## AGENDA ESCAMBIA COUNTY BOARD OF ADJUSTMENT April 17, 2019–8:30 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 Resume Minutes.
  - A. Approval of Resume Meeting Minutes from the March 20, 2019 Board of Adjustment Meeting.

## 6. Consideration of the following cases:

A. Case No.: CU-2019-05

Address: 8210 Lillian Highway and 8200 BLK Lillian Highway

Request: Conditional use for proposed retail building in excess of 6,000

sq. feet. Proposed retail building will be approximately 9,100

sq. ft. when complete

Requested Cole Bracey, Teramore Development, LLC, Agent for Joseph

by: and Cindy Sclease, Owners

B. Case No.: CU-2019-06

Address: 2800 Wilde Lake Blvd

Request: Conditional use which would allow an existing building to be

utilized as a childcare/ pre-k program as an extension of services provided by Pine Forest United Methodist Church

Requested Marcia Nowlin, Agent for John McBride, Owner

by:

- 7. Discussion Items.
- 8. Old/New Business.
- 9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, May 15, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

# **Board of Adjustment**

Meeting Date: 04/17/2019

Attachments

<u>Draft March 20, 2019 Board of Adjustment Meeting Minutes</u>

5. A.

# DRAFT

# RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD March 20, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:31 A.M. – 9:11 A.M.)

Present: Auby Smith

Bill Stromquist Michael Godwin Willie Kirkland, Jr. Walker Wilson

Absent: Judy Gund

Jennifer Rigby

Staff Present: Caleb MacCartee, Urban Planner, Planning & Zoning

Horace Jones, Director, Development Services

John Fisher, Senior Urban Planner, Planning & Zoning

Kayla Meador, Administrative Assistant Kristin Hual, Assistant County Attorney

#### **REGULAR BOA AGENDA**

- 1. Call to Order.
- 2. Swearing in of Staff and acceptance of staff as expert witness
- 3. Swear in New Board Member, Mr. Willie Kirkland, Jr.
- 4. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Michael Godwin

Motion was made to accept the March 20, 2019 BOA meeting packet.

Vote: 5 - 0 Approved

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

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Michael Godwin

The Clerk provided proof of publication and motion was made to accept.

Vote: 5 - 0 Approved

- 6. Approval of Resume Minutes.
  - A. Approval of Resume Meeting Minutes from the February 20, 2019 Board of Adjustment Meeting.

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Walker Wilson

Motion was made to approve the February 20, 2019 BOA Resume Meeting Minutes.

Vote: 5 - 0 Approved

#### 7. <u>Consideration of the following cases:</u>

A. Case No.: CU-2019-03

Address: 1600 N Blue Angel Parkway

Request: Conditional use to allow for a salvage yard

Requested Kenneth Horne and Associates, Agent for Kirk Clark,

by: Perdido Paying and Grading, LLC, 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 Board Member Auby Smith, Seconded by Vice Chairman Walker Wilson

Motion was made to accept with Staff's Findings of Fact and approve the Conditional Use.

Vote: 5 - 0 Approved

# B. Case No.: CU-2019-04 \*\*\*APPLICANT HAS REQUESTED A CONTINUANCE OF THIS CASE TO THE NEXT BOA MEETING\*\*\*

Address: 4300 BLK Molino Road

Request: Conditional Use request to allow for a telecommunication

tower greater than 150 feet in height in the Rural

Residential (RR) zoning district

Requested Staci Matz with Integrisite, Agent for Tony Lathan, Owner

by:

Motion by Board Member Auby Smith, Seconded by Board Member Michael Godwin

Motion was made to accept the Applicant's request to move the Conditional Use case to the April 17, 2019 BOA meeting.

Vote: 5 - 0 Approved

- 8. Discussion Items.
- 9. Old/New Business.
- 10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, April 17, 2019, at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

11. Adjournment.

Board of Adjustment 6. A.

 Meeting Date:
 04/17/2019

 CASE:
 CU-2019-05

APPLICANT: Cole Bracey, Teramore Development, LLC, Agent for

Joseph and Cindy Sclease, Owners

ADDRESS: 8210 Lillian Highway and 8200 BLK Lillian Highway

PROPERTY REFERENCE NO.: 12-2S-31 -1109-000-001

&12-2S-31-1107-000-002

**ZONING DISTRICT:** HDMU, High Density Mixed-use district

FUTURE LAND USE: MU-U, Mixed-Use Urban

OVERLAY DISTRICT: N/A

#### **SUBMISSION DATA:**

#### **REQUESTED CONDITIONAL USE:**

Conditional use for proposed retail building in excess of 6,000 sq. feet. Proposed retail building will be approximately 9,100 sq. ft. when complete.

#### **RELEVANT AUTHORITY:**

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 3-2.9 (c)(2)

(2) Retail sales. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

#### **CRITERIA:**

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4

Sale of Alcohol, Section 4-7.5(e)

# **CRITERION** (a)

General compatibility. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

# If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain 1- 5 below:

- 1. The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business.
- 2. The 1000-foot minimum distance is not achieved.
- 3. The conflicting uses are visible to each other.
- 4. Any on-premises consumption is outdoors.
- 5. Any conditions or circumstances mitigate any incompatibility.

#### FINDINGS-OF-FACT

The proposed primary retail sales use is listed as permitted under the HDMU zoning district, however, due to the proposed size of the building, larger than the 6,000 sq. ft. permitted, a Conditional Use approval is required. During the site visit, staff observed multiple medium-size retail and commercial operations along Lillian Hwy; immediate area parcels are zoned Commercial, HDMU and Medium-Density Residential, with adjacent existing uses that are compatible in intensity to the described use. The application submittal contained a proposed site layout that shows a large storm water pond that would potentially serve as a buffer from the adjacent residential use to the North. If the Conditional Use is approved, the project will need to submit an application to the Site Plan Review Process.

#### CRITERION (b)

Facilities and services. Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

#### FINDINGS-OF-FACT

The applicant stated that public facilities and services will be available and will provide adequate capacity. The project will need to be reviewed and approved using the established Site Plan Review process.

## CRITERION (c)

On-site circulation. Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

#### FINDINGS-OF-FACT

Ingress and egress from the site will use Lillian Hwy; as the road is under State jurisdiction, the developer will have to coordinate access to the parcel with the designated agencies. Pedestrian safety, on-site parking, loading and emergency vehicle access will be reviewed during the Site Plan Review process.

### CRITERION (d)

Nuisances and hazards. The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

#### FINDINGS-OF-FACT

The applicant stated that the scale and intensity of the proposed operation would not generate unreasonable noise. glare, dust, smoke, odor, vibration, electric interference or other nuisances. All of this standards will be review for compliance with current

regulations during the Site Plan Review process.

## CRITERION (e)

Solid waste. All on site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

#### FINDINGS-OF-FACT

The applicant stated that all on-site solid waste containers will be appropriately located for functional access. The location, access and buffering requirements of the LDC will be reviewed and implemented during the Site Plan Review process.

## **CRITERION (f)**

Screening and buffering. Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

#### FINDINGS OF FACT

The parcel does share property line with a established residential neighborhood to the North. The proposed site layout does show the storm water pond located between the proposed building and the neighborhood to the North, in fact serving as a man-made physical buffer. The LDC has additional screening and buffering requirements for commercial uses adjacent to residential uses; those standards will be implemented during the Site Plan Review process in order to protect less intense residential uses.

## CRITERION (g)

Signs and lighting. All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

#### FINDINGS OF FACT

The applicant stated that all exterior signs and lights will be compatible. The LDC regulation specifically address signs and lighting which will be implemented during the Site Plan Review process.

# **CRITERION (h)**

Site characteristics. The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

#### FINDINGS OF FACT

Based on the proposed site layout and description provided by the applicant, it appears that the site would be able to accommodate the use. If the Conditional Use is approved, the applicant will have to make a formal submission for official review of the proposed

project to the Site Plan Review process.

## **CRITERION (i)**

Use requirements. The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

#### **FINDINGS OF FACT**

The proposed use will comply will additional requirements and provisions of the LDC.

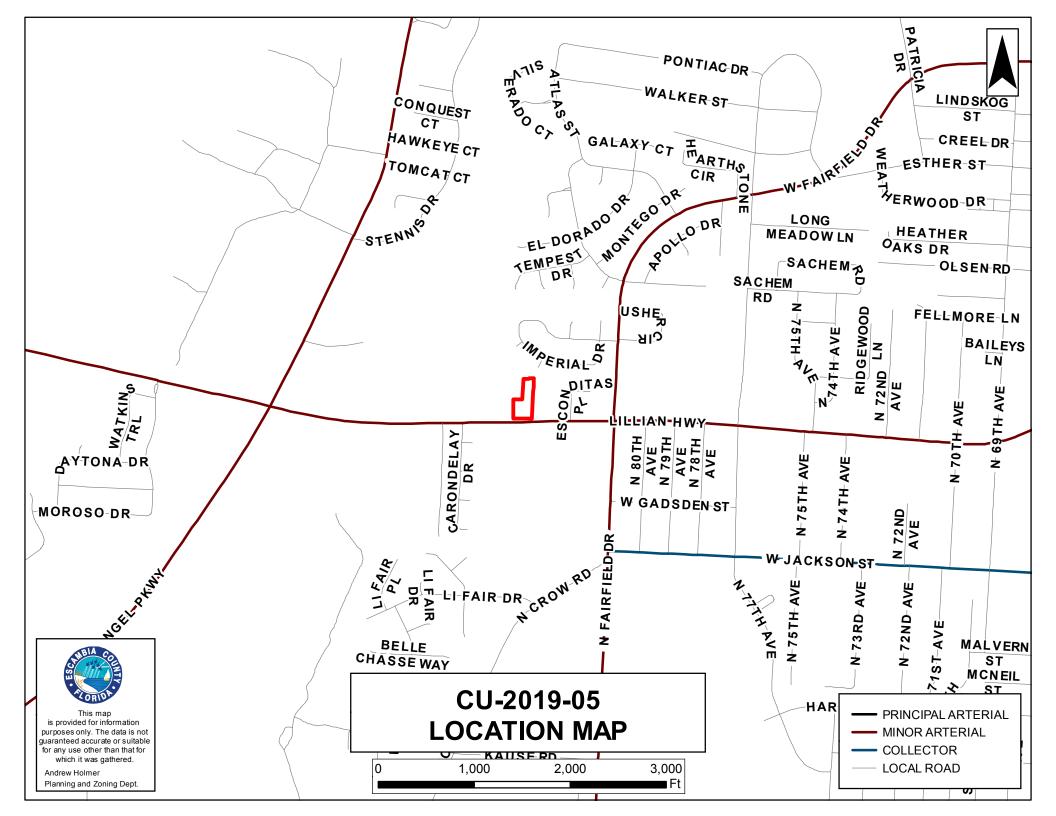
#### STAFF FINDINGS

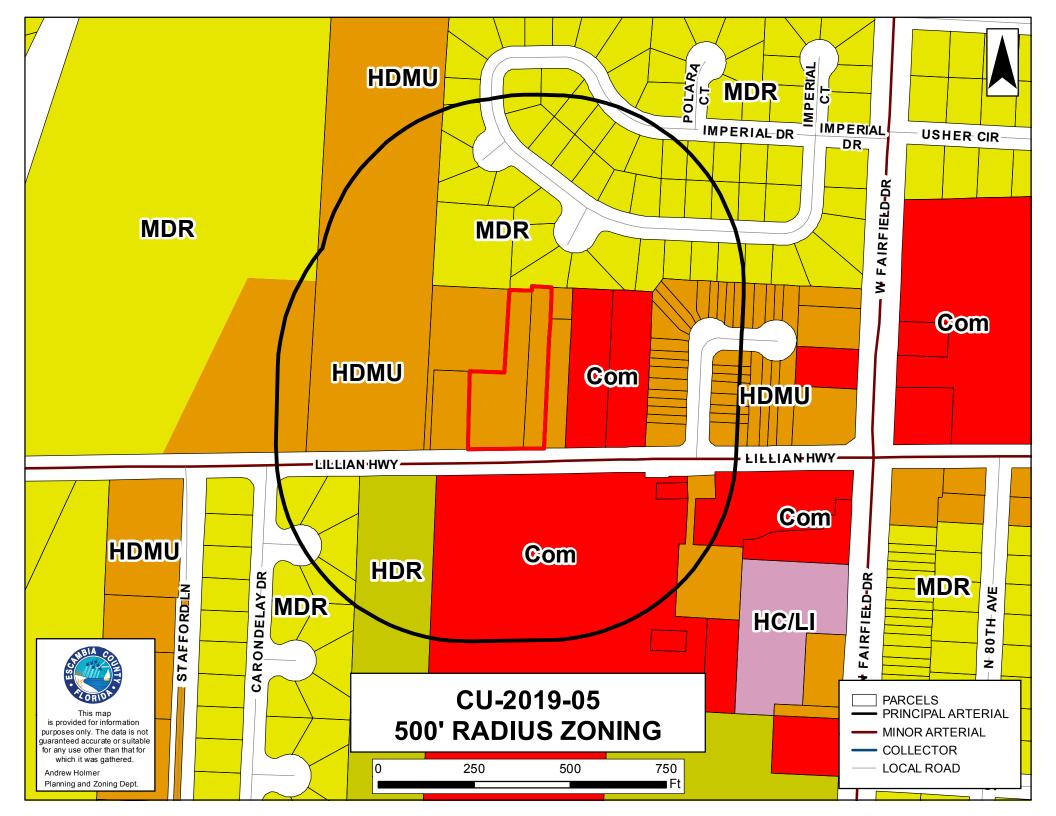
Staff finds that the application as submitted can meet all of the Conditional Use requirements. If the Conditional Use is approved, the applicant must make a formal submittal for the project for review process thru the Development Review Committee.

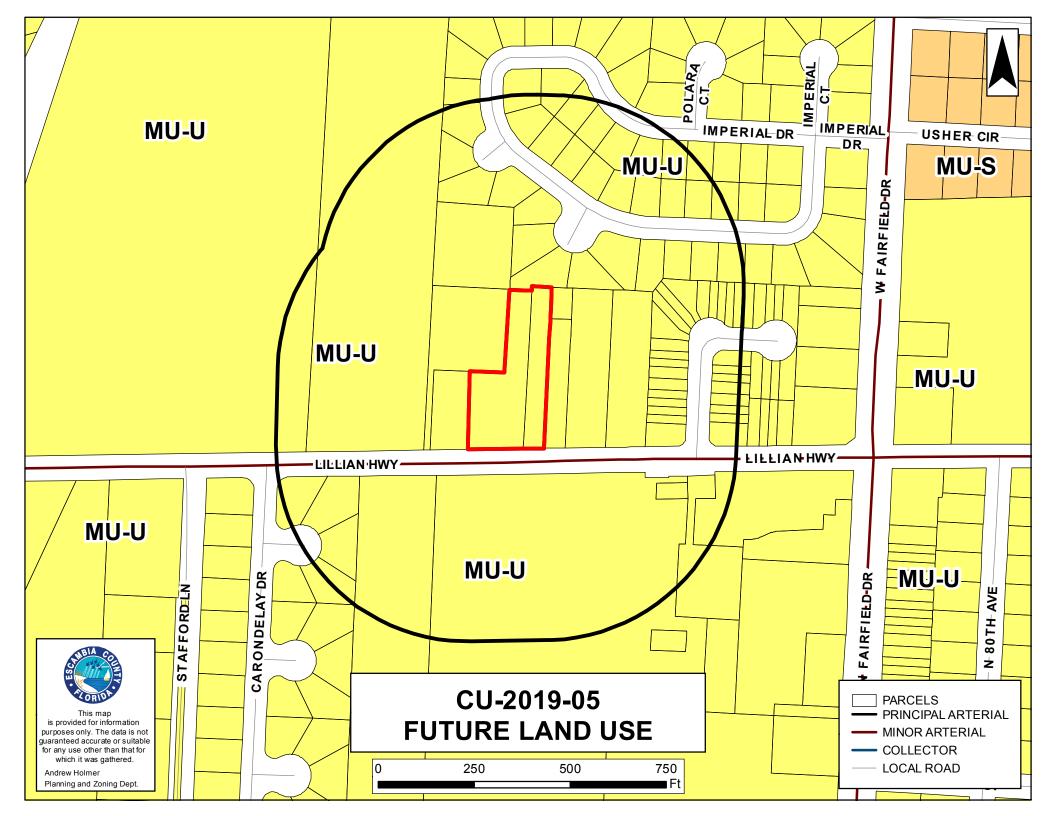
# BOA DECISION BOARD OF ADJUSTMENT FINDINGS

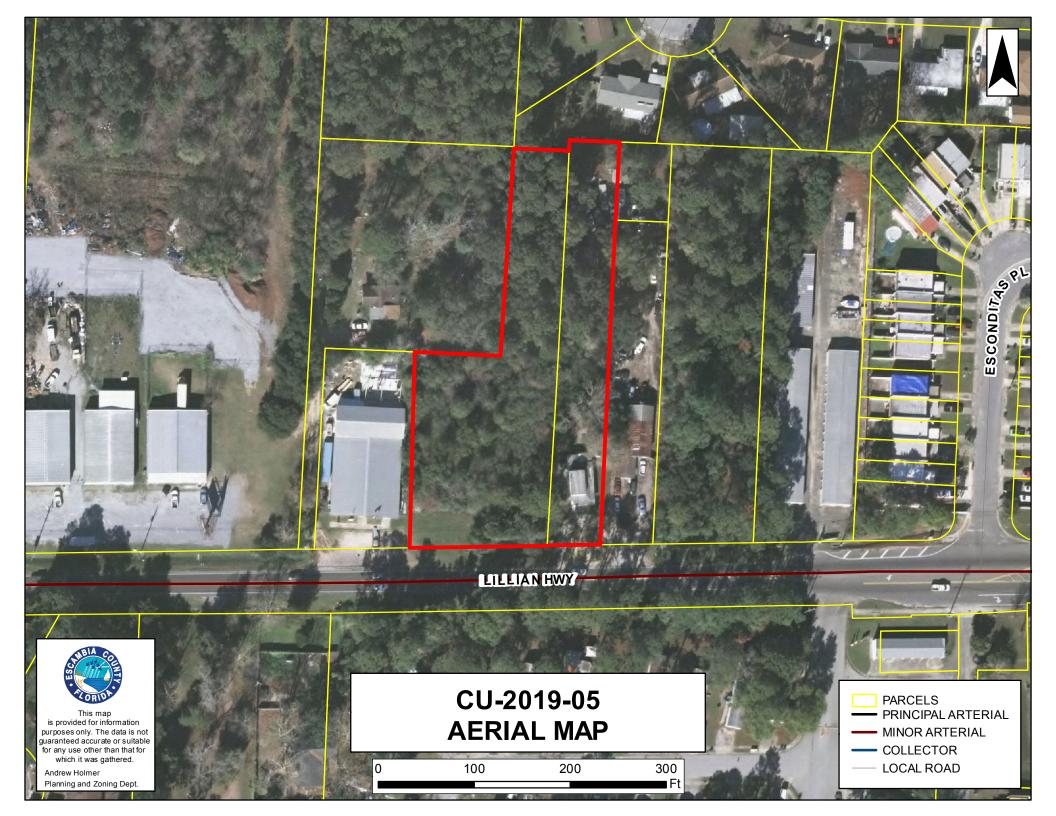
# Attachments Working Case File

# CU-2019-05

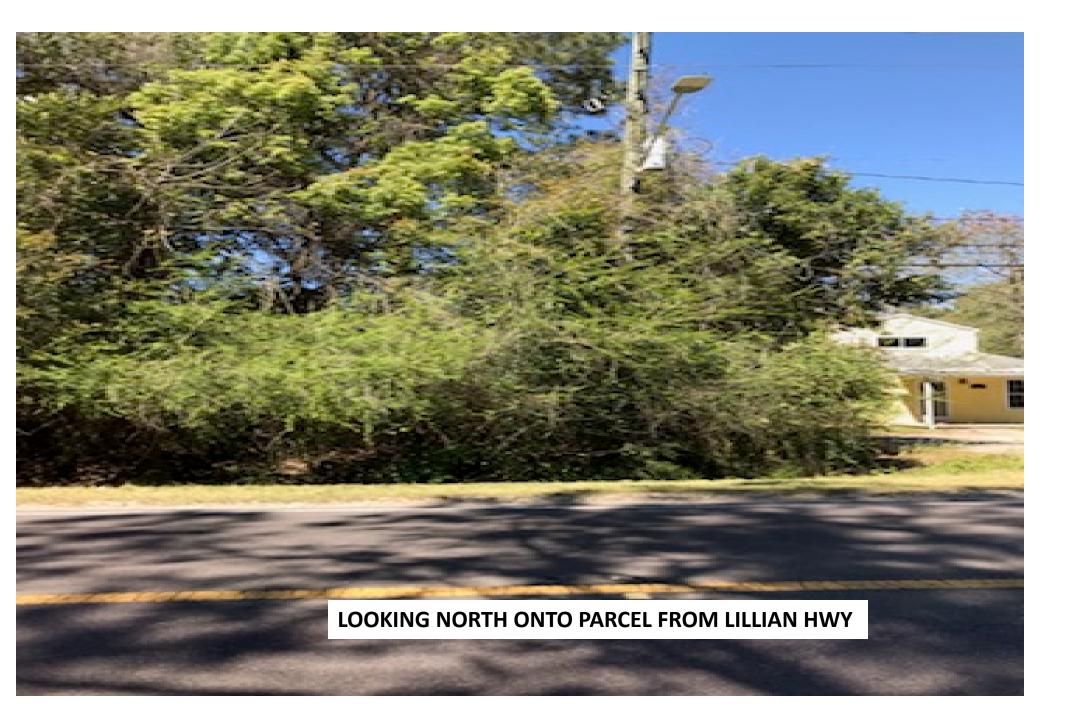




















REPLY TO: JOHN "JAY" A. FRAISER, JR. jafraiser@pensacolalaw.com Direct: 850.696.1888 WILLIAM A. BOND
MATTHEW A. BUSH
EDWARD P. FLEMING
ANNA-MARIE FORSHEE
PRESTON J. FORSHEE
JOHN A. FRAISER, JR.
CLIFTON D. GAVIN
R. TODD HARRIS
BRUCE A. MCDONALD
BILL B. MCEACHERN
STEPHEN R. MOORHEAD
STEPHEN L. WALKER

GEN. MICHAEL L. FERGUSON (RETIRED)

WILLIAM J. GREEN (1943-2012)

February 21, 2019

Sent via Fed-Ex Overnight

Escambia County Planning and Zoning 3363 West Park Place Pensacola, FL 32505

Re.

Conditional Use Request and Application

Our File No. RPBZ-1051-003

To Whom It May Concern:

Enclosed please find a Conditional Use Request Application, sent on behalf of our client, Teramore Development, LLC, for the property located at 8210 Lillian Highway. Included with the required documents is a check in the amount of \$1,275.50, check no. 22005, for the application fee.

We plan to supplement this application with a certified survey upon receipt of same from our client. Please contact my office directly at <u>jafraiser@pensacolalaw.com</u> or 850.378.2444 to discuss further.

We appreciate your time and attention to this matter and are looking forward to hearing back from you soon.

Sincerely

John "Jay" A. Fraiser, Jr.

JAF/cnw

## Escambia County Planning and Zoning

Development Services Department 3363 West Park Place Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481 http://myescambia.com/business/ds

# **Board of Adjustment Application**

FOR OF	FICE	USE ONLY - Case Number: Accepted by: BOA Meeting:					
		al Use Request for: Teramore Development, LLC					
		Request for: conditional use for proposed retail building in excess of 6,000 sq. ft. Proposed retail building will be approximately 9,100 sq. ft. when complete.					
1.	1. Contact Information:						
	A.	Property Owner/Applicant: Joseph L. Sclease & Cindy Sclease					
		Mailing Address: 3472 Maikai Drive, Pensacola, FL 32506					
		Business Phone: Cell:					
		Email:					
	B.	Authorized Agent (if applicable):Teramore Development, LLC					
		Mailing Address: PO Box 6460, Thomasville, GA 31758					
		Business Phone: 229-516-4289 Cell: 229-977-7142					
		Email:cbracey@teramore.net					
		Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must					
2	D	complete an Agent Affidavit. Application will be voided if changes to this application are found.					
2.		Existing Street Address: 8210 Lillian Highway (State Read 202)					
	A.	Existing Street Address: 8210 Lillian Highway (State Road 292)  Parcel ID (s): 12-2S-31-1109-000-001 & 12-2S-31-1107-000-002					
	В.	Total acreage of the subject property:1.54 acres					
	C.	Existing Zoning: _HDMU					
		FLU Category: MU-U					
	D.	Is the subject property developed (if yes, explain): The subject property is vacant.					
	E.	Sanitary Sewer: Septic:					

## Escambia County Planning and Zoning

Development Services Department 3363 West Park Place Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

http://myescambia.com/business/ds

## Roard of Adjustment Application

	http://myescambia.com/business/ds								
	Board of Adjustment Application								
FOR OFFI	CE USE ONLY - Case Number: Accepted by: BOA Meeting:								
Condition	onal Use Request for:								
Varianc	e Request for:Conditional use for commercial development project								
1. (	1. Contact Information:								
A	A. Property Owner/Applicant: Joseph L. Sclease & Cindy Sclease								
	Mailing Address: 3472 Maikai Drive, Pensacola, FL 32506								
	Business Phone: Cell:								
	Email:								
Е	Authorized Agent (if applicable):Teramore Development, LLC								
	Mailing Address: PO Box 6460, Thomasville, GA 31758								
	Business Phone: 229-516-4289 Cell: 229-977-7142								
	Email:cbracey@teramore.net								
	Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must								
	complete an Agent Affidavit. Application will be voided if changes to this application are found.								
2. Property Information:									
A. Existing Street Address: 8210 Lillian Highway (State Road 292)									
	Parcel ID (s): 12-2S-31-1109-000-001 & 12-2S-31-1107-000-002								
F	3. Total acreage of the subject property: 1.54 acres								
	Existing Zoning: _HDMU								
`	FLU Category: MU-U								
г	Is the subject property developed (if yes, explain): The subject property is vacant.								
	. Is the subject property developed (if yes, explain). The subject property is vacant.								
E	Sanitary Sewer: Septic:								

# 3. Amendment Request

Α.	Please provide a general description of the proposed request, explaining why it is
	necessary and/or appropriate.
	Applicant seeks conditional use approval for a proposed commercial development
	to be located at 8210 Lillian Highway. The subject property is currently zoned
	HDMU and currently meets the Land Development Code HDMU location criteria
	set forth in Section 3-2.9(e)(3).
В.	For <u>Variance Request</u> – Please address <i>ALL</i> the following approval conditions for
	your Variance request. (use supplement sheets as needed)
1.	Special conditions and circumstances exist which are peculiar to the land, structure
	or building and which are not applicable to other lands, structures or buildings in the
	same zoning district.
2.	The special conditions and circumstances do not result from the actions of the
	applicant.
	apprearie.

C. For <u>Conditional Use</u> Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

	conditions for your conditional oscifequest. (use supplement sheets as necessary
1.	General compatibility. The proposed use can be conducted and operated in a manner
	that is compatible with adjacent properties and other properties in the immediate area.
	If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility;
	please explain a-e below: a.) The existing times of use of the places of worship or child
	care facilities coincide with the hours of operation of the subject business b.) The 1000-
	foot minimum distance is not achieved. c.) The conflicting uses are visible to each other.
	d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances
	mitigate any incompatibility.
	Yes, the proposed use can be conducted and operated in a manner that is compatible with
	the adjacent properties and other properties in the immediate area. Please find attached
	a recently produced Location Criteria Compatibility Analysis that demonstrates general
	compatibility between the proposed development and the use of adjacent properties
	along the Lillian Highway arterial roadway.
2.	Facilities and services. Public facilities and services, especially those with adopted levels
	of service, will be available, will provide adequate capacity to serve the proposed use
	consistent with capacity requirements.
	Yes, public facilities and services will be available and will provide adequate capacity to
	serve the proposed use consistent with capacity requirements.

3.	On-site circulation. Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.  Yes, ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and				
	control, on-site parking and loading, and emergency vehicle access.				
4.	Nuisances and hazards. The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate				
	area.				
	No, the scale, intensity and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties or properties in the immediate area.				
5.	Solid waste. All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.				
	Yes, all on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.				
6.	Screening and buffering. Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.  Yes, screening and buffering will be provided if appropriate to the proposed use and site.				

<b>7.</b>	Signs and lighting. All exterior signs and lights, whether attached or freestanding, will be
	compatible with adjoining properties and other properties in the immediate area,
	especially regarding glare and traffic safety.
	Yes, all exterior signs and lights will be compatible with adjoining properties and other
	properties in the immediate area.
8.	Site characteristics. The size, shape, location and topography of the site appear adequate
	to accommodate the proposed use, including setbacks, intensity, bulk, height, open space
	and aesthetic considerations.
	Yes, the size, shape, location and topography of the site appear adequate to accomodate
	the proposed use.
9.	Use requirements. The proposed use complies with any additional conditional use
	requirements of the applicable zoning district, use, or other provisions of the LDC.
	Yes, the proposed use (retail) complies with any additional conditional use requirements of the
	applicable zoning district.

# 4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

# AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY (if applicable)

As owner of the property located at 8	210 Lillian Highway (State Road 292), Pensacola, Florida, property
reference number(s) 12-2S-31-	1109-000-001 and 12-2S-31-1107-000-002 I hereby
designate Cole Bracey	for the sole purpose of completing this
application and making a presentation t	o the Board of Adjustment on the above referenced property.
This Limited Power of Attorney is grante	ed on thisday of the year of,2019, and is
effective until the Board of Adjustment	has rendered a decision on this request and any appeal period
has expired. The owner reserves the rig	ht to rescind this Limited Power of Attorney at any time with a
written, notarized notice to the Develop	
Agent Name: Cole Bracey	
Email: cbracey@teramore.net	
Address / PO Box 6460, Thomasville, GA 317	Phone: 229-516-7142
Coly blease	Cindy Sclease 2-5-19
Signature of Property Owner	Printed Name of Property Owner Date
0 ,	1
STATE OF Florida	COUNTY OF ES Cambia
The foregoing instrument was acknowle	edged before me this 5 day of February 20 19,
by Cindy Sclease	
Personally Known 💢 OR Produced Ident	ification X. Type of Identification Produced: FL DL
DM : M DAY	
(lison for Deal	e Allison Martin Blake
Signature of Notary	Printed Name of Notary
The state of the s	

(Notary Seal)

# 4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

# AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY (if applicable)

As owner of the property located at 8210 Lillian Highway (State Road 292), Pensacola, Florida, property
reference number(s) 12-2S-31-1109-000-001 and 12-2S-31-1107-000-002 I hereby
designatefor the sole purpose of completing this
application and making a presentation to the Board of Adjustment on the above referenced property.
This Limited Power of Attorney is granted on thisday of the year of,2019, and is
effective until 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 Department.
Agent Name: Cole Bracey
Email: cbracey@teramore.net
Address: PO Box 6460, Thomasylle, GA 31758 Phone: 229-516-7142
Joseph L. Sclease 2-5-15
Signature of Property Owner Printed Name of Property Owner Date
STATE OF Florida COUNTY OF ESCAMBIA
STATE OF Florida COUNTY OF EScambia The foregoing instrument was acknowledged before me this 5 day of February 20 19,
The foregoing instrument was acknowledged before me this
by _ Joseph L. Sclease
Personally Known XOR Produced Identification X. Type of Identification Produced: FLDL  Allism Martin Blake
Mr. mat Rloka Mica. Marcha Blaka
allow Town State Fusion Marin Black
Signature of Notary Printed Name of Notary

(Notary Seal)

5.	Subm	ittal	Requirement

	A.	and submit		15000	1,372	plication shall be filled in st Park Place, Pensacola, FL
	В.		Application Fees: To			s at 595-3475.
		fee. Paymer		prior to 3 pm of	the closing date of a	lic hearing and a \$5 technical acceptance of application. are also accepted.
	C.		Legal Proof of Owne	ership (ex: copy	of Tax Notice or W	Varranty Deed) <u>AND</u>
	D.		A Certified Boundar	<b>ry Survey</b> (Inclu	ude Corporation/LL	C documentation if
	E.	applicable.)	Signed and Notarize	ed Affidavit of (	Owner/Limited Pow	ver of Attorney AND
		Concurrent	cy Determination Ack			,
By 1)	I am du	ly qualified as	y certify that: s owner(s) or authorized as explained all procedu	100 to 10	The state of the s	s application is of my own
2)	misrepr	esentation of	is accurate to the best such information will be proval based upon this	oe grounds for d	enial or reversal of th	nderstand that deliberate his application and/or
3)		stand that the efundable; ar		s to the outcom	e of this request, and	that the application fee
4)	I author	rize County st	aff to place a public not	tice sign(s) on th	e property reference	d herein.; and
5)			ic Hearing notices (lega es Department.	l ad and/or post	cards) for the reques	t shall be provided by the
		Bu		Cole	e Bracey	
Sign	nature of (	Owner/Agent		***************************************	ed Name of Owner/Age	nt
STA	ATE OF <u>(</u> -	EORGIA ledged before	COUNTY OF e me this	THOMAS FEBRUM	<b></b> _of	The foregoing instrument
	20	19_ by	COLE BRACE	1		*
Per	rsonally K	nown 💢 OR P	roduced Identification	□. Type of Identi	fication Produced:	
1	mano	Con	le .		AMANDA COULT	ER
Sig	nature of	Notary	30000000000000000000000000000000000000		Printed Name of No	otary
(N	otary Sea	I)	EXPIRES GEORGIA			
		= \	NOVEMBER 11, 2019			

Recorded in Public Records 6/4/2018 11:36 AM OR Book 7911 Page 37, Instrument #2018043171, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$420.00

> Prepared By & Return to: Jan Gaston, as an employee of Clear Title of Northwest Florida, LLC 4636 Summerdale Blvd. Pace, FL 32571 File Number: PACE-18-14368 Parcel ID #: 122S311107000002 Sell Price \$60,000.00

SIGNED IN THE PRESENCE OF

#### WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated this 1st day of June, 2018, by Hidden Gem Realty, Inc., a Florida corporation, whose post office address is 924 N. 63rd Avenue, Pensacola, Florida 32526, hereinafter called the Grantor, to Joseph L. Sclease and Cindy W. Sclease, husband and wife, whose post office address is 3472 Mai Kai Drive, Pensacola, Florida 32526, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Begin at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 2 South, Range 31 West, thence run North 20.9 chains to iron stake 33 feet North of the center of Lillian Highway thence run West along Lillian Highway 855 feet to iron stake 33 feet North of the center of Lillian Highway for point of beginning. Thence North 428.66 feet, thence West 55 feet, thence South 429.02 feet, more or less, to the North right of way of Lillian Highway, thence East 55 feet to the point of beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

THE FOLLOWING WITNESSES:	Hinden Gem Realty, Inc.
Signature:	Victor R. Bronkhorst, its president
Signature: Karen Way	
State of Florida County of Escambia	
THE FOREGOING INSTRUMENT was ackn Bronkhorst, as president of and on behalf of Hidden G	owledged before me this 1st day of June, 2018, by: Victor R. em Realty, Inc
	Signature: Motary Public My Commission Expires:
Personally Known OR X Produced Identification Type of Identification Produced driver's license	JAN C GASTON  Notary Public - State of Florida  My Comm. Expires Jun 3, 2018  Commission #F 128990  Bondod Through National Notary Assn.

BK: 7911 PG: 38 Last Page

#### RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

Name of Roadway: Lillian Highway

Legal Address of Property: 8210 Lillian Highway, Pensacola, Florida 32506

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

This form completed by:

Clear Title of Northwest Florida, LLC

4636 Summerdale Blvd., Pace, Florida 32571

AS TO SELLER(S):

Seller: Hidden Gem Realty, Inc. by: Victor R Bronkhorst, president

W. Sclease

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



# Location Criteria Compatibility Analysis

# Proposed Dollar General 8210 Lillian Highway (State Road 292) Escambia County, Florida December 6, 2018

#### **Project Description:**

The proposed development site is located on the north side of Lillian Highway, approximately 785 ft west of West Fairfield Drive. The overall development consists of the combination two parcels, for an overall project development size of 1.54 acres. The proposed development is for the construction of a new single story, 9,100 sf Dollar General Store with 30 paved parking stalls, asphalt drive aisles, landscaping and a stormwater management facility. The entire parcel is currently zoned HDMU with a future land use designation of MU-U.

#### **Surrounding Properties:**

The proposed development is located on the north side of Lillian Highway, between Esconditas Place & North Blue Angel Parkway. The table below identifies the existing development types along the block length between Esconditas Place & North Blue Angel Parkway. The total block length between these two intersecting blocks is approximately 0.57 miles and consists of fourteen parcels, as described below:

Parcel I.D.	Zoning	Use Description	Parcel	% of block	Frontage	% of block
12-2S-31			Area	based on	Length	based on parcel
12-20-01			(ac)	parcel Area	(ft)	frontage
-3000-000-001	HDMU	Single Family - Townhome	0.14	0.34%	116	3.81%
-3000-000-001	COM	Mini-Warehouse	0.99	2.04%	105	3.45%
-1106-000-000	СОМ	Vacant Commercial	1.0	2.42%	104	3.42%
-1107-000-001	HDMU	Repair Service	0.43	1.04%	55	1.81%
-1107-000-002	HDMU	SFR	0.54	1.31%	55	1.81%
-1109-000-001	HDMU	Vacant Commercial	1.04	2.53%	149	4.90%
-1109-000-000	HDMU	Repair Service	0.38	0.92%	96	3.16%
-1110-000-000	HDMU	SFR	1.08	2.62%	15	0.49%
-1301-000-001	HDMU	Warehouse, Distribution	8.0	19.43%	306	10.06%
-1301-000-000	HDMU/MDR	Warehouse, Distribution	21.57	52.39%	1005	33.04%
-3111-000-000	HC/LI	Light Manufacturing	3.34	8.11%	574	18.87%
-3110-000-000	HC/LI	Vacant Commercial	1.58	3.84%	220	7.23%
-3108-000-001	HDMU	Store/Retail	1.08	2.62%	242	7.95%

Table 1

Illustration of existing commercial development along the block length along Lillian Highway, between N. Blue Angel Parkway and Esconditas Place. Data is quantified in the table on previous page. The cross hatched areas represent existing commercial properties.



Figure 1

#### Proposed Site Layout (illustration, not to scale)

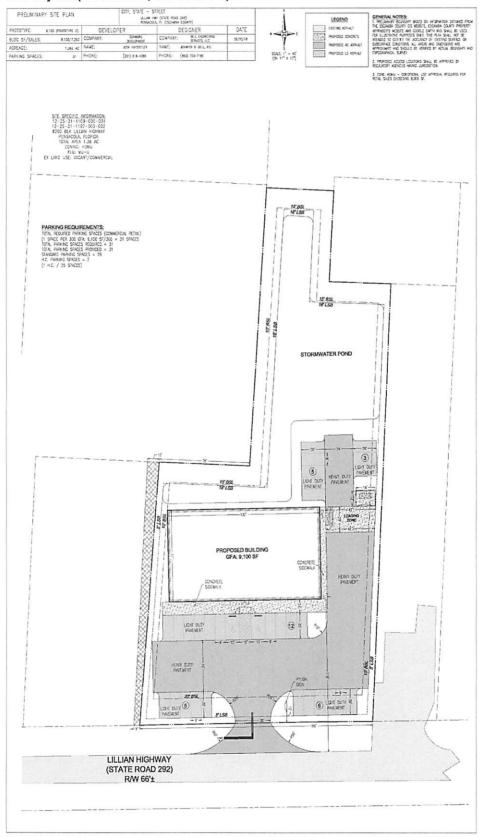


Figure 2

#### Conclusion:

The table above indicates that with the proposed development 96% of the block based on property <u>area</u> & 94% of the block based on property frontage along Lillian Highway consists of commercial use (100% of the block is zoned for commercial use), which demonstrates that this block is already established as non-residential and the proposed development is otherwise compatible with the surrounding land uses. Lillian Highway (SR 298) is identified as a Minor Arterial roadway, per the Escambia County Functional Classification Map. Therefore, as demonstrated in this report, and as in accordance with Escambia County Land Development Code Sec. 3-2.9(e)(3), this proposed development is located along an <u>arterial</u> (or collector) street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, and where the new use would not constitute infill development of similar intensity as the conforming development on the surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

#### **Existing Zoning Map (Escambia County GIS)**

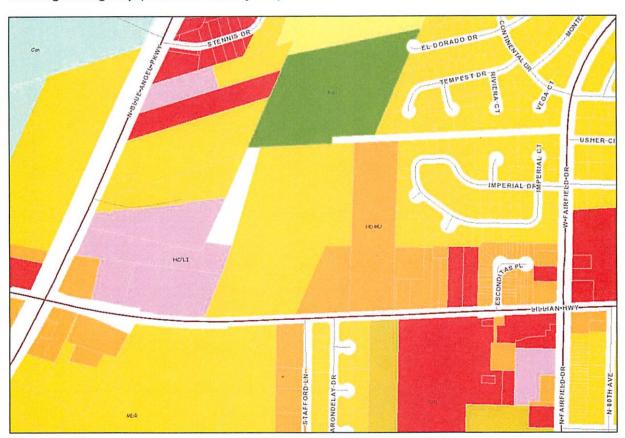
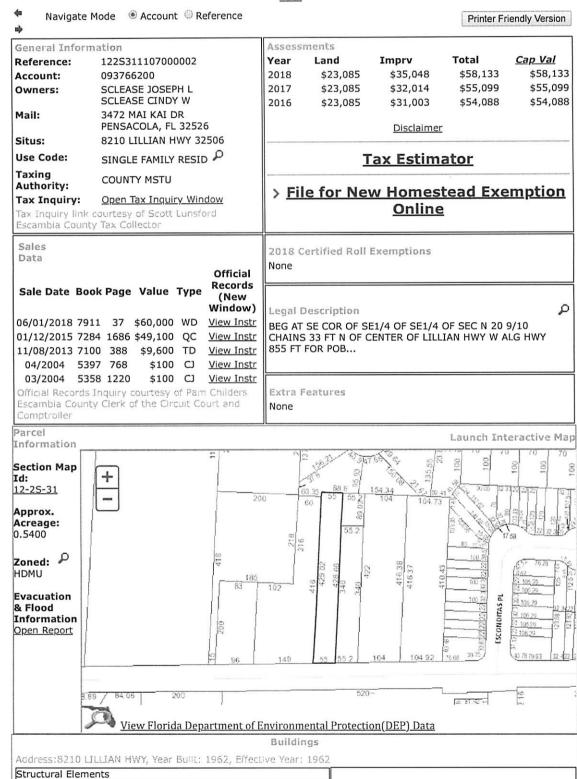


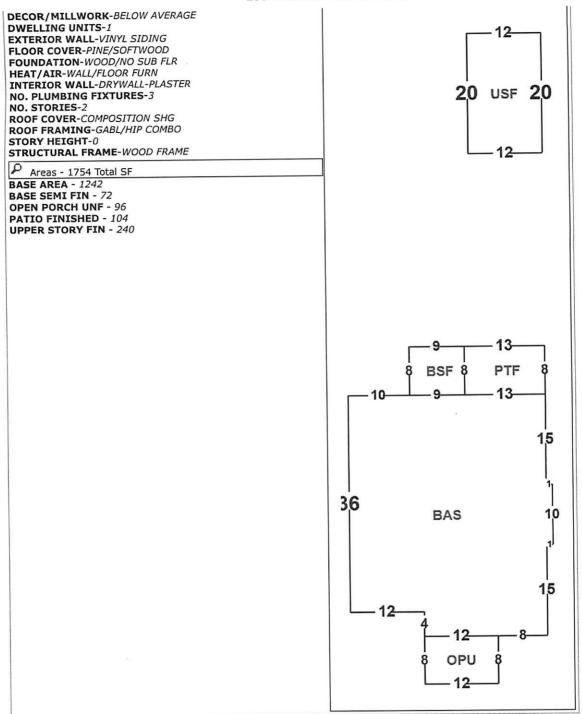
Figure 3



Real Estate Search Tangible Property Search Sale List

#### Back





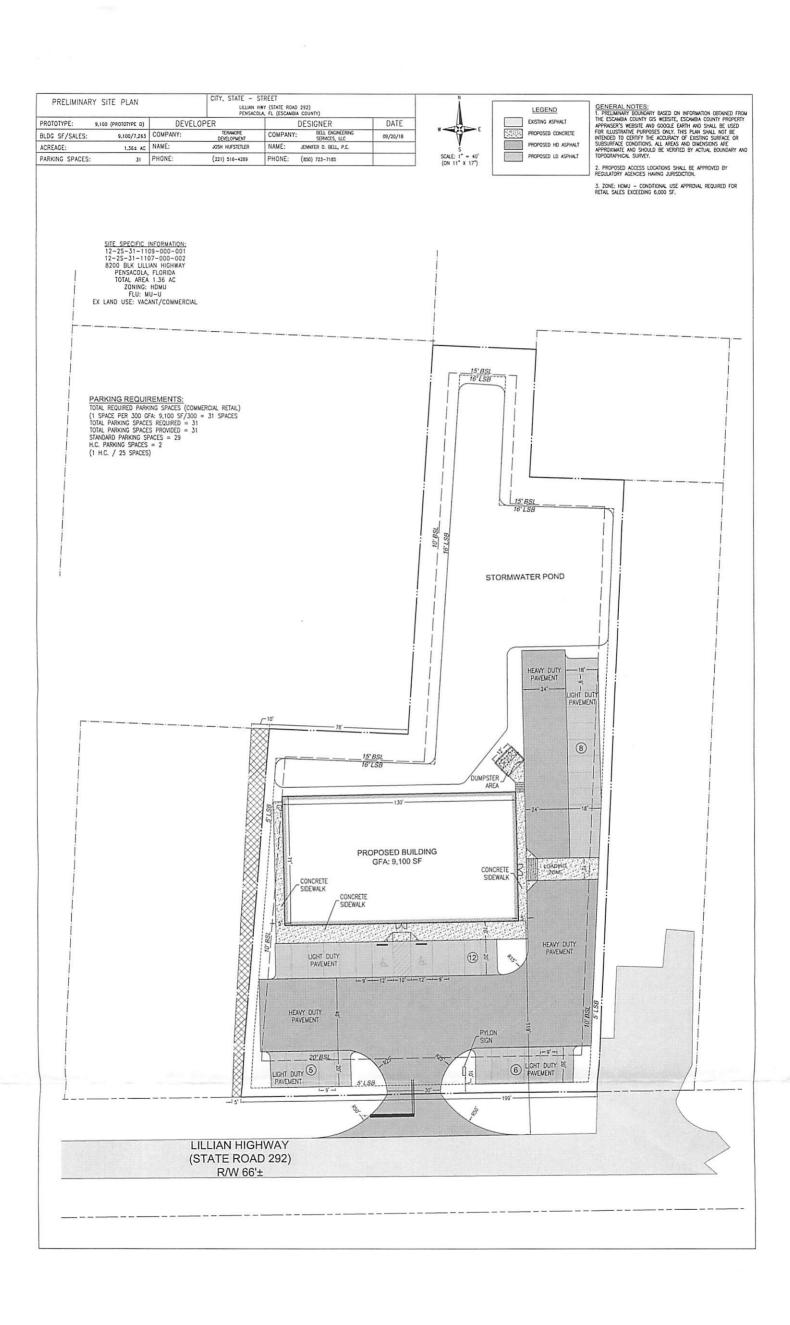
Images



4/2/14

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:02/19/2019 (tc.2677)



F/M 66'± (SET GAOR STATS) LILLIAN HIGHWAY BYTUG THOU (CHT DUTY 1-,5-5 LSB 10'BSL HEAVY DUTY PAVEMENT LIGHT DUTY **(1)** HEAVY DUTY PAVEMENT M PROPOSED BUILDING GFA: 9,100 SF 8 ICHT BUTY 15:52:31 HEAVY DUTY
PAVEMENT STORMWATER POND (I HC \ S 28/002)

\*\*C IMMONO 28/002 = 5

21/00/MO 5/MONO 28/002 = 53

10/14 PARSIMO 28/002 BEOINED = 21

10/14 PARSIMO 28/002 BEOINED = 21

10/14 PEOINED BASIMO 28/002 8/200

BYMENING MEONIMEMENTS

\*\*CONTROLLED BASIMO 8/200

\*\*STATEMENTS

\*\*STATEMENTS 3. Zone: Hdimu — Conditional USE APPROVAL REQUIRED FOR RETAIL SALES EXCREDING 6,000 SF.

2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY ACENCIES HANNG JURISDICTION,

PROPOSED HD ASPHALT PROPOSED CONCRETE EXIZING YZPHALT FECEND

(ON 11. X 13.) SCVTE: 1. = 40.

81/02/60 CITY, STATE — STREET

LILLAN HRY (STATE GOAD 292)

PENSAGOLA, TA (ESCAMBIA COUNTY)

DESIGNER

GRANGE

GRANGE 3TA0

2817-227 (058)

(331) 216-4289

DEVELOPER (0 34Y101089) 001,8 :39YT010R9 PRELIMINARY SITE PLAN

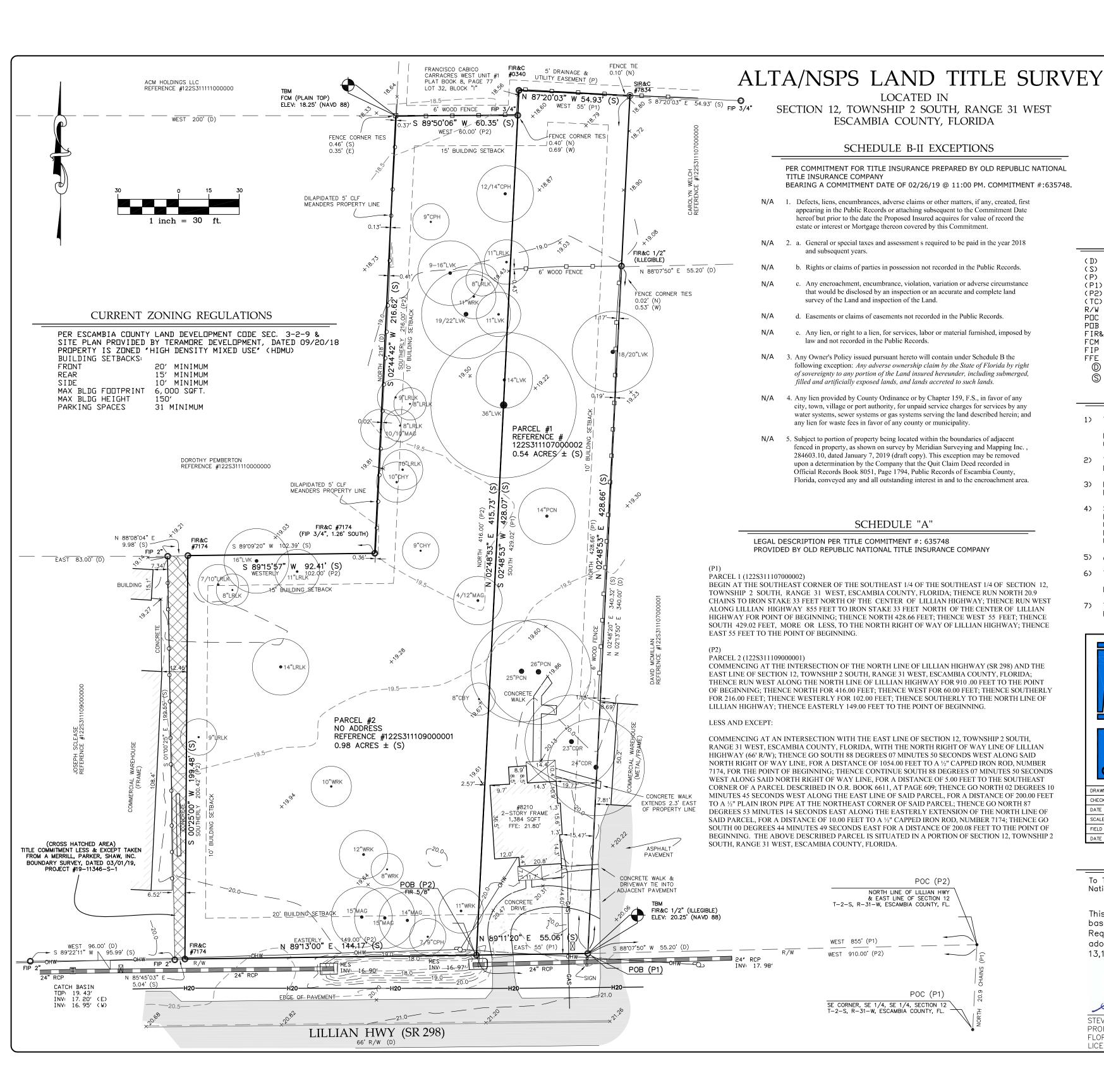
31 PHONE:

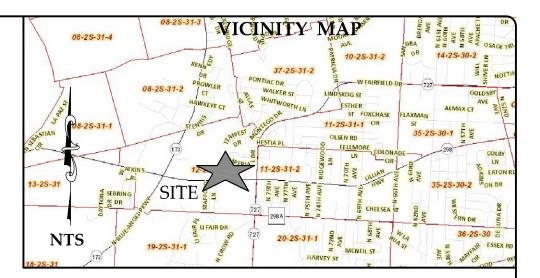
:3MAN OA ±36.1

9,100/7,263 COMPANY:

PARKING SPACES:

BLDC SF/SALES:





## LEGEND/SYMBOL

# **SURVEYORS NOTES**

- THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION FOUND IN SCHEDULE "A" OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING A COMMITMENT DATE OF 02/26/19 @ 11:00 PM. COMMITMENT #:635748.
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES NAD 83/90. PUBLISHED NGS CONTROL POINTS: (ESC-4103, ESC-4116)
- B) ELEVATIONS ARE BASED ON PUBLISHED NGS CONTROL POINT (ESC-4116), ELEVATION 26.62' (NAVD 88).
- 4) SUNSHINE ONE CALL DESIGN TICKETS #346805997 WERE PLACED BY THIS FIRM ON 12/12/18. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASE UPON ABOVEGROUND FIELD LOCATIONS BY MERIDIAN SURVEYING & MAPPING, INC.. NO UTILITY MAPS OR PAINT MARKING WERE PROVIDED BY UTILITY OWNERS.
- 5) ALL MEASUREMENTS ARE IN U. S. SURVEY FEET.

- SANITARY SEWER MANHOLE

- THIS PROPERTY LIES IN ZONE "X" AS DETERMINED BY THE FLOOD
  INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA. ON PANEL
  NUMBER 365G, MAP NUMBER 12033C0365G, EFFECTIVE DATE: 09/29/06.
- ) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO	REV. No.	DATE	REMARKS	JOB NO.
CHECKED BY: S. STINSON	#1	03/12/19	REVISE BOUNDARY (KO)	284603.10
DATE: 01/07/19				204003.10
SCALE 1" = 30'				SHEET NO.
FIELD BOOK: 1805 PAGE: 47-48				1 of 1
DATE OF SURVEY: 12/16/18				of 1

# ALTA/NSPS CERTIFICATION

To Teramore Development, LLC, a Georgia limited liability company and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-6(a,b), 7(a), 8, 11, 13,17-19, of Table A thereof. The fieldwork was completed on 12/11/2018.



STEVEN W. STINSON PROFESSIONAL SURVEYOR and MAPPER FLORIDA CERTIFICATE No. 5457 LICENSED BUSINESS No. 7834 03/20/19

DATE

Board of Adjustment 6. B.

 Meeting Date:
 04/17/2019

 CASE:
 CU-2019-06

APPLICANT: Marcia Nowlin, Agent for John McBride, Owner

ADDRESS: 2800 Wilde Lake Blvd

PROPERTY REFERENCE NO.: 11-1S-31-4301-000-000

**ZONING DISTRICT:** MDR, Medium Density Residential district

**FUTURE LAND USE:** MU-U, Mixed-Use Urban

OVERLAY DISTRICT: N/A

#### SUBMISSION DATA:

#### **REQUESTED CONDITIONAL USE:**

Conditional use which would allow an existing building to be utilized as a childcare/ pre-k program as an extension of services provided by Pine Forest United Methodist Church.

### **RELEVANT AUTHORITY:**

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.7. c.3.e

#### **CRITERIA:**

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

# CRITERION (a)

General compatibility. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

# If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain 1- 5 below:

- 1. The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business.
- 2. The 1000-foot minimum distance is not achieved.
- 3. The conflicting uses are visible to each other.
- 4. Any on-premises consumption is outdoors.
- 5. Any conditions or circumstances mitigate any incompatibility.

#### FINDINGS-OF-FACT

The addition of this use to the church campus is compatible with the surrounding area and existing use.

# **CRITERION (b)**

Facilities and services. Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

#### FINDINGS-OF-FACT

Public services, utilities and facilities are adequate and available as they are currently being used.

# CRITERION (c)

On-site circulation. Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

#### FINDINGS-OF-FACT

The proposed project will use the existing driveway and parking.

# **CRITERION (d)**

Nuisances and hazards. The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

#### FINDINGS-OF-FACT

This proposed use should not create any adverse impact on surrounded properties.

# CRITERION (e)

Solid waste. All on site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

#### FINDINGS-OF-FACT

This proposed use will utilize the existing services available.

# **CRITERION (f)**

Screening and buffering. Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

#### FINDINGS OF FACT:

Additional screening and buffering will not be required.

# **CRITERION (g)**

Signs and lighting. All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

#### FINDINGS OF FACT:

No additional exterior signs or lighting will be required.

# **CRITERION (h)**

Site characteristics. The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

# **FINDINGS OF FACT:**

The existing church campus can accommodate the proposed use.

# **CRITERION (i)**

Use requirements. The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

#### FINDINGS OF FACT:

There are no additional conditional use requirements for the proposed use.

## STAFF FINDINGS

Staff finds that the proposed use meets all criteria, therefore Conditional Use approval is recommended.

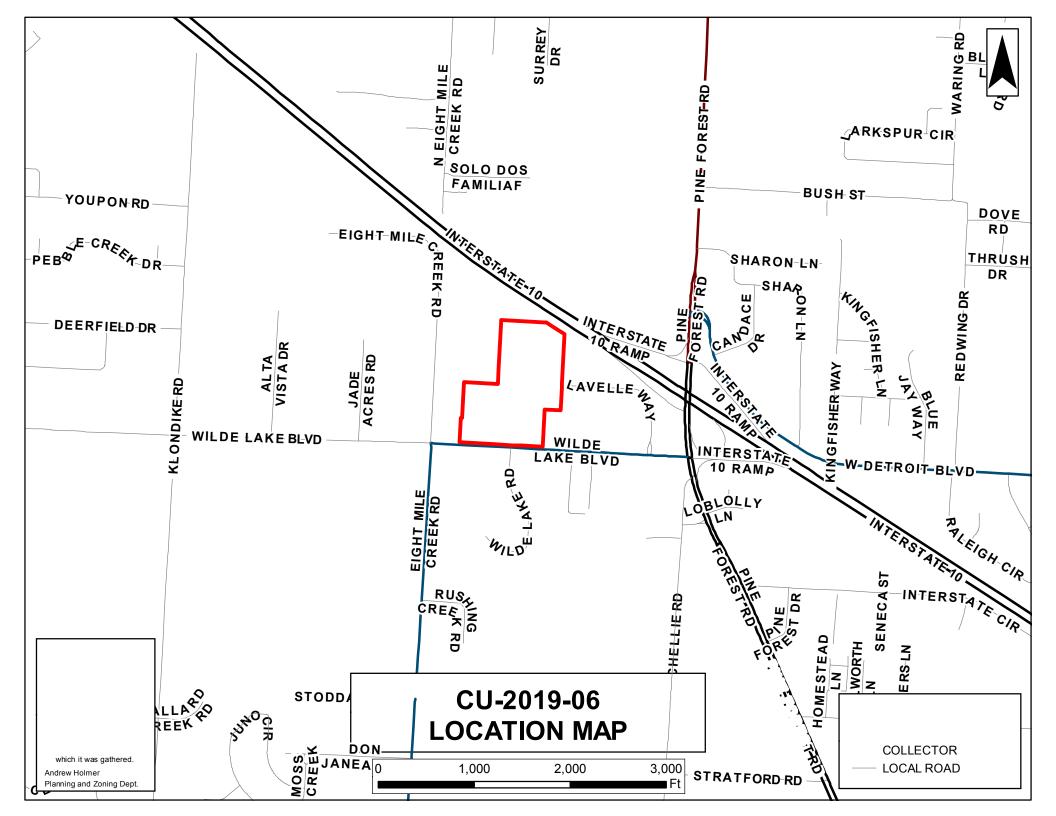
# **BOA DECISION**

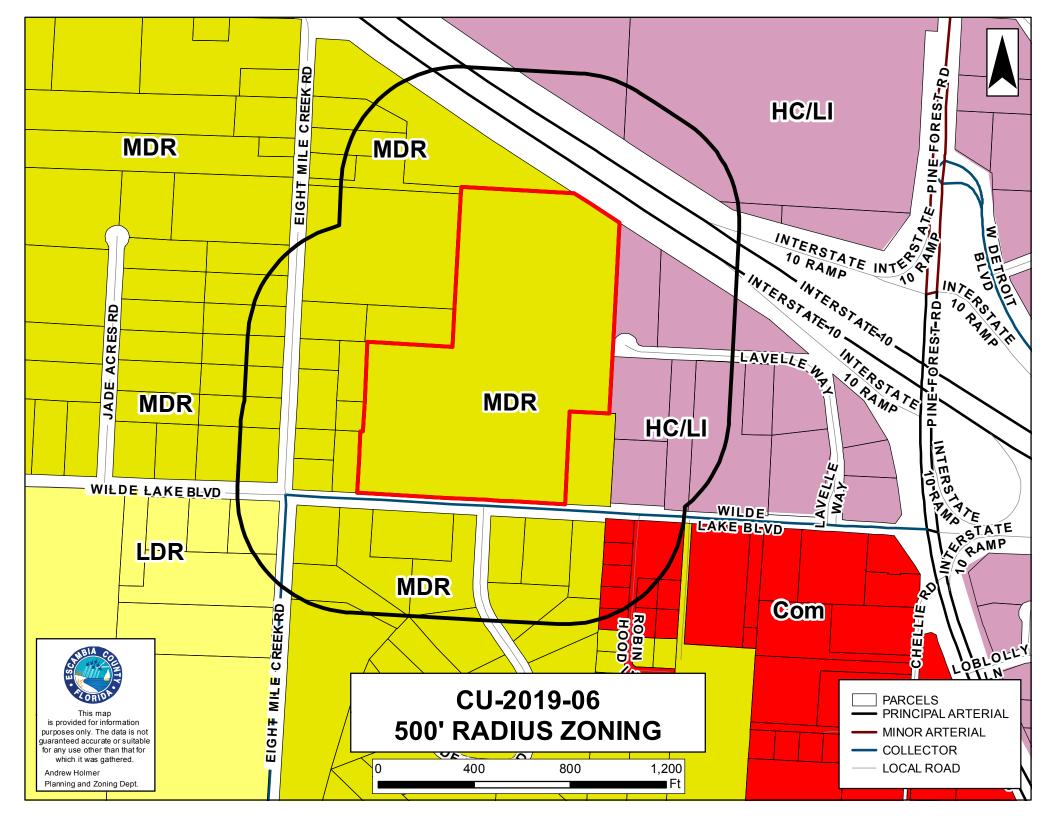
**BOARD OF ADJUSTMENT FINDINGS** 

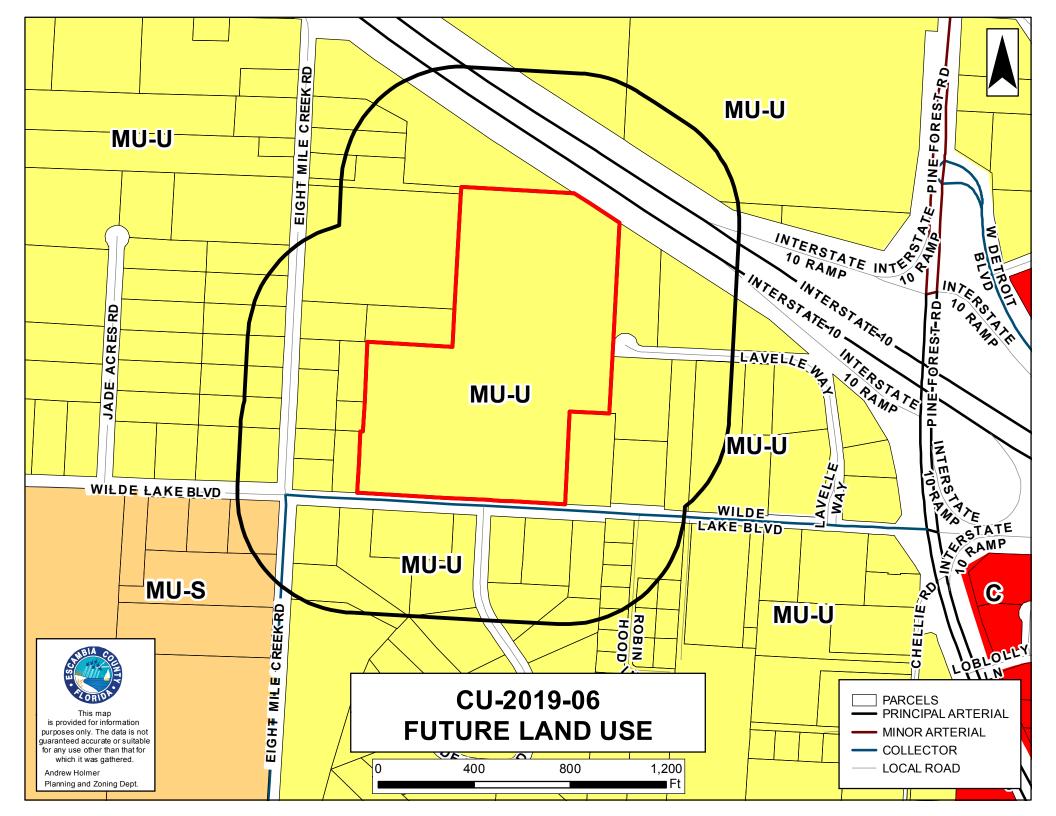
# **Attachments**

Working Case File

# CU-2019-06





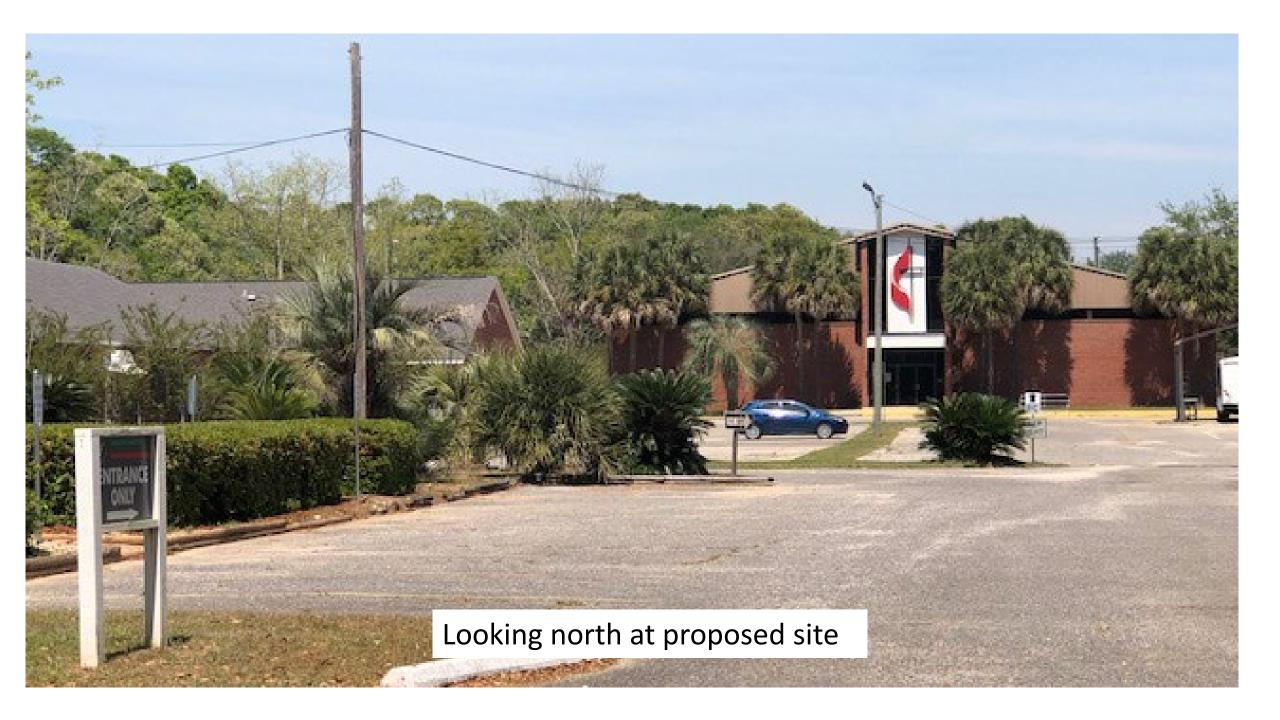














# Escambia County Planning and Zoning

Development Services Department 3363 West Park Place Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

http://myescambia.com/business/ds

# **Board of Adjustment Application**

FOR OFFICE USE ONLY - Case Number: CU-2019-06 Accepted by: Cale BOA Meeting: 4/17/2019
-> conditional Use Request for: Pine Forest United Methodist Church
Variance Request for: Provision of Rek Services
1. Contact Information:  A. Property Owner/Applicant: John McBride.  Mailing Address: Z800 Wildelake Blvd.
Business Phone: 850-944-0170 cell: 850-449-2307 Email: Johns pineforest umc.org
B. Authorized Agent (if applicable): Marcia Nowlin  Mailing Address: 501 W. Kingsfield Rd.  Business Phone: Cell: 850-206-3930
Business Phone: Cell:
2. Property Information:
A. Existing Street Address: 2800 Wilde Lake Blvd.  Parcel ID (s): Section Map Id: 11-15-31-2  [1.15.31.4301.000.000
B. Total acreage of the subject property: 23.1505
C. Existing Zoning: MDR  FLU Category:MU-U
D. Is the subject property developed (if yes, explain): Yes, property includes three structures used to support religious services
E. Sanitary Sewer: Septic:

# 3. Amendment Request

A.	Please provide a general description of the proposed request, explaining why it is	
	necessary and/or appropriate.	
	Pine Forest United Methodist Church is seeking	
	authorization to add childcarefprek services for Children in	
	the Beulah area. Parents are requesting these services. DCF	
	and the Early Learning Coalition as well as local	
	Fire Safety agencies are consulting to support this pr	oject.
B.	For <u>Variance Request</u> – Please address <i>ALL</i> the following approval conditions for	
	your Variance request. (use supplement sheets as needed)	
1.	Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.	
	A / / A	
	MA	
2.	The special conditions and circumstances do not result from the actions of the	
	applicant.	
	$\Lambda c/\Lambda$	
	NA	

- C. For <u>Conditional Use</u> Request Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)
- 1. General compatibility. The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.

The proposed use of Building 2, Pine Forest UMP.

13 compatible with current services of the church,
Operating on weekday mornings, following the
Escambia School District calendar. Current drives,
parking areas and waste disposal are sufficient
to support this new service without disturbing
or interrupting currently offered worship or
activity.

**2. Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

Estab	olished	capacity	requi	rements	will be
obser	ved. Cu	irrent bu	ildings	and class	rooms
				proposed	
activi	ties.			, /	

3.	On-site circulation. Ingress to and egress from the site and its structures will be		
	sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient		
	traffic flow and control, on-site parking and loading, and emergency vehicle access.		
	Current on-site circulation exceeds		
	that required to support this service.		
4.	Nuisances and hazards. The scale, intensity, and operation of the use will not generate		
	unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other		
٠.	nuisances or hazards for adjoining properties and other properties in the immediate		
	. area.		
	Adjoining properties will not be impacted		
	by services to young children at Pine Forest		
•	UMC. Plans to serve 30 youngsters in year		
•	one will create no nuisance or hazards. Future		
5.	growth will remain within the bounds necessary for this solid waste. All on-site solid waste containers will be appropriately located for	purpose	
J.	functional access, limited off-site visibility and minimal odor and other nuisance		
	impacts.		
	Currently existing waste containers are		
	Sufficient for expected use.		
	34.4.6.67		
_	Screening and buffering. Where not otherwise required by the LDC, screening and		
ь.	buffering will be provided if appropriate to the proposed use and site.		
٠	Screening and buffering are		
	sufficient for this proposal.		
•			

	gns and lights, whether attached or freestanding, wil
compatible with adjoining proper	rties and other properties in the immediate area,
especially regarding glare and tra	affic safety.
There will be	no additional exterior lightin
required and min	no additional exterior lighting inal additional exterior signal
	<del></del>
· · · · · · · · · · · · · · · · · · ·	
Site characteristics. The size shar	ne location and tonography of the site annear adequ
	pe, location and topography of the site appear adequ
to accommodate the proposed us	se, including setbacks, intensity, bulk, height, open sp
and aesthetic considerations.	
There will be	no change to currently re characteristics.
sufficient sit	e characteristics.
	<b></b>
<u> </u>	
• 1	
	ed use complies with any additional conditional
	oning district, use, or other provisions of the LDC.
Prek services	will comply with all
additional condition	onal use requirements. Classroom
in Building 2 and	the adiaining alongraphed wil
in Danaing 2 da	the adjoining playground wil
accommodate the	_ proposed use.
The same of the same of the strains of the same of	
Managara 2004 A David Company of the first	No. 34
TURE AS HIGHBERO TO BUREST TO AN	i, #.  ¶
The man wear of the fit we state on the base in the fit	

# 4. <u>Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney</u>

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY (if applicable)	
As owner of the property located at <u>2800 Wilde Lake</u> Blvd. Florida, property reference number(s) <u>11-15-31-2</u> I hereby designate <u>Marcia Nowlin</u> for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this <u>day of March</u> the year of, <u>2019</u> and is effective until 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 Department.	
Agent Name: Marcia A. Nowlin  Email: Marcianowlin agmail.com  Address: 2800 Wilde Lake Blvd.  Phone: 850-944-0170  John W. McRafa E  Signature of Property Owner  Printed Name of Property Owner  Date	
STATE OF Florida COUNTY OF Escambia  The foregoing instrument was acknowledged before me this 13th day of March 2019, by Sohn W. MCBride	-,
Personally Known & OR Produced Identification   Type of Identification Produced:  Signature of Notary  Printed Name of Notary	<b>∸</b>
(Notary Seal)	



\$127550

_		
5.	Suhmittal	Requirements
<b>J</b> .	Jubilitual	Meduli elliellis

	J. <u>Ju</u>	brittal requirements	
	A.	Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, Fl 32505.	
	В.	Application Fees: To view fees visit the website: <a href="http://myescambia.com/business/board-adjustment">http://myescambia.com/business/board-adjustment</a> or contact us at 595-3475.	
		Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.	
	c.	Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND	
	D.	A Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)	
	E.	Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).	
By 1)	I am dul choosin	ture, I hereby certify that: y qualified as owner(s) or authorized agent to make such application, this application is of my own g, 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 author	ize County staff to place a public notice sign(s) on the property referenced herein.; and	
5)		are that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the ment Services Department.	
Sigr	nature of C	Wher/Agent John W. McBrioz  Printed Name of Owner/Agent	
STA	TE OF	Florida COUNTY OF Escambia The foregoing instrument edged before me this 13th day March of	
	20	19 by John W. McBride	
Per	sonally Ki	nown □ OR Produced Identification□. Type of Identification Produced:	
	South South	a C. Blackda SARA BLACKMAN	

Signature of Notary

SARA COOMBES BLACKMON MY COMMISSION # GG 262090 EXPIRES: September 25, 2022 Bonded Thru Notary Public Underwriters Printed Name of Notary



Department of State / Division of Corporations / Search Records / Detail By Document Number /

# **Detail by Entity Name**

Florida Not For Profit Corporation
THE PINE FOREST UNITED METHODIST CHURCH, INC.

**Filing Information** 

**Document Number** N44851

**FEI/EIN Number** 59-1716087

**Date Filed** 08/27/1991

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 02/27/2012

**Principal Address** 

2800 WILDE LAKE BLVD. PENSACOLA, FL 32526

**Mailing Address** 

2800 WILDE LAKE BLVD. PENSACOLA, FL 32526

Registered Agent Name & Address

MCBRIDE, JOHN

**4613 PEBBLE CREEK DRIVE** 

PENSACOLA, FL 32526

Name Changed: 01/22/2007

Address Changed: 01/22/2007

Officer/Director Detail
Name & Address

Title P

White, Rick

216 Newberry Street CANTONMENT, FL 32533

Title VP

Wright, Pete

509 Turnberry Road

Cantonment, FL 32533

Title S

Nowlin, Marcia 501 W. Kingsfield Road Cantonment, FL 32533

# **Annual Reports**

Report Year	Filed Date
2017	01/17/2017
2018	01/15/2018
2019	01/29/2019

# **Document Images**

01/15/2018 ANNUAL REPORTView image in PDF format01/17/2017 ANNUAL REPORTView image in PDF format03/08/2016 ANNUAL REPORTView image in PDF format01/12/2015 ANNUAL REPORTView image in PDF format02/10/2014 ANNUAL REPORTView image in PDF format03/25/2013 ANNUAL REPORTView image in PDF format01/22/2009 ANNUAL REPORTView image in PDF format01/22/2009 ANNUAL REPORTView image in PDF format01/22/2007 ANNUAL REPORTView image in PDF format01/23/2006 ANNUAL REPORTView image in PDF format02/18/2005 ANNUAL REPORTView image in PDF format02/06/2004 ANNUAL REPORTView image in PDF format04/23/2003 ANNUAL REPORTView image in PDF format04/23/2002 ANNUAL REPORTView image in PDF format04/23/2001 ANNUAL REPORTView image in PDF format06/30/2000 REINSTATEMENTView image in PDF format05/20/1997 ANNUAL REPORTView image in PDF format	01/29/2019 ANNUAL REPORT	View image in PDF format
03/08/2016 ANNUAL REPORT View image in PDF format  01/12/2015 ANNUAL REPORT View image in PDF format  02/10/2014 ANNUAL REPORT View image in PDF format  03/25/2013 ANNUAL REPORT View image in PDF format  02/27/2012 REINSTATEMENT View image in PDF format  01/22/2009 ANNUAL REPORT View image in PDF format  01/22/2009 ANNUAL REPORT View image in PDF format  01/23/2006 ANNUAL REPORT View image in PDF format  01/23/2006 ANNUAL REPORT View image in PDF format  02/18/2005 ANNUAL REPORT View image in PDF format  02/18/2005 ANNUAL REPORT View image in PDF format  02/06/2004 ANNUAL REPORT View image in PDF format  04/23/2002 ANNUAL REPORT View image in PDF format  04/02/2001 ANNUAL REPORT View image in PDF format  04/02/2001 ANNUAL REPORT View image in PDF format  05/20/1997 ANNUAL REPORT View image in PDF format	01/15/2018 ANNUAL REPORT	View image in PDF format
01/12/2015 ANNUAL REPORT  02/10/2014 ANNUAL REPORT  03/25/2013 ANNUAL REPORT  02/27/2012 REINSTATEMENT  01/22/2009 ANNUAL REPORT  04/14/2008 ANNUAL REPORT  01/22/2007 ANNUAL REPORT  01/22/2007 ANNUAL REPORT  01/23/2006 ANNUAL REPORT  02/18/2005 ANNUAL REPORT  02/18/2005 ANNUAL REPORT  02/18/2005 ANNUAL REPORT  02/18/2004 ANNUAL REPORT  02/18/2005 ANNUAL REPORT  02/18/2005 ANNUAL REPORT  04/23/2004 ANNUAL REPORT  04/23/2007 ANNUAL REPORT  04/23/2007 ANNUAL REPORT  05/20/2001 ANNUAL REPORT  06/30/2000 REINSTATEMENT  05/20/1997 ANNUAL REPORT  View image in PDF format	01/17/2017 ANNUAL REPORT	View image in PDF format
02/10/2014 ANNUAL REPORTView image in PDF format03/25/2013 ANNUAL REPORTView image in PDF format02/27/2012 REINSTATEMENTView image in PDF format01/22/2009 ANNUAL REPORTView image in PDF format04/14/2008 ANNUAL REPORTView image in PDF format01/22/2007 ANNUAL REPORTView image in PDF format01/23/2006 ANNUAL REPORTView image in PDF format02/18/2005 ANNUAL REPORTView image in PDF format02/06/2004 ANNUAL REPORTView image in PDF format06/27/2003 ANNUAL REPORTView image in PDF format04/23/2002 ANNUAL REPORTView image in PDF format04/02/2001 ANNUAL REPORTView image in PDF format06/30/2000 REINSTATEMENTView image in PDF format05/20/1997 ANNUAL REPORTView image in PDF formatView image in PDF formatView image in PDF format	03/08/2016 ANNUAL REPORT	View image in PDF format
03/25/2013 ANNUAL REPORTView image in PDF format02/27/2012 REINSTATEMENTView image in PDF format01/22/2009 ANNUAL REPORTView image in PDF format04/14/2008 ANNUAL REPORTView image in PDF format01/22/2007 ANNUAL REPORTView image in PDF format01/23/2006 ANNUAL REPORTView image in PDF format02/18/2005 ANNUAL REPORTView image in PDF format06/27/2003 ANNUAL REPORTView image in PDF format04/23/2002 ANNUAL REPORTView image in PDF format04/23/2001 ANNUAL REPORTView image in PDF format04/02/2001 ANNUAL REPORTView image in PDF format06/30/2000 REINSTATEMENTView image in PDF format05/20/1997 ANNUAL REPORTView image in PDF formatView image in PDF formatView image in PDF format	01/12/2015 ANNUAL REPORT	View image in PDF format
02/27/2012 REINSTATEMENTView image in PDF format01/22/2009 ANNUAL REPORTView image in PDF format04/14/2008 ANNUAL REPORTView image in PDF format01/22/2007 ANNUAL REPORTView image in PDF format01/23/2006 ANNUAL REPORTView image in PDF format02/18/2005 ANNUAL REPORTView image in PDF format02/06/2004 ANNUAL REPORTView image in PDF format06/27/2003 ANNUAL REPORTView image in PDF format04/23/2002 ANNUAL REPORTView image in PDF format04/02/2001 ANNUAL REPORTView image in PDF format06/30/2000 REINSTATEMENTView image in PDF format05/20/1997 ANNUAL REPORTView image in PDF format	02/10/2014 ANNUAL REPORT	View image in PDF format
01/22/2009 ANNUAL REPORT View image in PDF format  04/14/2008 ANNUAL REPORT View image in PDF format  01/22/2007 ANNUAL REPORT View image in PDF format  01/23/2006 ANNUAL REPORT View image in PDF format  02/18/2005 ANNUAL REPORT View image in PDF format  02/06/2004 ANNUAL REPORT View image in PDF format  06/27/2003 ANNUAL REPORT View image in PDF format  04/23/2002 ANNUAL REPORT View image in PDF format  04/02/2001 ANNUAL REPORT View image in PDF format  06/30/2000 REINSTATEMENT View image in PDF format  05/20/1997 ANNUAL REPORT View image in PDF format	03/25/2013 ANNUAL REPORT	View image in PDF format
04/14/2008 ANNUAL REPORT View image in PDF format  01/22/2007 ANNUAL REPORT View image in PDF format  01/23/2006 ANNUAL REPORT View image in PDF format  02/18/2005 ANNUAL REPORT View image in PDF format  02/06/2004 ANNUAL REPORT View image in PDF format  06/27/2003 ANNUAL REPORT View image in PDF format  04/23/2002 ANNUAL REPORT View image in PDF format  04/02/2001 ANNUAL REPORT View image in PDF format  06/30/2000 REINSTATEMENT View image in PDF format  05/20/1997 ANNUAL REPORT View image in PDF format	02/27/2012 REINSTATEMENT	View image in PDF format
01/22/2007 ANNUAL REPORT       View image in PDF format         01/23/2006 ANNUAL REPORT       View image in PDF format         02/18/2005 ANNUAL REPORT       View image in PDF format         02/06/2004 ANNUAL REPORT       View image in PDF format         06/27/2003 ANNUAL REPORT       View image in PDF format         04/23/2002 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format         View image in PDF format       View image in PDF format	01/22/2009 ANNUAL REPORT	View image in PDF format
01/23/2006 ANNUAL REPORT       View image in PDF format         02/18/2005 ANNUAL REPORT       View image in PDF format         02/06/2004 ANNUAL REPORT       View image in PDF format         06/27/2003 ANNUAL REPORT       View image in PDF format         04/23/2002 ANNUAL REPORT       View image in PDF format         04/02/2001 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format         View image in PDF format       View image in PDF format	04/14/2008 ANNUAL REPORT	View image in PDF format
02/18/2005 ANNUAL REPORT View image in PDF format  02/06/2004 ANNUAL REPORT View image in PDF format  06/27/2003 ANNUAL REPORT View image in PDF format  04/23/2002 ANNUAL REPORT View image in PDF format  04/02/2001 ANNUAL REPORT View image in PDF format  06/30/2000 REINSTATEMENT View image in PDF format  05/20/1997 ANNUAL REPORT View image in PDF format	01/22/2007 ANNUAL REPORT	View image in PDF format
02/06/2004 ANNUAL REPORT       View image in PDF format         06/27/2003 ANNUAL REPORT       View image in PDF format         04/23/2002 ANNUAL REPORT       View image in PDF format         04/02/2001 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format	01/23/2006 ANNUAL REPORT	View image in PDF format
06/27/2003 ANNUAL REPORT       View image in PDF format         04/23/2002 ANNUAL REPORT       View image in PDF format         04/02/2001 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format	02/18/2005 ANNUAL REPORT	View image in PDF format
04/23/2002 ANNUAL REPORT       View image in PDF format         04/02/2001 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format	02/06/2004 ANNUAL REPORT	View image in PDF format
04/02/2001 ANNUAL REPORT       View image in PDF format         06/30/2000 REINSTATEMENT       View image in PDF format         05/20/1997 ANNUAL REPORT       View image in PDF format	06/27/2003 ANNUAL REPORT	View image in PDF format
06/30/2000 REINSTATEMENT View image in PDF format  05/20/1997 ANNUAL REPORT View image in PDF format	04/23/2002 ANNUAL REPORT	View image in PDF format
05/20/1997 ANNUAL REPORT View image in PDF format	04/02/2001 ANNUAL REPORT	View image in PDF format
	06/30/2000 REINSTATEMENT	View image in PDF format
03/04/1996 ANNUAL REPORT View image in PDF format	05/20/1997 ANNUAL REPORT	View image in PDF format
	03/04/1996 ANNUAL REPORT	View image in PDF format
06/20/1995 ANNUAL REPORT View image in PDF format	06/20/1995 ANNUAL REPORT	View image in PDF format



# Scott Lunsford • Escambia County Tax Collector





# 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ESCROW CODE MILLAGE CODE PROPERTY REFERENCE NUMBER 09-0446-000 06 1115314301000000

> PROPERTY ADDRESS: 2800 WILDE LAKE BLVD

**EXEMPTIONS: RELIGIOUS** 

22 - 010174 / 005939 JMS96855 PINE FOREST UNITED METHODIST CHURCH INC THE 2800 WILDE LAKE BLVD PENSACOLA FL 32526-8717

AD VALOREM TAXES									
MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED					
6.6165	1,250,160	1,250,160	0	0					
2.1250	1,250,160	1,250,160	0	0					
	1,250,160	1,250,160	0	0					
			0	0					
0.6850	1,250,160	1,250,160 1,250,160	0	0					
	6.6165 2.1250 4.2000 0.0338 0.6850	MILLAGE RATE         ASSESSED VALUE           6.6165         1,250,160           2.1250         1,250,160           4.2000         1,250,160           0.0338         1,250,160           0.6850         1,250,160	MILLAGE RATE         ASSESSED VALUE         EXEMPTION AMOUNT           6.6165         1,250,160         1,250,160           2.1250         1,250,160         1,250,160           4.2000         1,250,160         1,250,160           0.0338         1,250,160         1,250,160           0.6850         1,250,160         1,250,160	MILLAGE RATE         ASSESSED VALUE         EXEMPTION AMOUNT         TAXABLE AMOUNT           6.6165         1,250,160         1,250,160         0           2.1250         1,250,160         1,250,160         0           4.2000         1,250,160         1,250,160         0           0.0338         1,250,160         1,250,160         0           0.6850         1,250,160         1,250,160         0					

Jan	TOTAL MILLAGE	14.0193		AD VALOREN	M TAXES 0.00	
LEGAL D	ESCRIPTION	NON-AD VALOREM ASSESSMENTS				
E1/2 OF SW1/4	OF SE1/4 DB 334 P	TAXING AUTHOR	ITY	RATE	AMOUNT	
LESS DB 492 P 6 165 5/10 FT OF 825 OR 3063 P 8 COR OF SEC N	420/422/424/426 554 RD R/W LESS E S 400 FT OR 416 P 37 ALSO BEG AT SE 88 DEG 56 MIN 13 Legal on Tax Roll	FIRE PROTECTION	IS ON THIS SECTIO	N ONLY, CALL (850) 59 ON-AD VALOREM ASSES		
Pay online	at EscambiaTa: ust be in U.S. funds drawi	xCollector.com	COMBIN	ED TAXES AND ASSES	SMENTS 1832.95	
AMOUNT DUE IF PAID BY	NOV 30, 2018 \$ 1759.63	DEC 31, 2018 \$ 1777.96	JAN 31, 2019 \$ 1796.29	FEB 28, 2019 \$ 1814.62	MAR 31, 2019 \$ 1832.95	

