

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
June 22, 2011–8:30 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.

**RECOMMENDATION:** That the Board review and approve the Meeting Summary of the May 18, 2011 Board of Adjustment Meeting.

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

**A. Case No.: CU-2011-05**

Location: 2750 Olive Road

Request: Conditional Use Request to allow used auto sales in C-1 zoning

Requested By: Buddy Page, Agent for Martin Lastowski, Julie Islow, John S. Ghiselli and Carol Ghiselli

**B. Case No.: V-2011-07**

Location: 17000 Perdido Key Drive

Request: Variance Request to all required setbacks

Requested By: Wayne C. & Glenda Young Johnson

7. Discussion Items.

County Attorney's Report - Annual Sunshine Law and FOIA presentation, presented by Kristin Hual, Assistant County Attorney

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, July 20, 2011 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

AI-877

Item #: 5.

Board of Adjustment

Meeting  
Date: 06/22/2011

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**Agenda Item:**

**RECOMMENDATION:** That the Board review and approve the Meeting Summary of the May 18, 2011 Board of Adjustment Meeting.

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**Attachments**

Meeting Summary



# BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

Development Services Department  
3363 West Park Place, Pensacola, FL 32505  
(850) 595-3475 or (850) 595-3550 - Phone  
(850) 595-3512 - FAX  
www.myescambia.com

## RESUME OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD MAY 18, 2011

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

**MEMBERS  
PRESENT:**

Don Carlos, Chairman  
Tom Bell  
LuTimothy May  
Bobby Price, Jr.  
Jennifer Rigby

**MEMBERS  
ABSENT:**

Auby Smith, Vice Chairman  
David Karasek

**STAFF  
PRESENT:**

Kristin Hual, Assistant County Attorney  
Horace Jones, Division Manager, Planning & Zoning  
Andrew Holmer, Senior Planner, Planning & Zoning  
Allyson Cain, Urban Planner II, Planning & Zoning  
John Fisher, Urban Planner II, Planning & Zoning  
Juan Lemos, Urban Planner I, Planning & Zoning  
Karen S. Spitsbergen, Sr. OA, Planning & Zoning

### **REGULAR BOA AGENDA**

1. The meeting was called to order at 8:30 a.m. Regular order of service followed with 4 members present a quorum was established.
2. **Swearing in of Staff** – Clerk swore in staff.
3. Proof of Publication was given by Board Clerk.
4. The Board entertained a motion to accept the BOA Agenda Package and the Development Services Staff's Findings-of-Fact for the May 18, 2011 BOA

Meeting into evidence. Bell made the motion to accept. Rigby seconded, and the motion was **approved** unanimously (4-0).

5. Approval of the resume of the Board of Adjustment meeting held on April 20, 2011.

Rigby made the motion to approve the resume of the April 20, 2011 Board of Adjustment meeting. Bell seconded and the motion was **approved** unanimously (5-0).

\*\* May arrived at 8:35 a.m. \*\*

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

**A. CU-2011-04.** 7220 Pine Forest Road. Conditional Use request to expand C-1 zoning across a split zoned parcel. Property located in C-1/R-1/ C. Property Reference No.: 24-1S-31-4230-004-001. Requested by: Marian Keefe, Owner.

**For the Record:**

- a. No BOA member acknowledged any ex partè communication regarding this item.
- b. Price acknowledged visiting the site.
- c. No BOA member refrained from voting on this matter due to any conflict of interest.

**Speakers:**

Marian Keefe – 7220 Pine Forest Rd. Pensacola, FL

**BOA Decision:**

The Board adopted Staff's findings and approved the conditional use request to expand C-1 zoning across a split zoned parcel.

Motion to approve the request was made by May. Bell seconded and the motion was **approved** unanimously (5-0).

7. Adjournment.

Motion to adjourn meeting was made by Bell. May seconded and the motion was **approved** unanimously (5-0).



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-876**

**Item #: 6.**

**Board of Adjustment**

**Meeting**  
**Date:** 06/22/2011

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**Agenda Item:**

**A. Case No.: CU-2011-05**

Location: 2750 Olive Road

Request: Conditional Use Request to allow used auto sales in C-1 zoning

Requested By: Buddy Page, Agent for Martin Lastowski, Julie Islow, John S. Ghiselli and Carol Ghiselli

**B. Case No.: V-2011-07**

Location: 17000 Perdido Key Drive

Request: Variance Request to all required setbacks

Requested By: Wayne C. & Glenda Young Johnson

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**Attachments**

CU-2011-05

V-2011-07

**Item 6A**

**CU-2011-05**



## **DEVELOPMENT SERVICES STAFF FINDINGS-OF-FACT**

**Conditional Use Case: CU-2011-05  
June 22, 2011**

### **I SUBMISSION DATA:**

**APPLICANT:** Buddy Page, Agent for  
Martin Lastowski, Julie Iskow, John & Carol  
Ghiselli, Owners

**PROJECT ADDRESS:** 2750 Olive Road

**PROPERTY REFERENCE NO.:** 17-1S-30-2101-000-121

**ZONING DISTRICT:** C-1, Retail Commercial District (cumulative)

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

**II REQUESTED CONDITIONAL USE:** Applicant is requesting Conditional Use Approval to allow used car sales on property zoned C-1.

### **III RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section: 6.05.14.C.5**

Used automobile sales. In addition to other conditional use criteria, parcel must be one acre or less in size: there must be a three-foot tall hedge along the right-of-way line: no intrusions are permitted on the public right-of-way (see section 6.04.09): and it cannot be a C-1 parcel fronting on "gateway" arterial streets which are specified as Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR292), Blue Angel Parkway (SR173) and Pine Forest Road from 1-10 to SR173, Navy Boulevard (SR295 and US98), and Scenic Highway (SR10A).

### **IV CRITERIA**

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

**CU-2011-05**

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

The parcel has ingress and egress from Olive Road and Kipling Street.

**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**

The proposed conditional use is not anticipated to create any adverse impacts on the adjoining properties or properties in the District.

**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 is currently available on the subject property and will be further addressed with the issuance of a development order.

**CRITERION (4)**

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

**FINDINGS-OF-FACT**

The water is serviced by the Emerald Coast Utility Authority, Septic Tank is on site and electrical service will be provided by Gulf Power.

**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**

There must be a three-foot tall hedge along the right-of-way line. Any increase in commercial activity must adhere to Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code

**CRITERION (6)**

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

**FINDINGS-OF-FACT**

Any signs for the subject parcel must be permitted and meet the requirements of Land Development Code Article 8.

**CRITERION (7)**

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

**FINDINGS-OF-FACT**

The proposed request should not create any new adverse environmental impacts. This commercial change of use will be considered in the future by, environmental impacts will be reviewed by the Development Review Committee (DRC).

**CRITERION (8)**

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

**FINDINGS-OF-FACT**

The proposed request is compatible given the parcel's primary C-1 zoning and MU-U FLU designation.

**CRITERION (9)**

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

**FINDINGS-OF-FACT**

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

**V RECOMMENDATION**

Staff recommends that the Board approve the proposed Conditional Use pending DRC (Development Review Committee) approval.

Wiley C. "Buddy" Page, MPA, APA  
Professional Growth Management Services, LLC

5337 Hamilton Lane  
Pace, Florida 32571  
Office 850.994.0023 Cell 850.232.9853  
budpage1@mchsi.com

May 9, 2011

Ms. Allison Cain  
Development Services Dept.  
3363 West Park Place  
Pensacola, Florida 32505

**RE: Conditional Use Application**  
**Property Parcel 17-1S-30-2101-000-121**  
**Address: 2750 East Olive Road**  
**Parcel Size: 66 X 203.96 = 13,461sf or 0.031ac**  
**Existing Zoning: C-1**  
**Existing FLUM: MU-U**

Dear Ms. Cain:

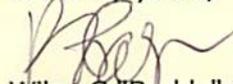
The attached application requests consideration to allow used car sales on property zoned C-1 which measures less than one acre in size as permitted under Section 6.05.14.C.5. Also attached is our response to each of the criteria as identified under LDC Section 2.05.03.

The property has been family owned since 1967 and has experienced a wide range of uses including, varied retail sales ventures, car sales, video store rental, tobacco shop, and office space for various professions.

This existing building and site has a corner location and is joined on the north and west by property owned by Dr. William Spain, who supports this request.

Please contact me if you have any questions or require anything further. Thank you.

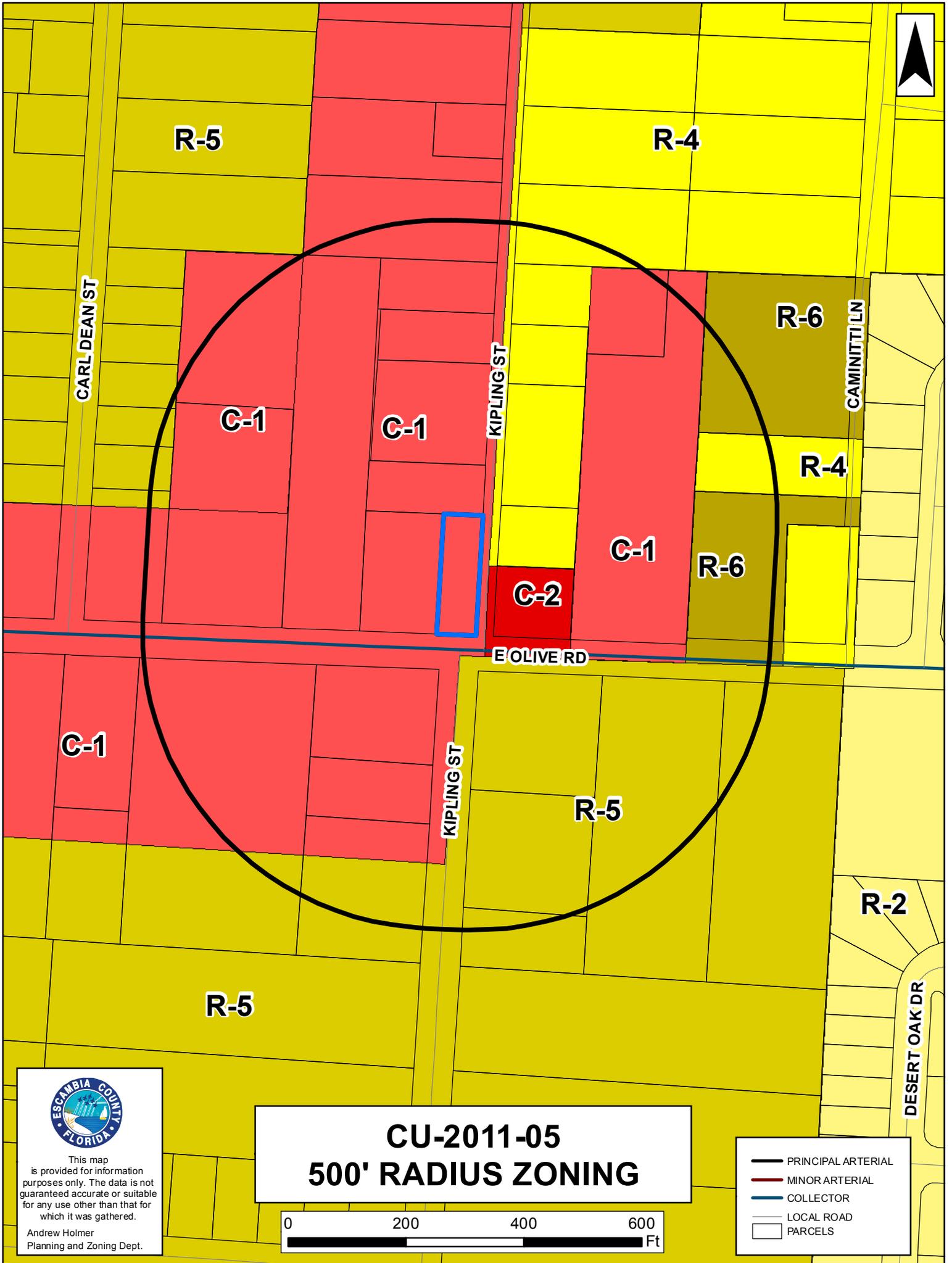
Sincerely yours,



Wiley C. "Buddy" Page

copy: Mr. Mike Mahn





R-5

R-4

CARL DEAN ST

C-1

C-1

KIPLING ST

R-6

CAMINITO LN

R-4

C-1

R-6

C-2

E OLIVE RD

C-1

KIPLING ST

R-5

R-2

R-5

DESERT OAK DR



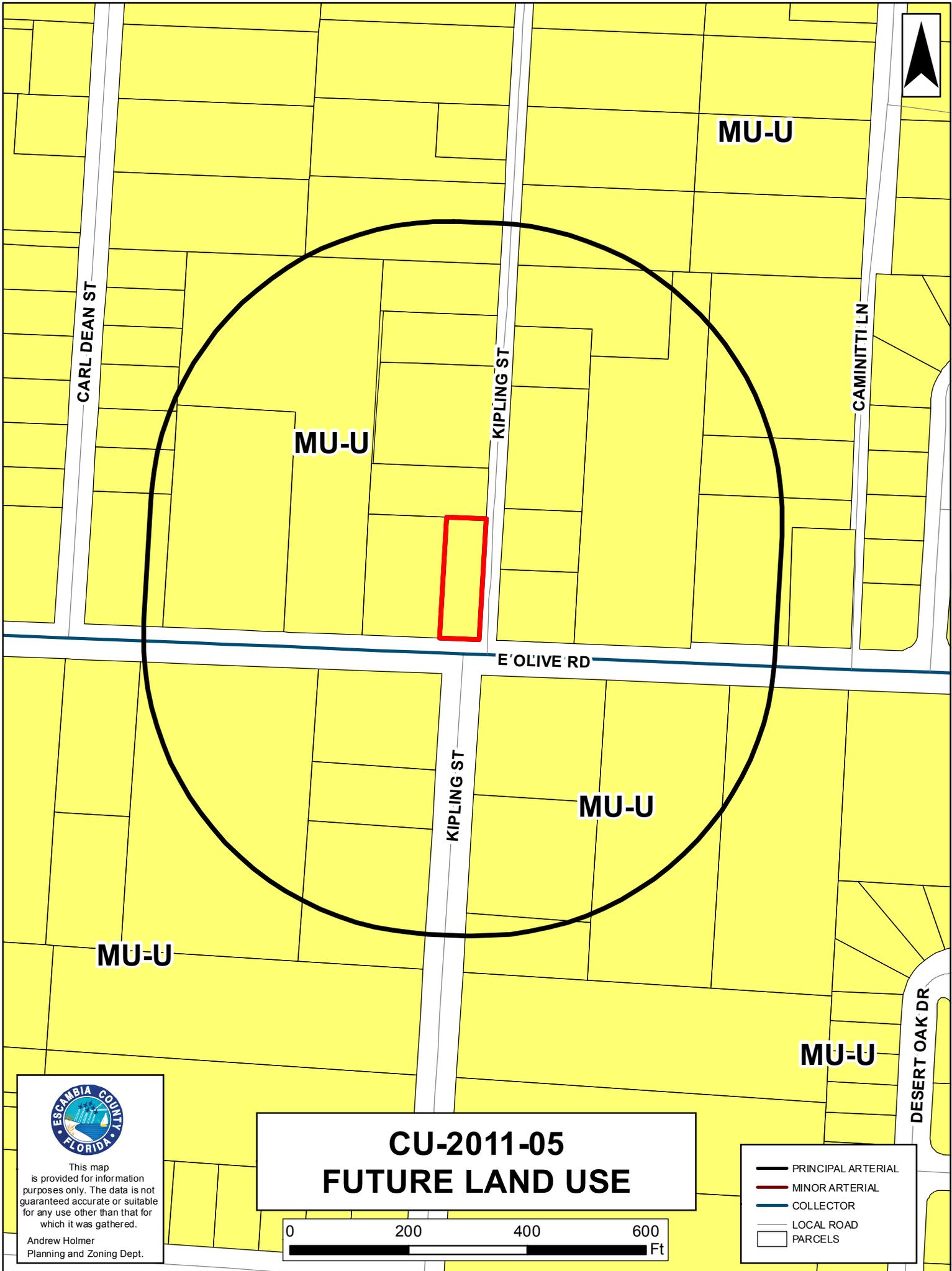
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

**CU-2011-05**  
**500' RADIUS ZONING**



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



CARL DEAN ST

MU-U

KIPLING ST

MU-U

CAMINITTI LN

KIPLING ST

E OLIVE RD

MU-U

MU-U

MU-U

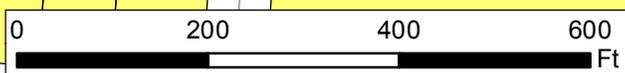
DESERT OAK DR



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

Andrew Holmer  
Planning and Zoning Dept.

**CU-2011-05  
FUTURE LAND USE**



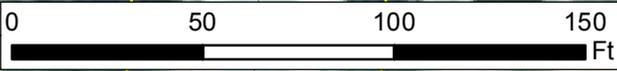
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  PARCELS




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-2011-05 AERIAL MAP



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

APPLICATION

Please check application type:
[ ] Administrative Appeal
[ ] Development Order Extension
[ ] Conditional Use Request for: Used Automobile Sales
[ ] Variance Request for:
[ ] Rezoning Request from: to:

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

Owner(s) Name: Martin Lastowski, Julie Iskow, John & Carol Ghiselli Phone:

Address: 736 Orange Avenue Los Altos, California 94022 Email:

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

Property Address: 2750 Olive Road Pensacola, Florida 94022

Property Reference Number(s)/Legal Description: 17-1S-30-2101-000-121

By my signature, I hereby certify that:

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

Signature of Owner/Agent (Handwritten signature)

John Ghiselli
Printed Name Owner/Agent

3/31/2011
Date

Signature of Owner (Handwritten signature)

Carol Ghiselli
Printed Name of Owner

3/31/2011
Date

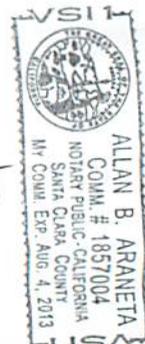
STATE OF CALIFORNIA COUNTY OF SANTA CLARA

The foregoing instrument was acknowledged before me this 31 day of March 2011 by JOHN MARY GHISELLI & CAROL MARY GHISELLI

Personally Known [X] OR Produced Identification [X]. Type of Identification Produced: CA DRIVERS LICENSE

Signature of Notary (Handwritten signature)
(notary seal must be affixed)

ALLAN B ARANETA
Printed Name of Notary



FOR OFFICE USE ONLY
CASE NUMBER:
Meeting Date(s): Accepted/Verified by: Date:
Fees Paid: \$ Receipt #: Permit #:

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 17-1S-30-2101-000-021

Property Address: 2750 East Olive Road Pensacola, Florida 32514

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 31 DAY OF MARCH, YEAR OF 2011.

  
Signature of Property Owner

John Ghiselli  
Printed Name of Property Owner

3/31/2011  
Date

  
Signature of Property Owner

Carol Ghiselli  
Printed Name of Property Owner

3/31/2011  
Date

**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

As owner of the property located at 2750 East Olive Road Pensacola, FL 32514,  
Florida, property reference number(s) 17-1S-30-2101-000-021

I hereby designate Wiley C. "Buddy" Page for the sole purpose  
of completing this application and making a presentation to the:

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

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

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

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com  
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850-232-9853

[Signature]  
Signature of Property Owner

John Ghiselli  
Printed Name of Property Owner

3/31/2011  
Date

Carol Ghiselli  
Signature of Property Owner

Carol Ghiselli  
Printed Name of Property Owner

3/31/2011  
Date

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

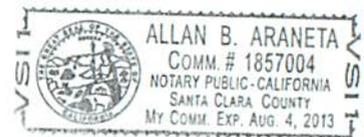
The foregoing instrument was acknowledged before me this 31 day of MARCH 20 11,  
by JOHN SAVARY GHISELLI & CAROL MARY GHISELLI

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

[Signature]  
Signature of Notary

ALLAN B. ARANETA  
Printed Name of Notary

(Notary Seal)



APPLICATION

Please check application type:
[ ] Administrative Appeal
[ ] Development Order Extension
[ ] Conditional Use Request for: Used Automobile Sales
[ ] Variance Request for:
[ ] Rezoning Request from: to:

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

Owner(s) Name: Martin Lastowski, Julie Iskow, John & Carol Ghiselli Phone: 650 269 3456

Address: 736 Orange Avenue Los Altos, California 94022 Email: MARTY LASTOWSKI @GMAIL.COM

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

Property Address: 2750 Olive Road Pensacola, Florida 94022

Property Reference Number(s)/Legal Description: 17-1S-30-2101-000-121

By my signature, I hereby certify that:

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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: Martin Lastowski

Printed Name Owner/Agent: Martin Lastowski

Date: 4/2/11

Signature of Owner: Julie Iskow

Printed Name of Owner: Julie Iskow

Date: 4/2/11

STATE OF CALIFORNIA

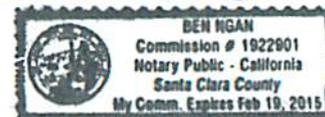
COUNTY OF SANTA CLARA

The foregoing instrument was acknowledged before me this 2ND day of APRIL 2011 by MARTIN LASTOWSKI & JULIE ISKOW

Personally Known [ ] OR Produced Identification [X] Type of Identification Produced: CA DRIVER LICENSE

Signature of Notary: Ben Ngan (notary seal must be affixed)

Printed Name of Notary: BEN NGAN



FOR OFFICE USE ONLY
Meeting Date(s): Accepted/Verified by: Date:
Fees Paid: \$ Receipt #: Permit #:

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

**For Rezoning Requests Only**

Property Reference Number(s): 17-1S-30-2101-000-021

Property Address: 2750 East Olive Road Pensacola, Florida 32514

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 2 DAY OF APRIL, YEAR OF 2011.

Martin Lastowski  
Signature of Property Owner

Martin Lastowski  
Printed Name of Property Owner

4/2/11  
Date

Julie Iskow  
Signature of Property Owner

Julie Iskow  
Printed Name of Property Owner

4/2/2011  
Date

**AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY**

As owner of the property located at 2750 East Olive Road Pensacola, FL 32514,  
Florida, property reference number(s) 17-1S-30-2101-000-021

I hereby designate Wiley C. "Buddy" Page for the sole purpose  
of completing this application and making a presentation to the:

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

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

This Limited Power of Attorney is granted on this 2 day of APRIL the year of,  
2011, and is effective until the Board of County Commissioners or the Board of Adjustment has  
rendered a decision on this request and any appeal period has expired. The owner reserves the right to  
rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development  
Services Bureau.

Agent Name: Wiley C. "Buddy" Page Email: budpage1@mchsi.com  
Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850-232-9853

Martin Lastowski  
Signature of Property Owner

Martin Lastowski  
Printed Name of Property Owner

4/2/11  
Date

Julie Iskow  
Signature of Property Owner

Julie Iskow  
Printed Name of Property Owner

4/2/2011  
Date

STATE OF CALIFORNIA COUNTY OF SANTA CLARA

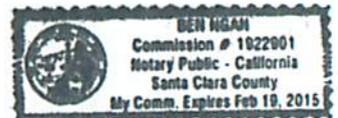
The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of APRIL 20 11  
by MARTIN LASTOWSKI & JULIE ISKOW

Personally Known  OR Produced Identification . Type of Identification Produced: CA DRIVER LICENSE

Ben Ngan  
Signature of Notary

BEN NGAN  
Printed Name of Notary

(Notary Seal)



## **Conditional Use Criteria**

**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.

**RESPONSE:** As a corner lot, access is available on the south side from Olive Road as well as the easterly frontage along Kipling Street. This building/site has had many commercial uses over the years including car sales, computer repair, a "smoke" / tobacco retail sales activity, office space, and most recently, a video store. Pedestrian safety, traffic flow, on-site parking and storage, and emergency access will remain as they have existed over the years. Two handicapped parking spaces are designated near the northeasterly corner of the building (see site plan).

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

**RESPONSE:** Car Sales do not typically produce noise, glare, odor or smoke. This activity is low-key. The owner of the north and westerly adjoining lots (Dr. Bill Spain) is in full support of car sales on this site

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

**RESPONSE:** The site has an existing dumpster area location on the north side of the building (see site plan). This area of the site will continue to be the dumpster location and will not hamper on-site circulation or be a nuisance.

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

**RESPONSE:** All utilities are existing and will continue to be available on site. Electrical power is available from the existing power pole. Water and sewer are also existing and on-site. Trash collection will continue to be utilized from private providers. All of these services are existing on the site and should continue to be compatible with surrounding land uses.

**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 7.A.3.7 of the Comprehensive Plan are fulfilled.

**RESPONSE:** Any additionally required buffering will be installed.

**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.

**RESPONSE:** Application for installation of signage will be submitted to the County for review and approval. If granted, signage will be consistent with glare, traffic safety, economic effect and general compatibility and harmony requirements with area properties and uses within the neighborhood.

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

**RESPONSE:** This site was developed prior to stormwater regulations. No new paving or other activity requiring a new holding pond is proposed.

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

**RESPONSE:** Land to the east is zoned C-2 while land on the west side is zoned C-1 and is vacant at the present time. Property to the north is used as office space and storage. The density and intensity of use will remain consistent with historical uses of the site.

**9. Other Requirements of the Code.** The proposed conditional use is consistent with all other relevant provisions of this Code.

**RESPONSE** If approved, this request for a conditional use within the C-1 zoning category will be otherwise consistent with other relevant provisions of this code.

Prepared by and return to:  
Barbara Land Martin  
Whibbs, Rayboun & Stone, P.A.  
105 E. Gregory Square  
Pensacola, FL 32502  
850-434-5395  
File Number: 08-1111

Parcel Identification No. 171S30-2101-000-121

[Space Above This Line For Recording Date]

**Warranty Deed**

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

**This Indenture** made this 27th day of December, 2006 between Michael W. Maloney and Nila M. Maloney, husband and wife whose post office address is 3431 Edinborough Court, Pensacola, FL 32514 of the County of Escambia, State of Florida, grantor\*, and Martin Lastowski and Julie Iskow, husband and wife whose post office address is 738 Orange Avenue, Los Altos, CA 94022 of the County of Santa Clara and John S. Ghiselli and Carol Ghiselli, husband and wife whose post office address is 645 Mills Avenue, Los Altos, CA 94024 of the County of Santa Clara, State of California, grantee\*.

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

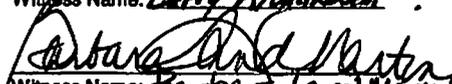
Begin at the Southeast corner of Northwest ¼ of Section 17, Township 1 South, Range 30 West; thence run North along East line of said Northwest ¼ of said Section 17 a distance of 25 feet; thence run Westerly a distance of 634 feet for Point of Beginning; thence run Northerly and parallel to the East line of said Section 17 a distance of 548 feet; thence run Westerly a distance of 66 feet; thence run Southerly and parallel to the East line of said Northwest ¼ of Section 17, a distance of 548 feet; thence run Easterly a distance of 66 feet to a Point of Beginning. LESS AND EXCEPT Official Records Book 1669 at Page 432, Official Records Book 1683 at Page 312 and Official Records Book 2799 at Page 511, of the public records of Escambia County, Florida.

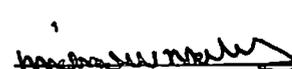
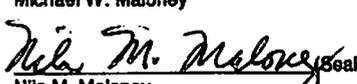
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

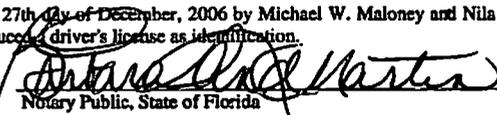
  
Witness Name: Larry Richardson  
  
Witness Name: Barbara Land Martin

 (Seal)  
Michael W. Maloney  
 (Seal)  
Nila M. Maloney

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 27th day of December, 2006 by Michael W. Maloney and Nila M. Maloney, who [ ] are personally known or [X] have produced driver's license as identification.

[Notary Seal]

  
Notary Public, State of Florida

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

BARBARA LAND MARTIN  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD 483485  
MY COMMISSION EXPIRES APRIL 18, 2009

Page 2 of 2  
December 7, 2008  
2750 East Olive Road

**Conclusion:**

- No action is required at this time. The system appeared to be operating properly at the time of our inspection.

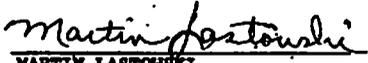
This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (650) 693-6788.

Sincerely,

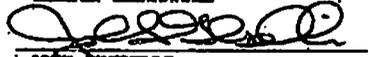


Philip L. Davies  
Environmental Supervisor I

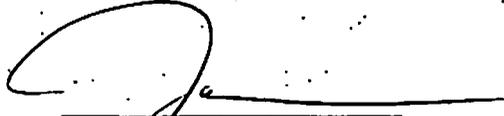
PLD/MLC  
OSTDS # 08-1977  
Fax to: Nicole Ard, 473-8975



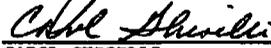
MARTIN LASTOWSKI



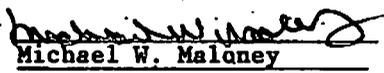
JOHN GHISELLI



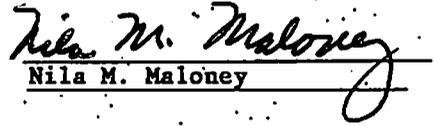
JULIE ZIKOW



CAROL GHISELLI



Michael W. Maloney



Nila M. Maloney

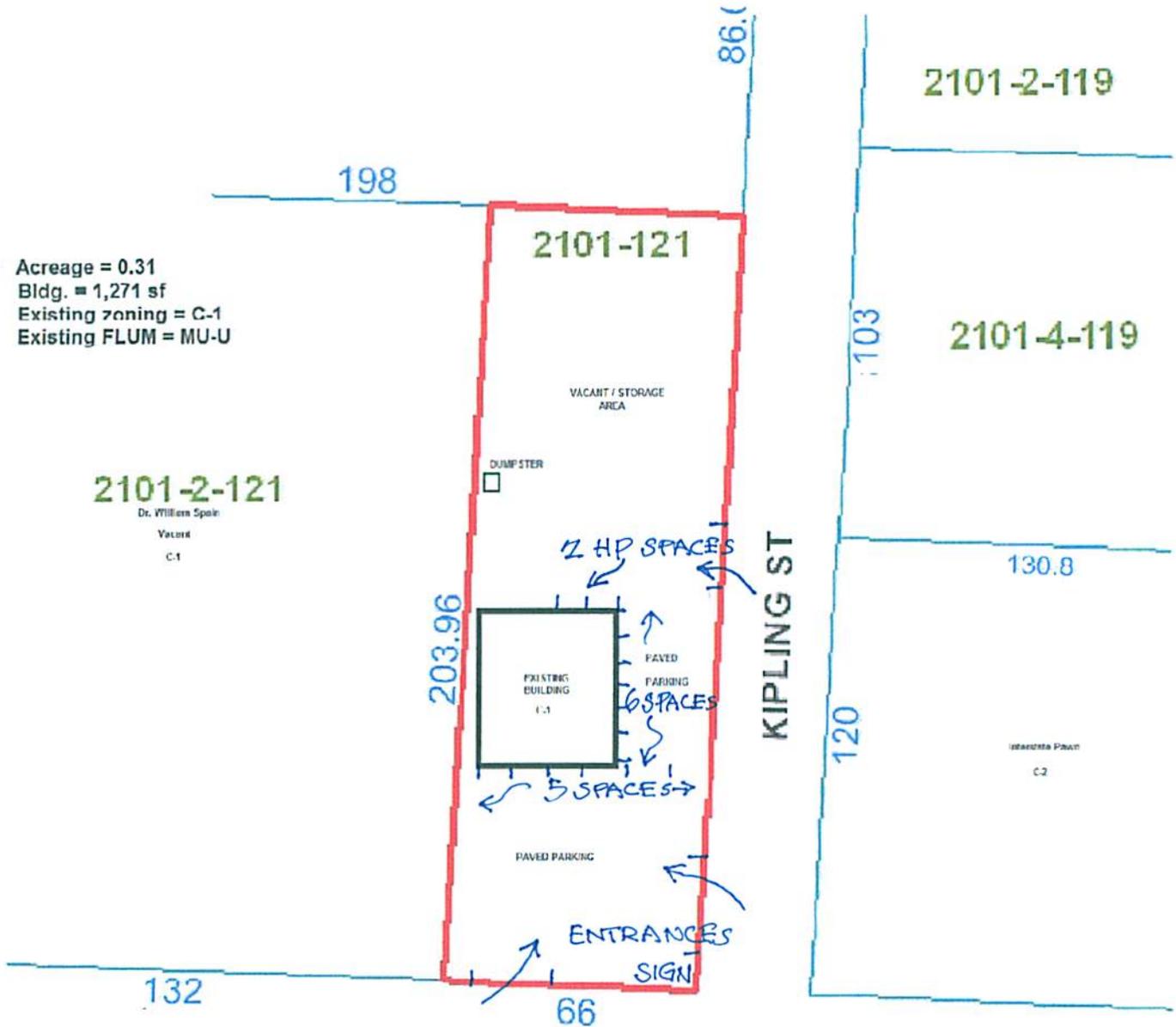
2101-2-121

Dr. William Spahn  
Office / Warehouse

Notes: Acreage = 0.31  
Bldg. = 1,271 sf  
Existing zoning = C-1  
Existing FLUM = MU-U

2101-2-121

Dr. William Spahn  
Vacant  
C-1



2750 East Olive 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. : **532295**

Date Issued. : 05/18/2011

Cashier ID : VHOWENS

Application No. : PBA110500009

Project Name : CU-2011-05

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
Check		\$1,500.00	App ID : PBA110500009
		<b>\$1,500.00</b>	Total Check

Received From : professional groth management services llc / BUDDY PAGE

Total Receipt Amount : **\$1,500.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA110500009	626208	1,500.00	\$0.00	2750 OLIVE RD, PENSACOLA, FL

<b>Total Amount :</b>	<b>1,500.00</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 5/18/2011
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**Item 6B**

**V-2011-07**



## DEVELOPMENT SERVICES STAFF FINDINGS-OF-FACT

Variance Case: V-2011-07  
June 22, 2011

### I SUBMISSION DATA

**APPLICANT:** Wayne C. & Glenda Young Johnson

**PROJECT ADDRESS:** 17000 Perdido Key Drive

**PROPERTY REFERENCE NO.:** 01-4S-33-1004-018-001  
01-4S-33-1004-037-001

**ZONING DISTRICT:** R2-PK

**FUTURE LAND USE:** MU-PK

**SUBDIVISION AND PLAT:**

**II REQUESTED VARIANCE:** Variance of 16 feet to the required 25 feet front property setback, resulting in a front setback of nine (9) feet; Variance of three (3) feet to the required six (6) feet side yard setback on the North side of the lot, resulting in a side yard setback of three (3) feet; Variance of seven (7) feet to the required six (6) feet side yard setback on the South side of the lot, resulting in a side yard setback of 13 feet.

### III RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.05.06.E.3, & 5**

*E. Site and buildings requirements.*

3. *Front yard.* There shall be front yard having a depth of not less than 25 feet.

5. *Side yard(s).* The minimum side yard on each side shall be ten percent of the lot width, measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.

#### **IV CRITERIA**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 6.05.05.E.5**

##### **CRITERION A**

**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 in the quiet enjoyment and use of the property".

This is an older neighborhood comprised of mobile homes placed in different size lots. The applicant's lots are very narrow and shallow, physically limiting the size of the structure that can be placed within the property. By combining both smaller lots into one, the applicants are trying to use the existing land to its fullest potential.

##### **CRITERION B**

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

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

The variance is necessary for the preservation and enjoyment of a property right. The applicants have, in the past, owned two separate mobile homes placed in adjacent individual lots # 7 and # 8. During Hurricane Ivan, one of the homes was severely damaged. They are now combining both parcels into a single property to accommodate a newer single mobile home to serve as their primary residence.

##### **CRITERION C**

**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**

The properties are located within a FEMA designated flood zone AO. Prior to placing a home at this location, the applicant must ensure that they will comply with all of the applicable requirements as stated in Article 10, Floodplain Management, of the Escambia County Land Development Code.

**CRITERION D**

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

**FINDINGS-OF-FACT**

The applicant meets all of the requirements for Criterion D.

**CRITERION E**

**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**

Due to the physical characteristics of the existing parcels, the requested variance is the minimum necessary to make possible the use of the land, building or other improvements as proposed by the applicant.

**V RECOMMENDATION:**

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

Staff recommends that the Board approves the Variance as requested.

Wayne C. & Glenda Young Johnson  
17000 Perdido Key Dr., Lots 7 & 8  
Sandy Acres  
(251) ~~633~~-633-5104 -home  
(251) 610-8594-cell

May 23, 2011

Mr. Horace Jones  
Escambia County Planning & Zoning

Re: Permit to replace existing trailer in Sandy Acres

Dear Mr. Jones:

I own two lots in Sandy Acres. There were two mobile homes on these lots before hurricanes Ivan & Katrina in 2004. One of the trailers was damaged so badly it had to be removed after Katrina. The other trailer was also damaged.

I was renting the unit that had to be removed so my income was reduced.

We looked around trying to find a trailer to put across both lots for years. The lots are each only 30' x 42', so it is hard to find anything to fit. We finally found something to work and we were told we had to get a variance.

Sandy Acres has been in place since 1978 with private drives off Perdido Key Dr. for access to individual lots, maintained by the Association. Our By-Laws state our setbacks (placement of units on the lots) no one has ever had to get a variance before. The Sandy Acres Association Board has stated its willingness to sign a letter requesting reduced setbacks.

The Park should be Grandfathered in so existing owners can replace their units with a similar footprint. We are asking to replace two units totaling 1064 sq. ft. with one unit across two lots totaling 1232 sq. ft. The footprint will be about the same but there will be several differences.

- The setback will be further off the drive
- The new unit will be zone 2 meeting county requirements
- There will be only one residence instead of two with less parking
- The unit will be installed higher to avoid flooding.

Attached are several things:

- A layout of the Park showing owners names and lot numbers.
- A drawing of my existing layout

- A drawing of my proposed layout
- Several pictures showing how small the lots are and how tight everything is spaced to allow us to use the lots.

I have included a copy of the Escambia County Property Appraiser estimated taxes for this year. The taxes are approx \$1000 for each 30' x42' lot.

Please allow us to get a permit ~~with any additional requirements~~ <sup>application</sup> to apply for ~~than sending us to a variance board.~~ <sup>Variance for the front, rear and side setbacks.</sup>

Thank you for your consideration.

Sincerely, *Wayne C. Johnson*  
*Glenda Young Johnson*

*[Handwritten signature]*

Wayne C. & Glenda Young Johnson  
 2420 Bobwhite Trail W.  
 Mobile ,AL 36695-837



ONO ISLAND AL

OLD RIVER

SITE



PERDIDO KEY DR

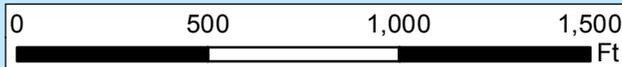
GULF OF MEXICO



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

Andrew Holmer  
Planning and Zoning Dept.

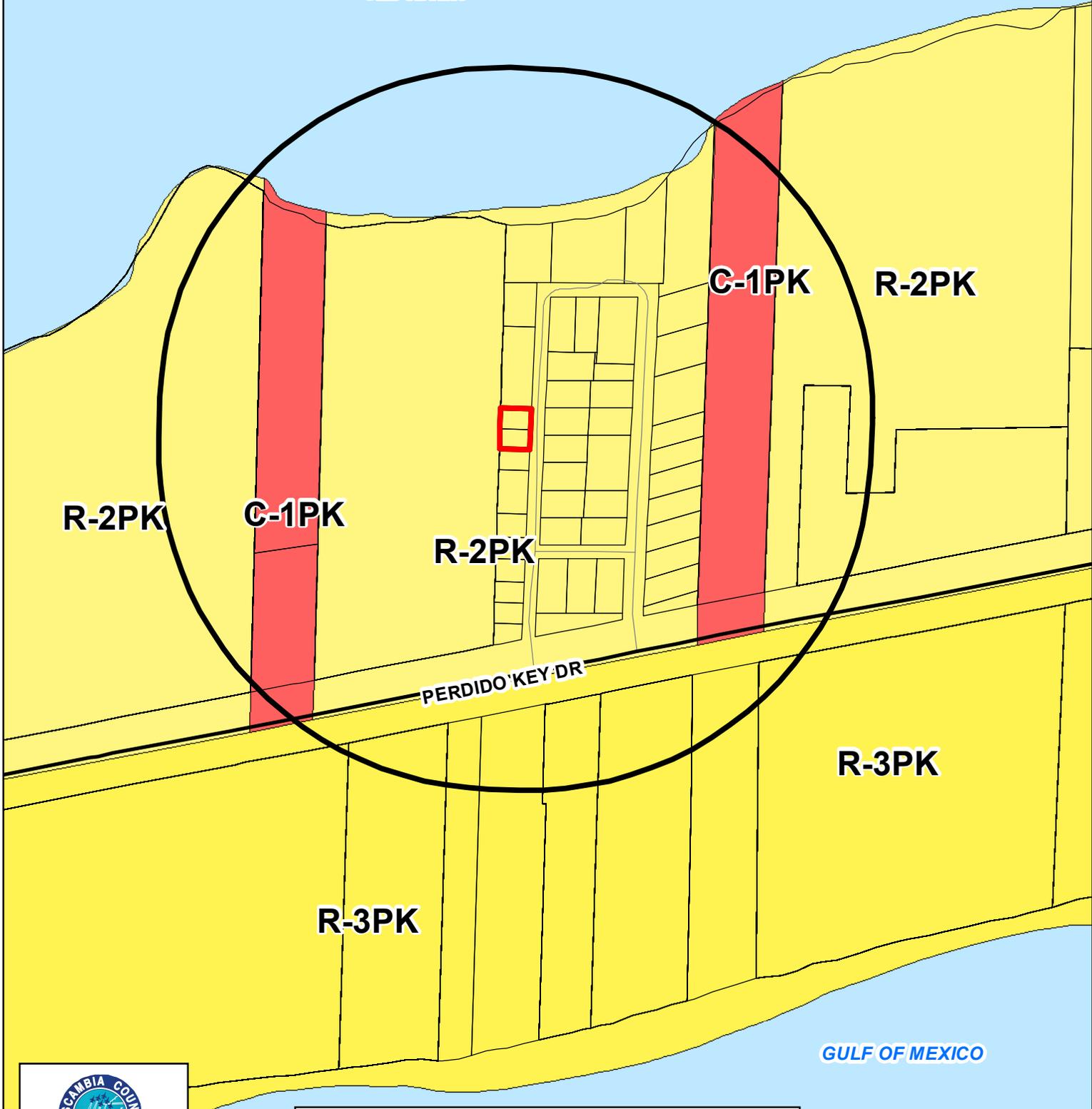
# V-2011-07 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



OLD RIVER



R-2PK

C-1PK

R-2PK

C-1PK

R-2PK

PERDIDO KEY DR

R-3PK

R-3PK

GULF OF MEXICO



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

Andrew Holmer  
Planning and Zoning Dept.

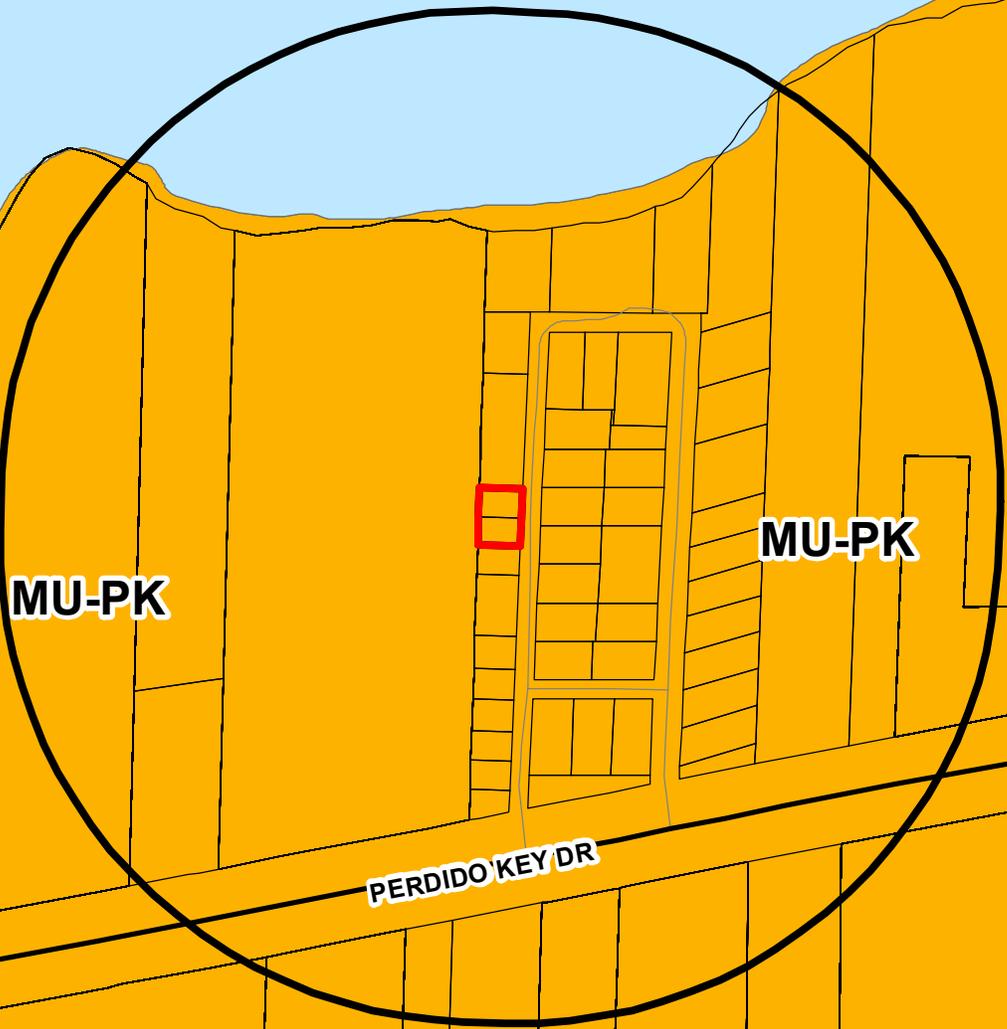
**V-2011-07**  
**500' RADIUS ZONING**



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



OLD RIVER



MU-PK

MU-PK

MU-PK

PERDIDO KEY DR

GULF OF MEXICO



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

Andrew Holmer  
Planning and Zoning Dept.

# V-2011-07 FUTURE LAND USE



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



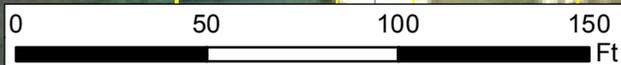
**SITE**



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-2011-07 AERIAL MAP



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



# Development Services Department

Escambia County, Florida

## APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

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

Variance Request for: all setbacks

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

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

Owner(s) Name: Johnson, Wayne C and Glenda Young Phone: (251)633-5104

Address: 2420 West Bobwhite Trail Mobile, AL 36685-8378

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: 17000 Perdido Key Dr. Pensacola, Fla 32507

Property Reference Number(s)/Legal Description: \_\_\_\_\_

By my signature, I hereby certify that:

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

Glenda Young Johnson  
Signature of Owner/Agent

Glenda Young Johnson  
Printed Name Owner/Agent

5-23-11  
Date

Wayne C Johnson  
Signature of Owner

Wayne C Johnson  
Printed Name of Owner

5-23-11  
Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May 2011.

by Wayne Johnson + Glenda Young AI6684541 Ex 8-12-2012

Personally Known  OR Produced Identification . Type of Identification Produced: AI 3058622 Ex 7-31-2011

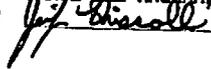
Margaret A. Cain  
Signature of Notary



Margaret A. Cain  
Printed Name of Notary

CK # 5518

<b>FOR OFFICE USE ONLY</b>		CASE NUMBER: <u>2011-07</u>	
Meeting Date(s): <u>June 22, 2011</u>	Accepted/Verified by: _____	Date: <u>5/23/11</u>	
Fees Paid: \$ <u>500</u>	Receipt #: <u>626438</u>	Permit #: <u>PBA 1105 00010</u>	

By: 

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That MICHAEL R. WOODWARD and NORMA JEAN WOODWARD, husband and wife, hereinafter called the GRANTORS, for and in consideration of the sum of Ten Dollars (\$10,00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantors by WAYNE CHARLES JOHNSON and GLENDA YOUNG JOHNSON, husband and wife, hereinafter called the GRANTEES, do hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, in fee simple with right of survivorship, all the following described real property in Escambia County, State of Florida, to-wit:

Commence at a point at the intersection of the center line of the right-of-way of Alabama State Highway No. 180 with the Alabama-Florida State Line, as defined and established by Act of Legislature of Alabama, approved August 28, 1953 and by Act of Legislature of Florida, approved June 12, 1953; said point also being the intersection of the centerline of the right-of-way of Florida State Highway No. S-292 with the Alabama-Florida State Line; thence go North 77°04' East along projected center line of Alabama State Highway No. 180 a distance of 2573.18'; thence go North and parallel to the Alabama-Florida State Line a distance of 73.21' to a point, said point being on the northerly right-of-way of Florida State Road No. S-292 (100' R/W); thence North and parallel to said State Line being Grantors' East line a distance of 289' to point of beginning; thence easterly to a point on the westerly right-of-way line of an existing private road easement 42', more or less, to a point that is 279' from the South line of Grantors' total property (being the above Florida State Road No. S-292 North right-of-way) where said westerly right-of-way intersects; thence northerly along said westerly right-of-way 32'; thence westerly to a point on Grantors' East line that is 30' from point of beginning, being 41' more or less, thence southerly along said East line to point of beginning, being 30', lying in Section 1, T-4-S, R-33-W.

together with all and singular, the rights, privileges, benefits, improvements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining;

TO HAVE AND TO HOLD unto the said Grantees in fee simple, and unto their heirs and assigns forever.

And, except as to taxes hereafter falling due, the Grantors do for themselves and their heirs, executors and administrators, covenant and warrant to the said Grantees that Grantors are seized of an indefeasible estate in fee simple in and to said property; that they are in peaceful possession thereof and have a perfect right to sell and convey the same; that the same is free from all encumbrances, and that they will forever WARRANT AND FOREVER DEFEND the title to and possession of said property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and seals on this the 10<sup>th</sup> day of June, 2002.

Michael R. Woodward  
MICHAEL R. WOODWARD

Norma Jean Woodward  
NORMA JEAN WOODWARD

STATE OF ALABAMA     )  
COUNTY OF MOBILE    )

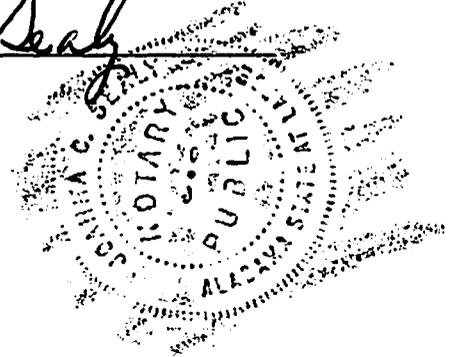
I, Joanna C. Sealy, a Notary Public in and for said State and County, hereby certify that **Michael R. Woodward** and **Norma Jean Woodward**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal this 10<sup>th</sup> day of June,  
2002.

James C. Leahy  
NOTARY PUBLIC

(SEAL)

My Commission Expires: June 12, 2004



Grantors' Address:  
101 Elvira Avenue  
Satsuma, Alabama 36572

RCD Jul 05, 2002 09:56 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-981949

Grantees' Address:  
2420 Bobwhite Trail W.  
Mobile, Alabama 36695

5101 N. Sedge Dale Rd  
Mobile, AL 36609

OR BK 4063 PG 1308  
Escambia County, Florida  
INSTRUMENT 96-334403

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
10/21/96 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOWN ALL MEN BY THESE PRESENTS: That ETHEL B. YOUNG, hereinafter called the GRANTOR, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations hereby acknowledge to have been paid to the said Grantor by WAYNE CHARLES JOHNSON, and GLENDA YOUNG JOHNSON, husband and wife, hereinafter called the GRANTEES, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantees, in fee simple, all the following described real property in Escambia County, State of Florida, to-wit:

Commence at a point at the intersection of the center line of the right-of-way of Alabama State Highway No. 180 with the Alabama-Florida State Line, as defined and established by Act of Legislature of Alabama, approved August 28, 1953 and by Act of Legislature of Florida, approved June 12, 1953; said point also being the intersection of the centerline of the right-of-way of Florida State Highway No. S-292 with the Alabama-Florida State Line; thence go North 77 deg. 04' East along the projected centerline of Alabama State Highway No. 180, a distance of 2573.18 feet; thence go North and parallel to the Alabama-Florida State Line, a distance of 73.21 feet to the Point of Beginning, said point being on the Northerly right-of-way of Florida State Road No. S-292 (100' R/W); thence North and parallel to said State line being Grantors east line a distance of 319 feet to Point of Beginning; thence easterly to a point on the westerly right-of-way line of an existing private road easement 43 feet, more or less, to a point that is 311 feet from the South line of Grantors total property (being the above Florida State Road No. S-292 north right-of-way) where said westerly right-of-way intersects; thence northerly along said westerly right-of-way 30 feet; thence westerly to a point on Grantors east line that is 30 feet from Point of Beginning being 44 feet, more or less, thence southerly along said east line to Point of Beginning being 30 feet.

together with all and singular, the rights, privileges, benefits, improvements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining;

TO HAVE AND TO HOLD unto the said Grantees in fee simple, and unto their heirs and assigns forever.

250  
70  
1120

And, except as to taxes hereafter falling due, the Grantor does for herself and her heirs, executors and administrators, covenant and warrant to the said Grantees that Grantor is seized of an indefeasible estate in fee simple in and to said property; that she is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances, and that she will forever WARRANT AND FOREVER DEFEND the title to and possession of said property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and seals on this the 27th day of September, 1996.

Signed, sealed and delivered

in the presence of:

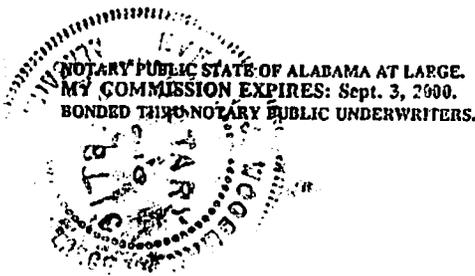
Ethel B. Young (SEAL)  
ETHEL B. YOUNG

[Signature]  
Susan J. Sheffield

STATE OF ALABAMA    )  
COUNTY OF MOBILE    )

I, the undersigned Notary Public in and for said State and County, hereby certify that ETHEL B. YOUNG, whose name IS signed to the foregoing instrument and who is known to me, acknowledged before me this day that, being informed of the contents of said instrument, she executed the same voluntarily on day the same bears date.

Given under my hand and seal this the 27th day of September, 1996.



Evelyn J. Woodman  
NOTARY PUBLIC

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 96-334403  
RCD Oct 21, 1996 12:27 pm  
Escambia County, Florida

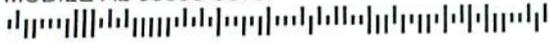
**2010 NOTICE OF PROPOSED PROPERTY TAXES**  
 ESCAMBIA COUNTY TAXING AUTHORITIES

**DO NOT PAY**  
**THIS IS NOT A BILL**

Real Property Acct: 104639190  
 Property Ref No: 01-4S-33-1004-018-001

Location: 17000 PERDIDO KEY DR LOT 7  
 BEG AT A POINT AT  
 INTERSECTION OF CENTER LINE  
 OF R/W OF AL HWY 180 FT...

2M - 07891 / 01052 JMS154705  
 JOHNSON WAYNE C &  
 GLENDA YOUNG  
 2420 BOBWHITE TRAIL W  
 MOBILE AL 36695-8378



The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY TAX INFORMATION								
REAL ESTATE	LAST YEAR'S TAXABLE VALUE (2009)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2009)		CURRENT TAXABLE VALUE (2010)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2010)		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2010)	
Taxing Authority	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY	\$69,782	6.975500	\$486.76	\$69,660	7.370600	\$513.44	6.975500	\$485.91
SCHOOL BY STATE LAW	\$69,782	5.612000	\$391.62	\$69,660	5.903200	\$411.22	5.631000	\$392.26
SCHOOL BY LOCAL BOARD	\$69,782	2.248000	\$156.87	\$69,660	2.364600	\$164.72	2.229000	\$155.27
SHERIFF	\$69,782	0.685000	\$47.80	\$69,660	0.726700	\$50.62	0.685000	\$47.72
WATER MANAGEMENT	\$69,782	0.045000	\$3.14	\$69,660	0.049200	\$3.43	0.045000	\$3.13
<b>TOTAL AD-VALOREM PROPERTY TAXES</b>			\$1,086.19			\$1,143.43		\$1,084.29

PROPERTY APPRAISER VALUE INFORMATION								
	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	2009	2010	2009	2010	2009	2010	2009	2010
<b>MARKET VALUE</b>	\$69,782	\$69,660	\$69,782	\$69,660	\$0	\$0	\$69,782	\$69,660
LESS APPLIED ASSESSMENT REDUCTIONS								
Save Our Homes Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Homestead Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural Classification	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ASSESSED VALUE</b>	\$69,782	\$69,660	\$69,782	\$69,660	\$0	\$0	\$69,782	\$69,660
LESS EXEMPTIONS								
First Homestead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add'l Homestead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Exemption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Combat Veteran's	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TAXABLE VALUE</b>	\$69,782	\$69,660	\$69,782	\$69,660	\$0	\$0	\$69,782	\$69,660

**Who to contact if you have questions regarding this notice:**

For questions about the TAX RATE being assessed to your property, please call the appropriate taxing authority below:  
 Escambia County ..... (850) 595-4900  
 Water Management..... (850) 484-5125  
 School Board ..... (850) 432-6121  
 City of Pensacola..... (850) 435-1626  
 City of Century ..... (850) 256-3208

IF YOU FEEL THAT THE MARKET VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE, OR IF YOU ARE ENTITLED TO AN EXEMPTION OR CLASSIFICATION THAT IS NOT REFLECTED ABOVE, CONTACT YOUR COUNTY APPRAISER AT:

**221 PALAFOX PL, STE 300, PENSACOLA FL 32502 (850) 434-2735**

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE OR CLASSIFICATION OR AN EXEMPTION, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE CLERK OF CIRCUIT COURT, 221 PALAFOX PLACE SUITE 130 AND MUST BE FILED ON OR BEFORE **Sept. 3, 2010**

**SEE REVERSE SIDE FOR TAXING AUTHORITY INFORMATION AND EXPLANATIONS OF THE COLUMNS ABOVE**

**Permanent Change of Address**

PLEASE PRINT THE INFORMATION BELOW AND RETURN TO:  
**Chris Jones, CFA**  
**Escambia County Property Appraiser**  
**221 Palafox Place • Suite 300 • Pensacola, FL 32502-5836**  
**Phone 850-434-2735 • Fax 850-435-9526**

NAME AS SHOWN ON TAX BILL \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

NEW ADDRESS \_\_\_\_\_

DO YOU HAVE HOMESTEAD EXEMPTION OR ANY OTHER EXEMPTION ON THIS PROPERTY? YES  NO

PHONE # \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

**Taxing Authority Hearing Information**

Taxing Authority	Hearing Location	Date	Time	Phone
CENTURY COUNTY	CENTURY CITY HALL	Sep 10 2010	5:01PM	(850)256-3208
DOWNTOWN	BOARD CHAMBERS	Sep 9 2010	5:01PM	(850)595-4900
PENSACOLA	CITY HALL	Sep 8 2010	5:15PM	(850)435-1626
SCHOOL	CITY HALL	Sep 8 2010	5:15PM	(850)435-1626
BY LOCAL BOARD BY STATE LAW	DR. VERNON MCDANIEL BLDG	Sep 13 2010	5:30PM	(850)432-6121
SHERIFF	BOARD CHAMBERS	Sep 9 2010	5:01PM	(850)595-4900
WATER MANAGEMENT	CRESTVIEW OFFICE	Sep 14 2010	5:05PM	(850)484-5125

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWER OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR LOCAL COUNTY, CITY OR ANY SPECIAL DISTRICT. PER FLORIDA STATUTES 200.069(10)(a), NON-AD VALOREM ASSESSMENTS ARE NOT REQUIRED TO APPEAR ON THIS NOTICE. IF APPLICABLE, LOCAL GOVERNING BOARDS WILL SEND YOU A SEPARATE NOTICE OF ANY NON-AD VALOREM ASSESSMENTS FOR YOUR PROPERTY.

**NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)**

**Explanation of 'TAXING AUTHORITY TAX INFORMATION' section**

**COLUMN 1 - "LAST YEAR TAXABLE VALUE"**

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

**COLUMN 2 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"**

This shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

**COLUMN 3 - "CURRENT TAXABLE VALUE"**

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current taxable values are as of January 1, 2010

**COLUMN 4 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"**

This shows what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

**COLUMN 5 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"**

This shows what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is not final, and may be amended at the public hearings shown at the top of this notice. The difference between columns 4 and 5 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments

**Explanation of 'PROPERTY APPRAISER VALUE INFORMATION' section**

**MARKET (JUST) VALUE** - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**APPLIED ASSESSMENT REDUCTION** - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

**ASSESSED VALUE** - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value could be different for School versus Non-School taxing authorities and for the purpose of calculating taxes.

**EXEMPTIONS** - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.

**TAXABLE VALUE** - The current value to which millages are applied after applying applicable assessment reductions and deducting applicable exemptions.

**What is "Save Our Homes"?**

Article 7, Section 4, of the Florida Constitution states:

All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided herein.

(1) Assessments subject to this provision shall be changed annually on January 1 of each year; but those changes in assessments shall not exceed the lower of the following:

- a. Three percent (3%) of the assessment for the prior year
- b. The percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics

(2) No assessment shall exceed just value

(3) After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year. Thereafter, the homestead shall be assessed as provided herein.

**2010 NOTICE OF PROPOSED PROPERTY TAXES**  
 ESCAMBIA COUNTY TAXING AUTHORITIES

**DO NOT PAY**  
**THIS IS NOT A BILL**

Real Property Acct: 104639290  
 Property Ref No: 01-4S-33-1004-037-001

Location: 17000 PERDIDO KEY DR 8  
 BEG AT PT AT INTERSECTION  
 OF THE CTR LI OF R/W  
 OF ALA ST HWY 180 WITH ALA...

2M - 07892 / 01051 JMS154803  
 JOHNSON WAYNE C &  
 GLENDA YOUNG  
 2420 BOBWHITE TRAIL W  
 MOBILE AL 36695

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION.

Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY TAX INFORMATION								
REAL ESTATE	LAST YEAR'S TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR		CURRENT TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	(2009)	(2009)		(2010)	(2010)		(2010)	
	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
Taxing Authority		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY	\$59,850	6.975500	\$417.48	\$59,850	7.370600	\$441.13	6.975500	\$417.48
SCHOOL BY STATE LAW	\$59,850	5.612000	\$335.88	\$59,850	5.903200	\$353.31	5.631000	\$337.02
SCHOOL BY LOCAL BOARD	\$59,850	2.248000	\$134.54	\$59,850	2.364600	\$141.52	2.229000	\$133.41
SHERIFF	\$59,850	0.685000	\$41.00	\$59,850	0.726700	\$43.49	0.685000	\$41.00
WATER MANAGEMENT	\$59,850	0.045000	\$2.69	\$59,850	0.049200	\$2.94	0.045000	\$2.69
<b>TOTAL AD-VALOREM PROPERTY TAXES</b>			\$931.59			\$982.39		\$931.60

PROPERTY APPRAISER VALUE INFORMATION								
	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	2009	2010	2009	2010	2009	2010	2009	2010
<b>MARKET VALUE</b>	\$59,850	\$59,850	\$59,850	\$59,850	\$0	\$0	\$59,850	\$59,850
<b>LESS APPLIED ASSESSMENT REDUCTIONS</b>								
Save Our Homes Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Homestead Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural Classification	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ASSESSED VALUE</b>	\$59,850	\$59,850	\$59,850	\$59,850	\$0	\$0	\$59,850	\$59,850
<b>LESS EXEMPTIONS</b>								
First Homestead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add'l Homestead	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Exemption	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Combat Veteran's	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TAXABLE VALUE</b>	\$59,850	\$59,850	\$59,850	\$59,850	\$0	\$0	\$59,850	\$59,850

**Who to contact if you have questions regarding this notice:**

For questions about the TAX RATE being assessed to your property, please call the appropriate taxing authority below:  
 Escambia County ..... (850) 595-4900  
 Water Management..... (850) 484-5125  
 School Board ..... (850) 432-6121  
 City of Pensacola..... (850) 435-1626  
 City of Century ..... (850) 256-3208

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**221 PALAFOX PL, STE 300, PENSACOLA FL 32502 (850) 434-2735**

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**Sept. 3, 2010**

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## Permanent Change of Address

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**Chris Jones, CFA**  
**Escambia County Property Appraiser**  
**221 Palafox Place • Suite 300 • Pensacola, FL 32502-5836**  
**Phone 850-434-2735 • Fax 850-435-9526**

NAME AS SHOWN ON TAX BILL \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

NEW ADDRESS \_\_\_\_\_

DO YOU HAVE HOMESTEAD EXEMPTION OR ANY OTHER EXEMPTION ON THIS PROPERTY? YES  NO

PHONE # \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

### Taxing Authority Hearing Information

Taxing Authority	Hearing Location	Date	Time	Phone
CENTURY COUNTY DOWNTOWN PENSACOLA SCHOOL	CENTURY CITY HALL BOARD CHAMBERS CITY HALL CITY HALL	Sep 10 2010	5:01PM	(850)256-3208
		Sep 9 2010	5:01PM	(850)595-4900
		Sep 8 2010	5:15PM	(850)435-1626
		Sep 8 2010	5:15PM	(850)435-1626
BY LOCAL BOARD BY STATE LAW	DR. VERNON MCDANIEL BLDG	Sep 13 2010	5:30PM	(850)432-6121
SHERIFF	BOARD CHAMBERS	Sep 9 2010	5:01PM	(850)595-4900
WATER MANAGEMENT	CRESTVIEW OFFICE	Sep 14 2010	5:05PM	(850)484-5125

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWER OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR LOCAL COUNTY, CITY OR ANY SPECIAL DISTRICT. PER FLORIDA STATUTES 200.069(10)(a), NON-AD VALOREM ASSESSMENTS ARE NOT REQUIRED TO APPEAR ON THIS NOTICE. IF APPLICABLE, LOCAL GOVERNING BOARDS WILL SEND YOU A SEPARATE NOTICE OF ANY NON-AD VALOREM ASSESSMENTS FOR YOUR PROPERTY.

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### Explanation of 'TAXING AUTHORITY TAX INFORMATION' section

**COLUMN 1 - "LAST YEAR TAXABLE VALUE"**

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

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This shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

**COLUMN 3 - "CURRENT TAXABLE VALUE"**

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**COLUMN 4 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE"**

This shows what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

**COLUMN 5 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE"**

This shows what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is not final, and may be amended at the public hearings shown at the top of this notice. The difference between columns 4 and 5 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

### Explanation of 'PROPERTY APPRAISER VALUE INFORMATION' section

**MARKET (JUST) VALUE** - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**APPLIED ASSESSMENT REDUCTION** - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

**ASSESSED VALUE** - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value could be different for School versus Non-School taxing authorities and for the purpose of calculating taxes.

**EXEMPTIONS** - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.

**TAXABLE VALUE** - The current value to which millages are applied after applying applicable assessment reductions and deducting applicable exemptions.

### What is "Save Our Homes"?

Article 7, Section 4, of the Florida Constitution states:

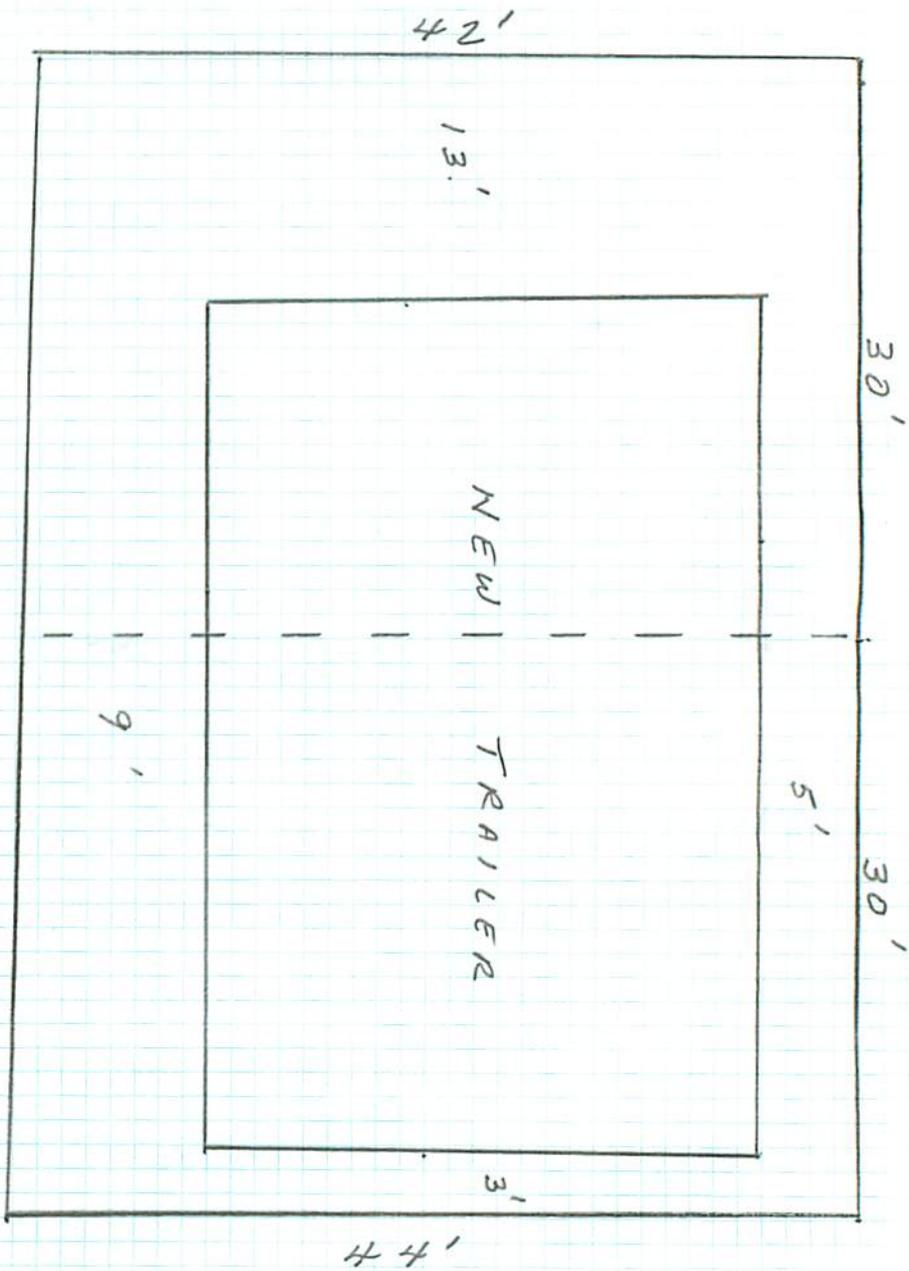
All persons entitled to a homestead exemption under Section 6 of this Article shall have their homestead assessed at just value as of January 1 of the year following the effective date of this amendment. This assessment shall change only as provided herein.

(1) Assessments subject to this provision shall be changed annually on January 1 of each year; but those changes in assessments shall not exceed the lower of the following:

- a. Three percent (3%) of the assessment for the prior year
- b. The percent change in the Consumer Price Index for all urban consumers, U.S. City Average, all items 1967=100, or successor reports for the preceding calendar year as initially reported by the United States Department of Labor, Bureau of Labor Statistics

(2) No assessment shall exceed just value

(3) After any change of ownership, as provided by general law, homestead property shall be assessed at just value as of January 1 of the following year. Thereafter, the homestead shall be assessed as provided herein.



Proposed Layout

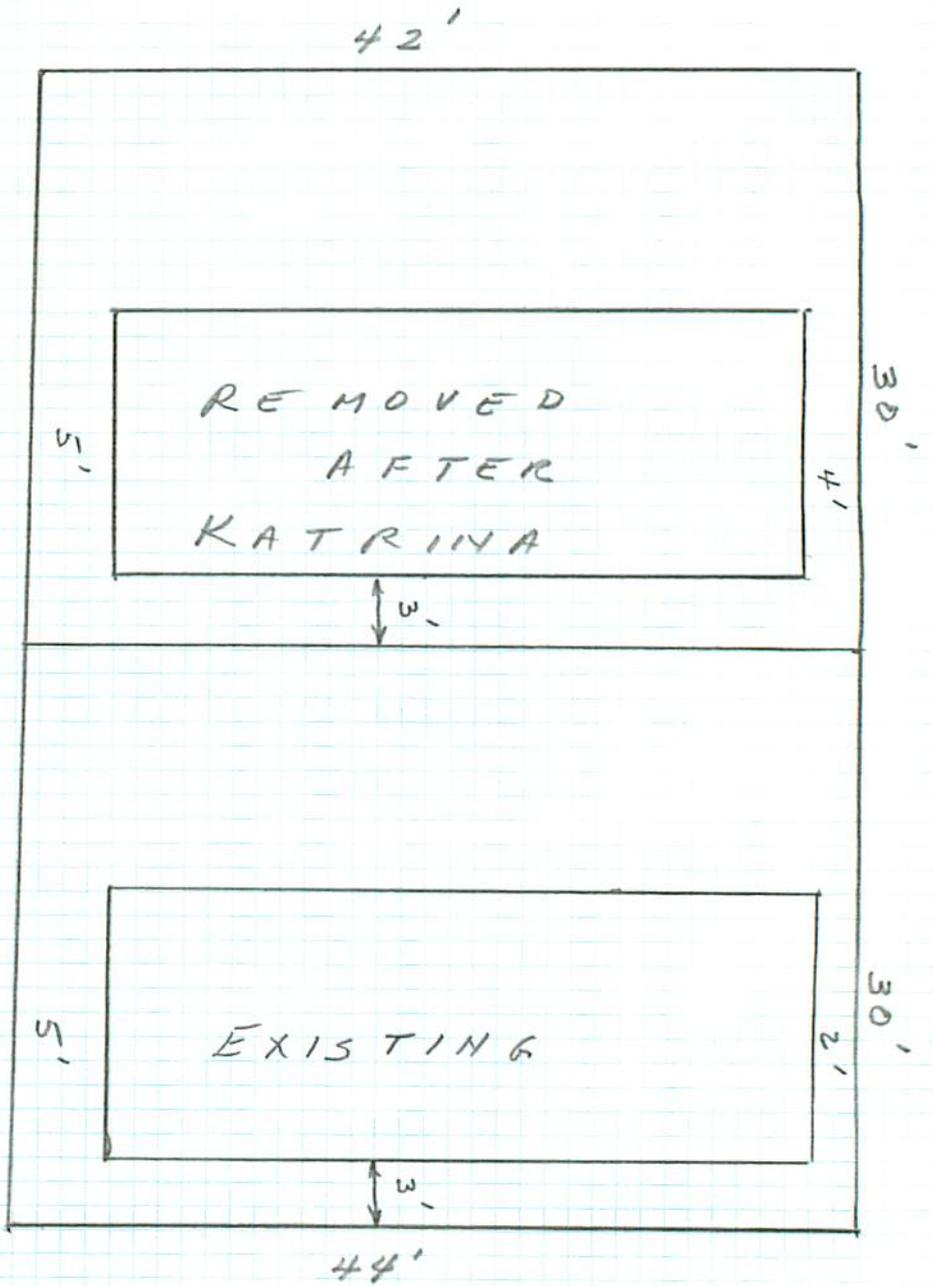
17000 Perdido Key Dr.

Stadly Acres

NS

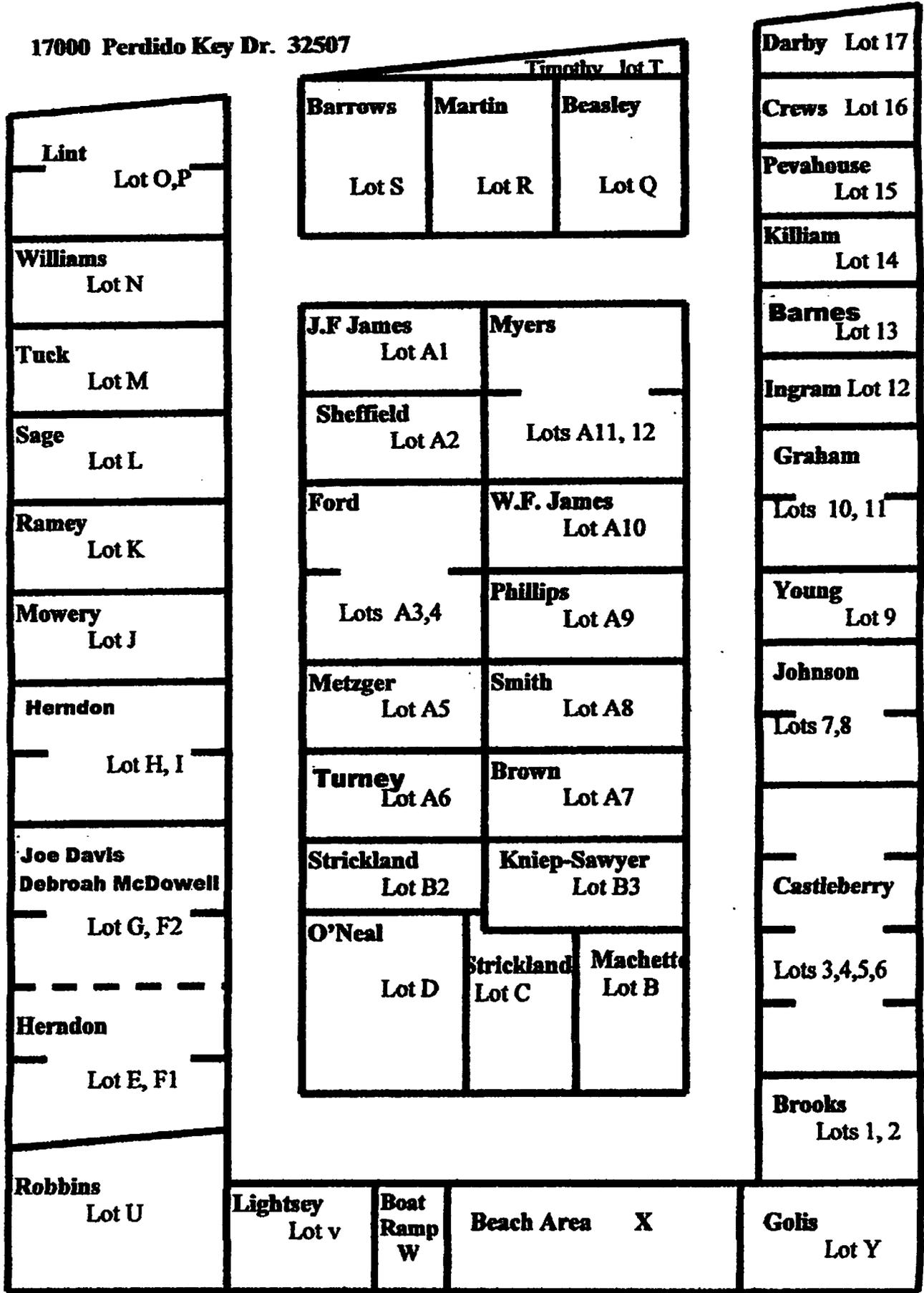
17000 Perdido Key Dr.  
5 Acrely Acres

EXISTING LAYOUT



IS

17000 Perdido Key Dr. 32507





22/05/2011



22/05/2011



22/05/2011



22/05/2011



22/05/2011



22/05/2011



22/05/2011



# Chris Jones, CFA

Escambia County Property Appraiser  
221 Palafox PL Suite 300, Pensacola, FL 32502-5836  
Phone 850 434-2735, Fax 850 435-9526



## Combination & Split-Out Request

Owner(s) of Record: JOHNSON, WAYNE C  
JOHNSON, GLENDA YOUNG

Note: All owners of record must sign for this request. If there is a mortgage on a parcel, it is suggested you contact the lender prior to proceeding with this request.

**Combination Request**  
I (we) request the combination of the following accounts, which were titled identically as of January 1<sup>st</sup> of this year. (please provide the property reference numbers in the spaces below)

(1)	<u>01</u>	<u>- 48</u>	<u>- 33</u>	<u>- 1004</u>	<u>- 037</u>	<u>- 001</u>	Account#:	<u>10.4639.290</u>
(2)	<u>01</u>	<u>- 48</u>	<u>- 33</u>	<u>- 1004</u>	<u>- 018</u>	<u>- 001</u>	Account#:	<u>10.4639.190</u>
(3)	_____	_____	_____	_____	_____	_____	Account#:	_____
(4)	_____	_____	_____	_____	_____	_____	Account#:	_____

**Split-Out Request**  
I (we) request a split-out on the following account based on the attached legal description.

Property Reference No. \_\_\_\_\_  
Account #: \_\_\_\_\_

Note: (when requesting a split-out from more than one account, separate Request Forms are required)

Owner Wayne C. Johnson  
(H) Signature \_\_\_\_\_  
Print Name Wayne C. Johnson  
Daytime Phone (951) 633-5704 Date 5-23-11

Owner Glenda Y. Johnson  
(W) Signature \_\_\_\_\_  
Print Name Glenda Y. Johnson  
Daytime Phone (951) 633-5704 Date 5-23-11

Owner \_\_\_\_\_  
Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Daytime Phone \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_  
Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Daytime Phone \_\_\_\_\_ Date \_\_\_\_\_

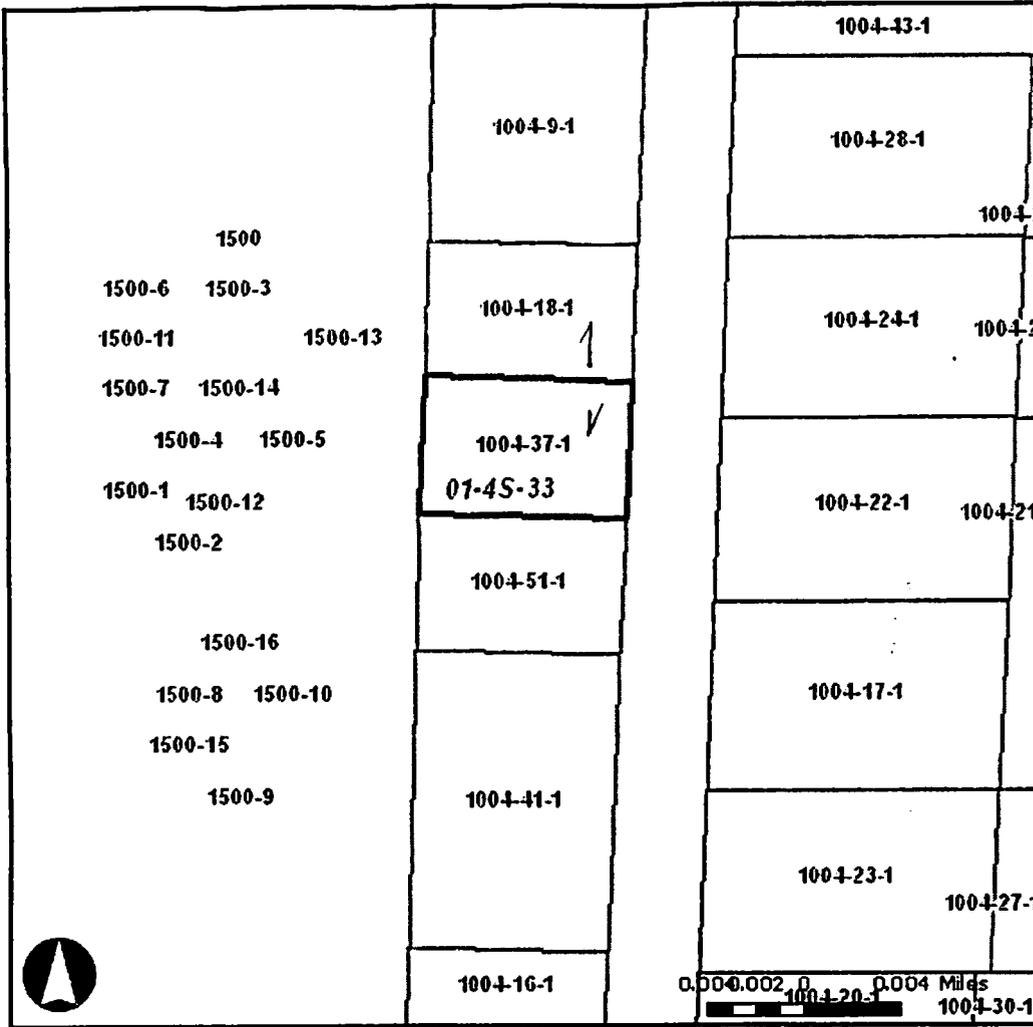
I (WE) ATTEST THAT WE ARE THE OWNERS OF THE ABOVE ACCOUNTS AND WE HOLD THE ESCAMBIA COUNTY PROPERTY APPRAISER'S OFFICE HARMLESS FROM ANY LIABILITY AS A RESULT OF THIS REQUEST.

I (we) hereby acknowledge that I have received and/or reviewed the Instruction Sheet, provided by the ECPA, prior to submitting this request. Further, I am aware that only one split-out or combination request form will be processed per tax roll year. Subsequent changes will be processed for the following year tax roll.

Signature Wayne C. Johnson Signature Glenda Y. Johnson  
(H) (W)

For Office Use Only  
Date Received: \_\_\_\_\_  
Received By: \_\_\_\_\_  
Processed By: \_\_\_\_\_  
Denial Letter Sent: / /

# ECPA Map



Map Grid



Parcel Label

Major Roads

- County Road
- InterState
- State Road
- US Highway

All Roads

Property Line



**PLEASE NOTE:** This product has been compiled from the source data of the Inter-Local Mapping and Geographic Information Network (IMAGINE) project of Escambia County. The ESCAMBIA COUNTY PROPERTY APPRAISER I-MAP Service is for reference purposes only and not to be considered as a legal document or survey instrument. Relying on the information contained herein is at the user's own risk. We assume no liability for any use of the information contained in the I-MAP Service or any resultant loss.



Development Services Department  
Building Inspections Division  
3363 West Park Place  
Pensacola, Florida, 32505  
(850) 595-3550  
Molino Office - (850) 587-5770

## RECEIPT

Receipt No. : **532543**

Date Issued. : 05/23/2011

Cashier ID : VHOWENS

Application No. : PBA110500010

Project Name : V-2011-07

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	5518	\$500.00	App ID : PBA110500010
		\$500.00	Total Check

Received From : mw. j. metzger jr / JOHNSON WAYNE C &

Total Receipt Amount : **\$500.00**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA110500010	626438	500.00	\$0.00	17000 PERDIDO KEY DR LOT 7 , PENSACOLA, FL. 32507
<b>Total Amount :</b>		<b>500.00</b>	<b>\$0.00</b>	<b>Balance Due on this/these Application(s) as of 5/23/2011</b>



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-921**

**Item #: 7.**

**Board of Adjustment**

**Meeting**  
**Date:** 06/22/2011

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**Agenda Item:**

County Attorney's Report - Annual Sunshine Law and FOIA presentation, presented by Kristin Hual, Assistant County Attorney

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