

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
November 20, 2013–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of Resume Minutes from the October 16, 2013 meeting.
6. **Consideration of the following cases:**
 - A. **Case No.:** V-2013-22
Address:8214 Foxtail Loop
Request: To reduce rear setback from 5 feet to 3 feet
Requested by:Steven D. Colony, Owner
 - B. **Case No.:** V-2013-23
Address:227 Stinnis Street
Request: To reduce both side yard setbacks
Requested by: Tommie Black and Erica Denise Black, Owners
7. Discussion Items.
8. Old/New Business.
9. Announcement.

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

Board of Adjustment

5.

Meeting Date: 11/20/2013

Attachments

BOA Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD October 16, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:10 A.M.)

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

Absent: Jennifer Rigby

Staff Present: Kristin Hual, Assistant County Attorney
Horace Jones, Interim Director, Development Services
Andrew Holmer, Senior. Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
Debbie Lockhart, Administrative Assistant

REGULAR BOA AGENDA

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

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

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

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

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

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

5. Approval of September 18, 2013 Resume Minutes.

Motion by Jerry Watson, Seconded by Bill Stromquist
Motion was made to approve the Resume Meeting Minutes from the September 18, 2013 meeting as written.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

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

1. **Case No.:** V-2013-21

Address: 4315 Cheltenham Circle

Request: To reduce the accessory structure setback from 5 feet to 2 feet to construct an accessory structure

Requested by: Robert L. Sebring, Agent for Linda Lea Sebring

No BOA member acknowledged any ex parte communication regarding this item.
No BOA member acknowledged visiting the site.
No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Kevin White, Seconded by Bobby Price, Jr.
Motion was made to adopt staff's findings and deny the variance request.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

2. **Case No.:** V-2013-19

Address: 610 Edgecliff Drive

Request: To reduce the side setbacks from 5 feet to 3.8 feet for an existing accessory structure

Requested by: Aura Vitalina Vielman, Owner

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 Jerry Watson, Seconded by Kevin White
Motion was made to adopt staff's findings and deny the variance request.

Vote: 5 - 1 Approved

Voted No: Chairman Don Carlos
Other: Jennifer Rigby (ABSENT)

3. **Case No.:** V-2013-20

Address: 610 Edgecliff Drive

Request: To reduce the side setbacks from 5 feet to 4.2 feet for an existing accessory structure

Requested by: Aura Vitalina Vielman, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Kevin White, Seconded by Bill Stromquist

Motion was made to adopt staff's findings and deny the variance request.

Vote: 5 - 1 Approved

Voted No: Chairman Don Carlos

Other: Jennifer Rigby (ABSENT)

4. **Case No.:** CU-2013-14

Address: 610 Edgecliff Drive

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

Requested by: Aura Vitalina Vielman, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Kevin White, Seconded by Jerry Watson

Motion was made to amend staff's findings and deny the Conditional Use request.

Vote: 5 - 1 Approved

Voted No: Chairman Don Carlos

Other: Jennifer Rigby (ABSENT)

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, November 20, 2013 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Meeting adjourned at 9:10 A.M.

Board of Adjustment

6.

Meeting Date: 11/20/2013

Board of Adjustment

6. A.

Meeting Date: 11/20/2013
CASE: V-2013-22
APPLICANT: Steven D. and Graciela G. Colony
ADDRESS: 8214 Foxtail Loop
PROPERTY REFERENCE NO.: 09-1S-31-4200-170-013
ZONING DISTRICT: R-R, Rural Residential
MU-S, Mixed Use
FUTURE LAND USE: Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

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

RELEVANT AUTHORITY:

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

2.10.07. Accessory buildings and structures.

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

CRITERIA

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

CRITERION (1)

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

FINDINGS-OF-FACT

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

The lot in question abuts a wooded common area set aside for conservation. While the addition of a shed 3 feet from this common area would have no anticipated adverse affect, staff finds that this condition is common to other properties in the area and not a unique hardship.

CRITERION (2)

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

FINDINGS-OF-FACT

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

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

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

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

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

FINDINGS-OF-FACT

The requested variance is not the minimum necessary to make use of the land as it was platted.

STAFF RECOMMENDATION:

While staff finds no anticipated adverse impacts from the requested variance, it does not meet all of the required criteria and denial is recommended.

BOARD OF ADJUSTMENT FINDINGS:

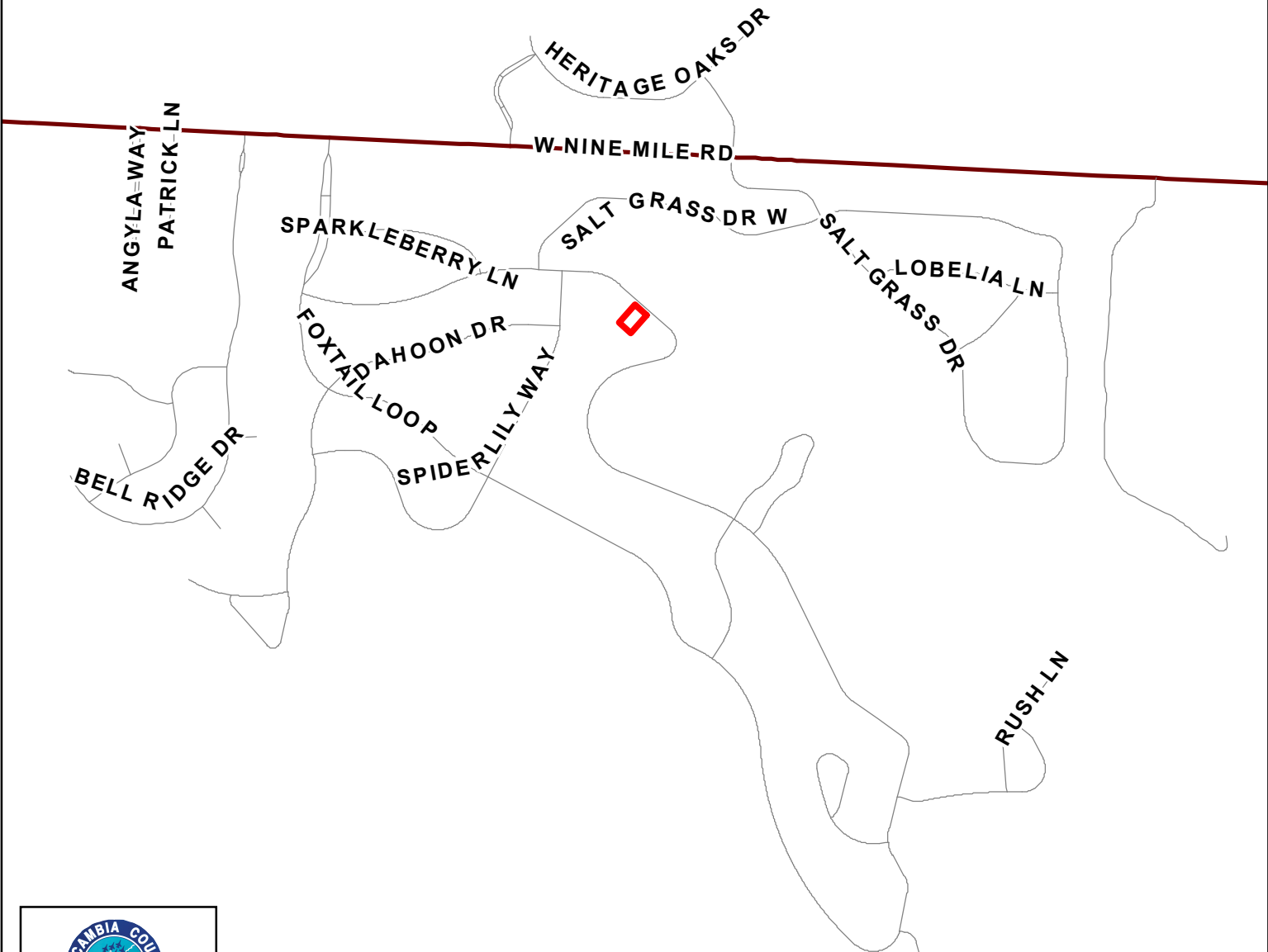

Attachments

Foxtail

V-2013-22



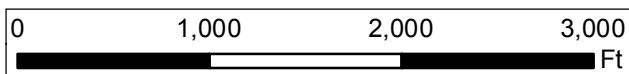
INTERSTATE-10
INTERSTATE-10

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

Andrew Holmer
Planning and Zoning Dept.

V-2013-22 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

AMU-1

W NINE MILE RD



R-R

SALT GRASS DR W

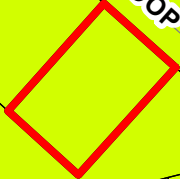
SALT GRASS DR W

R-R

FOXTAIL LOOP

R-R

DAHOON DR



FOXTAIL LOOP

R-R

R-R

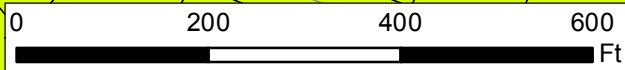
SPIDER LILY WAY



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Andrew Holmer
Planning and Zoning Dept.

V-2013-22 500' RADIUS ZONING



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

W NINE MILE RD



MU-S

SALT GRASS DR W

SALT GRASS DR W

MU-S

FOXTAIL LOOP

DAHOON DR

MU-S

MU-S

SPIDER LILY WAY

MU-S

FOXTAIL LOOP

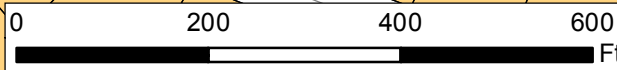
MU-S



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Andrew Holmer
Planning and Zoning Dept.

V-2013-22 FUTURE LAND USE



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



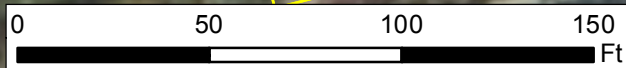
FOXTAIL LOOP








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Andrew Holmer
Planning and Zoning Dept.

V-2013-22 AERIAL MAP



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

Development Services Department

9/26/13

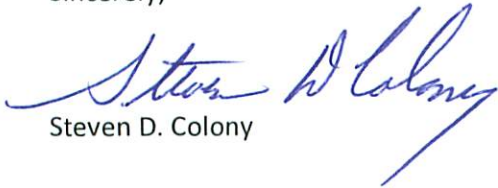
Escambia County, Florida

Re: Lot M17, Nature Trail Subdivision, 8214 Foxtail Loop, Pensacola, Florida 32526

To whom it may concern:

I am asking for a variance on the rear set back to my home, from 5ft to 3 ft, to build a storage shed. My property backs up to Nature Trail Common Area which will never be developed and is to remain in a natural setting. I have written permission from Nature Trail (attached) to build a shed 3 ft from the property line in lieu of the standard 5 ft setback. Thank-you for your consideration.

Sincerely,



Steven D. Colony

V-2013-22
PBA 130900037

APPLICATION

Please check application type:	<input type="checkbox"/> Conditional Use Request for: _____
<input type="checkbox"/> Administrative Appeal	<input checked="" type="checkbox"/> Variance Request for: <u>Setback change</u>
<input type="checkbox"/> Development Order Extension	<input type="checkbox"/> Rezoning Request from: _____ to: _____

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

Owner(s) Name: Steven D & Graciela G. Colony Phone: 850-712-2908
Address: 8214 Foxtail Loop Email: Steve@matheselectric.com

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

Property Address: 8214 Foxtail Loop Lot M17 Nature Trail Sub. Pensacola, FL 32526
Property Reference Number(s)/Legal Description: Lot 17, Block "M", Nature Trail Subdivision Section 8, 9 & 16, Township 1 South, Range 31 West, Escambia Co., FL.

By my signature, I hereby certify that:

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

Signature of Owner/Agent	Printed Name Owner/Agent	Date
<u><i>Steven D. Colony</i></u>	<u>STEVEN D. COLONY</u>	<u>9-26-13</u>
Signature of Owner	Printed Name of Owner	Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26 day of September 20 13,
by Step Steven D. Colony.

Personally Known OR Produced Identification . Type of Identification Produced: _____

<u><i>Cynthia C. Williams</i></u>	<u>CYNTHIA C. WILLIAMS</u>
Signature of Notary	Printed Name of Notary

(notary seal must be affixed)

FOR OFFICE USE ONLY	CASE NUMBER: <u>V-2013-22</u>		CYNTHIA C. WILLIAMS MY COMMISSION # EE 850070 EXPIRES: March 8, 2017 Bonded Thru Budget Notary Services
Meeting Date(s): <u>NOV 20-2013</u>	Accepted/Verified by: <u>Brenda J. Wilson</u>		Date: <u>9-26-2013</u>
Fees Paid: \$ <u>385.00</u>	Receipt #: <u>590612</u>	Permit #: <u>PBA 130900037</u>	

PREPARED BY & RETURN TO:

Name: GRACIELA G. COLONY
7783 Grundy St
Pensacola, FL
32507

RECORDED AS RECEIVED

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 26th day of January, 2010, by GRACIELA G. GOODRICH N/K/A GRACIELA G. COLONY, JOINED BY HER HUSBAND STEVEN D. COLONY, hereinafter called the Grantors, to GRACIELA G. COLONY and STEVEN D. COLONY, WIFE AND HUSBAND, whose post office address is 7783 Grundy St. Pensacola, FL 32507, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Escambia, State of Florida, viz:

Lot 17, Block "M", Nature Trail Subdivision, lying and being in Section 8, 9 and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, at pages 60-60R, of the Public Records of said County.

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

SUBJECT TO TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Katrina Findley
Witness Signature
Printed Name: Katrina Findley

Graciela G. Colony
Name: GRACIELA G. COLONY
Address: _____ L.S.

Jackie Andersen
Witness Signature
Printed Name: JACKIE ANDERSEN

Steven D. Colony
Name: STEVEN D. COLONY
Address: _____ L.S.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of January, 2010, by GRACIELA G. COLONY and STEVEN D. COLONY, who are personally known to me or who have produced driver license as identification.



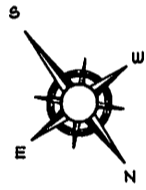
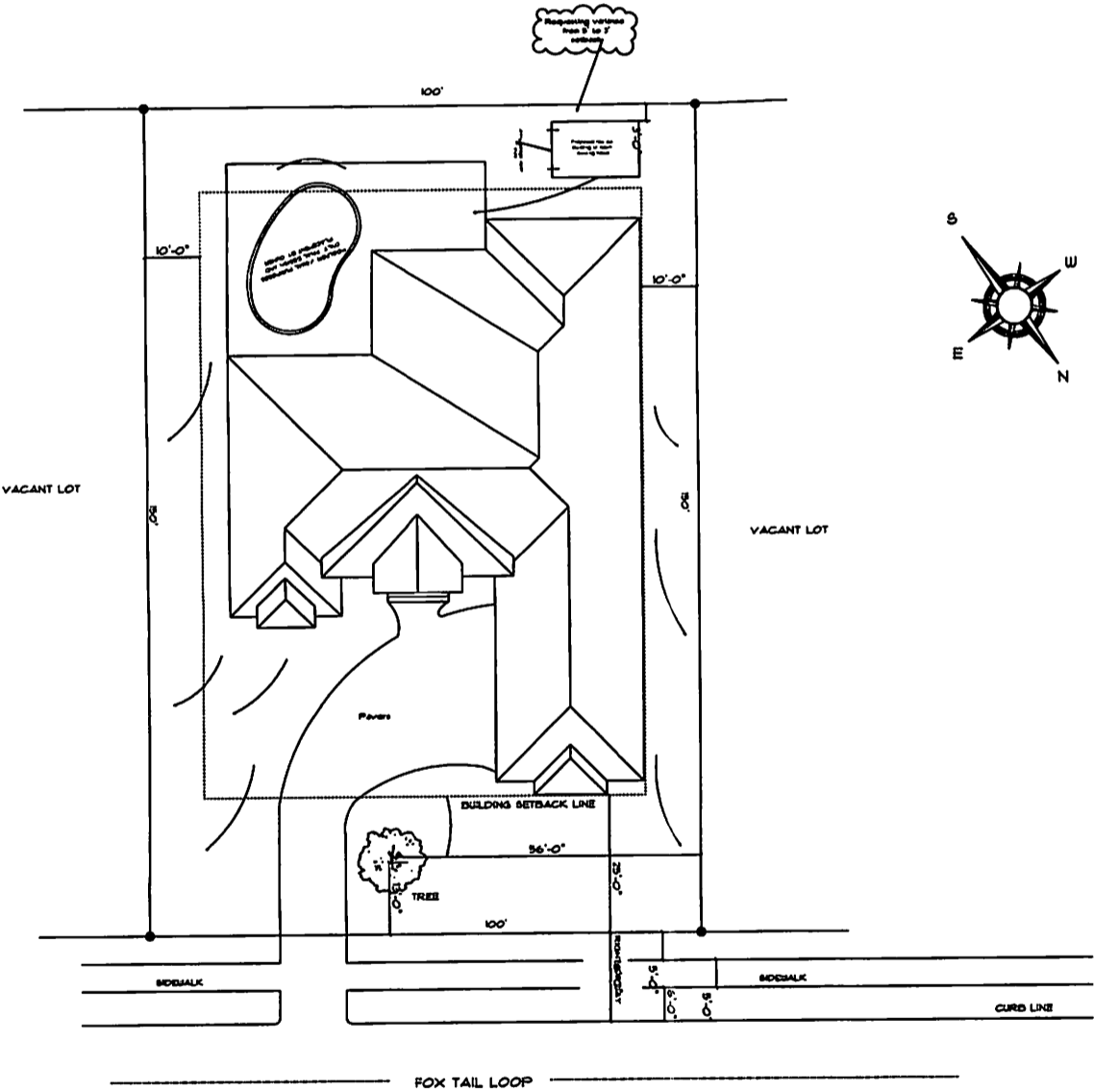
GLENNA MADDEN
MY COMMISSION # DD 916585
EXPIRES: October 3, 2013
Bonded Thru Budget Notary Services

Glenna Madden
Signature of Notary
Printed Name: Glenna Madden
My commission expires: Oct. 3, 2013

Mr. and Mrs. Steve Colony Residence

8214 Fox Tail Loop
Panacea FL 32536

Escambia County, Florida
Nature Trail Subdivision
Lot 11 Block H



SITE PLAN
PROJECT
218

DATE
1.6.2010

SPACE	AREA
CONCRETE	305.0 sq. ft.
DRIVE	858.8 sq. ft.
SCREEN AREA	316.2 sq. ft.
FRONT PORCH	673.4 sq. ft.
REAR PORCH	195.4 sq. ft.

MACK
CUSTOM HOMES
EST. 1985
1721 W 9 1/2 Mile Road • Cantonment, FL 32533-7763
www.mackcustomhomes.com

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DATE	C.O. #	AUTHORIZED BY	DESCRIPTION OF CHANGE



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

COLONY STEVEN D LIFE EST
8214 FOXTAIL LOOP
PENSACOLA, FL 32526

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

CLARKE DAVID M & COURTNEY A
8206 FOXTAIL LOOP
PENSACOLA, FL 32526

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

NATURE TRAIL HOMEOWNERS ASSOCIATION INC
17 W CEDAR ST STE 3
PENSACOLA, FL 32502

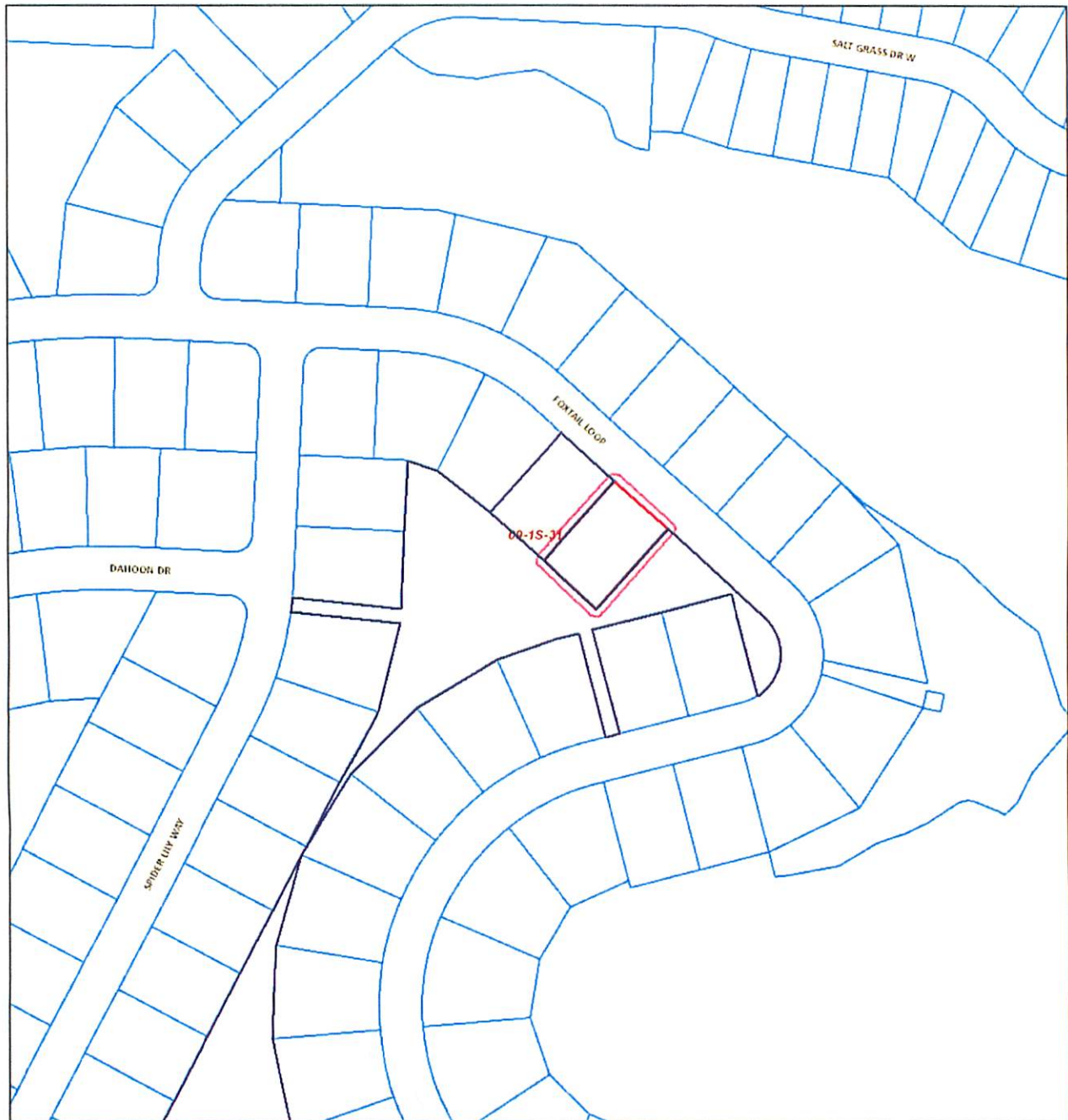
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Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

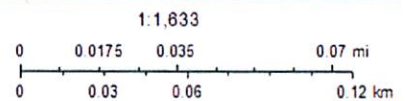
In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.

Chris Jones Escambia County Property Appraiser



October 22, 2013

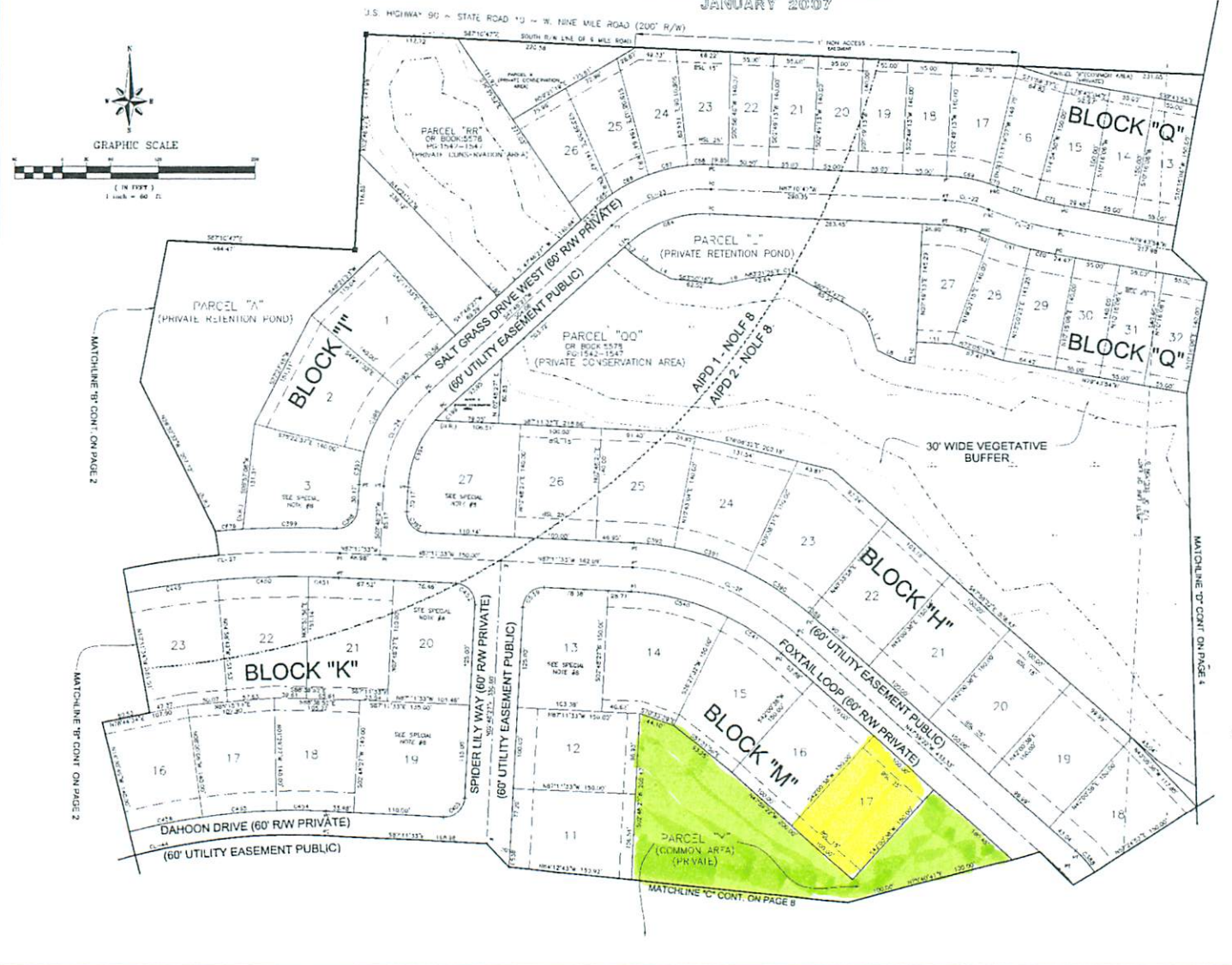
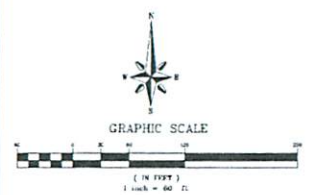
- Map Grid
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line



NATURE TRAIL SUBDIVISION

A SINGLE FAMILY PRIVATE RESIDENTIAL SUBDIVISION
 SECTIONS 8, 9 & 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
 ESCAMBIA COUNTY, FLORIDA
 JANUARY 2007

**Hatch Mott
 MacDonald**
 Architects Engineers Surveyors
 A.A. 0000038 E.S. 0000116 L.B. 0000613
 6111 North 12th Avenue (SUNNY)
 P.O. Box 2014 (8352) SEBIE
 Pensacola, Florida
 Telephone: (850) 464-0111 Fax: (850) 464-9195



NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENT	BEARING	DISTANCE
1	10,000	0.23	1.00	N 00° 00' 00" E	100.00
2	10,000	0.23	1.00	N 00° 00' 00" E	100.00
3	10,000	0.23	1.00	N 00° 00' 00" E	100.00
4	10,000	0.23	1.00	N 00° 00' 00" E	100.00
5	10,000	0.23	1.00	N 00° 00' 00" E	100.00
6	10,000	0.23	1.00	N 00° 00' 00" E	100.00
7	10,000	0.23	1.00	N 00° 00' 00" E	100.00
8	10,000	0.23	1.00	N 00° 00' 00" E	100.00
9	10,000	0.23	1.00	N 00° 00' 00" E	100.00
10	10,000	0.23	1.00	N 00° 00' 00" E	100.00
11	10,000	0.23	1.00	N 00° 00' 00" E	100.00
12	10,000	0.23	1.00	N 00° 00' 00" E	100.00
13	10,000	0.23	1.00	N 00° 00' 00" E	100.00
14	10,000	0.23	1.00	N 00° 00' 00" E	100.00
15	10,000	0.23	1.00	N 00° 00' 00" E	100.00
16	10,000	0.23	1.00	N 00° 00' 00" E	100.00
17	10,000	0.23	1.00	N 00° 00' 00" E	100.00
18	10,000	0.23	1.00	N 00° 00' 00" E	100.00
19	10,000	0.23	1.00	N 00° 00' 00" E	100.00
20	10,000	0.23	1.00	N 00° 00' 00" E	100.00
21	10,000	0.23	1.00	N 00° 00' 00" E	100.00
22	10,000	0.23	1.00	N 00° 00' 00" E	100.00
23	10,000	0.23	1.00	N 00° 00' 00" E	100.00
24	10,000	0.23	1.00	N 00° 00' 00" E	100.00
25	10,000	0.23	1.00	N 00° 00' 00" E	100.00
26	10,000	0.23	1.00	N 00° 00' 00" E	100.00
27	10,000	0.23	1.00	N 00° 00' 00" E	100.00
28	10,000	0.23	1.00	N 00° 00' 00" E	100.00
29	10,000	0.23	1.00	N 00° 00' 00" E	100.00
30	10,000	0.23	1.00	N 00° 00' 00" E	100.00
31	10,000	0.23	1.00	N 00° 00' 00" E	100.00
32	10,000	0.23	1.00	N 00° 00' 00" E	100.00
33	10,000	0.23	1.00	N 00° 00' 00" E	100.00
34	10,000	0.23	1.00	N 00° 00' 00" E	100.00
35	10,000	0.23	1.00	N 00° 00' 00" E	100.00
36	10,000	0.23	1.00	N 00° 00' 00" E	100.00
37	10,000	0.23	1.00	N 00° 00' 00" E	100.00
38	10,000	0.23	1.00	N 00° 00' 00" E	100.00
39	10,000	0.23	1.00	N 00° 00' 00" E	100.00
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60	10,000	0.23	1.00	N 00° 00' 00" E	100.00

LINE NO.	BEARING	DISTANCE
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LINE NO.	BEARING	DISTANCE
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H.M.M. PROJECT #: 210828

September 5, 2013

Steve Colony
8241 Foxtail Loop
Pensacola, Fl. 32526



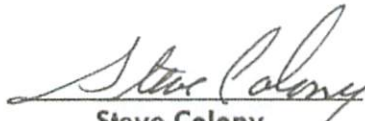
Re: Minor Improvement Review for Block M, Lot 17

The Architecture Review Committee met regarding approval of your Minor Improvement Submittal. The ARC arrived at the following decision:

Decision: **Approval of Minor Improvement**
(Accessory Structure)

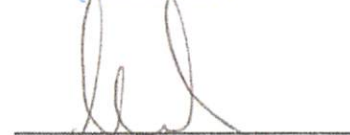
Sincerely,

Architecture Review Committee
Nature Trail


Steve Colony


Neal Nash


John Carr


Nikki Nash

Minor Improvement Submittal Form

Lot Number M17
Lot Address 8214 Foxtail Loop
Owner Name Steven D. Colony
Owner Address 8214 Foxtail Loop
Pensacola, FL 32526

Owner Phone # 850-712-2908
Date Submitted 9-3-13
Primary Contact _____
Primary Contact Address _____

Primary Contact Phone # _____
E-mail Address _____
Brief Description of Scope Storage Shed + Setback
Variance from 5' to 3'

Please submit this form to the AR:



Bounds – Architecture Studio
25 West Cedar Street – Suite 204
Pensacola, FL 32502
850.469.9552p
naturetrail@boundsarch.com
www.boundsarch.com



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

RECEIPT

Receipt No. : **590612**

Date Issued. : 09/26/2013

Cashier ID : GELAWREN

Application No. : PBA130900037

Project Name : BOARD OF ADJUSTMENT

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Credit Card	V-2389	\$385.00	App ID : PBA130900037
		\$385.00	Total Credit Card

Received From : STEVEN D COLONY

Total Receipt Amount : **\$385.00**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA130900037	682812	385.00	\$0.00	8214 FOXTAIL LOOP, PENSACOLA, FL, 32526

Total Amount :	385.00	\$0.00	Balance Due on this/these Application(s) as of 9/26/2013
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Board of Adjustment

6. B.

Meeting Date: 11/20/2013
CASE: V-2013-23
APPLICANT: Tommie and Erica Denise Black
ADDRESS: 227 Stinnis Street
PROPERTY REFERENCE NO.: 10-1N-31-4311-000-001
ZONING DISTRICT: VR-2, Villages Rural
 Residential
 MU-S, Mixed-Use
FUTURE LAND USE: Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicants are seeking to eliminate the side yard setbacks to allow for placement of a mobile home on the parcel.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 6.05.23.E.6**

6. Side yard.

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.

CRITERIA

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2.02.02**

CRITERION (1)

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

FINDINGS-OF-FACT

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

and use of the property”.

The parcel in question is a lot of record and allowed one dwelling unit despite being smaller than the lot size permitted by zoning. The front (south) and rear (north) setbacks are 40 feet and the side (east and west) setbacks are 5 feet but the parcel is only 60 by 100 feet. In order to accommodate a septic system, the 60 foot long mobile home must be oriented east to west. These severe physical limitations necessitate the requested variance.

CRITERION (2)

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

FINDINGS-OF-FACT

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

CRITERION (3)

That such a variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

FINDINGS-OF-FACT

This variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.

CRITERION (4)

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

FINDINGS-OF-FACT

This variance will not alter other provisions of the Land Development Code or Comprehensive Plan.

CRITERION (5)

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

FINDINGS-OF-FACT

Given the severe limitations of the parcel, the requested variance is the minimum necessary to make use of this lot of record.

STAFF RECOMMENDATION:

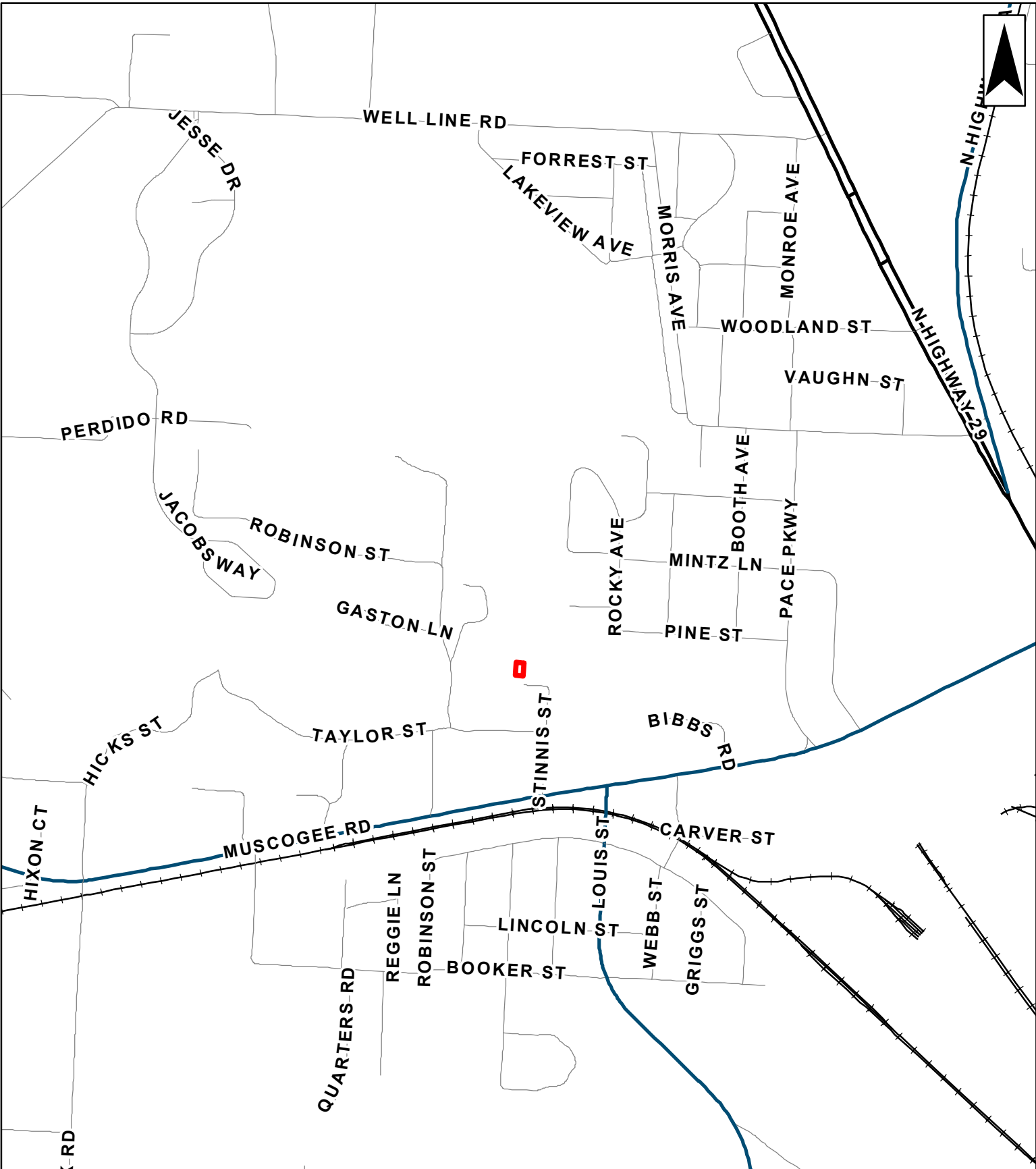

Staff finds that the applicants can meet all of the required criteria and approval of the request is recommended.

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Stinnis

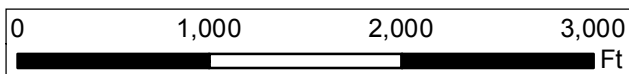
V-2013-23









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

Andrew Holmer
Planning and Zoning Dept.

V-2013-23 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



VR-2

VR-2

ROCKY LN

ROCKY AVE

VR-2

VR-2



TAYLOR ST

STINNIS ST

P

VR-2

MUSCOGEE RD

ID-2



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

Andrew Holmer
Planning and Zoning Dept.

V-2013-23 500' RADIUS ZONING



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



MU-S

MU-S

ROCKY LN

ROCKY AVE

MU-S



MU-S

TAYLOR ST

STINNIS ST

MU-S

MU-S

MUSCOGEE RD








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

Andrew Holmer
Planning and Zoning Dept.

V-2013-23 FUTURE LAND USE



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



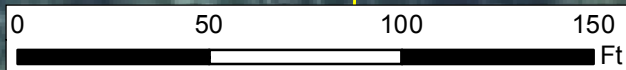
STINNIS ST









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

Andrew Holmer
Planning and Zoning Dept.

V-2013-23 AERIAL MAP



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

APPLICATION

Please check application type:
Administrative Appeal
Development Order Extension
Conditional Use Request for:
Variance Request for:
Rezoning Request from: to:

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

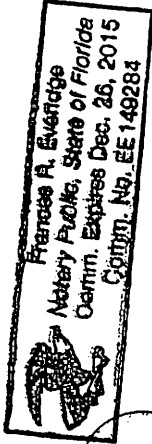
Owner(s) Name: Tommie Black + Erica Denise Black Phone: 850-723-7205
Address: P.O. BOX 178 Cantonment FLA Email: NA

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: OFF Taylor Road
Property Reference Number(s)/Legal Description: 4311-1

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: Tommie J. Black
Printed Name Owner/Agent: TOMMIE J. BLACK
Date: 7-10-2013

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10th day of July 2013 by Tommie J. Black

Personally Known OR Produced Identification Type of Identification Produced: FL Drivers License
Signature of Notary: Frances R. Everidge
Printed Name of Notary: Frances R. Everidge

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): 4311-1

Property Address: Dead End off Taylor Road

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 07 DAY OF 10, YEAR OF 2013

Tommie J. Black
Signature of Property Owner

Tommie J. Black
Printed Name of Property Owner

7-10-2013
Date

Erica Denise Black
Signature of Property Owner

ERICA DENISE BLACK
Printed Name of Property Owner

07-10-2013
Date

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

DELINQUENT NOTICE **Real Estate**
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER

0-S - 013094 / 007408 0JMS14780
 BLACK TOMMIE &
 BLACK ERICA DENISE
 PO BOX 178
 CANTONMENT FL 32533-0178



LOT 60 FT E AND W BY 100 FT
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 SW1/4 OF SE1/4 BEG AT ITS
 See tax roll for extra legal.

RETAIN THIS PORTION FOR YOUR RECORDS

****IMPORTANT**** PRIOR YEAR(S) TAXES ARE DUE. SEE GREEN FLYER. IF THE 2012 TAXES ARE NOT PAID, A TAX CERTIFICATE WILL BE ISSUED FOR THE TAXES AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. PAYMENT FOR TAXES PRIOR TO 2012 MUST BE BY CASH OR CERTIFIED FUNDS. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE SHOULD YOU HAVE A QUESTION.

THE AMOUNT DUE IS DETERMINED BY THE DATE YOUR PAYMENT IS RECEIVED BY THE TAX COLLECTOR.
 POSTMARKS NOT ACCEPTED - PLEASE PAY EACH YEAR IN FULL - YEARLY PARTIAL PAYMENTS NOT ALLOWED.
 JANET HOLLEY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312 * (850) 438-6500 EXT. 3252

YEAR	FOLIO	IF PAID BY 04/30/2013	IF PAID BY 05/31/2013
2012	0046842.0000	\$ 21.92	\$ 34.92
2011	0046839.0000	\$ 48.66	\$ 49.20
2010	0046644.0000	\$ 57.63	\$ 58.20
2009	0046614.0000	\$ 56.88	\$ 57.38
2008	0046387.0000	\$ 63.18	\$ 63.68
2007	0114656.0000	\$ 56.28	\$ 56.67
2006	0112965.0000	\$ 64.09	\$ 64.51
TOTAL AMOUNT DUE		\$ 466.64	\$ 494.56

Please separate at above perforation and return this portion.

JANET HOLLEY, CFC
 ESCAMBIA COUNTY TAX COLLECTOR

ACCOUNT NUMBER

DELINQUENT NOTICE
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PAYMENT FOR TAXES PRIOR TO
 2012 MUST BE BY CASH, CREDIT,
 DEBIT, OR CERTIFIED FUNDS

BLACK TOMMIE &
 BLACK ERICA DENISE
 PO BOX 178
 CANTONMENT FL 32533-0178

YEAR(S) PAID: _____

JANET HOLLEY TAX COLLECTOR * P.O. BOX 1312 * PENSACOLA, FL 32591-1312 * (850) 438-6500 EXT. 3252

IF PAID BY	04/30/2013	05/31/2013	AMOUNT PAID
PLEASE PAY	\$ 466.64	\$ 494.56	\$

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Escambia County Property Appraiser
101N314311000001 - Full Legal Description

LOT 60 FT E AND W BY 100 FT N AND S IN SE COR OF FOLLOWING BEG AT N OF THEODORE EDLER THAT PORTION OF W1/2 OF SW1/4 OF SE1/4 BEG AT ITS NE COR S 375 FT W PARL TO N LI 243 FT 10 IN FOR POB W PARL TO N LI 201 FT 10 IN N PARL TO W LI 150 FT TO S LI OF MCCULLOUGH LAND E PARL TO N LI 6 FT 10 IN N PARL TO W 68 FT S PARL TO N LI 150 FT S PARL TO W 218 FT TO POB OR 1383 P 186 OR 1898 P 971



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

**Development Services
Department**

Geographic Information Systems
Addressing Office
Phone (850) 595-3458
Fax (850) 595-3482
E-mail: rick_geiberger@co.escambia.fl.us

**T. Lloyd Kerr, AICP
Director**

Rick Geiberger
Address Coordinator
Escambia County
Florida

July 11, 2013

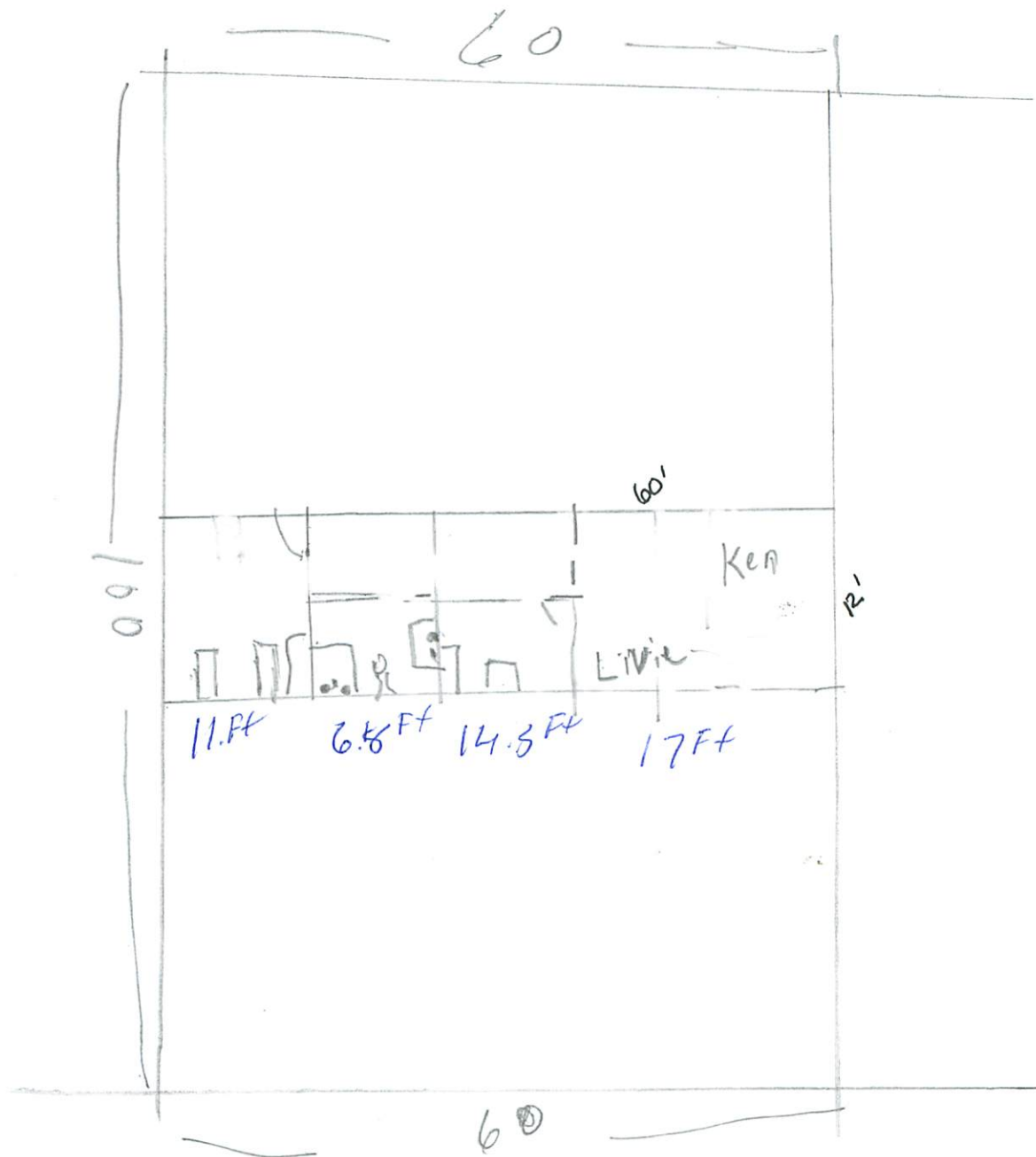
To whom it may concern:

Please be advised that the new official address issued to parcel identification number 10-1N-31-4311-000-001 is **227 Stinnis St.** Please update any records to the correct address. You may call me at 850-595-3458 should you have any questions regarding the address.

Thank You,

Rick Geiberger

GIS Technician, Escambia County, Florida



200
 Stannis
 Street
 Block Behind

Septic Tank
 &
 Drain Line



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

**BLACK TOMMIE &
PO BOX 178
CANTONMENT, FL 32533**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**MOORE ALEX L & JOANNE
225 STINNIS ST
CANTONMENT, FL 32533**

In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact the Development Services Department at 595-3475.



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

**FARROW ANNIE &
92 ROCKDALE ST
MATTAPAN, MA 02126**

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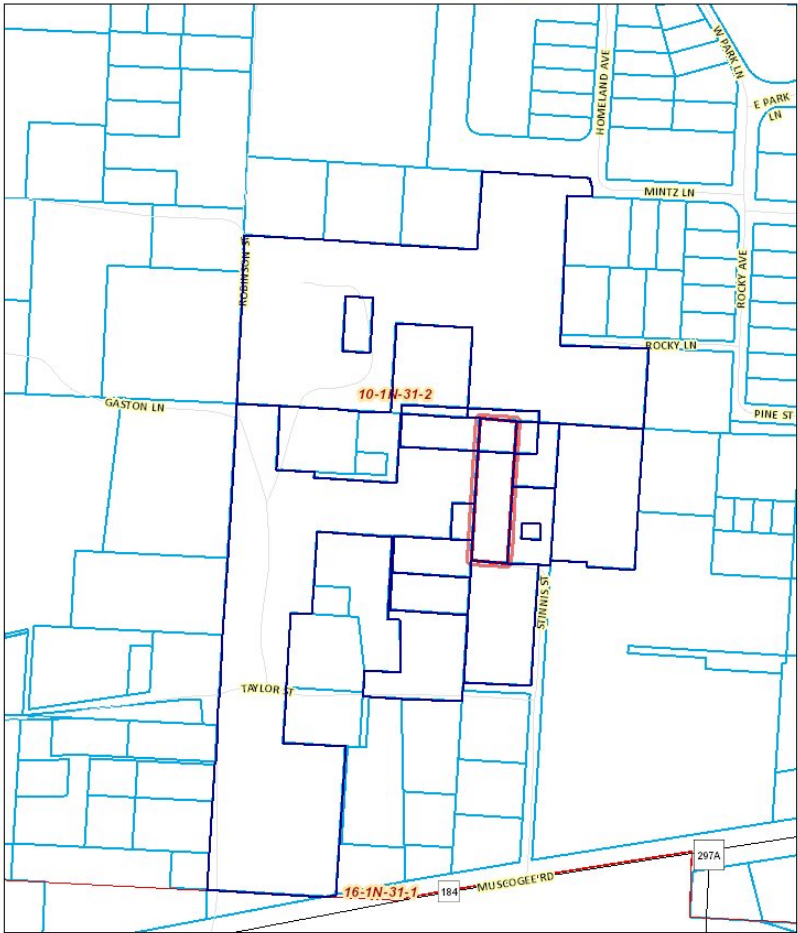


Escambia County
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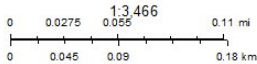
**RANSOM LUCILLE
32594 CEDAR RIDGE LN
SEMINOLE, AL 36574**

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Chris Jones Escambia County Property Appraiser



October 22, 2013



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



Development Services Department
Escambia County, Florida

SEPTIC TANK – ZONING VERIFICATION REQUEST FORM

Requestor's Information	Requestor/Agent Name:		Date:
	Phone #:	Fax #:	
	Property Address:		
	Property Reference #: <u>10-1N-31-4311-000-001</u>		
	Property Reference # can be obtained from the Property Appraiser's Office at 434-2735 or at www.escpa.org		
	Tax Acct #: <u>11-3808-000</u>	Property Owner's Name:	
	<p>This verification relates to zoning for the specified property and is provided for information purposes only. This form DOES NOT imply or confer development rights for any desired use or activity on the specified parcel. Prior to the issuance of any permits, the applicant must submit a complete application to the County and must comply with all other applicable State and Local Regulations. Requestor, please sign below verifying that you have read and understand, and accept, this disclaimer:</p>		
SIGNATURE <u>X</u>		Date:	

OFFICE USE ONLY	Is parcel a Lot of Record? Yes <input checked="" type="checkbox"/> No () If No, issue must be resolved before any permits can be issued.		
	Zoning District: <u>VR-2</u>	Future Land Use Category: <u>MU-5</u>	Zoning Overlay District: Yes () No <input checked="" type="checkbox"/> If Yes, check one: Barrancas () Brownsville () Scenic Hwy () Warrington ()
	Wetlands located on property? Yes () No <input checked="" type="checkbox"/>		
	Property in a Flood Zone? Yes () No <input checked="" type="checkbox"/> Flood Zone _____ Base Flood Elevation _____ Map # _____		
	STAFF NOTES: <u>60x100</u> <u>Owner is going thru a variance</u> <u>& also a waiver to waive the County fees</u> <u>.14 +/-</u> <u>(R16)</u> <u>Lot of Record!</u> <u>mobile Home 12x60</u>		
	Verified by: <u>B & Wilson</u>		Date: <u>7-11-2013</u>
<input checked="" type="checkbox"/> In-office/Pickup <input type="checkbox"/> Faxed <input type="checkbox"/> Mailed			

Note: Prior to permitting, each lot must have an official 911 address. To apply for a 911 address, please contact Addressing Staff at 595-3475, located at 3363 West Park Place.

NOTE: **AFTER THE SEPTIC TANK IS APPROVED BY THE HEALTH DEPARTMENT YOU MUST COME BACK TO PLANNING AND ZONING FOR LAND USE APPROVAL**



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

FEE WAIVER REQUEST FORM

The Board of County Commissioners have determined that it is in the best interest of the public to waive certain Planning Board and Board of Adjustment application fees for projects, regardless of size or scale, that will provide affordable housing for low income individuals and families.

The County Administrator shall only grant waivers to the following qualified applicants. Please check the box next to the appropriate statement that applies to your request.

- Individuals and families with an annual gross income at or below 30% of the median income for Escambia County.
Non-profit organizations that will develop and provide affordable housing for individuals and families with an annual gross income at or below 30% of the median income for Escambia County.

Property Owner/Non-profit Organization Name: Tommie Black

Please list the address(es) and Property Reference Number(s) for the property(s):
Dead End off Taylor Road
4311-1

Please indicate which application fee this request is for and the amount: \$ 385.00

Please attach the following required supporting documents to this request form:

- All applicants must submit sufficient evidence of ownership or control of the property that is the subject of the development project for which the waiver is sought.
All applicants must submit a copy of their federal income tax returns for the previous two years.
All applicants must submit sufficient evidence that at least 30% of the total housing units produced from the development project will be sold or rented to, or occupied by, individuals and families with annual gross incomes at or below 30% of the median income for Escambia County.
For projects that will provide rental housing, applicants shall also submit a schedule of rental rates for each unit by size.

FOR INTERNAL OFFICE USE ONLY

The applicant is a qualified applicant. YES NO

The applicant provided all required supporting documents. YES NO

Therefore; this fee waiver request for Variance
is hereby granted on this 12th day of July, 2013

T. Lloyd Kerr, AICP
Director, Development Services Department