

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
May 21, 2014–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Government in the Sunshine Law presentation by Kristin D. Hual, Assistant County Attorney.
3. Swearing in of Staff and acceptance of Staff as expert witnesses.
4. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
5. Proof of Publication and waive the reading of the legal advertisement.
6. Approval of the March 19, 2014 Resume' Minutes.
7. **Consideration of the following cases:**
 1. **Case No.:** V-2014-03
Address: 6756 Angus Ln.
Request: Front Yard Fence
Requested by: Terry Hale, Owner
 2. **Case No.:** V-2014-04
Address: 4624 Isles Dr.
Request: Reduce Rear Yard Setback
Requested by: Thomas T. Lowery, Jr.
 3. **Case No.:** V-2014-06
Address: 301 Panferio Dr.
Request: Reduce the Rear Setback
Requested by: Jennie Patterson-Allison, Agent for Dorothy D. Patterson, Trust
8. Discussion Items.

9. Old/New Business.

10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, June 18, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.

11. Adjournment.

Board of Adjustment

2.

Meeting Date: 05/21/2014

Board of Adjustment

6.

Meeting Date: 05/21/2014

Attachments

March 19, 2014 Resume' Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD March 19, 2014

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 9:35 A.M.)

Present: Auby Smith
Bobby Price, Jr.
Kevin White
Bill Stromquist
Frederick J. Gant
Paul White, Jr.

Absent: Jennifer Rigby

Staff Present: Kristin Hual, Assistant County Attorney
Andrew Holmer, Senior. Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Debbie Lockhart, Administrative Assistant

REGULAR BOA AGENDA

1. Call to Order.
2. Mr. Frederick J. Gant was sworn in by the Clerk to the Board of Adjustment.
3. Staff was sworn in by the Clerk and accepted by the Board as expert witnesses.
4. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Kevin White, Seconded by Frederick J. Gant

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

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

Motion by Kevin White, Seconded by Frederick J. Gant

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

6. Approval of the February 19, 2014 Resume' Minutes.

Motion by Bill Stromquist, Seconded by Vice Chairman Bobby Price, Jr.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

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

1. **Case No.: AP-2012-01**

Address: 7253 Plantation Rd

Requested Remanded Appeal of the Denial of Change of Use Permit

Appeal: #PLU120300315 (Based on Planning Board Interpretation # 2012-01)

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 reverse the April 18, 2012 decision and cancel permits associated with that decision.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

2. **Case No.: V-2014-02**

Address: 4500 Baywalk Circle

Request: Scenic Highway Setback

Requested by: Donald J. Weber, Agent for Eyad Abdelqader

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 Vice Chairman Bobby Price, Jr.

The Board adopted Staff findings-of-fact and approved the Variance as requested.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

3. **Case No.: CU-2014-02**

Address: 14140 River Road

Request: Conditional Use Request for a Commercial Recreational Facility

Requested by: Tom Hammond, Agent for Terra Cane, LLC

Motion by Kevin White, Seconded by Paul White, Jr.
The Board adopted Staff's findings-of-fact and approved the Conditional Use as requested.

Vote: 6 - 0 Approved

Other: Jennifer Rigby (ABSENT)

8. Discussion Items.

9. Old/New Business.

10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, April 16, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

11. The meeting adjourned at 9:34 a.m.

Board of Adjustment

7.

Meeting Date: 05/21/2014



Board of Adjustment

7. 1.

Meeting Date: 05/21/2014
CASE: V-2014-03
APPLICANT: Terry Hale, Owner
ADDRESS: 6756 Angus Ln
PROPERTY REFERENCE NO.: 05-2N-31-2100-000-022
VR-1, Villages Rural
ZONING DISTRICT: Residential
FUTURE LAND USE: RC, Rural Community

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is seeking a variance to allow a six foot ornamental fence in the front yard. The maximum height for front yard fencing in residential districts is four feet.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 7.04.01**

7.04.01. Fence heights in residential districts. Maximum heights for fences in residential districts shall be [in feet]:

(Transparent materials which do not obstruct light, air, and visibility) Front Yard-4 feet

Barbed wire and electrified fences are permitted in RR and VR rural residential districts.

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 northern side yard of the subject property abuts the rear yards of adjoining properties. This arraignment would allow those properties to have eight foot fences along the subject property's front yard. This is somewhat unique for the surrounding area.

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

Staff finds that the requested variance is not necessary for the preservation and enjoyment of a substantial property right.

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 would 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

While the zoning and acreage allow for farm animals along with barbed wire and electric fencing, the front yard fence height is still limited to four feet. Because these conditions are shared by other properties in the area, the requested variance is not the minimum necessary to make use of the land.

STAFF RECOMMENDATION:

Staff finds that the Applicant cannot meet criteria 2 and 5 and denial of the request is recommended.

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Working Case File V-2014-03

V-2014-03



HIGHWAY-97

EFFIE RD

SUNSHINE HILL RD

CRABTREE CHURCH RD

ABBOTT LN

SOLARI FARM RD

ANGUS LN

HOMEPLACE LN

ANGUS CIR



FOUR STAR FARM RD

PUGH CHAPEL RD

GULSBY LN

MOLINO RD

CHESTNUT RD

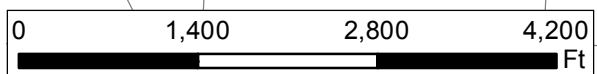
CHANCE RD







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-2014-03 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



V-1

VR-1

VR-1

VR-1

VR-1

VR-1

ANGUS LN

ANGUS CIR

ANGUS LN

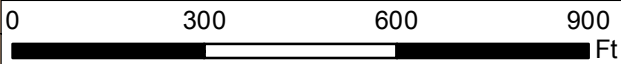


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

VAG-1

V-2014-03 500' RADIUS ZONING



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



RC

RC

RC

RC

RC

ANGUS LN

ANGUS CIR

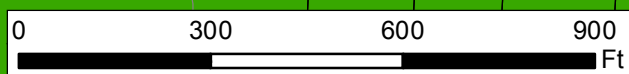
ANGUS LN



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Andrew Holmer
Planning and Zoning Dept.

V-2014-03 FUTURE LAND USE



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



ANGUS CIR

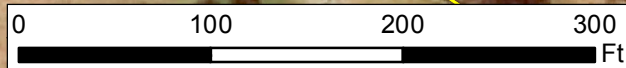
ANGUS LN








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Andrew Holmer
Planning and Zoning Dept.

V-2014-03 AERIAL MAP



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

1. Special circumstances that apply to the property at 6600 Block Angus Lane:

- a) First; this property is unique to me because it is going to be home for me and my family.
- b) Safety and security.
- c) The Escambia County Bldg Code 2013-55 has allowed my soon to be neighbors homes that face Angus Circle to have a privacy or chain link fence up to 8' in height on their back and side yard which is in line with my front yard.

This is the reason why I am requesting a variance to install a 6' decorative fence in front of my property see EXHIBIT A.

2. The variance is necessary for a 6' decorative fence to be installed to match the sides and back. By installing this 6' fence my family would be safe and secure and would get the full enjoyment and satisfaction of being able to go outside for the below outside activities and or hobbies.

- a) playing, bicycle riding
- b) gardening
- c) cutting grass
- d) landscaping
- e) horseback riding, etc

If the variance request is not approved anyone could walk-up abduct, sexual molest or due any type of vital harm to my family

members. There is also a possibility of vandalism and/or a home break-in.

I am a mail processing equipment mechanic for the U. S. Postal Service. My work hours are 2:30pm until 11:00pm. Normally, except when there is a machine break-down; my work hours are uncertain and can be extended until the machine(s) are the machines are repaired and are operational efficient.

My position requires that I attend training in Norman, OK sometimes 4 to 5 weeks at a time. This means that my family (wife and two minor daughters) will be left at home alone.

As of 08/11/13 there are 36 registered sex offenders living in Molino, 118 registered sex offenders living in Cantonment and 183 children listed as missing by Florida Department of Children and Family Services.

This 6' fence would give me a piece of mind and a sense of relief to know that my family would be in a safe living environment when I am not at home. Also, that I would be helping to alleviate the possibility that my minor daughters would not become one of the children that are listed as missing by the Florida Department of Children and Family Services.

This decorative 6' fence was designed and engineered by Mr. David Fitzpatrick, a professional engineer. It meets all of the Escambia County building codes, wind loads and has already been approved by the Escambia County Building Inspection Department. See Exhibit B.

5. See as noted above.



APPLICATION

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

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

Owner(s) Name: Terry Hale Phone: (850) 433-9297
Address: 2323 N. "E" ST. Pens. FL. 32501 Email:

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

Property Address: 6756 Angus Ln
Property Reference Number(s)/Legal Description: 052N31-2100-000-022

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
Signature of Owner

Printed Name Owner/Agent
Printed Name of Owner
Terry Hale

Date
Date
4-4-14

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 11 day of April 20 14 by Terry Hale

Personally Known OR Produced Identification. Type of Identification Produced: DR Lic # H400-812-56-2090

Signature of Notary
(notary seal must be affixed)

Printed Name of Notary
Deborah F. Lockhart



FOR OFFICE USE ONLY
CASE NUMBER: V-2014-03
Meeting Date(s): 05-21-14 Accepted/Verified by: D. Lockhart Date: 04-11-14
Fees Paid: \$ 423.50 Receipt #: 604065 Permit #: PBA 14040004

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): _____

Property Address: _____

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 _____ DAY OF _____, YEAR OF _____.

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at _____,
Florida, property reference number(s) _____

I hereby designate _____ 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: _____ Email: _____

Address: _____ Phone: _____

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____,
by _____.

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

Signature of Notary

Printed Name of Notary

(Notary Seal)



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

August 5, 2013

To whom it may concern:

Please be advised that the new official address issued to parcel identification number 05-2N-31-2100-000-022 is **6756 Angus Ln.** 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

2012

NOTICE OF PROPOSED PROPERTY TAXES

ESCAMBIA COUNTY TAXING AUTHORITIES

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

Real Property Acct: 120130195
Property Ref No: 05-2N-31-2100-000-022

Location: 6600 ANGUS LN BLK
BEG AT NW COR OF SEC S 01
DEG 48 MIN 39 SEC W 717
74/100 FT S 88 DEG 59 MIN...

120130195
SE - 00172 / 03319 JMS15928
HALE TERRY L
2323 NORTH E ST
PENSACOLA FL 32501-1614

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 (2011)	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2011)		CURRENT TAXABLE VALUE (2012)	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE (2012)		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE (2012)	
Taxing Authority	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4		COLUMN 5	
		MILLAGE RATE	TAXES		MILLAGE RATE	TAXES	MILLAGE RATE	TAXES
COUNTY	\$41,108	6.975500	\$286.75	\$41,108	7.171300	\$294.80	6.975500	\$286.75
SCHOOL BY LOCAL BOARD	\$41,108	2.248000	\$92.41	\$41,108	2.317400	\$95.26	2.248000	\$92.41
SCHOOL BY STATE LAW	\$41,108	5.573000	\$229.09	\$41,108	5.745100	\$236.17	5.510000	\$226.51
WATER MANAGEMENT	\$41,108	0.040000	\$1.64	\$41,108	0.041400	\$1.70	0.040000	\$1.64
SHERIFF	\$41,108	0.685000	\$28.16	\$41,108	0.707300	\$29.08	0.685000	\$28.16
TOTAL AD-VALOREM PROPERTY TAXES			\$638.05			\$657.01		\$635.47

PROPERTY APPRAISER VALUE INFORMATION								
	COUNTY		PUBLIC SCHOOLS		MUNICIPAL		OTHER DISTRICTS	
	2011	2012	2011	2012	2011	2012	2011	2012
MARKET VALUE	\$41,108	\$41,108	\$41,108	\$41,108	\$0	\$0	\$41,108	\$41,108
LESS APPLIED ASSESSMENT REDUCTIONS								
Save Our Homes Benefit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Homestead Benefit	\$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
ASSESSED VALUE	\$41,108	\$41,108	\$41,108	\$41,108	\$0	\$0	\$41,108	\$41,108
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
TAXABLE VALUE	\$41,108	\$41,108	\$41,108	\$41,108	\$0	\$0	\$41,108	\$41,108

REG 170017001950
DOC 9161232

28671 525
1988 PART 4 12-0130-000

State of Florida
WARRANTY DEED
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That E. J. GIBBS, JR., A MARRIED MAN

Grantor,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby
acknowledged, do bargain, sell, convey and grant unto TERREY L. HALE, A SINGLE MAN

1001 WEST SCOTT STREET PENBACOLA FLORIDA 32501, Grantee, of
the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR RESTRICTIVE COVENANTS AND CONDITIONS

THIS INSTRUMENT WAS PREPARED BY
MARY J. MAY, PRESIDENT
CITIZENS TITLE GROUP, INC.
4300 GAVIN BLVD., SUITE 200
INCIDENT TO THE ISSUANCE OF A
TITLE INSURANCE CONTRACT.

THE GRANTOR(S) HEREIN RETAINS 100% OF OIL, GAS AND MINERAL RIGHTS.

D. G. PD. \$ 141.05
DATE 2-27-89
JOE A. FLOWERS, COMPTROLLER
BY: J. W. [Signature] D.C.
CERT. NO. #88-2043328-27.01

SUBJECT TO A MORTGAGE TO FIRST MUTUAL SAVINGS ASSOCIATION OF FLORIDA DATED FEBRUARY 11, 1985, FILED IN OR BOOK 2021 PAGE 816, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$500,000.00, WHICH SUM THE GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY.

Subject to terms for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any. (Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns and successors in interest.) To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or by anywise appearing, from each of us except the said right of redemption, and the grantee hereunto shall be he or she and each of us individually unto the heirs, assigns and successors of the said grantor, his heirs, assigns and successors, in fee simple and lawful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 24th day of FEBRUARY 19 89

Signed, sealed and delivered in the presence of:
[Signature] (SEAL)
E. J. GIBBS, JR.
[Signature] (SEAL)

State of Florida
COUNTY OF ESCAMBIA

Before the subscriber personally appeared E. J. GIBBS, JR., A MARRIED MAN

known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of FEBRUARY 19 89

[Signature]
Notary Public
My commission expires 6/5/90

SPACE BELOW FOR RECORDING USE



EXHIBIT "A"
LEGAL DESCRIPTION

28674 526

PARCEL #22

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S01°48'39"W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 717.74 FEET; THENCE S88°59'42"E FOR A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF ANGUS LANE (66' R/W) AND THE POINT OF BEGINNING. THENCE CONTINUE S88°59'42"E FOR A DISTANCE OF 100.00 FEET; THENCE S68°44'26"E FOR A DISTANCE OF 549.99 FEET; THENCE S01°49'26"W FOR A DISTANCE OF 237.73 FEET; THENCE N64°56'19"W FOR A DISTANCE OF 564.39 FEET; THENCE S88°59'42"W FOR A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID ANGUS LANE; THENCE N01°48'39"E ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 198.09 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES, MORE OR LESS, AND ALL LYING AND BEING IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL #23

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE S01°48'39"W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 915.83 FEET; THENCE S88°59'42"E FOR A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF ANGUS LANE (66' R/W) AND THE POINT OF BEGINNING. THENCE CONTINUE S88°59'42"E FOR A DISTANCE OF 100.00 FEET; THENCE S64°56'19"E FOR A DISTANCE OF 564.39 FEET; THENCE S01°49'26"W FOR A DISTANCE OF 237.73 FEET; THENCE N60°26'09"W FOR A DISTANCE OF 585.91 FEET; THENCE S88°59'42"W FOR A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID ANGUS LANE; THENCE N01°48'39"E ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 187.71 FEET TO THE POINT OF BEGINNING. CONTAINING 2.96 ACRES, MORE OR LESS, AND ALL LYING AND BEING IN SECTION 5, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

EXHIBIT "B"

ANGUS ACRES

RESTRICTIVE COVENANTS AND CONDITIONS

26670 527

1. The restrictive covenants and conditions herein contained shall be a covenant running with the land described in the deed to which this instrument is attached, which land is herein referred to as the property, and shall be binding upon all persons and parties owning the property and claiming under the grantees named in said deed, until January 1, 2010.
2. The property shall be used only for residential purposes and for agricultural uses incident to the owner's use, enjoyment and occupancy of the property. No commercial or business activity shall be conducted upon the property. No structures shall be erected, altered, placed or permitted to remain on any parcel of the property other than a single family dwelling with attached or detached garage and such barns or storage buildings as are utilized for the land owners use and all of which are built in accordance with these restrictions and are designed and used for residential purposes or for agricultural or other purposes incidental to such residential use.
3. Any parcel of the property may be subdivided into more than one building plot except that no residential structure shall be erected or placed on any building lot which has an area of less than one and one-half acre and which has less than 150 feet fronting upon a road which provides access to such parcel.
4. No residence shall be erected with the area of the main structure, exclusive of open porches, carports and garages, having less than 1400 square feet.
5. No building shall be located on the property so as to make the front line of such building closer than 50 feet to the front property line. The front property line shall be defined as that line which faces upon an access road. No building shall be located nearer than 20 feet to any side road or side property line. No barn or detached building may be closer to the front property line than the back line of the house.
6. No noxious or offensive activity shall be carried on upon the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. All burning or other disposal of waste material must be in compliance with State of Florida and County of Escambia regulations and shall be accomplished so as to guarantee a minimum of odor, smoke and smoldering.
7. No fence, other than a decorative or ornamental or chain link fence shall be erected nearer to the front property line than the front of the dwelling house or 100 feet, whichever is the closer. No such fence and no growing hedge located in front of the dwelling house shall exceed 36 inches in height.
8. No trailer, mobile home, double-wide home, expandable mobile home with or without permanent foundation, motor home, travel trailer, and no basement, shack, garage, tent, barn or other outbuilding erected on the property may at any time be used as the principal residence, nor shall any structure of a temporary character be used as the principal residence.
9. A reasonable number of house pets, dogs, cattle and horses may be kept upon the premises for personal use and for agricultural and husbandry uses only, so long as they are not kept in such numbers or housed in such conditions as to constitute an annoyance or nuisance to the neighborhood and provided that all animals, are pastured or kept in adequate enclosures and provided that all structures which house or stable such animals are maintained in a presentable and sightly condition.
10. All parts of the property shall be maintained in a sanitary and neat condition free from rubbish, junk, trash, cars, debris, used or unusable tools and equipment or other unsightly or unsanitary material. All four wheel vehicles must be used for business or personal transportation (that is, moved off of the property under its own power) at least once in every 30 day period. No part of the property shall be used in any way or for any purposes which might endanger the health or unreasonably disturb the owner or occupant of any property upon which the grantor has imposed these restrictions.

Angus Acres
Page Two

266711 528

11. All residential buildings constructed on the property must be new construction and must be built in accordance with local standard housing construction codes. Residential buildings shall consist of at least 1/3 brick on the outside walls. All residential buildings shall be completed in 12 months from beginning of construction. No residence is to be occupied until construction is completed inside and out. All other buildings must be constructed in accordance with generally accepted construction practices and all buildings must be of sturdy, permanent construction, using new building materials. No permanent structures shall be constructed upon the property unless the plans and specifications therefor have been approved in the following manner. Before commencing to construct any permanent structures upon the property, the owner must submit the plans and specifications therefor to the Grantors, or to an architectural control committee appointed by them, for approval. Grantors, or such committee, shall have 30 days within which to determine the compliance of such plans and specifications with the requirements of these restrictions. If Grantors, or such committee, fails to advise the owner of the disapproval of such plans and specifications, within such 30 day period, the owner may commence the construction of such structure whether or not the plans and specifications therefor comply with these restrictions. Grantors may appoint an architectural control committee to exercise the rights reserved to them in this paragraph, which committee shall have as members, at least two of Grantor's Grantees of property encumbered by these restrictions. There shall be no building materials of any nature stored outside of an enclosed structure, i.e. barn or garage, unused, for more than 90 days.

12. No swine, sheep or goats may be kept upon the property. No livestock may be kept on lots containing less than .8 acre.

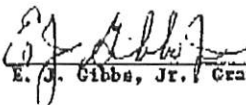
13. There shall be no outside clothes lines or improvisations thereof, on which to hang clothes outside of the primary dwelling.

14. Enforcement shall be by action at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain the violation thereof or to recover damages for such violation. The party bringing the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, and in the event that he is the prevailing party, such sums as the court may adjudge to be reasonable for the services of his attorneys.

15. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the remaining provisions hereof, all of which shall remain in full force and effect, nor shall failure to enforce any of the restrictions or limitations contained herein be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

16. The seller, so long as he owns property in Section 5, Township 2 North, Range 31 West, Escambia County, Florida, may waive minor violations of these restrictions so long as such waiver would not adversely affect the value, utility or enjoyment of any of the property upon which the grantor has implied these restrictions.

IN WITNESS WHEREOF, The Grantor and the Grantees named in the deed to which this instrument is attached, have executed this instrument for the purpose of approving the above and foregoing Restrictive Covenants and Conditions, effective as of the date of the deed to which attached.


E. J. Gibbs, Jr., Grantor

(SEAL)



(SEAL)

Grantee

(SEAL)

Grantee

FEB 27 11 23 AM '13
697793

State of Florida

WARRANTY DEED

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That E. J. GIBBS, JR., A MARRIED MAN

Grantor, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto TERRY L. HALE, A SINGLE MAN

Grantee, of 1001 WEST SCOTT STREET PENSACOLA FLORIDA 32501 the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA to wit.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR RESTRICTIVE COVENANTS AND CONDITIONS

THE GRANTOR(S) HEREIN RETAINS 100% OF OIL, GAS AND MINERAL RIGHTS.

SUBJECT TO A MORTGAGE TO FIRST MUTUAL SAVINGS ASSOCIATION OF FLORIDA DATED FEBRUARY 11, 1985, FILED IN OR BOOK 2021 PAGE 816, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$500,000.00, WHICH SUM THE GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any (Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest) To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 24th day of FEBRUARY, 19 89

Signed, sealed and delivered in the presence of:

E. J. GIBBS, JR. (SEAL)

(SEAL)

THE GRANTOR(S) HEREIN RETAINS 100% OF OIL, GAS AND MINERAL RIGHTS.

SUBJECT TO A MORTGAGE TO FIRST MUTUAL SAVINGS ASSOCIATION OF FLORIDA DATED FEBRUARY 11, 1985, FILED IN OR BOOK 2021 PAGE 816, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$500,000.00, WHICH SUM THE GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any. (Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.) To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 24th day of FEBRUARY, 1989

Signed, sealed and delivered in the presence of:

E. J. GIBBS, JR. (SEAL)

(SEAL)

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared E. J. GIBBS, JR., A
MARRIED MAN

known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of FEBRUARY, 1989

Notary Public

My commission expires _____

SPACE BELOW FOR RECORDERS USE

David W. Fitzpatrick, P.E., P.A.

10250 North Palafox Street Pensacola, FL 32534

Phone (850) 476-8677 Fax (850) 476-7708

fitzpatrick@fitzeng.com

Board of Professional Engineers Certification # 00008423

September 27, 2013

Escambia County
Building Inspection Department

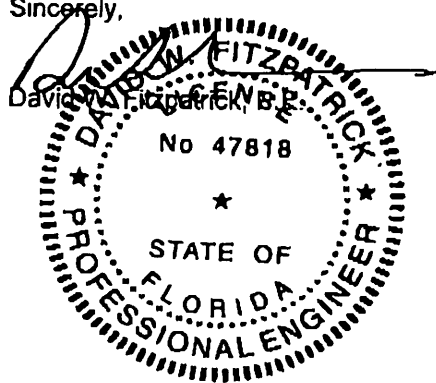
RE: Hale fence at 6600 Angus Lane

The attached plans reference Florida Building code 2013 incorrectly. The correct Florida Building code is 2010.

If you have any questions, please contact our office. Thank you for you assistance in this matter.

Sincerely,

David W. Fitzpatrick, P.E.



BOUNDARY SURVEY

A Portion Of Section 5, Township 2 North, Range 31 West,
County Of Escambia, State Of Florida

ALVIN R. WALKER
LAND SURVEYING

1108 KATHLEEN AVENUE CANTONMENT, FL 32533

FAX NO. (850) 968-0301

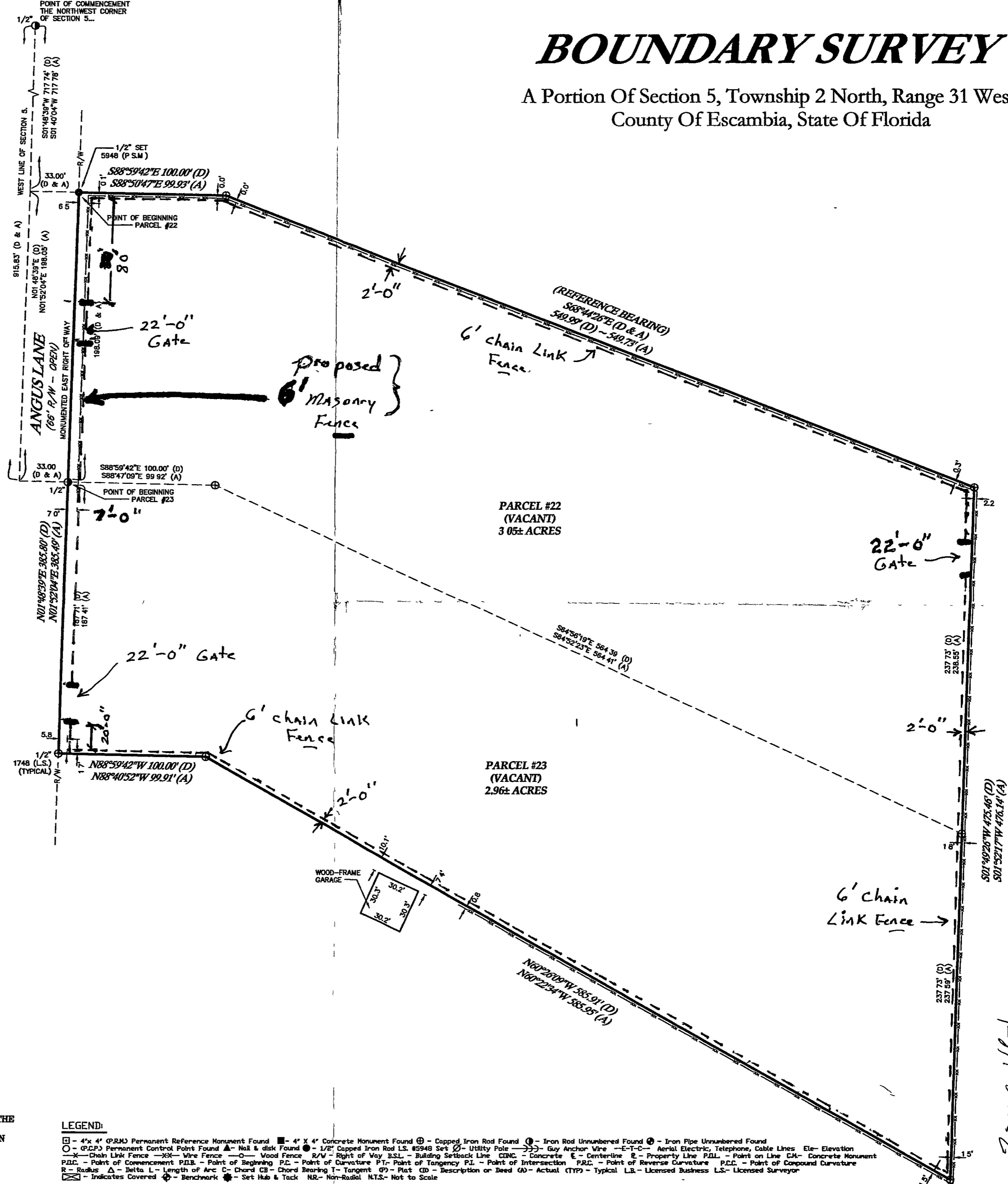
TELEPHONE NO. (850) 968-0300



DRAWN BY: BTC

JOB NO. 12-01-058
CAD FILE: 1201058
REQUESTED BY: TERRY HALE
DATE OF SURVEY: 01/25/12
FIELD BOOK: 82
ENCLOSURES: AS SHOWN
REVISIONS:

1
SHEET 1 OF 1
FILE NO. E-427



LAND DESCRIPTION

Parcel #22
Commence at the Northwest corner of Section 5, Township 2 North, Range 31 West, Escambia County, Florida, thence S01°48'39"W along the West line of said Section for a distance of 717.74 feet, thence S88°59'42"E for a distance of 33.00 feet to the East right of way line of Angus Lane (66' R/W) and the Point of Beginning, thence continue S88°59'42"E for a distance of 100.00 feet, thence S88°44'26"E for a distance of 549.99 feet, thence S01°49'26"W for a distance of 237.73 feet, thence N64°56'19"W for a distance of 584.39 feet, thence N88°59'42"W for a distance of 100.00 feet to the East right of way line of said Angus Lane, thence N01°48'39"E along said East right of way line for a distance of 198.09 feet to the Point of Beginning. Containing 3.05 acres, more or less, and all lying and being in Section 5, Township 2 North, Range 31 West, Escambia County, Florida

Parcel #23
Commence at the Northwest corner of Section 5, Township 2 North, Range 31 West, Escambia County, Florida, thence S01°48'39"W along the West line of said Section for a distance of 915.83 feet, thence S88°59'42"E for a distance of 33.00 feet to the East right of way line of Angus Lane (66' R/W) and the Point of Beginning, thence continue S88°59'42"E for a distance of 100.00 feet, thence S64°56'19"E for a distance of 584.39 feet, thence S01°49'26"W for a distance of 237.73 feet, thence N60°26'09"W for a distance of 585.91 feet, thence N88°59'42"W for a distance of 100.00 feet to the East right of way line of said Angus Lane, thence N01°48'39"E along said East right of way line for a distance of 187.71 feet to the Point of Beginning. Containing 2.96 acres, more or less, and all lying and being in Section 5, Township 2 North, Range 31 West, Escambia County, Florida.

NOTES
Source of Information. Recorded Plat. Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm. This survey does not reflect or determine ownership. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. Fences are exaggerated for clarity.

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat.

Address Angus Lane (Vacant)

The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the US Postal Service. Any certifications shown hereon do not apply or cover the said address.
Basis of Bearings Assuming S88°44'26"E along the Northerly lot line of Parcel #22 as per the record Deed.

NOTICE THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE

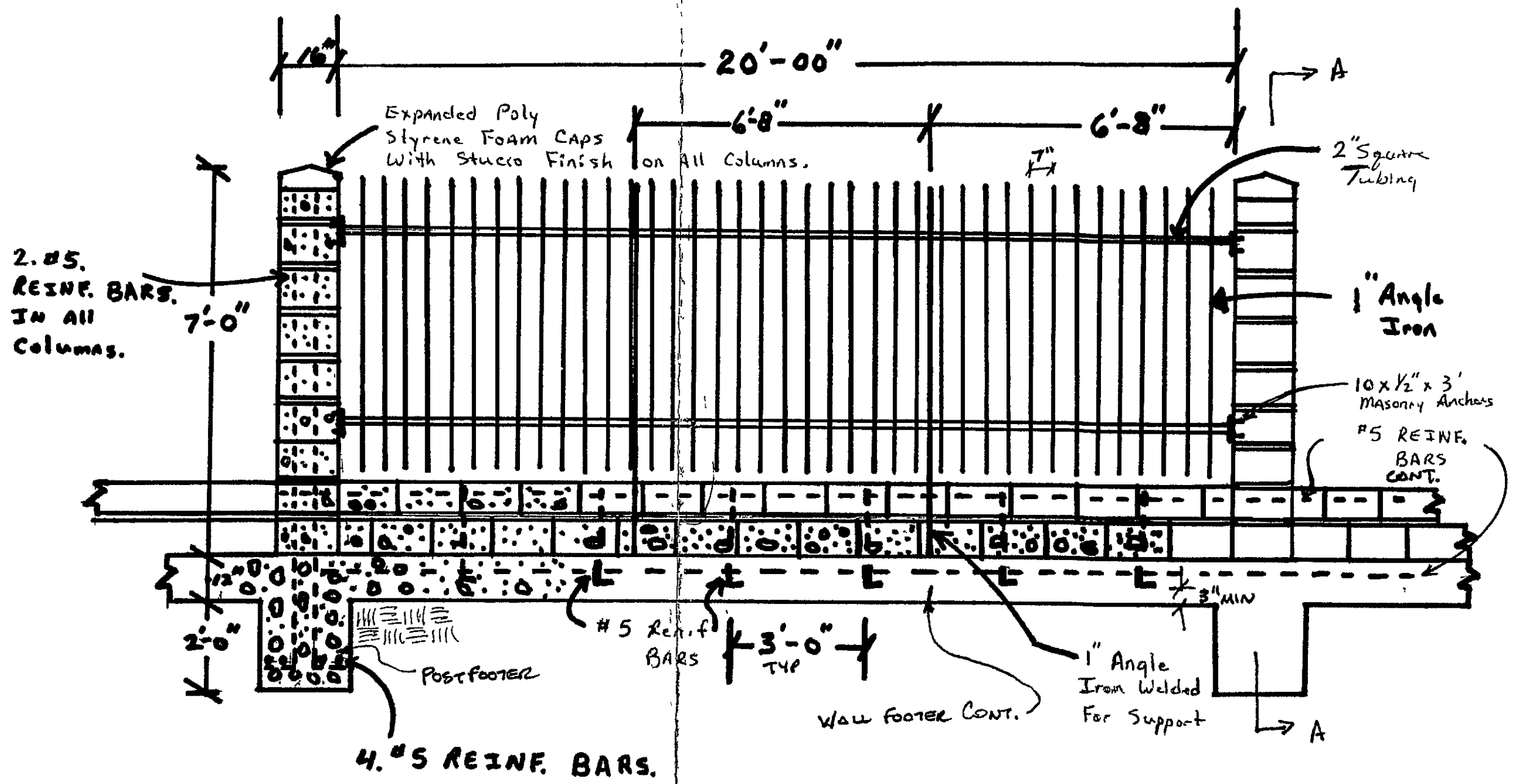
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

Alvin R Walker II, P.S.M. No 5948
State of Florida

LEGEND:

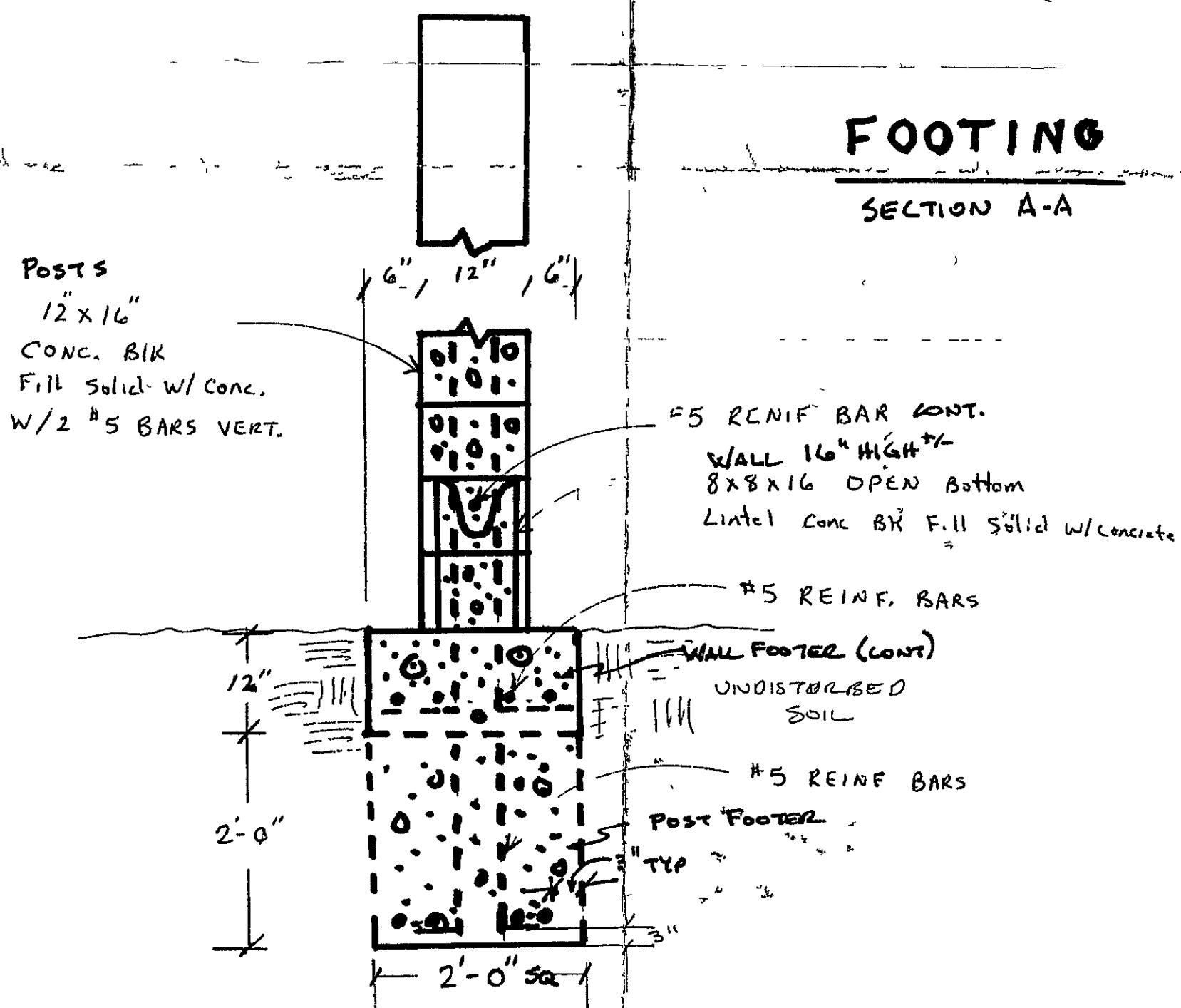
- - 4" x 4" (P.R.M.) Permanent Reference Monument Found
- - 4" x 4" Concrete Monument Found
- ⊕ - Capped Iron Rod Found
- ⊙ - Iron Rod Unnumbered Found
- ⊖ - Iron Pipe Unnumbered Found
- - (P.C.P.) Permanent Control Point Found
- ▲ - Nail & disk Found
- - 1/2" Capped Iron Rod L.S. #5948 Set
- ⊕ - Utility Pole
- - Guy Anchor Wire
- E-T-C- Aerial Electric, Telephone, Cable Lines
- Ele - Elevation
- X-X- Chain Link Fence
- W-W- Wire Fence
- O-O- Wood Fence
- R/W - Right of Way
- B.S.L. - Building Setback Line
- C.I.N.C. - Concrete
- E - Centerline
- ℙ - Property Line
- P.L.L. - Point on Line
- C.M. - Concrete Monument
- P.I.C. - Point of Commencement
- P.B.L. - Point of Beginning
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- P.I. - Point of Intersection
- P.R.C. - Point of Reverse Curvature
- P.C.C. - Point of Compound Curvature
- R - Radius
- Δ - Delta
- L - Length of Arc
- C - Chord
- C.B. - Chord Bearing
- T - Tangent
- ⊙ - Plat
- ⊙ - Description or Deed
- (A) - Actual
- (TYP) - Typical
- L.S. - Licensed Business
- L.S. - Licensed Surveyor
- ⊗ - Indicates Covered
- ⊕ - Benchmark
- ⊕ - Set Hub & Tack
- NR - Non-Radial
- N.T.S. - Not to Scale

*Zone UK-1
TW 2/27/13*



FOOTING

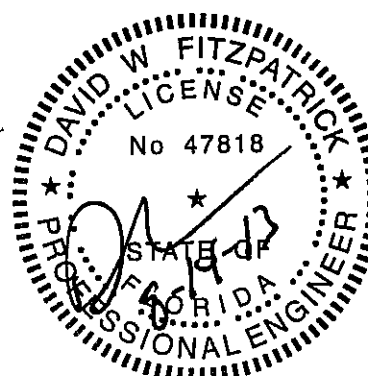
SECTION A-A

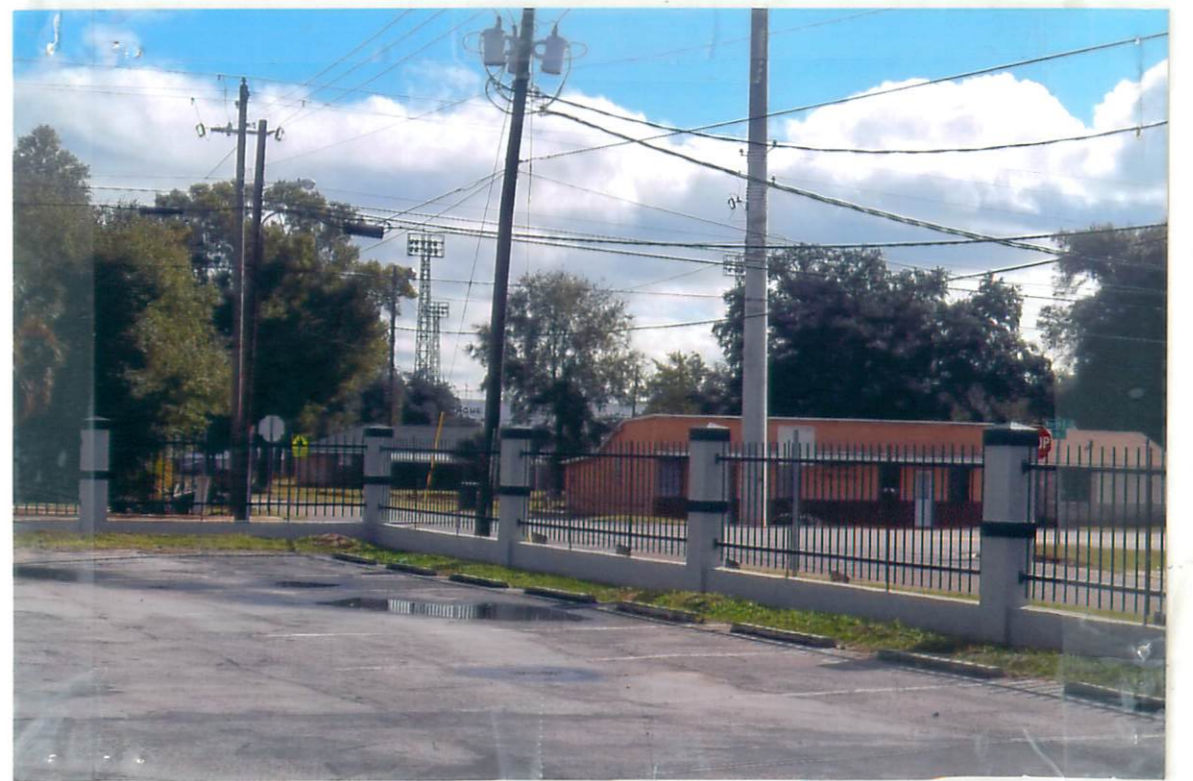


- NOTES
1. ALL POURED IN PLACE CONCRETE TO BE MINIMUM 2500 PSI
 2. CERTIFICATION OF FOUNDATION PROPOSED STEEL / MASONRY FENCE
 3. WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2013

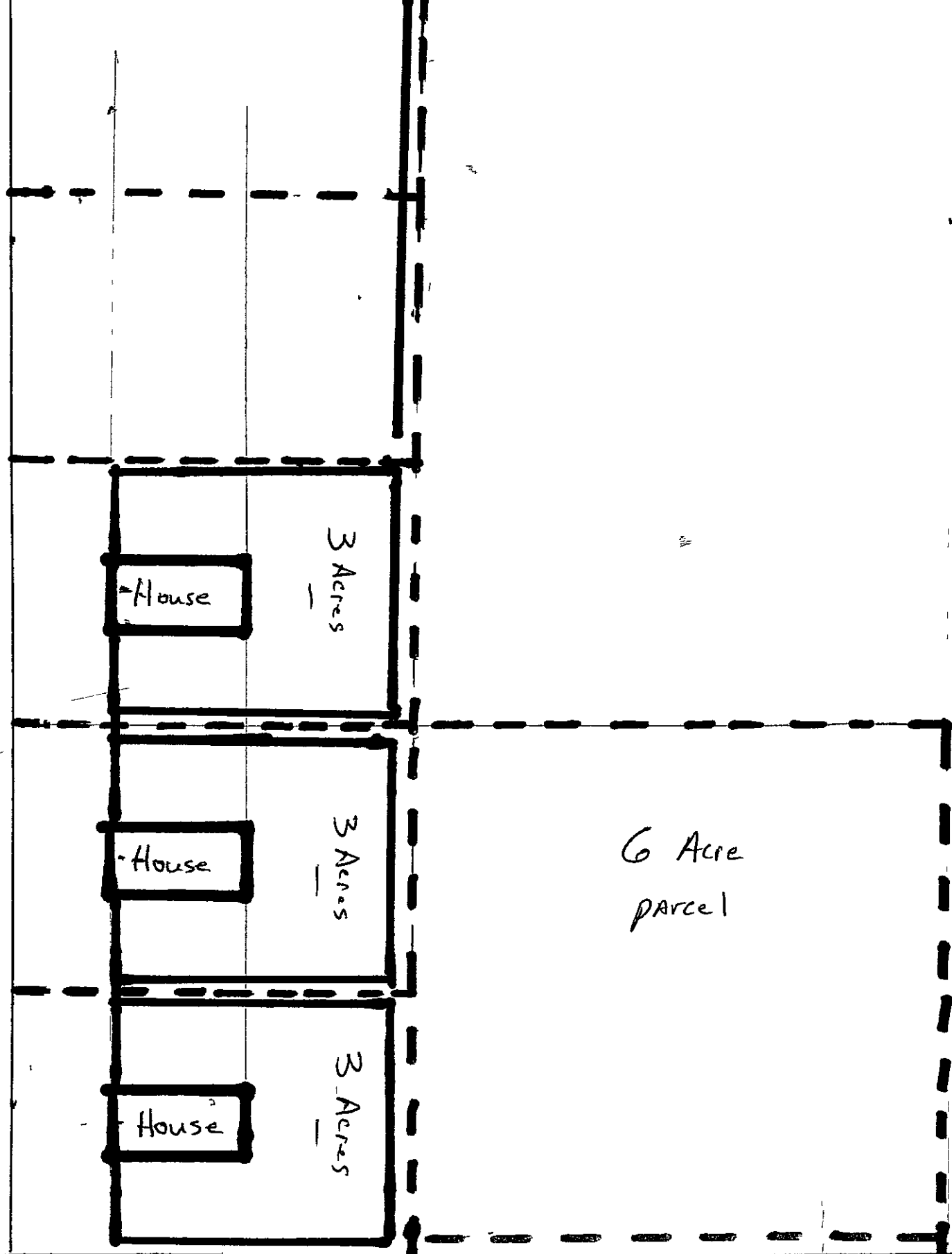
PROJECT NAME	HALE RESIDENCE FENCE	
SCALE	NTS	6600 ANGUS LANE BLK
DATE	8/12/13	

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS CERT # 00008423
10250 NORTH PALM FOX STREET
PENSACOLA, FL 32534
(850) 476-8877





Angus Circle



6 Acre parcel

House

3 Acres

House

3 Acres

House

3 Acres



--- proposed decorative Fence 6'

--- Property Lines

— 8' chain Link Fence, or Privacy Fence

Ordinance 2013-55 Allows Residence to have a 8' Fence,

Angus Ln.



BUILDING INSPECTIONS DIVISION
DEVELOPMENT SERVICES DEPARTMENT

**CONSTRUCTION PLANS
SUFFICIENCY REVIEW**

ADDRESS: 6756 Angus LN
Number Street City State Zip Code

Name of Person Submitting Plans: _____ Contact Person: Terry Hale
 Telephone No.: 850-433-9297
 Facsimile No.: _____

Commercial - New (DO required)
 Commercial - Addition/Alteration (DO required)
 Residential - New Masonry Fence
 Residential - Addition/Alteration
 Fire Safety

- Completed Building Permit Application
- Development Order (if new or addition to commercial building)
- Recorded Notice of Commencement
- Sewer Tap or verification letter from ECUA or Health Department, re: Septic System
- SRIA approval Stamps, if building on Pensacola Beach
- Benchmark survey, except on 'X' zone
- 2 Sets of sealed drawings with proper wind-load certification, to include **2010 Florida Building Code** noted on plans, and if applicable, the following:

- | | |
|--|---|
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Mechanical Plan |
| <input type="checkbox"/> Plumbing Plan | <input type="checkbox"/> Electrical Plan |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Metal Building plan |
| <input type="checkbox"/> Truss Layout drawing | <input type="checkbox"/> Florida Energy Forms |
| <input type="checkbox"/> Termite Protection Statement | <input type="checkbox"/> Method of Protection of Openings |
| <input type="checkbox"/> Specific Florida Product Approval Numbers | <input type="checkbox"/> Scope of Work, if applicable |
| <input type="checkbox"/> Provisions for Balanced Air | |
| <input type="checkbox"/> Other: _____ | |

FIRE SAFETY -- FIRE SUPPRESSION/SPRINKLER

FIRE ALARM SYSTEM

- | | |
|---|--|
| <input type="checkbox"/> Completed Fire Sprinkler Application | <input type="checkbox"/> Completed Fire Alarm Application |
| <input type="checkbox"/> Three (3) Sets of Sealed Drawings | <input type="checkbox"/> Three (3) Sets of Sealed Drawings |
| <input type="checkbox"/> Signed Related Checklist | <input type="checkbox"/> Signed Related Checklist |

Date: 9/27/2013 Time: 10:50 a.m. p.m.

Required Documents Verified by:
[Signature]
 Plan Intake Specialist

Walk-Through Plans Reviewed by:
[Signature]
 Licensed Plans Examiner



BUILDING PERMIT NO.: _____

PARCEL ID NO.: _____

DRC No.: _____

Tank/Sewer No.: _____

Project Name: _____

Application For Building Permit
2010Florida Building Code

DATE: _____

LOCATION OF IMPROVEMENTS	Job Address: <u>6756 Angus Ln</u>	CONTRACTOR INFORMATION	Contractor _____
	CONSTRUCTION COSTS: \$ <u>2,000,00</u>		Address _____
TYPE OF IMPROVEMENT	OWNER: <u>Terry Hale</u>	City _____	State _____ Zip Code _____
	ADDRESS: <u>2323 N. E. ST.</u>	Phone _____	Fax _____
	<u>pens. FL 32501</u>	Email _____	
	Phone: <u>(850) 433-9297</u>		
	Fax: _____		
	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Replace <input type="checkbox"/> Demolition <input type="checkbox"/> Change of Occupancy: FROM _____ TO _____ Structure Type: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential 1 or 2 Units <input type="checkbox"/> Residential 3 or more units WIDTH _____ LENGTH <u>400'</u> HEIGHT <u>6'</u> NO. FLOORS _____ NO. UNITS _____ FTPrint/SQ.FT _____ UNDER ROOF/SQ.FT _____ SQs/SHINGLES _____ Description of Work: <u>Masonry Fence</u>		
ARCHITECT ENGINEER	Name _____ Address _____ Phone _____	MORTGAGE LENDER	Name _____ Address _____ Phone _____
Fee Simple Titleholder's Name & Address (If Other than Owner) _____			
Bonding Company & Company Address: _____			

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work has been commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit may be required for all ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, HEATING, AND VENTILATING SYSTEMS ELEVATORS, ESCALATORS AND TRANSPORTING ASSEMBLINGS, GAS, SPRINKLER, ROOFING AND INSTALLATIONS, ETC. **OWNER'S AFFIDAVIT:** I certify that the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE ESCAMBIA COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING INSPECTIONS DIVISION, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. If you are not the owner of the property being permitted, by signing this application, you hereby certify that you are the authorized agent of the owner. Furthermore, you must, by law, promise to inform the owner that the property in question is being subjected to possible liens and/or attachment, and must deliver all forms and notices required by law to the owner.

Signature of Owner or Agent: Terry J. Hale Date: _____ Signature of Contractor: _____ Date: _____

Contractor's License No.: _____

Notary as to Owner or Agent: Notary as to Contractor:

STATE OF FLORIDA/COUNTY OF _____ STATE OF FLORIDA/COUNTY OF _____
 Sworn to and subscribed before me this _____ day of _____, 20____, Sworn to and subscribed before me this _____ day of _____, 20____,
 by _____, who is/is not personally by _____, who is/is not personally
 known to me or who has produced _____ known to me or who has produced _____
 as identification. as identification.

Comm. Expires: _____ Comm. Expires: _____

SIGNATURE OF NOTARY _____ SIGNATURE OF NOTARY _____
 Printed Name of Notary: _____ Printed Name of Notary: _____

cap

THIS INSTRUMENT PREPARED BY:

Name: Terry Hale
Address: 2323 N.E. ST
Pens. FL 32501
STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT 052N31210000022

Permit Number _____ Parcel ID Number (PID) _____

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
6600 Angus Ln
- GENERAL DESCRIPTION OF IMPROVEMENT: NEW House
- OWNER INFORMATION:
Name and address: Terry Hale 2323 N. E. ST. Pens. FL 32501
Interest in property: _____
Name and address of fee simple titleholder (if other than Owner): _____
- CONTRACTOR: (name, address and phone number): SAME AS Owner
- SURETY:
Name, address and phone number: _____
Amount of bond \$ _____
- LENDER: (name, address and phone number) _____
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____
- In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
- Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Terry L. Hale
OWNER'S SIGNATURE

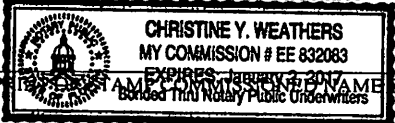
Terry L. Hale
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 5th day of August, 2013 by Terry L. Hale Who is personally known to me OR who has produced identification VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Terry L. Hale
SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE/OFFICE

Christine Y. Weathers
NOTARY PUBLIC - STATE OF FLORIDA

CHRISTINE Y. WEATHERS
MY COMMISSION # EE 832083
NOTARY PUBLIC - STATE OF FLORIDA

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

THIS INSTRUMENT PREPARED BY:

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTICE OF COMMENCEMENT

Permit Number _____ Parcel ID Number (PID) _____

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)

2. **GENERAL DESCRIPTION OF IMPROVEMENT:** _____

3. **OWNER INFORMATION:**

Name and address: Terry Hale 2323 N.E. ST Pens. FL. 32501

Interest in property: Owner

Name and address of fee simple titleholder (if other than Owner): _____

4. **CONTRACTOR:** (name, address and phone number): Sam

5. **SURETY:**

Name, address and phone number: _____

Amount of bond \$ _____

6. **LENDER:** (name, address and phone number) _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) _____

8. In addition to him/herself, Owner designates _____ of _____ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

OWNER'S SIGNATURE _____

OWNER'S PRINTED NAME _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____ by _____

_____. Who is personally known to me OR who has produced identification _____

_____. VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

NOTARY PUBLIC – STATE OF FLORIDA

SIGNATORY'S TITLE/OFFICE _____

PRINT OR STAMP COMMISSIONED NAME OF NOTARY _____

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

Development Services Department
3363 West Park Place, Pensacola, FL 32505
(850) 595-3550 - Phone
(850) 595-3575 - FAX
www.myescambia.com

OWNER-BUILDER DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance. I further understand that Article 455.228 of the Florida Statute states, in addition to the Cease and Desist Order, Florida Department of Professional Regulation may seek civil penalty of no less than \$500 and no more than \$5,000 for each unlicensed contractor and to the person that hires the unlicensed contractor. I also understand that if this violation does occur, in order for the job to proceed I will be required to hire a licensed contractor to take the job over. That licensed contractor and I will both have to come to the Escambia County Building Inspections Division and change the permit over to the licensed contractor.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting

as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. **Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.**

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Division of Professions, Florida Construction Industry Licensing Board at (850) 487-1395 or www.myfloridalicense.com/dbpr for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: _____

12. I agree to notify **ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION** immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage. You may verify any Contractor's status with the Contractor Licensing Section at (850) 595-3488.

ASBESTOS OWNER-BUILDER DISCLOSURE STATEMENT

1. State law requires asbestos abatement to be done by licensed contractors.

2. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license.

3. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing material on a residential building where you occupy the

building and the building is not for sale or lease, or the building is a farm outbuilding on your property.

4. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption.

5. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects.

6. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: *Terry J. Hah* Date: _____
SIGNATURE OF PROPERTY OWNER
Printed Name of Property Owner: _____
Address: _____

NOTICE CONCERNING INSPECTIONS:

- ✓ This permit will become null and void if construction is not started or a passing inspection is not recorded within 180 days of issuance.
- ✓ Permits must be posted in a conspicuous location at the jobsite and visible from the road, at eye level (5' high) and protected from inclement weather.
- ✓ Job location must be either unlocked or inhabited to allow entrance to the inspector.
- ✓ Physical address must be posted in accordance with Escambia County Ordinance No. 86-11.
- ✓ Sanitary facilities, (i.e., a portable toilet or access to established facilities) are required on jobsite at time of inspection.
- ✓ If you are uncertain about whether an inspection is required, please call the Building Inspections Division at (850) 595-3550.
- ✓ **ALL PERMITS REQUIRE A FINAL INSPECTION.**

I HAVE READ AND UNDERSTAND THE ABOVE NOTES CONCERNING INSPECTIONS.

Terry J. Hah _____
SIGNATURE DATE



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

**HALE TERRY L
2323 NORTH E ST
PENSACOLA, FL 32501**

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

**DAVIS MARK A & CYNTHIA A
2931 ANGUS CIR
MOLINO, FL 32577**

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

**SCOTT JOHN H & MARY LYNNE
3075 ANGUS CIR
MOLINO, FL 32577**

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

**PUGH DONNA B
6716 ANGUS LN
MOLINO, FL 32577**

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



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

**LORENZANA NOLAN J &
2957 ANGUS CIR
MOLINO, FL 32577**

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

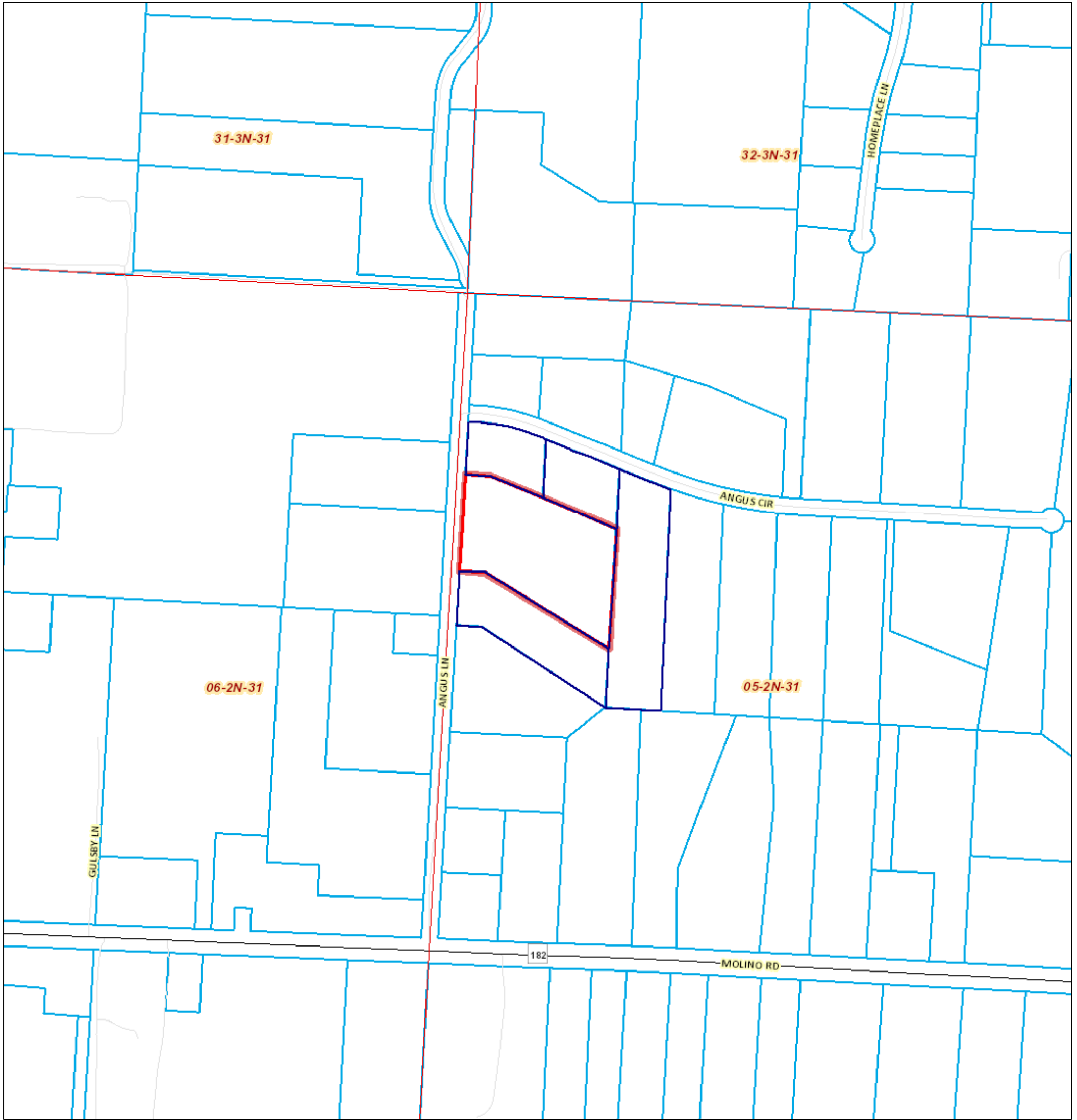


Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

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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.

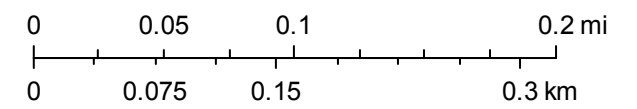
Chris Jones Escambia County Property Appraiser



April 16, 2014

1:4,663

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





Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **604065**

Date Issued. : 04/11/2014

Cashier ID : KLHARPER

Application No. : PBA140400004

Project Name : V-2014-03

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check			
	2789	\$423.50	App ID : PBA140400004
		\$423.50	Total Check

Received From : TERRY L HALE

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA140400004	695775	423.50	\$0.00	6756 Angua LN, PENSACOLA, FL

Total Amount :

423.50

\$0.00

Balance Due on this/these
Application(s) as of 4/11/2014

Board of Adjustment

7. 2.

Meeting Date: 05/21/2014
CASE: V-2014-04
APPLICANT: Thomas T. Lowery Jr., Owner
ADDRESS: 4624 Isles Dr.
PROPERTY REFERENCE NO.: 15-3S-32-1180-050-002
ZONING DISTRICT: R-3, One-family and two-family district
 MU-S, Mixed Use
FUTURE LAND USE: Suburban

SUBMISSION DATA:
REQUESTED VARIANCE:

The Applicant is seeking an after-the-fact variance to reduce the rear yard setback from 15 feet to 6.63 feet.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 6.05.09.E.4

4. Rear yard. The minimum rear yard shall not be less than 15 feet in depth.

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 subject property is similar in size and shape to others in this platted subdivision. Although a county retention pond is located to the rear of the parcel this condition is shared by nine other

lots.

CRITERION (2)

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

FINDINGS-OF-FACT

The requested variance is not necessary for the preservation and enjoyment of a substantial property right as the conditions of the site are shared by others in the subdivision.

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

The requested variance would 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

This property is a lot in a platted subdivision and was designed for a residence without the need for any variances. Therefore, the requested variance is not the minimum necessary to make use of the land.

STAFF RECOMMENDATION:

Staff finds that the Applicant does not meet all of the criteria, specifically criteria 1, 2 and 5. Denial of the request is therefore recommended.

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Working Case File V-2014-04


V-2014-04



PERDIDO BAY



INTERCOASTAL WATERWAY







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.

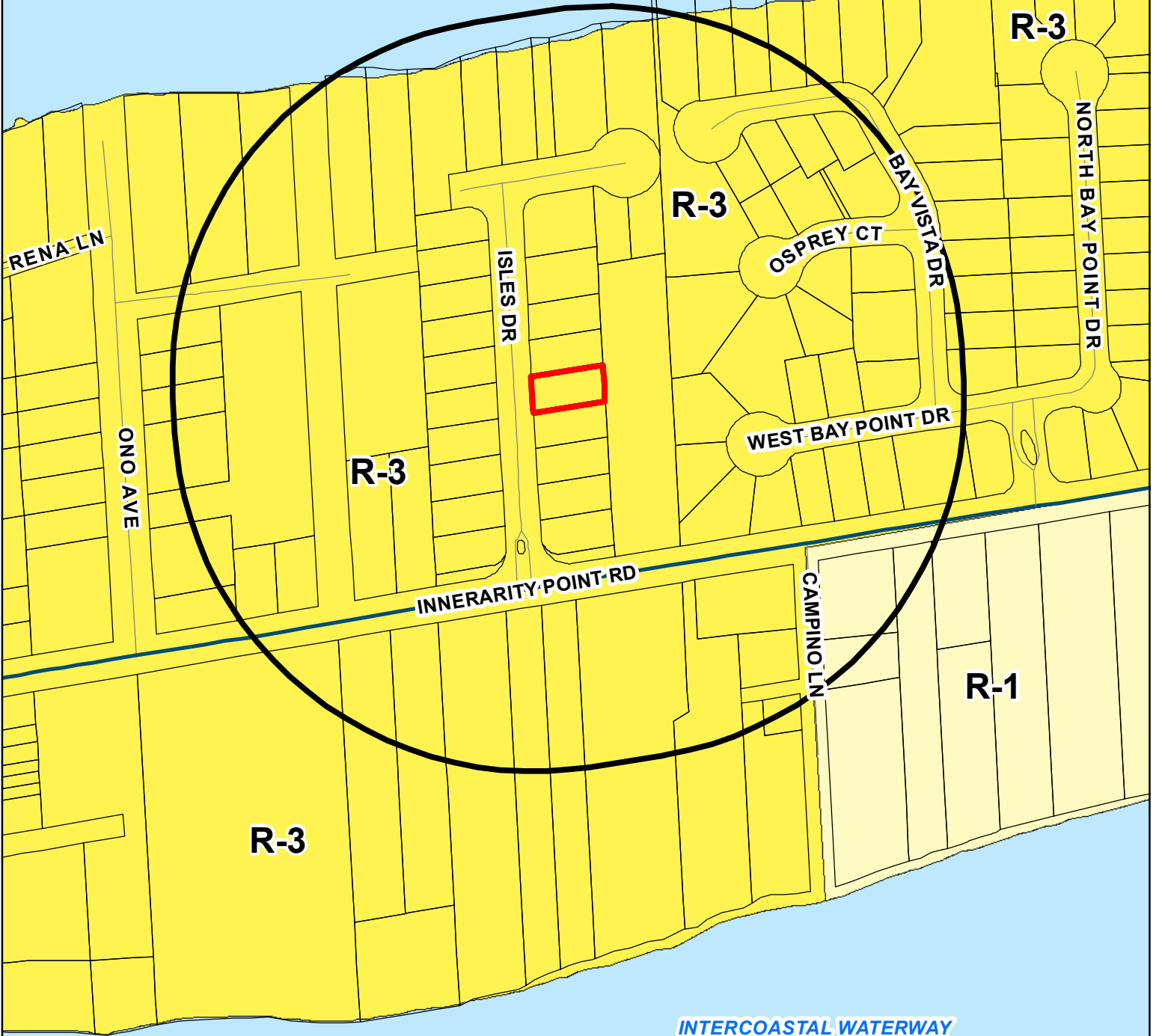
V-2014-04 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



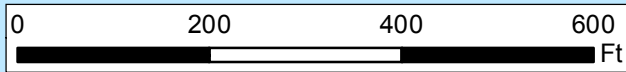
PERDIDO BAY



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-2014-04 500' RADIUS ZONING



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



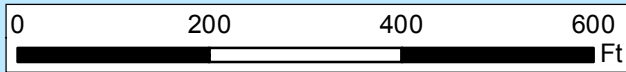
PERDIDO BAY



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-2014-04 FUTURE LAND USE



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



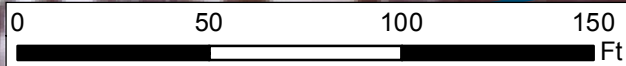
ISLES DR








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.

V-2014-04 AERIAL MAP



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

APPLICATION

Please check application type: <input type="checkbox"/> Administrative Appeal <input type="checkbox"/> Development Order Extension	<input type="checkbox"/> Conditional Use Request for: _____ <input checked="" type="checkbox"/> Variance Request for: <u>PORCH & SUN DECK</u> <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: THOMAS T. LOWERY, JR. Phone: (850) 380-7660
 Address: 4624 ISLES DR., PENSACOLA, FL Email: ttlowery@gmail.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: 4624 ISLES DR., PENSACOLA, FL 32507
 Property Reference Number(s)/Legal Description: 15-35-32-1180-050-002
35

By my signature, I hereby certify that:

DFL

- 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 _____
 Signature of Owner _____

Printed Name Owner/Agent _____
 Printed Name of Owner THOMAS T. LOWERY, JR.

Date _____
 Date 22 APR 14

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22 day of April 20 14
 by Thomas T. Lowery, JR.

Personally Known OR Produced Identification . Type of Identification Produced: FL Lic # 2600-838-48-4280

Deborah F. Lockhart
 Signature of Notary
 (notary seal must be affixed)

Deborah F. Lockhart
 Printed Name of Notary



FOR OFFICE USE ONLY		CASE NUMBER: <u>V-2014-04</u>
Meeting Date(s): <u>05-21-14</u>	Accepted/Verified by: <u>DJ AD</u>	Date: <u>05-22-14</u>
Fees Paid: \$ <u>423.50</u>	Receipt #: <u>604721</u>	Permit #: <u>PBA140400005</u>

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): _____

Property Address: _____

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 _____ DAY OF _____, YEAR OF _____.

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at _____,
Florida, property reference number(s) _____

I hereby designate _____ 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: _____ Email: _____

Address: _____ Phone: _____

Signature of Property Owner

Printed Name of Property Owner

Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20____,
by _____.

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

Signature of Notary

Printed Name of Notary

(Notary Seal)

APPLICATION ATTACHMENTS CHECKLIST

- _____ 1. For BOA, original letter of request, typed or written in blue ink & **must** include the reason for the request and address all criteria for the request as outlined in LDC Article 2.05 (dated, signed & notarized – notarization is only necessary if an agent will be used).
- _____ 2. Application/Owner Certification Form - Notarized Original (page 1) (signatures of ALL legal owners or authorized agent are required)
- N/A 3. Concurrency Determination Acknowledgment form - Original (if applicable) (page 2)
- _____ 4. Affidavit of Owner & Limited Power of Attorney form - Notarized Original (if applicable) (page 3) (signatures of ALL legal owners are required)
- _____ 5. Legal Proof of Ownership (e.g. copy of Tax Notice or Warranty Deed). Include Corporation/LLC documentation or a copy of Contract for Sale if applicable.
- _____ 6. Legal Description of Property Street Address / Property Reference Number
- _____ 7. ~~a. Rezoning: Boundary Survey of subject property to include total acreage, all easements, and signed & sealed by a surveyor registered in the state of Florida.~~
b. BOA: Site Plan drawn to scale.
- _____ 8. ~~For Rezoning requests: If the subject parcel does not meet the roadway requirements of Locational Criteria (Comprehensive Plan 7.A.4.13 & LDC 7.20.00.), a compatibility analysis to request a waiver or an exemption to the roadway requirements will need to be submitted as part of the application.~~
- N/A 9. Pre-Application Summary Form, Referral Form, Zoning Verification Request Form and/or copy of citation from Code Enforcement Department if applicable.
- _____ 10. Application fees. (See Instructions page for amounts) Payment cannot be accepted after **3:00pm**.

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

Please make the following three appointments with the Coordinator.

Appointment for pre-application meeting: _____

Appointment to turn in application: _____

Appointment to receive findings-of-fact: _____



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

Navigate Mode
 Account
 Reference
 Printer Friendly Version

General Information Reference: 153S321180050002 Account: 104333844 Owners: LOWERY THOMAS T JR Mail: 4624 ISLES DR PENSACOLA, FL 32507 Situs: 4624 ISLES DR 32507 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	2013 Certified Roll Assessment Improvements: \$88,090 Land: \$16,150 Total: \$104,240 <i>Save Our Homes:</i> \$104,240 <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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Sales Data <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2004</td> <td>5517</td> <td>1930</td> <td>\$152,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>11/2003</td> <td>5285</td> <td>1064</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2003</td> <td>5257</td> <td>193</td> <td>\$130,400</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>05/2003</td> <td>5134</td> <td>1602</td> <td>\$317,800</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/2004	5517	1930	\$152,900	WD	View Instr	11/2003	5285	1064	\$100	WD	View Instr	09/2003	5257	193	\$130,400	WD	View Instr	05/2003	5134	1602	\$317,800	WD	View Instr	2013 Certified Roll Exemptions HOMESTEAD EXEMPTION Legal Description LT 5 BLK B INNERARITY ISLES PB 16 P 88 OR 5517 P 1930 Extra Features WOOD DECK
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
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05/2003	5134	1602	\$317,800	WD	View Instr																										

Parcel Information [Launch Interactive Map](#)

Section Map Id:
15-3S-32-1

Approx. Acreage:
0.1200

Zoned:
R-3

Evacuation & Flood Information
[Open Report](#)

100.65

50.04

150.04

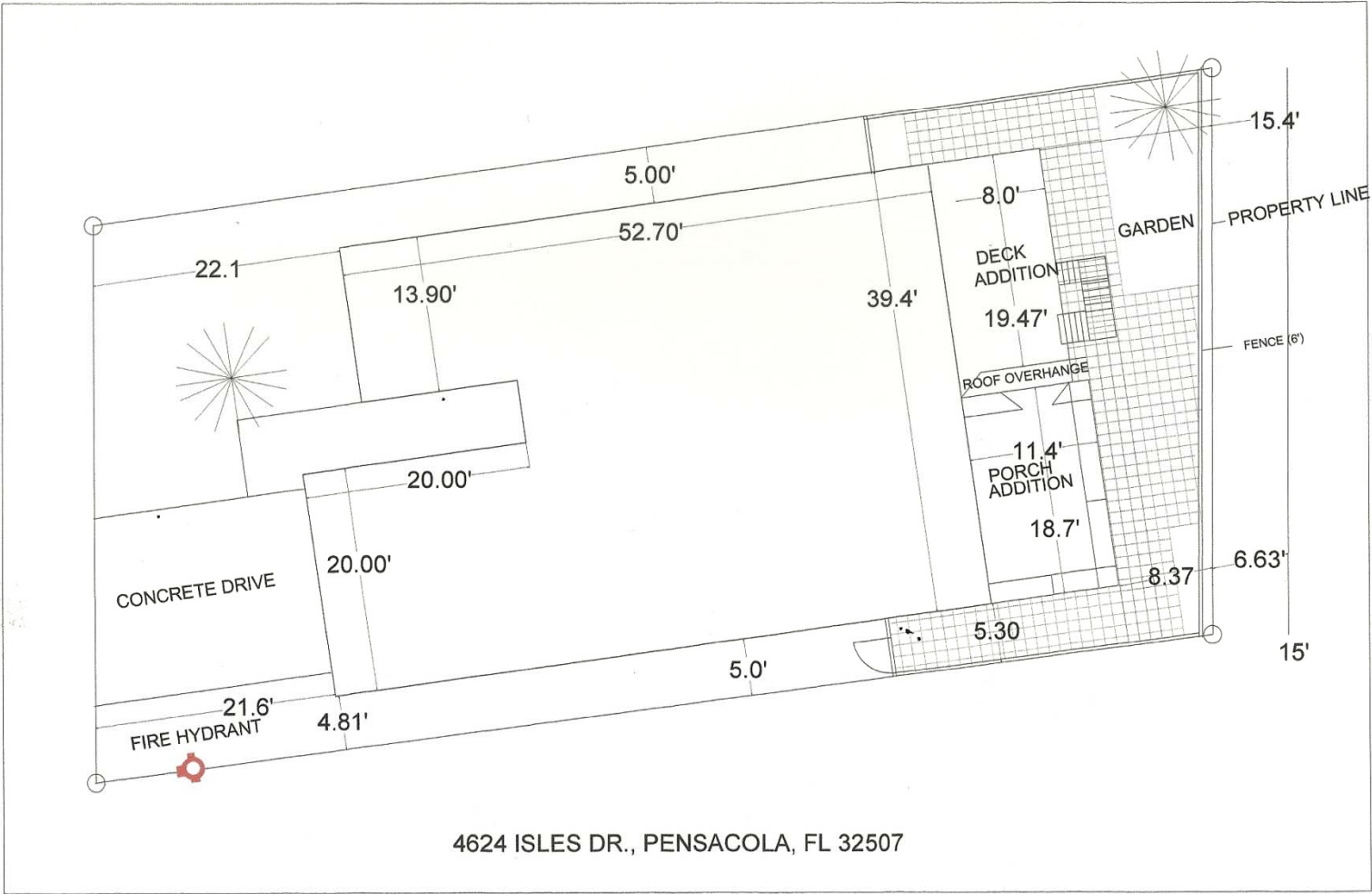
393.70

Buildings

Building 1 - Address:4624 ISLES DR, Year Built: 2004, Effective Year: 2004

Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1.00 EXTERIOR WALL-VINYL SIDING EXTERIOR WALL-BRICK-FACE FLOOR COVER-TILE/STAIN CONC/BRICK FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE
--

OVERVIEW



VARIANCE REQUEST

Case #UN1403000102

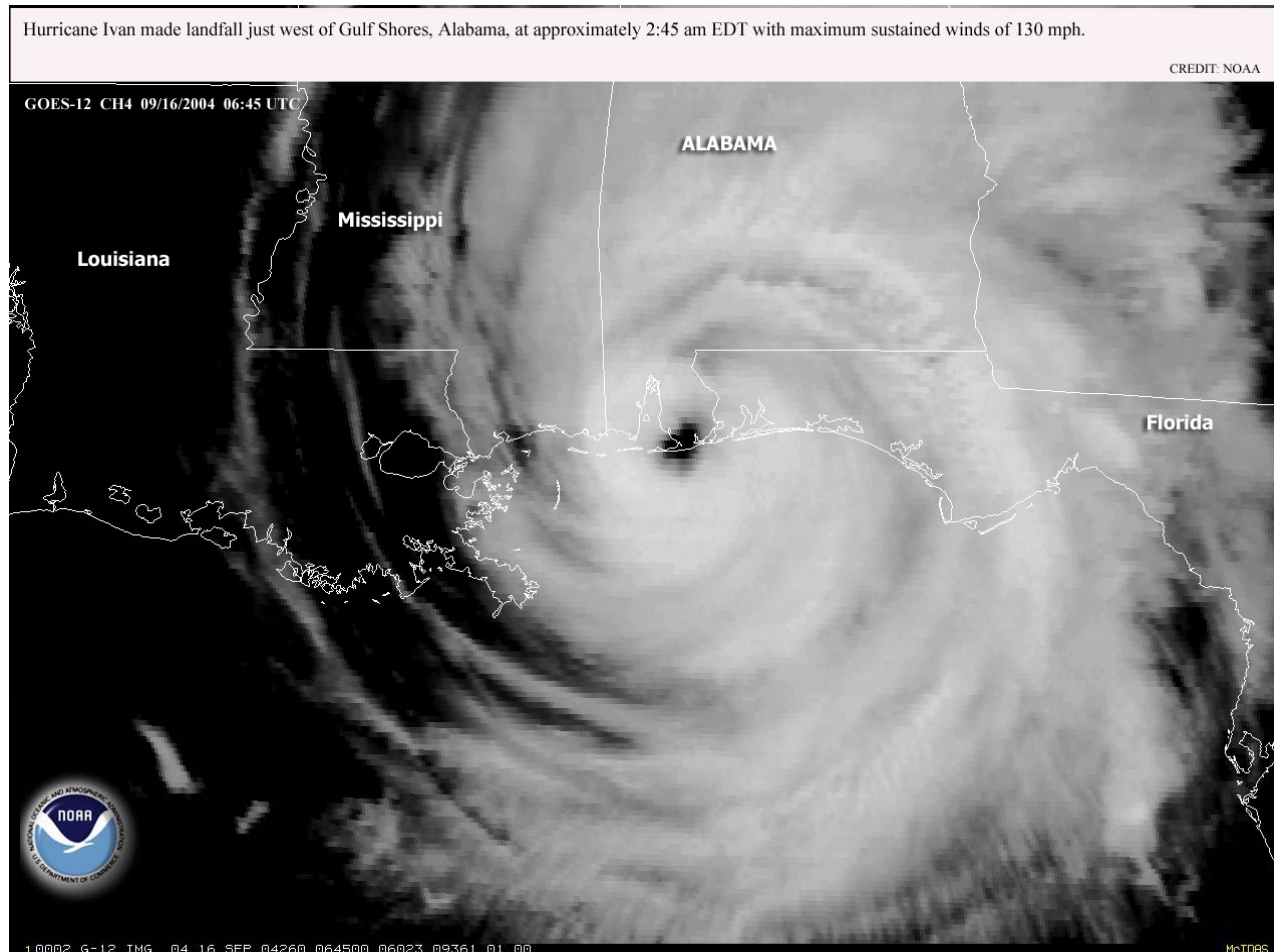
4624 Isles Dr.

Pensacola, FL 32507

What's Missing in This Picture



Remember Hurricane Ivan



HURRICANE DAMAGE



BACKGROUND

- Since buying the house in 2004, I have designed and built two structures in the back yard, a porch and an arbor that I later decked and built Hand rails and a latter to the Sun Deck.
- Porch was completed eight years ago (2006) after applying to the then President of the Owners Association, Norm Woods, in 2005.
- The property was appraised February 01, 2007 at \$216,500, and the improvements to the back yard increased the value of the property by \$15,000.00 to include the Fence, Porch, Patio, & Entry.
- The Pergola was erected in 2008, and later decked (for shade) in 2009, and later installed railing and also added a latter to the deck area (2010/12).

HOME IMPROVEMENTS



HOME IMPROVEMENTS



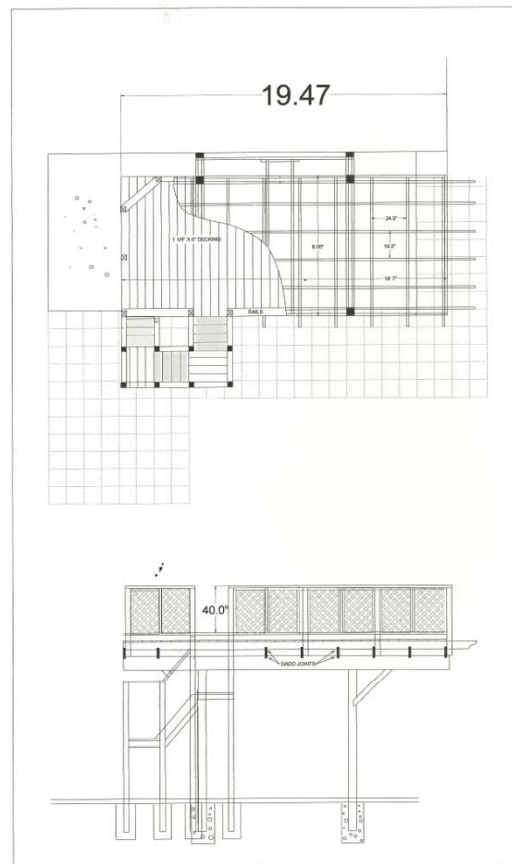
HOME IMPROVEMNTS



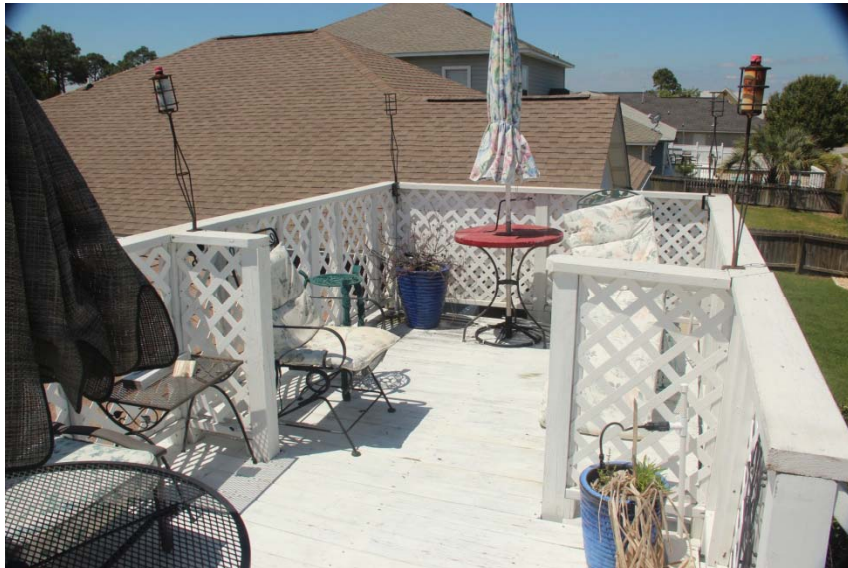
APRIL 13, 2006



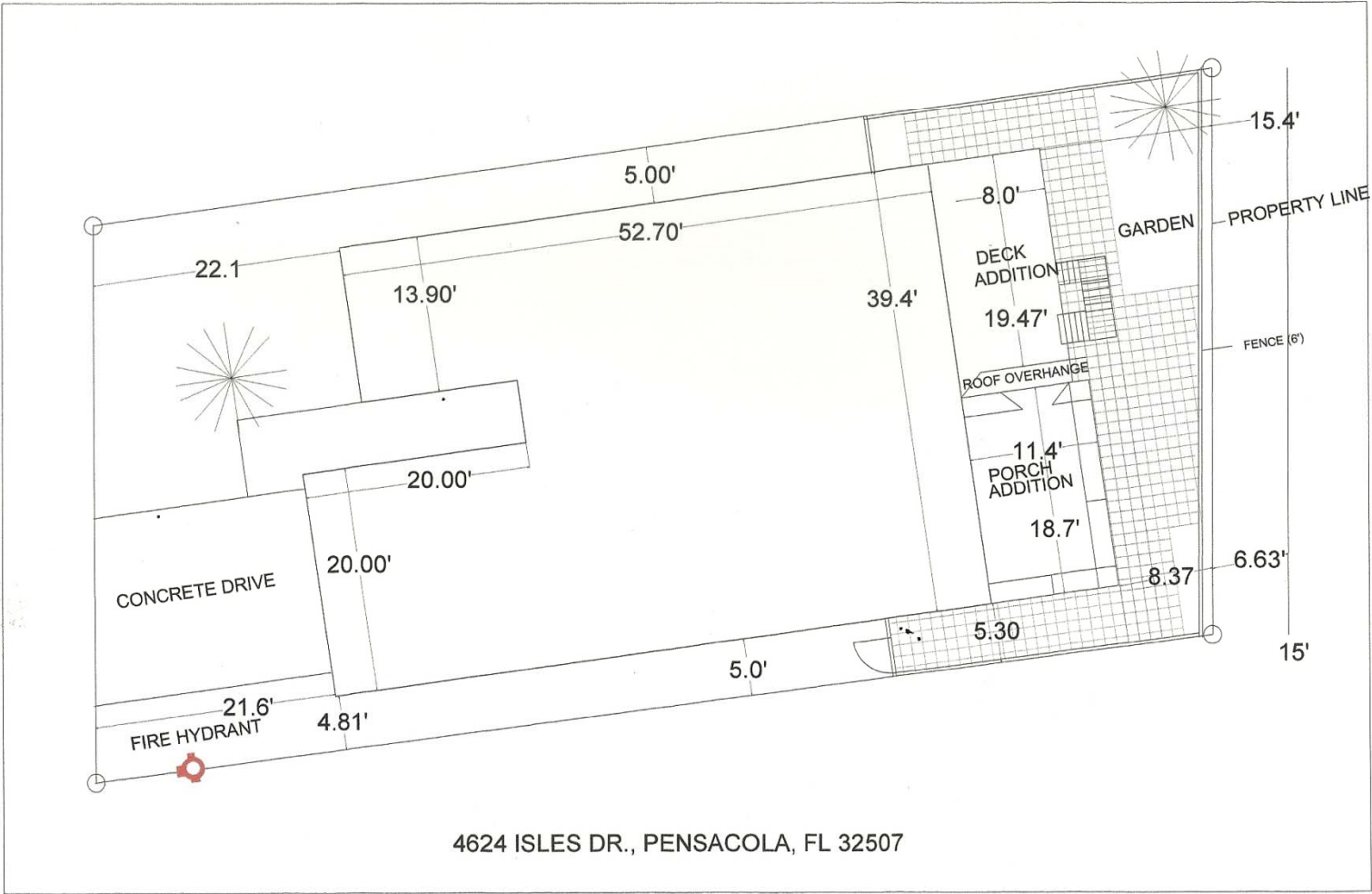
Sun Deck



SUNDECK



OVERVIEW



2014



Cosy Retreat



March 6, 2014



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

Development Services Bureau
Investigations Division
3363 West Park Place, Pensacola, FL 32505
(850) 595-3566 (desk) or (850) 554-0656 (cell)
Email: rkyles@myescambia.com (850) 595-3401 (fax)
www.myescambia.com



CEASE AND DESIST VIOLATION NOTICE TO OWNER

March 7, 2014

Thomas T. Lowery Jr.
4624 Isles Dr.
Pensacola, FL 32507

Case #UN140300102

Above listed case involving property located at **4624 ISLES DR** has no permitting on file for Building alterations and electrical work. Engineered drawings will be required for permitting. Within **seven (7) calendar days** you must contact me stating you have obtained a licensed Engineer.

It is illegal to occupy a building or structure until a Certificate of Occupancy has been issued.

Reference: Florida Building Code

110.1 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.


ROBERT KYLES
INVESTIGATOR #984

Engineering Report

March 13, 2014

“the two structure(s) are safe and would meet the requirement of the Florida Code”.

James J. Mallett, P.E.P.A.
CONSULTING ENGINEER
416 N. BAYLEN ST. PENSACOLA, FL 32501
(850)791-6336 (850)384-7992 CELL
E-MAIL: jjmallett@malletteng.com

March 13, 2014

Mr Robert Kyles, Investigator #984
Development Services Bureau
Investigation Division
3363 West Park Place
Pensacola, Florida 32505

Re: 14 -#2 4624 Isles Drive

Dear Mr Kyles:

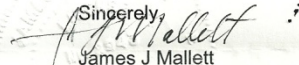
This letter concerns my site visit to the Lowery Residence located at 4624 Isles Drive in Escambia County on March 13,2014. The purpose of my site visit and investigation is in reference to your letter of March 7,2014 regarding the covered deck and elevated deck which were added to the constructed house.

I was provided with two 8.5 x 11 sheets depicting the two added structures. The drawings show timber 4 x 4 posts set in concrete estimated to be 3' deep. I visually inspected the construction for structural adequacy and formed an opinion, based upon my visual observations and the provided sketches that the two structure are safe and would meet the requirements of the Florida Building Code. I did advise Mr Lowery to secure the knee braces to the columns using two 5/8 " by 6" long galvanizes lag bolts.

While I am not qualified in this area, I did observe the electrical additions and did not discern any conditions which indicated deficiencies. If further concerns exist, I suggest that a licensed electrician verify that this electrical work complies with the Code.

If you have further requirements, please advise.

Sincerely,


James J Mallett
Fl Pe # 8943

Variance Criteria #1

- **Special circumstances or conditions applying to the building or land in question are peculiar to such property and do not generally to other land or buildings in the vicinity.**
- My property has more backyard area, and clearance from the fence than any of the homes south of me, very similar to the property just to the north.

ISLES DR OVERVIEW



Google earth

feet
meters



VARIANCE CRITERIA #2

- **The variance is necessary for the preservation and enjoyment of a substantial property right as defined herein and not to serve as a convenience to the applicant.**
- The structures were conceive to add additional and useful working and living space to enjoy and entertain guest and visitors, and optimize use of available space.

VARIANCE CRITERIA #3

- The authorization of the 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 safety, unreasonably diminish or impair established property values within the surrounding , area on in and other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.
- Not an issue, with no conceivable impact to adjacent properties , streets, nor community.

VARIANCE CRITERIA #4

- The variance will not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.
- NO IMPACT

VARIANCE CRITERIA #5

- **The Variance is the minimum necessary make possible to make possible the use of the land, building or other improvements as approved by the BOA.**
- To meet the 15' setback requirement A variance of 6'8" required for the existing Porch and Sundeck.
- Better yet, for the community as a whole, I beg the BOA reduce the setback to five feet to allow my neighbors of Innerarity Isles, who wish to build, screened porches, decks, Porches to optimize use of available properties for added utilization , electrical cost saving, and increased value of there property.

OTHER OPTIONS

- Remove roof over Porch and make the area into a Pergola.
- Remove Lattice and hand rails on the sun deck.



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

LOWERY THOMAS T JR
4624 ISLES DR
PENSACOLA, FL 32507

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



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

ROBERSON MICHAEL D JR
4618 ISLES DR
PENSACOLA, FL 32507

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



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

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

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









GENDLER BETH
4630 ISLES DR
PENSACOLA, FL 32507

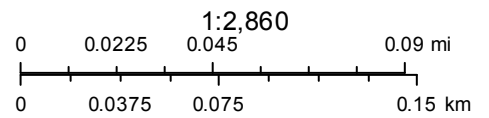
In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact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

Chris Jones Escambia County Property Appraiser



April 22, 2014

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





Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **604721**

Date Issued. : 04/22/2014

Cashier ID : GELAWREN

Application No. : PBA140400005

Project Name : V-2014-04

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Cash		\$423.50	App ID : PBA140400005
		\$423.50	Total Cash

Received From : LOWERY THOMAS T JR

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA140400005	696419	423.50	\$0.00	4624 Isles DR, PENSACOLA, FL

Total Amount :

423.50

\$0.00

Balance Due on this/these
Application(s) as of 4/22/2014

Board of Adjustment

7. 3.

Meeting Date: 05/21/2014
CASE: V-2014-06
APPLICANT: Jennie Patterson-Allison, Agent for Dorothy D. Patterson Trust
ADDRESS: 301 Panferio Dr.
PROPERTY REFERENCE NO.: 28-2S-26-1800-001-005
LDR-PB, Low density residential, Pensacola Beach
ZONING DISTRICT: MU-PB, Mixed Use
FUTURE LAND USE: Pensacola Beach

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is requesting to reduce the rear setback from 30 feet to 15 feet for the construction of a single-family residential structure.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 13.03.01.07

7. If sound front (**Villa Primera** and Villa Segunda subdivisions) building setback shall be established as 30 feet upland of the mean high water line, for structures deemed in compliance with current flood elevation requirements and whose shoreline has been stabilized.

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".

This property is unique in that it has no right-of-way access, a hardened shoreline and a minimum residence size of 1,200 square feet. These unique physical conditions present practical difficulties in the use of the land.

CRITERION (2)

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

FINDINGS-OF-FACT

The requested variance is necessary for the preservation and enjoyment of a substantial property right.

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 the minimum necessary given the physical hardships on the land.

STAFF RECOMMENDATION:

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

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Working Case File V-2014-06

V-2014-06



SANTA ROSA SOUND



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-2014-06 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



SANTA ROSA SOUND

LDR-PB

PANFERIO DR

PANFERIO DR

LDR-PB

AVENIDA 12

VIA-DE-LUNA-DR

MALDONADO DR

AVENIDA 11

LDR-PB

ARIOLA DR

Con/Rec-

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.

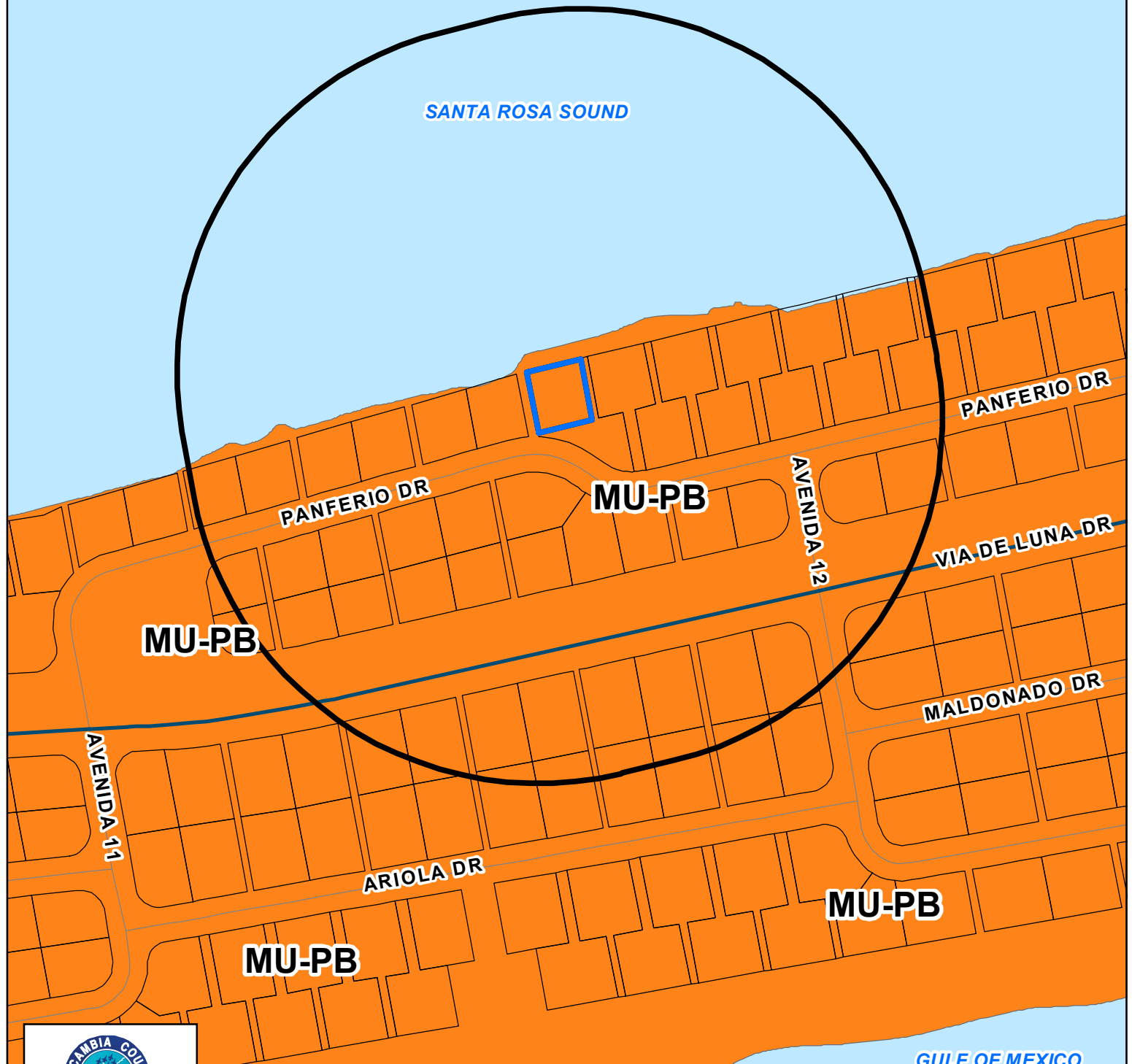
V-2014-06 500' RADIUS ZONING



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



SANTA ROSA SOUND



MU-PB

MU-PB

MU-PB

MU-PB

GULF OF MEXICO



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Andrew Holmer
Planning and Zoning Dept.

V-2014-06 FUTURE LAND USE



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



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

Andrew Holmer
Planning and Zoning Dept.

V-2014-06 AERIAL MAP



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

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>301 Panferio Dr. PCB, FL</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: JENNIE M. PATTERSON-ALLISON Phone: 549-8608

Address: _____ Email: _____

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

Property Address: 301 Panferio Dr., Pensacola Beach, FL 32561

Property Reference Number(s)/Legal Description: 28-2S-26-1800-001-005

Lot 1, Block 5 VILLA PRIMERA

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.

Jennie M. Patterson-Allison
Signature of Owner/Agent

JENNIE M. PATTERSON-ALLISON
Printed Name Owner/Agent

4-28-14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28th day of April 2014, by Jennie Allison

Personally Known OR Produced Identification . Type of Identification Produced: A425-433-57-871-0

Christina Smith
Signature of Notary
(notary seal must be affixed)

Christina Smith
Printed Name of Notary



FOR OFFICE USE ONLY	CASE NUMBER: <u>V-2014-06</u>
Meeting Date(s): <u>05-21-14</u>	Accepted/Verified by: _____ Date: <u>04-28-14</u>
Fees Paid: \$ <u>423.50</u>	Receipt #: <u>605319</u> Permit #: <u>PB A 140400007</u>



SANTA ROSA ISLAND AUTHORITY

May 8, 2014

Dorothy D. Patterson, Trust
c/o Jennie Patterson Allison
686 Whitney Dr.
Pensacola, FL 32503

RE: 301 Panferio Dr., Lot 1, Block 5, Villa Primera
Pensacola Beach, Florida

Dear Ms. Patterson - Allison:

This letter will serve as confirmation that on May 7, 2014 the Santa Rosa Island Authority Board took final action approving your request for a 15' encroachment into the 30' rear setback line for the construction of a single family residential structure, for the above mentioned property.

If you have any questions regarding this matter, please feel free to contact me at (850) 932-2257 or e-mail at Paolo_Ghio@sria-fla.com.

Sincerely,

Paolo Ghio
Director
Department of Development Services

ATTN: Santa Rosa Island Authority Board
C/O Paolo Ghio

TO WHOM IT MAY CONCERN:

Re: 301 Panferio Dr., Pensacola Beach, Florida 32561
Lot 1 Block 5 Villa Primera Plat Book 2 Page 78
BOR 1389 P 304 Sheet 9
PID# 28-25-26-1800-001-005

As owner of record of the above property, I respectfully request a building variance setback of 15 feet (instead of 30 feet) from the north waterfront setback to better conform to the adjacent house to the east.

Thank you for your co-operation in this matter.

Sincerely,



JENNIE M. PATTERSON-ALLISON

Dorothy D. Patterson, TRUST - LOT 1, BLOCK 5, VILLA PRIMERA

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 7, 2014
5:00 P.M.

Ms. Bohannon thanked Ms. Stacey for the additions to her report.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (04/23/2014) MS. JANICE GILLEY, CHAIR, MR. JERRY WATSON AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Roger and Elizabeth Boatner – 305 Ariola Dr. – Lot 10, Block 12, Villa Primera – Request to construct an in ground swimming pool with an encroachment of 10' into the 20' rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Dorothy D. Patterson, Trust – 301 Panferio Dr.- Lot 1, Block 5, Villa Primera – Request approval of a 15' encroachment into to the 30' rear setback line for the construction of a single family residential structure.(Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41Ft. Pickens Rd. – Request to relocate the entry gate and add seating for the pier. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, (04/23/2014) MR. ELWYN GUERNSEY, CHAIRMAN, MR. DAVE PAVLOCK AND MR. JERRY WATSON, MEMBERS

Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

May 7, 2014
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A-2

Dorothy D. Patterson, Trust – 301 Panferio Dr.- Lot 1, Block 5, Villa Primera – Request approval of a 15' encroachment into to the 30' rear setback line for the construction of a single family residential structure.(Staff report by Paolo Ghio)

Background:

The seawall was constructed 15' north of the subject properties lot line. The required setback for a lot line is 30' if that line is along a hardened shoreline on the Sound side. Given the existing 15' buffer, the proposed structure will be 30' behind the hardened shoreline. It places said structure behind the east neighbor as not to obstruct its western view. It also affords the prospective leaseholder/homeowners with an improved view of the Sound.

Recommendation:

Staff recommends approval of the request by Dorothy D. Patterson, Trust – 301 Panferio Dr. - Lot 1, Block 5, Villa Primera, of a 15' encroachment into to the 30' rear setback line for the construction of a single family residential structure.

Committee Action:

The Committee unanimously approves the request by Dorothy D. Patterson, Trust – 301 Panferio Dr. - Lot 1, Block 5, Villa Primera, of a 15' encroachment into to the 30' rear setback line.

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
APRIL 23, 2014

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 25, 2014
RE: Minutes of April 23, 2014 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday April 23, 2014. Members present were Mr. Jerry Watson and Dr. Thomas Campanella. Also present were Board Members Mr. Ed Guernsey, serving as Chair in Ms. Janice Gilley's absence, Ms. Tammy Bohannon, and Mr. Dave Pavlock. Mr. Guernsey called the meeting to order and presented the following items.

Item # 1 – Roger and Elizabeth Boatner – 305 Ariola Dr. – Lot 10, Block 12, Villa Primera – Request to construct an in ground swimming pool with an encroachment of 10' into the 20' rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio presented the background on this item and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee unanimously approved staff's recommendation. (3-0)

Item # 2 - Dorothy D. Patterson, Trust – 301 Panferio Dr.- Lot 1, Block 5, Villa Primera – Request approval of a 15' encroachment into to the 30' rear setback line for the construction of a single family residential structure.(Staff report by Paolo Ghio)

Mr. Ghio presented the background on this item and stated staff recommended approval.

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

Item # 3 - Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41Ft. Pickens Rd. – Request to relocate the entry gate and add seating for the pier. (Staff report by Paolo Ghio)

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 301 Panferio Dr., Pensacola Beach, FL32561
Florida, property reference number(s) 28-2S-26-1800-001-005

I hereby designate Brenda J. Lynn, Lis. Fl Realtor for the sole purpose
of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 28 day of April the year of,
2014, 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: Brenda J. Lynn Email: brendalynn1@bellsouth.net

Address: 2107 Airport Blvd, Pensac., Fl 32504 Phone: 850-432-9049 (hm 0)

Jennie M. Patterson-Allison
Signature of Property Owner

Jennie M. Patterson-Allison
Printed Name of Property Owner

04/28/14
Date

Signature of Property Owner

Printed Name of Property Owner

Date

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28th day of April 20 14
by Jennie Allison

Personally Known OR Produced Identification . Type of Identification Produced: A 425-433-57-871-0

Christina Smith
Signature of Notary

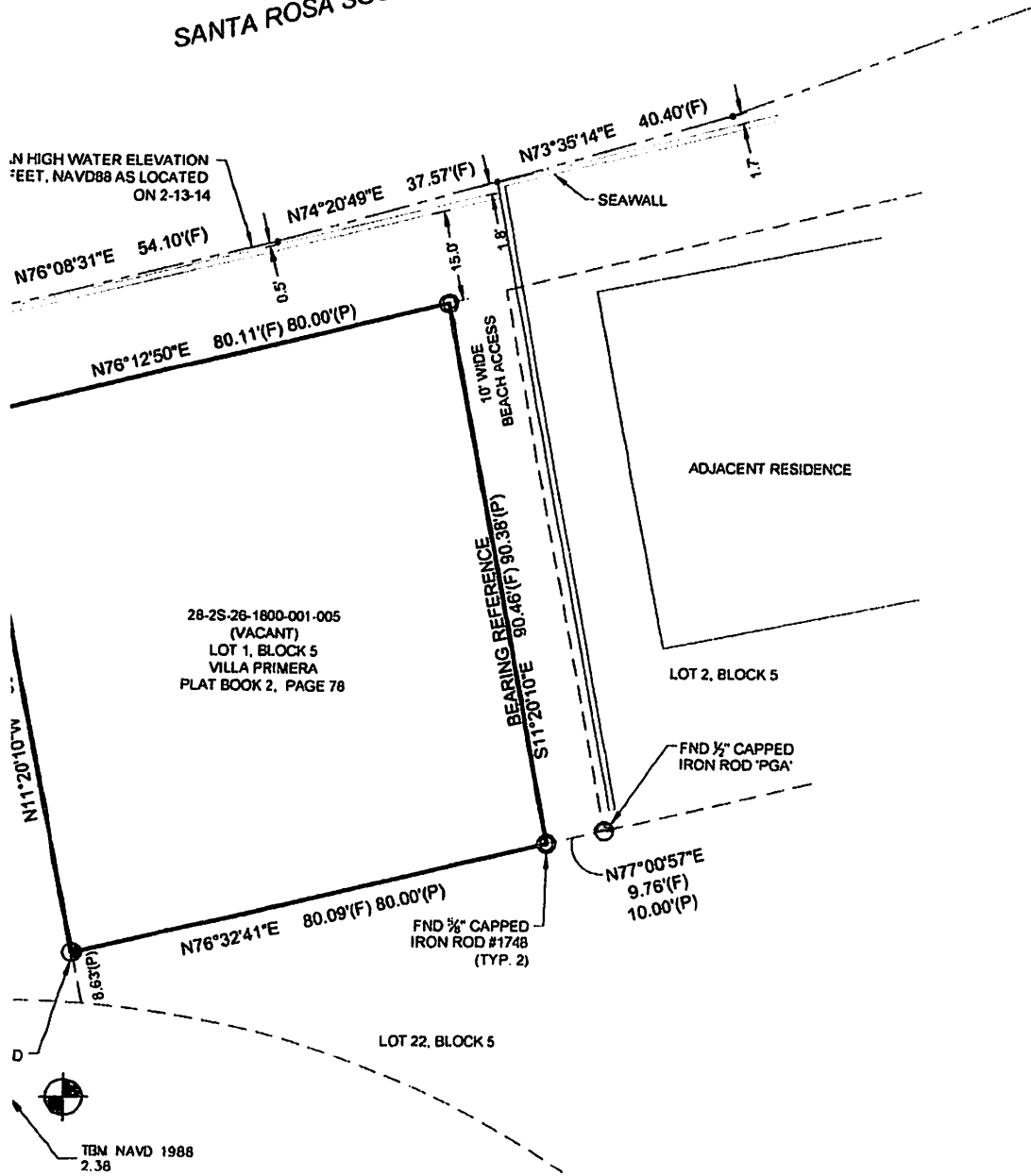
Christina Smith
Printed Name of Notary

(Notary Seal)



SANTA ROSA SOUND

MEAN HIGH WATER ELEVATION
AS LOCATED ON 2-13-14

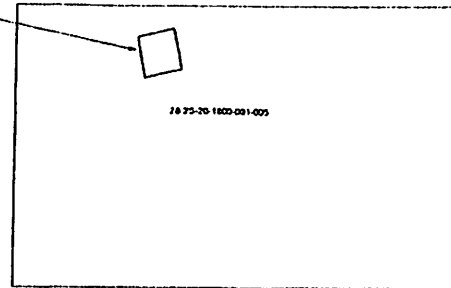


28-2S-26-1800-001-005
(VACANT)
LOT 1, BLOCK 5
VILLA PRIMERA
PLAT BOOK 2, PAGE 78

LOT 2, BLOCK 5

LOT 22, BLOCK 5

APPROXIMATE LOCATION
OF SURVEY



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION: (ESCAMBIA COUNTY
PROPERTY APPRAISER WEBSITE)

LT 1 BLK 5 VILLA PRIMERA PB 2 P 78 OR 1489 P 304 SHEET 9.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 2-13-14.
2. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST PROPERTY LINE AS S11°20'10"E.
4. HORIZONTAL LOCATION OF THE MEAN HIGH WATER LINE WAS LOCATED BY RTK GPS TRANSECTS AT APPROXIMATE 50' INTERVALS.
5. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 3302.
6. THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

LEGEND:

- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- R/W RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER

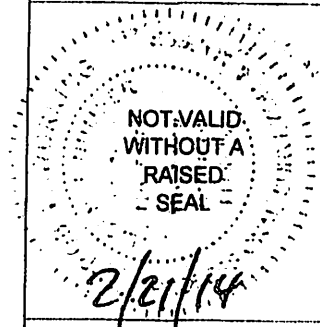
SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, Florida Administrative Code pursuant to Section 472.007, Florida Statutes.

Rob L. Working
ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO 5878



RSW OF NW FLORIDA, INC. d/b/a
**360° SURVEYING
SERVICES**
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400



BOUNDARY & MEAN HIGH WATER SURVEY

ADDRESS:
301 PANFERIO DRIVE
PENSACOLA BEACH, FLORIDA 32561
PROJECT NUMBER: 140211
DATE: 2-13-14
FIELD BOOK: 30 **PAGE:** 59
DRAWN BY: LC
APPROVED BY: ROB L. WORKING



SCALE 1"=30'

SHEET 1 OF 1

TBM NAVD 1988
2.38



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

PATTERSON DOROTHY DEMPSEY
3571 FIRESTONE BLVD
PENSACOLA, FL 32503

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

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

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

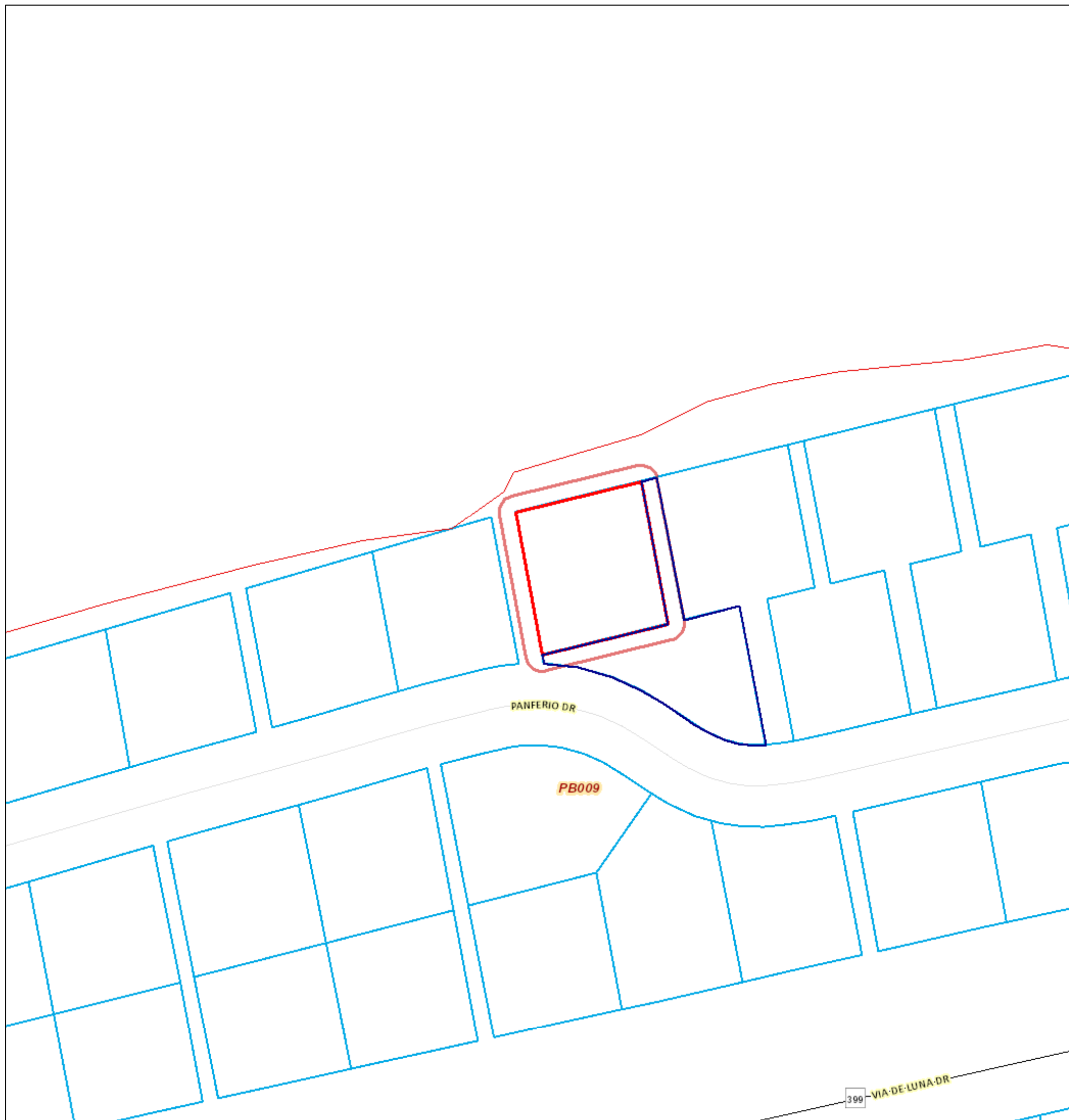
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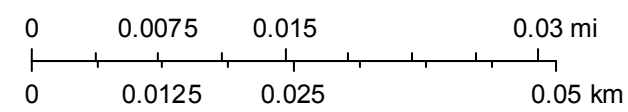
Chris Jones Escambia County Property Appraiser



May 1, 2014

1:720

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





Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **605319**

Date Issued. : 04/29/2014

Cashier ID : GELAWREN

Application No. : PBA140400007

Project Name : V-2014-06

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	227	\$423.50	App ID : PBA140400007
		\$423.50	Total Check

Received From : BRENDA J LYNN

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA140400007	696994	423.50	\$0.00	301 Panferio DR, PENSACOLA, FL

Total Amount :

423.50

\$0.00

Balance Due on this/these
Application(s) as of 4/29/2014