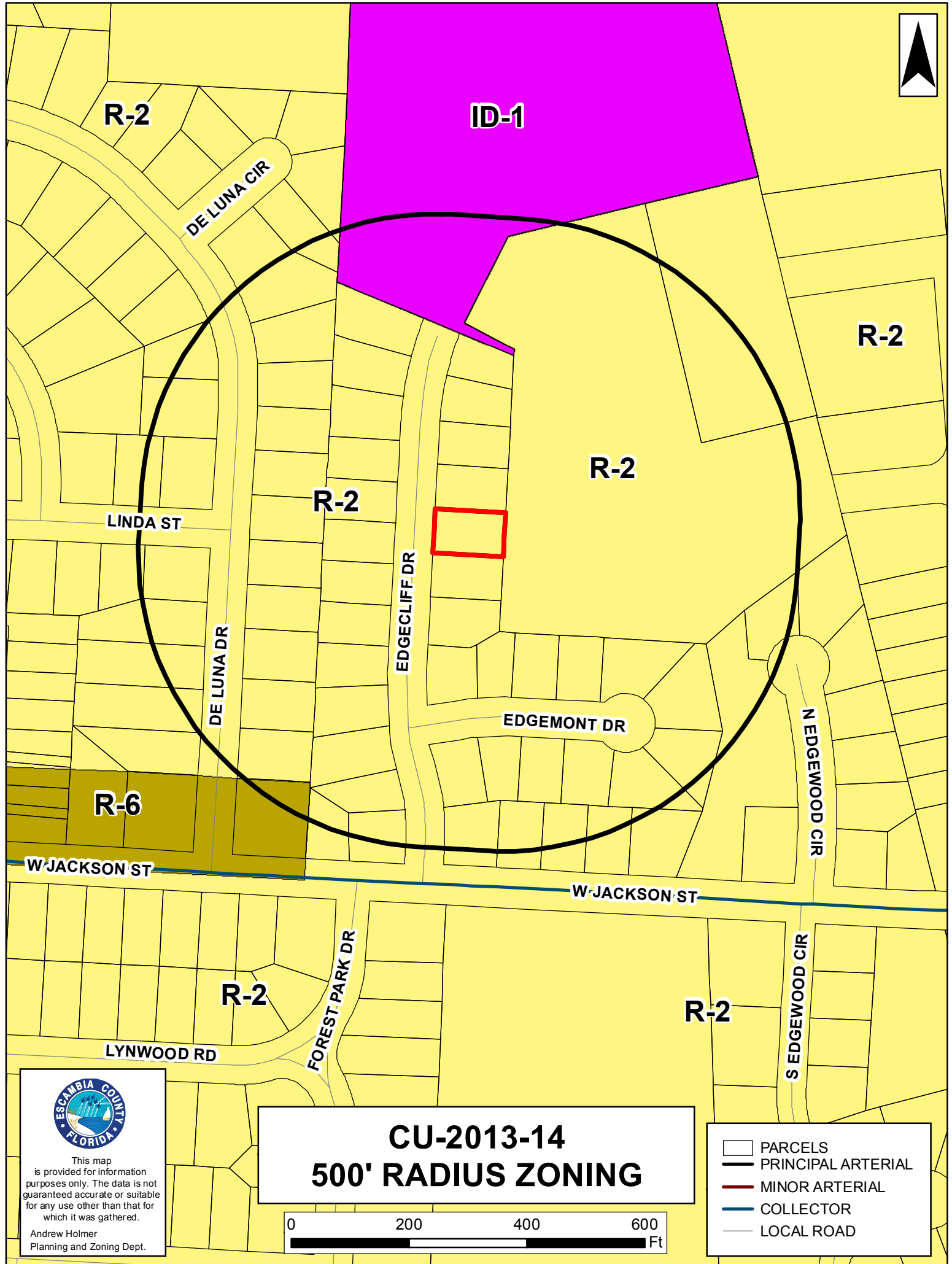


  
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.  
Andrew Holmer  
Planning and Zoning Dept.

# CU-2013-14 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



R-2

ID-1

R-2

R-2

R-2

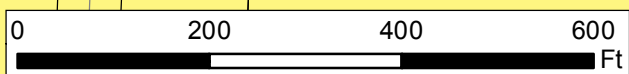
R-6

R-2

R-2

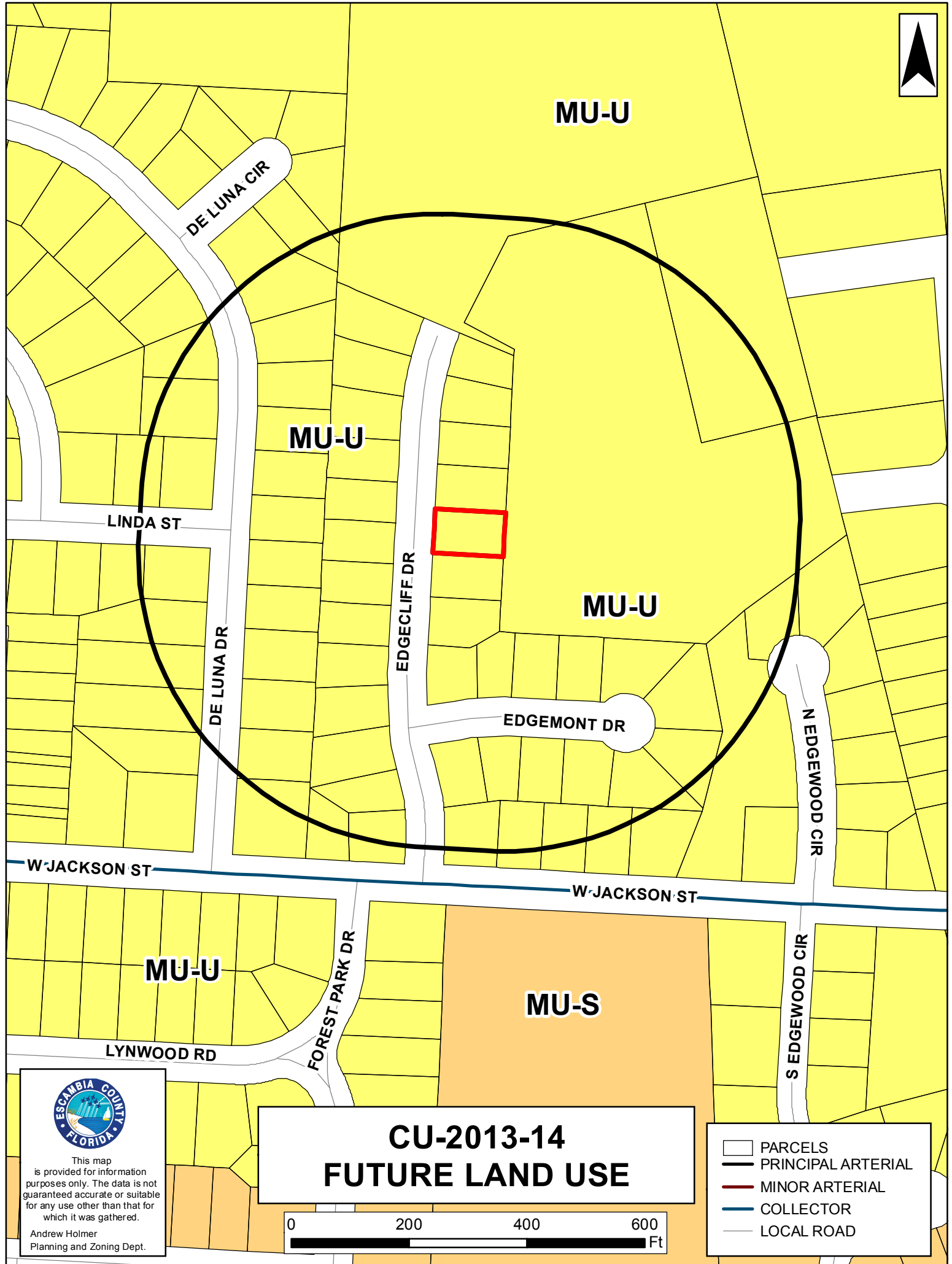
**CU-2013-14**  
**500' RADIUS ZONING**

- 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.



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-2013-14 FUTURE LAND USE



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



EDGECLIFF DR

## CU-2013-14 AERIAL MAP

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

0 50 100 150  
Ft



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.



Property Address: 610 Edgecliff Drive, Pensacola, Florida 32506

## **CONDITIONAL USE REQUEST**

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

Dear Board of Adjustment,

I, Aura Vitalina Vielman, property owner of 610 Edgecliff Drive, Pensacola, FL 32506 am requesting a conditional use to existing stucco shed behind my residence. \*The stucco shed exceeds 50 percent of the size of primary structure. I did not know about the requirements and procedures I needed to make before structure was built. The stucco shed is not affecting on-site circulation because the shed is located behind my residence. Traffic flow and control will continue as always with no interruptions or distractions in the neighborhood. There isn't anything blocking access to the shed for cases of fire or catastrophe. The shed is not a nuisance. There is no noise, glare, smoke, odor or other harmful effects coming from the shed. The shed is just used for storage purposes. The shed meets the required 5' setback from the back of property line in case of any future development properties. The shed will not affect the neighborhood: adjoining land uses or growth and development of the area. There are no signs on the shed to may cause a glare to traffic. Trees or other natural environments are not being impacted because of the shed. The shed won't always be over 50% of size of primary structure and I plane to make the shed come into compliance. I apologize for my ignorance. Time and money was invested into the structure. My family and I cannot afford such a great loss of money if needed to be removed or reduced in size. I have five children, four of them attending college. The granting of the conditional use will not be detrimental to the health and safety of the citizens of Escambia County. I am so sorry and am now taking proper steps into making this matter in compliance and fully legal. I will apply for a building permit of a single addition for a covered patio; the covered patio will be connected to my primary structure. The covered patio will make the shed come into compliance and fully legal because it will not be over 50% of size. A plumbing company named Ace Plumbing did a septic check. The septic tank is not near any structure and is up to code. I included a copy of septic tank location given by the plumbing agency. \* I will apply for a building permit within 90 days of conditional use approval. I ask if I can use the cost of \$1155 of conditional use towards buying building permit. I ask if I can be refunded completely or partially refunded so I can use it towards buying the building permits.

Thank you for your time and consideration,



Aura Vielman  
610 Edgecliff Drive  
Pensacola, FL 32506  
(850) 456-7695

\*The stucco shed exceeds 50 percent of the size of primary structure

\*Taking proper steps in making this matter come into compliance and fully legal

## APPLICATION

Please check application type:

☐ Administrative Appeal☐ Development Order Extension

☒ Conditional Use Request for: STUCCO SHED <sup>exceeds 50% of primary structure</sup>

☐ Variance Request for: \_\_\_\_\_

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

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

Owner(s) Name: Aura Vielman Phone: 850-456-7695Address: 610 Edgecliff Drive Email: \_\_\_\_\_☐ Check here if the property owner(s) is authorizing an agent as the applicant and complete the Affidavit of Owner and Limited Power of Attorney form attached herein.Property Address: 610 Edgecliff Drive, Pensacola, FL 32506Property Reference Number(s)/Legal Description: 3525308000220002 Acct # 07317100

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.

Aura V Vielman  
Signature of Owner/Agent

Aura V Vielman  
Printed Name Owner/Agent

9/14/13  
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF FLORIDACOUNTY OF ESCAMBIAThe foregoing instrument was acknowledged before me this 14 day of Sept 20 13.by Aura VielmanPersonally Known ☐ OR Produced Identification ☒ Type of Identification Produced: FL. DL.

Lynda Renee Jones  
Signature of Notary  
(notary seal must be affixed)

LYNDA RENEE JONES  
Printed Name of Notary

LYNDA RENEE JONES  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE187504  
Expires 4/8/2016

## FOR OFFICE USE ONLY

CASE NUMBER: CU 2013-14Meeting Date(s): Oct. 16, 2013 Accepted/Verified by: \_\_\_\_\_ Date: \_\_\_\_\_Fees Paid: \$ 1155.00 Receipt #: \_\_\_\_\_ Permit #: PBA 130900033



Chris Jones  
Escambia County Property Appraiser

6/10

Real Estate Search Tangible Property Search Sale List Amendment 1 Calculations

[Back](#)

<p>← <a href="#">Navigate Mode</a> <a href="#">Account</a> <a href="#">Reference</a> →</p> <p><a href="#">Printer Friendly Version</a></p>																															
<p><b>General Information</b></p> <p><b>Reference:</b> 352S308000220002</p> <p><b>Account:</b> 073171000</p> <p><b>Owners:</b> VIELMAN AURA</p> <p><b>Mail:</b> 610 EDGECLIFF DR PENSACOLA, FL 32506</p> <p><b>Situs:</b> 610 EDGECLIFF DR 32506</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</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>2012 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$39,472</p> <p><b>Land:</b> \$13,300</p> <p><b>Total:</b> \$52,772</p> <p><b>Save Our Homes:</b> \$52,772</p> <p><a href="#">Disclaimer</a></p> <p><a href="#">Amendment 1 Calculations</a></p>																															
<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>11/2000</td> <td>4624</td> <td>1947</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/1997</td> <td>4121</td> <td>927</td> <td>\$16,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/1996</td> <td>3972</td> <td>585</td> <td>\$31,900</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1972</td> <td>644</td> <td>446</td> <td>\$14,200</td> <td>WD</td> <td><a href="#">View Instr</a></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)	11/2000	4624	1947	\$100	QC	<a href="#">View Instr</a>	04/1997	4121	927	\$16,000	WD	<a href="#">View Instr</a>	05/1996	3972	585	\$31,900	WD	<a href="#">View Instr</a>	01/1972	644	446	\$14,200	WD	<a href="#">View Instr</a>
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<p><b>2012 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION</p> <p><b>Legal Description</b> </p> <p>N 38 FT OF LT 22 AND S 37 FT OF LT 23 BLK B FAIRFAX MANOR PB 3 P 88 OR 3972 P 585 OR 4121 P 927...</p> <p><b>Extra Features</b></p> <p>None</p>																															
<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 35-2S-30-2</p> <p><b>Approx. Acreage:</b> 0.2100</p> <p><b>Zoned:</b> </p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p> <p><b>Launch Interactive Map</b></p>																															
<p><b>Buildings</b></p> <p>Building 1 - Address: 610 EDGECLIFF DR, Year Built: 1968, Effective Year: 1968</p> <p><b>Structural Elements</b></p> <p>FOUNDATION-SLAB ON GRADE</p> <p>EXTERIOR WALL-BRICK-BLK.BKUP.</p> <p>NO. PLUMBING FIXTURES-3.00</p> <p>DWELLING UNITS-1.00</p> <p>ROOF FRAMING-GABLE</p> <p>ROOF COVER-COMPOSITION SHG</p>																															

**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-TERRAZZO**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



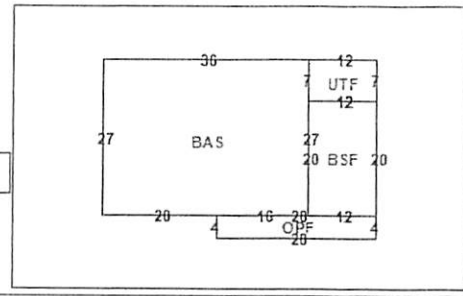
Areas - 1408 Total SF

**BASE AREA - 972**

**BASE SEMI FIN - 240**

**OPEN PORCH FIN - 112**

**UTILITY FIN - 84**



Images



3/13/03

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

Last Updated:06/26/2013 (tc.4085)



OR BK 4624 PG1947  
Escambia County, Florida  
INSTRUMENT 2000-785882

DEED DOC STAMPS PD @ ESC CO 1 0.70  
11/06/00 ERNIE LEE JAGGER, CLERK  
By: *Ernie Lee Jagger*

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Lisa M. Spencer C/O: Bill Thompson's Office Equipment Company

Address: 103 South Baylen Street  
Pensacola, Florida 32501  
850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

## QUIT CLAIM DEED

*This Quit Claim Deed*, Executed the 6th day of November 2000, by Maria J. Vielman, Whose post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 first party, to Aura Vielman whose post office address is 610 Edgecliff Drive, Pensacola, Florida 32506 second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

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

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B, FAIRFAX MANOR, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

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

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

Signed, sealed and delivered in the presence of:

*Phyllis Trimuar*  
Witness Signature (as to Grantor)

Phyllis Trimuar  
Printed Name

*Lisa M Spencer*  
Witness Signature (as to Grantor)

Lisa M Spencer  
Printed Name

*Maria J. Vielman*  
Grantor Signature Maria J. Vielman

Maria J. Vielman  
Printed Name

528 S. Edgewood Cir. Pens.  
Post Office Address

RCD Nov 06, 2000 01:57 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-785882

State of Florida)  
County of Escambia)

On November 6, 2000 before me, Lisa M. Spencer, personally appeared Maria J. Vielman, personally known  
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Lisa M Spencer*

Affiant \_\_\_\_\_ Known ☒ Produced ID

Type of ID Fla DL # V455-550-b7-798-0

(SEAL)

LISA M. SPENCER  
Notary Public, State of Florida  
My Commission Expires July 11, 2003  
Commission# CC 853389

1050  
112.00

WARRANTY DEED

DEED DOC STAMPS PD 8 ESC CO  
04/21/79 ERMITE LEE JENKINS, CLERK  
112.00

For good consideration, we Maria J. Vielman (Grantor's name) of 610 Edgecliff Drive Pensacola, Florida 32506 (Grantor's address), County of Escambia, State of Florida, hereby bargain, deed and convey to Maria J. Vielman and Aura Vielman (Grantee's name), of 610 Edgecliff Drive (Grantee's address), County of Escambia, State of Florida, the following described land in Escambia County, free and clear with WARRANTY COVENANTS; to wit:

The South 37 feet of Lot 23 and the North 38 feet of Lot 22, Block B, Fairfax Manor, a subdivision of a portion of Section 35, Township 2 South, Range 30 West, according to Plat filed in Plat Book 3, Page 88 of the Public Records of Escambia County, Florida.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of \_\_\_\_\_  
dated \_\_\_\_\_, 19\_\_.

WITNESS the hands and seal of said Grantors this 21st day of April, 1997.

Judith Cantrell  
Witness Judith Cantrell  
Barbara Bethea  
Witness Barbara Bethea

Maria Vielman  
Grantor Maria Vielman  
\_\_\_\_\_  
Grantor

STATE OF Florida  
COUNTY OF Escambia

On before me, Maria Vielman, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Ernie Lee Magaha  
Affiant Known Produced ID  
Type of ID Notary Public  
ERD 01270 ES6 (Seal)

Prepared by:

Ann Davis White  
615 Edgecliff Drive  
Pensacola, FL 32506

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-379145

RCD Apr 21, 1997 03:28 pm  
Escambia County, Florida



**EMPIRE**  
LAND SURVEYING  
INC.

**BOUNDARY SURVEY**  
**610 EDGECLIFF DRIVE**  
**A PORTION OF SECTION 35,**  
**TOWNSHIP 2 SOUTH, RANGE 30 WEST,**  
**ESCAMBIA COUNTY, FLORIDA**

EDGECLIFF DRIVE (66' R/W)

S 00°31'11" W  
67.97' (F)  
EASTERLY R/W  
N 00°32'44" E  
75.07' (F)

**BLOCK B**  
**FAIRFAX MANOR**  
(PLAT BOOK 3 PAGE 88)

S 89°28'00" E  
119.98' (F) 120' (P)

BRICK PAVERS  
(TYPICAL)

0.6' WIDE  
CONCRETE  
RIBBON

PLANTER

0.7' WIDE, 2.5' HIGH  
BRICK WALL  
0.9' WIDE WALL

LOT 24

LOT 24  
LOT 23

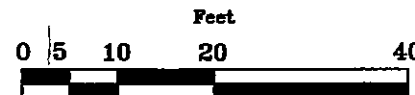
LOT 23

LOT 23  
LOT 22

LOT 22

LOT 22  
LOT 21

LOT 21



Scale: 1" = 20'

**LEGEND**

- R/W RIGHT OF WAY  
O.R. OFFICIAL RECORD BOOK  
L.S. LICENSED SURVEYOR  
L.B. LICENSED BUSINESS  
P.L.S. PROFESSIONAL LICENSED SURVEYOR  
P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
(CP) CALCULATED PER PLAT
- 6 WOOD FENCE  
5' CHAIN LINK FENCE  
0.9' WIDE BRICK AND METAL FENCE  
COVERED (ROOFED) AREA  
CONCRETE
- FOUND IRON ROD  
⊙ FOUND 1/2" CAPPED IRON ROD - PLS #4655  
⊕ FOUND 5/8" CAPPED IRON ROD - ILLEGIBLE  
⊗ FOUND 1/2" CAPPED IRON ROD - LB #7092  
⊙ SET 1/2" CAPPED IRON ROD - ELSI LB #6993

LEGAL DESCRIPTION (O.R. BOOK 4624, PAGE 1947)

THE SOUTH 37 FEET OF LOT 23 AND THE NORTH 38 FEET OF LOT 22, BLOCK B FAIRFAX MANOR, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT FILED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY

AURA VIELMAN

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES

AURA VIELMAN

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**EMPIRE LAND SURVEYING, INC**  
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA  
8720 N PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE 850-477-3745 • FAX 850-477-3705  
LICENSED BUSINESS #6993 STATE OF FLORIDA

C:\KEN'S SURVEY DRAWINGS\132-13.dwg 8/7/2013 11:33 24 AM, LANIER LD225 PCL 6

REVISIONS	FIELD BOOK	DATE
POSSIBLE ENCROACHMENTS: FENCE, WALL		

**SURVEYORS 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 FLORIDA ADMINISTRATION CODE CHAPTER 63-17.050, 63-17.051 AND 63-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

PROFESSIONAL SURVEYOR AND MAPPER  
NUMBER 5766 STATE OF FLORIDA

AUGUST 7, 2013 LELAND M. EMPIRE, P.S.M.  
DATE

SCALE: 1" = 20'  
FIELD DATE: 7/29/13  
ORDER NO: 132-13  
FIELD BOOK: 160/11

TYPE SURVEY BOUNDARY WITH IMPROVEMENTS

SOURCE OF INFORMATION: FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
ESCAMBIA COUNTY

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. Jurisdiction (wetlands) boundary lines not located unless otherwise noted.  
3. Footings, foundations, or any other structures were not located.  
4. All bearings and/or angles and distances are as shown unless otherwise noted. The accuracy of the survey is based on the standards required in the appropriate land area.  
5. All measurements were made in accordance with United States standards. The accuracy shown herein may not be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County or right-of-way. The parcel shown herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.



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

**VIELMAN AURA  
610 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**FRALEY STEVEN N & ANGELA M  
621 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**WISE LON R & MARY W  
625 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**HUMPHREY LINDA  
6450 SHILSTON BRANCH RD  
PENSACOLA, FL 32526**

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

**DEBOE PATRICIA THERESA  
202 HEWITT ST  
PENSACOLA, FL 32503**

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

**DEFILIPPO ITALIA MARIA  
619 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**WHITE VIOLET ANN &  
615 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**OCA SABINO G &  
5700 PALMETTO PL  
MILTON, FL 32570**

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

**DORAN TERRY W  
611 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**ANTENOR ABRAHAM  
C/O 6320 MULDOON RD  
PENSACOLA, FL 32526**

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

**TORRANCE DORIS JANE &  
30 DELUNA DR  
PENSACOLA, FL 32506**

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

**ROGERS ROBERT W &  
28 DELUNA CT  
PENSACOLA, FL 32506**

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

**MORTON LLOYD J & CHRISTINE M**  
**26 DE LUNA DR**  
**PENSACOLA, FL 32506**

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

**CANADY ROBIN S & KAREN L**  
**7003 BITTERSWEET DR**  
**PENSACOLA, FL 32506**

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

**PETERSEN RANDY C &**  
**24 DELUNA DR**  
**PENSACOLA, FL 32506**

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

**GRAVES MARK C TRUSTEE FOR**  
**23 DELUNA DR**  
**PENSACOLA, FL 32506**

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

**SANCHEZ RAYMUNDO  
18405 WEEDY FIELDS DR  
GROVELAND, FL 34736**

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

**BALLANTYNE VERA B TRUSTEE  
2530 SONORA CALZADA  
PENSACOLA, FL 32507**

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

**BOYETT HENRY J &  
PO BOX 805  
GENEVA, AL 36340**

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

**BOZEMAN ROCHELLE HUDSON  
17 DE LUNA DR  
PENSACOLA, FL 32506**

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

**VERLINDE CHRIS M**  
**147 GARFIELD DR**  
**PENSACOLA, FL 32505**

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

**BRISON DANIEL**  
**12 DELUNA DR**  
**PENSACOLA, FL 32506**

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

**MARINI RENEE D**  
**15 DELUNA DR**  
**PENSACOLA, FL 32506**

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

**SOLCHENBERGER WALTER E & GWENDOLYN W**  
**3 LINDA ST**  
**PENSACOLA, FL 32506**

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

**HOUSTON SAMUEL W**  
**1 LINDA ST**  
**PENSACOLA, FL 32506**

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

**JOHNSON MARIAN M**  
**9 DE LUNA DR**  
**PENSACOLA, FL 32506**

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

**WIGGINS YOSHIKO**  
**7900 JANSEN RD**  
**PENSACOLA, FL 32526-2567**

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

**GALLOPO HOLLY A TRUSTEE**  
**8 DELUNA DR**  
**PENSACOLA, FL 32506**

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

**FELDMAN ROGER P  
7 DELUNA DR  
PENSACOLA, FL 32506**

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

**FIESTA CORAZON H  
21 S 72ND AVE  
PENSACOLA, FL 32506**

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

**MCGRADY BILLIE D LIFE EST &  
6 DELUNA DR  
PENSACOLA, FL 32506**

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

**PATEL KISHORBHAI P &  
14710 INNERARITY POINT RD  
PENSACOLA, FL 32507**

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

**STONE PHYLLIS K  
3 DE LUNA DR  
PENSACOLA, FL 32506**

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

**OPITZ FRANCES TRUSTEE  
7 ARAPAHO DR  
PENSACOLA, FL 32507**

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

**TRAMMELL PHILLIP A & MARTHA  
618 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**GARG P K FAMILY LLC  
5553 HIGHWAY 90  
PACE, FL 32571**

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

**PIKE LOIS J  
612 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**TRICKEY CARL K & HILDA J  
3701 LUTHER FOWLER RD  
PACE, FL 32571**

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

**ADAMS ROBERT R &  
2820 LOGAN DR  
PENSACOLA, FL 32503**

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

**FORD ROBERT M  
PO BOX 482  
PENSACOLA, FL 325910482**

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

**KELSON NANCY J  
9035 WOODRUN RD  
PENSACOLA, FL 32514**

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

**HARRISON DUNNELL W &  
2609 W JACKSON ST  
PENSACOLA, FL 32505**

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

**GUFFEY MICHAEL S JR  
6 EDGEWOOD CIR  
PENSACOLA, FL 32503**

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

**LACKEY PATRICIA ANN  
8 EDMONT DR  
PENSACOLA, FL 32506**

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

**STALNAKER DONNA S  
6 EDMONT DR  
PENSACOLA, FL 32506**

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

**PEIX ALFREDO J & MAGALY  
2067 SOUTHWEST 131 PL CT  
MIAMI, FL 33175**

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

**FRALEY RANDALL L  
9790 BOBWHITE WAY  
PENSACOLA, FL 32514**

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

**BRITTON SUSAN J  
1547 ERWIN DR  
PENSACOLA, FL 32514**

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

**AMARGO JOHN K & BRENDA S**  
**1 EDMONT DR**  
**PENSACOLA, FL 32506**

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

**INGRAM SARAH E**  
**49 LEHIGH CIR**  
**PENSACOLA, FL 32506**

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

**PALMER LISA ANNE**  
**2 EDMONT DR**  
**PENSACOLA, FL 32506**

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

**BARTON RITA**  
**602 EDGECLIFF DR**  
**PENSACOLA, FL 32506**

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

**TRIM TERRY L &  
3372 HOLT CIR  
PENSACOLA, FL 32526**

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

**PEART MARY E  
4 EDMONT DR  
PENSACOLA, FL 32514**

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

**GERMONT LAURIE A  
5240 W JACKSON ST  
PENSACOLA, FL 32506**

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

**MELTON MICHAEL G &  
5238 W JACKSON ST  
PENSACOLA, FL 32506**

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

**CONCEPCION ARNEL & ELSA  
6228 BIENVILLE DR  
PENSACOLA, FL 32505**

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

**LACOUR SAM J JR  
3201 SAMANTHA DR  
CANTONMENT, FL 32533**

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

**FAIRCLOTH NANCY MCGHEE  
5234 W JACKSON ST  
PENSACOLA, FL 32506**

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

**SCARFF LOIS W  
605 EDGECLIFF DR  
PENSACOLA, FL 32506**

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

**RHODES MICHAEL W & CHARLOTTE J**  
**603 EDGECLIFF DR**  
**PENSACOLA, FL 32506**

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

**LOWE WILFRED L & HELEN G**  
**614 EDGECLIFF DR**  
**PENSACOLA, FL 32506**

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

**ALMADA MARRIO**  
**1965 CORAL ST**  
**NAVARRE, FL 32566**

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

**STALNAKER RONALD &**  
**PO BOX 16411**  
**PENSACOLA, FL 32507**

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

**BROWDER JEROME B**  
**10588 ADKINSON LN**  
**LILLIAN, AL 36549**

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

**EMERALD COAST UTILITIES AUTHORITY**  
**PO BOX 15311**  
**PENSACOLA, FL 32514**

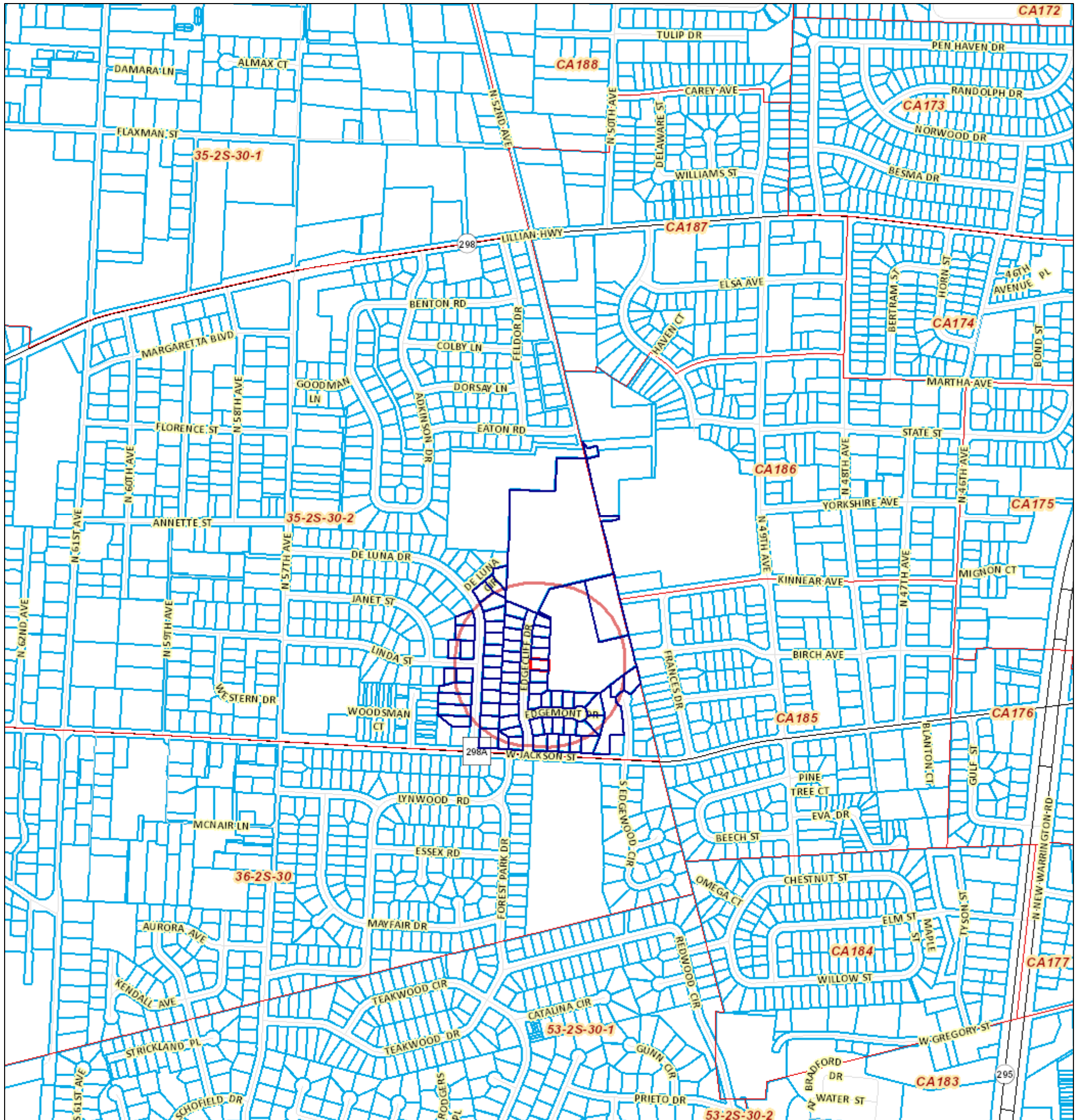
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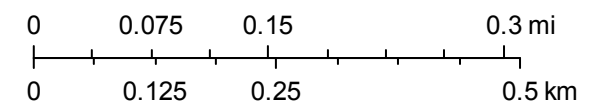
# Chris Jones Escambia County Property Appraiser



September 25, 2013

1:7,772

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



out of town

# ACE PLUMBING

455-8222



Sewer & Drain Cleaning

All Plumbing Repairs

P.O. Box 4388

Pensacola, FL 32507

24  
Hour  
Service

NAME Mrs. Medina PHONE 850-206-9509

TENANT NAME PHONE

ADDRESS 610 Edgecliff Dr. DATE 7-11-13

REASON FOR SERVICE

TIME START

TIME STOP

DRIVING TIME

ACE PLUMBING  
LOCATED SEPTIC THAT  
ACE PLUMBING INSTALLED  
BACK IN THE 1990'S  
AND DRAIN FIELD.  
SEPTIC SYSTEM WAS  
BROUGHT UP TO CODE &  
LINE BETWEEN HOUSE & YARD.

TOTAL SERVICE

40.00

Ace Plumbing is not responsible for sod, landscaping, fencing, sprinklers,  
or any unknown or unmarked underground utilities that may interfere.

SERVICE PERFORMED BY:

David C.

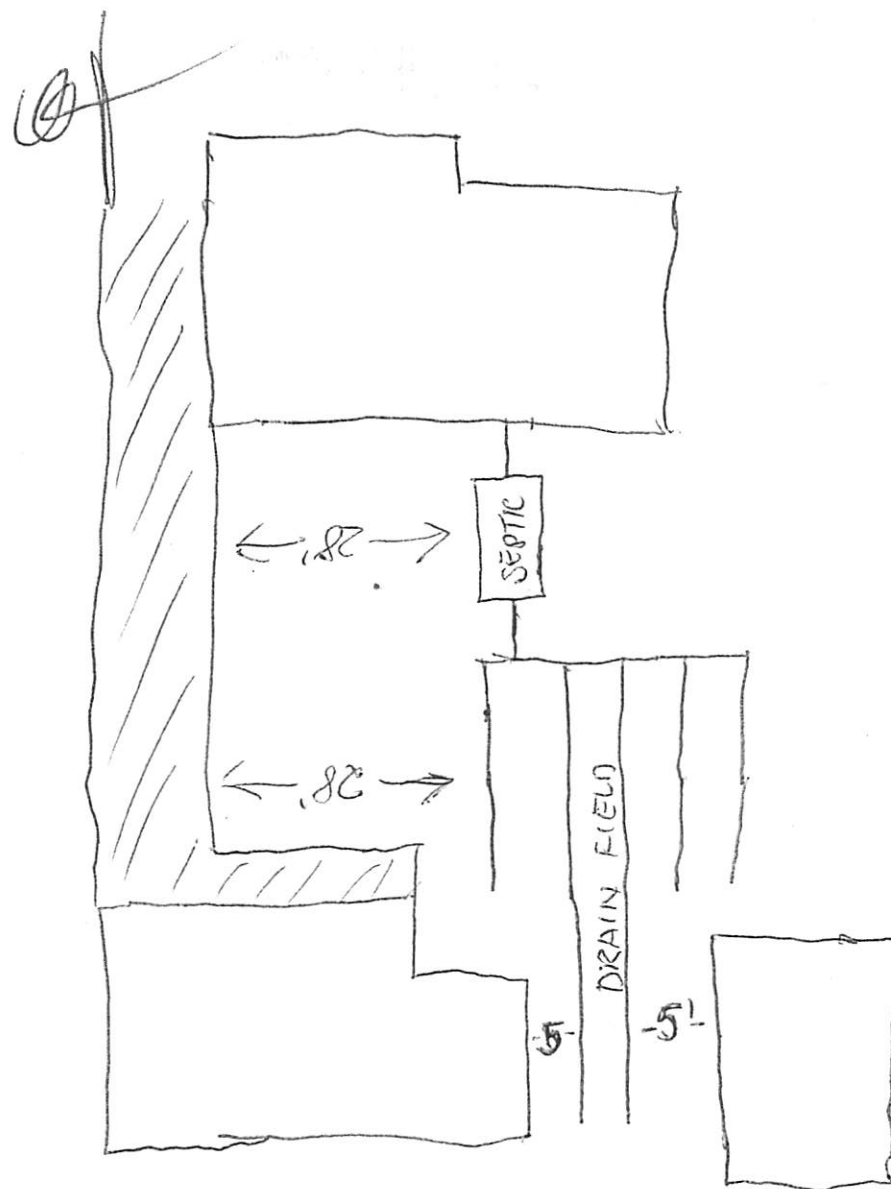
I, the undersigned, authorized and am satisfied  
with all work performed to plumbing code.  
I will pay upon completion of said work.

TOTAL 40.00

AUTHORIZED BY:

Thank You

Invoice No. 65476



David C. Coker

MP 275

455-8222

LOCATIONS SEPTIC & DRAIN FIELD



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

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

Molino Office - (850) 587-5770

**RECEIPT**

Receipt No. : **589702**

Date Issued. : 09/16/2013

Cashier ID : GELAWREN

Application No. : PBA130900033

Project Name : CU-2013-14

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
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**Check**

21118539126 MO

\$1,000.00

App ID : PBA130900033

**\$1,000.00**

Total Check

Received From : AURA V. VIELMAN

Total Receipt Amount : **\$1,000.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
---------------	-----------	-------------	---------	-------------

PBA130900033

681950

1,155.00

\$0.00

610 EDGECLIFF DR, PENSACOLA, FL, 32506

**Total Amount :**

**1,155.00**

**\$0.00**

Balance Due on this/these  
Application(s) as of 9/16/2013

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

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

**RECEIPT**Receipt No. : **589703**

Date Issued. : 09/16/2013

Cashier ID : GELAWREN

Application No. : PBA130900033

Project Name : CU-2013-14

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
Check	21118539137 MO	\$155.00	App ID : PBA130900033
		<b>\$155.00</b>	Total Check

Received From : AURA V. VIELMAN

Total Receipt Amount : **\$155.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130900033	681950	1,155.00	\$0.00	610 EDGECLIFF DR, PENSACOLA, FL, 32506

**Total Amount : 1,155.00****\$0.00** Balance Due on this/these  
Application(s) as of 9/16/2013