

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
July 16, 2014–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of June 18, 2014 Resume' Minutes.
6. **Legal Briefing:**  
Code Requirements presentation by Kristin Hual, Assistant County Attorney.
7. **Consideration of the following cases:**
  1. **Case No.:** V-2014-08  
Address: 219 E. Johnson Ave.  
Request: Variance for a 6-foot Fence in Front Yard  
Requested by: Dr. Gabrieli A. Davis, Agent for St. James Missionary Baptist Church
  2. **Case No.:** V-2014-09  
Address: 5710 Esperanto Dr.  
Request: Variance for a 6-foot Fence in Front Yard  
Requested by: Shaun Tyng, Agent for Lavonna Helton
8. Discussion Items.
9. Old/New Business.

10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, August 20, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.

11. Adjournment.

**Board of Adjustment**

**5.**

Meeting Date: 07/16/2014

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Attachments

Draft Resume 06-18-14

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD June 18, 2014

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:11 A.M.)

Present: Auby Smith  
Kevin White  
Bill Stromquist  
Jennifer Rigby  
Paul White, Jr.

Absent: Bobby Price, Jr.  
Frederick J. Gant

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

### REGULAR BOA AGENDA

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

Motion by Kevin White, Seconded by Bill Stromquist

**Vote:** 5 - 0 Approved

Other: Vice Chairman Bobby Price, Jr. (ABSENT)

Frederick J. Gant (ABSENT)

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

Motion by Kevin White, Seconded by Paul White, Jr.



**Vote:** 5 - 0 Approved

Other: Vice Chairman Bobby Price, Jr. (ABSENT)  
Frederick J. Gant (ABSENT)

5. Approval of May 21, 2014 Resume' Minutes.

Motion by Bill Stromquist, Seconded by Paul White, Jr.

**Vote:** 5 - 0 Approved

Other: Vice Chairman Bobby Price, Jr. (ABSENT)  
Frederick J. Gant (ABSENT)

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

1. **Case No.:** V-2014-05

Address: 148 Yucatan Drive

Request: Accessory Structure Setback

Requested by: Daniel R. and Misty Boyd, Owners

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 amend Staff's findings and approve the request as submitted.

**Vote:** 5 - 0 Approved

Other: Vice Chairman Bobby Price, Jr. (ABSENT)  
Frederick J. Gant (ABSENT)

2. **Case No.:** V-2014-07

Address: 65 Star Lake Dr.

Request: Side Yard Setback

Requested by: Landry and Emily Leidner

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

No BOA member acknowledged visiting the site.

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

Motion by Kevin White, Seconded by Bill Stromquist

Motion was made to adopt Staff's findings and approve the request as submitted.

**Vote:** 5 - 0 Approved

Other: Vice Chairman Bobby Price, Jr. (ABSENT)  
Frederick J. Gant (ABSENT)

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

The next Board of Adjustment Meeting is scheduled for Wednesday, July 16, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room104, 3363 West Park Place.

10. The meeting adjourned at 9:11 A.M.

**Board of Adjustment**

**6.**

Meeting Date: 07/16/2014

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Attachments

BOA Legal Briefing

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## BOARD OF ADJUSTMENT

### **2.03.01. Authority and Duties**

The BOA is endowed with the power to conduct quasi-judicial public hearings to grant, grant with conditions, or deny applications for the following:

Variances

Conditional Uses

Requests for final extension of Development Orders

Requests for the temporary use of a Mobile Home as a Guest Residence

Appeals of Administrative Decisions

### **2.05.02. Variances**

The BOA may grant a variance to the height, bulk, yard, parking, or open space zoning requirement(s) of this Code and a variance to any of the standards contained in articles 4 (subdivisions and site plans) and 7 through 12 (performance standards, signage, nonconforming uses, floodplain management, airfield environs, and coastal management) in specific cases when such variance will not be contrary to the public interests.

*No variances shall be authorized unless the BOA, finds that **all** of the following criteria are met:*

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.
2. The variance is necessary for the preservation and enjoyment of a substantial property right and not only to serve as a convenience to the applicant.
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 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.
4. The variance will not, in any manner, alter other provisions of this Code or the Comprehensive Plan.
5. The variance is the minimum necessary to make possible the use of the land, building, or other improvements as approved by the BOA.
6. The findings of fact, which shall be issued by the BOA after its deliberations, as a minimum shall include those determinations made by the BOA.

### **2.05.03. Conditional Uses**

The BOA is authorized to grant conditional uses in appropriate cases and with appropriate safeguards but only as specifically authorized by this Code and which results in the use of a premises for a purpose not otherwise permitted within the zoning district. During its deliberations, the BOA may interpret specific provisions of this Code whenever it finds *sufficient facts* to demonstrate to its satisfaction that such conditional use, if granted, would be substantially in harmony with the general purpose and intent of this Code.

No conditional use shall be authorized unless the BOA finds that **all** of the following criteria are met:

1. *On-site circulation.* Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.
2. *Nuisance.* Any adverse impact such as noise, glare, smoke, odor, or other harmful effects of the conditional use on adjoining properties and properties generally in the district.
3. *Solid waste.* Refuse and service areas with particular reference to concurrency requirements and items 1 and 2 above.
4. *Utilities.* Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.
5. *Buffers.* The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and the intent of the comprehensive plan are fulfilled.
6. *Signs.* Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
7. *Environmental impact.* Impacts to protected trees, wetlands, waterbodies, stormwater management or other natural features of the subject parcel.
8. *Neighborhood impact.* General compatibility with adjacent properties and other property in the immediate area.
9. *Other requirements of code.* The proposed conditional use is consistent with all other relevant provisions of this Code.

#### **2.05.05. Extension of Development Order for Site Plan Approval**

The BOA may grant one extension for a maximum of 12 months to the original effective period of 18 months for a development order for a site plan and its accompanying certificate of occupancy.

The BOA shall grant an extension to a development order and its accompanying certificate of concurrency only if the extension request complies with the following requirements:

- A. No building permit or land disturbing permit has been issued for the site plan parcel;
- B. Written application for the extension was submitted prior to the expiration of the development order; and
- C. The applicant demonstrates that obtaining county permits for the approved development was delayed by conditions not under the control of the applicant; including but not limited to:
  1. An act of God, natural disaster or fire.
  2. Required state or federal permits delayed by issuing agencies.
  3. Labor strike or civil unrest.
  4. Lawsuit or other legal actions.
  5. Extended illness or death of an individual essential to the development or construction process.

### 2.05.06. Temporary Use of Mobile Home as a Guest Residence due to Medical Hardship

The BOA is authorized to hear and approve requests for the temporary use of a mobile home or park trailer as a guest residence due to medical hardship as specifically authorized in this Code, following notice and a public hearing.

After reviewing evidence provided by the applicant and testimony from the applicant, staff, and other parties with an interest in real property located within a 500-foot radius from the subject property, *the BOA shall make written findings, based on **competent substantial evidence**, certifying compliance with the following specific requirements governing this use.*

- A. The need for medical care must be certified in writing by a physician licensed in the State of Florida stating the medical hardship and specifying the extent of the need for in-house medical care and approximate length of time for the in-house medical need.
- B. A mobile home for temporary use shall not exceed 1,280 square feet in size.
- C. Both the primary residence and the mobile home must be located on a parcel with the same property identification number.
- D. Either the caregiver and their immediate family, or the person in need of medical care may occupy the mobile home.
- E. To avoid overcrowding on a parcel, the minimum lot size for the primary dwelling and mobile home shall be one-quarter acre in all zoning districts for those parcels utilizing public sewer, as long as lot coverage and setback requirements of the relevant zoning district are met.
- F. The mobile home must have available adequate water, sewer (septic tank), solid waste removal, and electric service.
- G. A survey or site plan is required and must show the location of all existing structures, the proposed location of the mobile home, and all required setback distances.
- H. Once the mobile home is placed upon the property, the wheels and axles shall not be removed, and no building permit shall be approved for additions to the mobile home, except for handicapped access ramps.
- I. *The BOA shall determine that the temporary use is the minimum necessary to afford relief due to a medical hardship.*
- J. *The BOA shall make a compatibility finding that the temporary use will not have an adverse impact on the use of surrounding properties.*
- K. The temporary use of a mobile home as a guest residence due to medical hardship may be initially granted for a period of up to two years. One additional extension of up to two years may be granted by the BOA based on a physician's confirmation of the continuation of the hardship, and a finding of no changed circumstances, which would alter prior findings made by the BOA, filed prior to the two-year expiration date.
- L. When the medical hardship ends, or an extension is denied, or upon expiration of the initial approval, or upon expiration of the additional two-year extension, the mobile home must be removed from the site within 60 days. Only the BOA, based on **competent and substantial evidence** or just cause, may extend the 60-day period.
- M. Prior to the placement of the mobile home on the property, the owner of the parcel shall execute a "hold harmless agreement" acknowledging the county's right to remove the mobile home at the owner's expense if the owner fails to remove the mobile home within the specified 60-day time period or extended period.

## 2.04.00. Appeals of Administrative Decisions

When it is alleged that there is an error in any order, requirement, decision or determination regarding issuance or denial of a development order, land use certificate or permit made by an administrative official in the administration of this chapter, the issue in dispute shall be taken before the BOA. The BOA is authorized to hear and to rule upon any appeal made by those persons aggrieved by administration of this Code.

*An administrative decision or staff interpretation, shall not be reversed, altered, or modified by the BOA unless it finds that:*

1. A written application for the appeal was submitted within 15 days of the administrative decision or action indicating the section of this Code under which said appeal applies together with a statement of the grounds on which the appeal is based; and
2. That the person filing said appeal has established that the decision or action of the administrative official was **arbitrary and capricious**; or
3. An aggrieved party who files an appeal of a decision of the DRC approving or approving with conditions a development plan application must show by **competent substantial evidence** that:
  - (i) The decision of the DRC is not in compliance with the Comprehensive Plan or the Land Development Code;
  - (ii) Their property will suffer an adverse impact as a result of the development approval decision;
  - (iii) The adverse impact must be to a specific interest protected or furthered by the Comprehensive Plan or the Land Development Code; and
  - (iv) It must be greater in degree than any adverse impact shared by the community at large.
4. In the event the owner, developer, or applicant is aggrieved or adversely affected by a denial of a development plan application or the imposition of conditions, the owner, developer or applicant filing the appeal must show, by **competent substantial evidence**, that the denial of the development plan or the imposition of conditions is neither required nor supported by the Comprehensive Plan or the Land Development Code or the application of technical design standards and specifications adopted by reference in the Code, or Concurrency Management Procedures and is, therefore, **arbitrary and capricious**.

The BOA may reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed, but may so modify only to the extent supported by the **competent substantial evidence** presented, and as necessary to maintain compliance with the requirements of the Code and Comprehensive Plan. Any party aggrieved by the decision of the BOA on an administrative appeal shall have 30 days to petition the circuit court for judicial review of such order.

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**Arbitrary** - not supported by logic or the necessary facts; and

**Capricious** - adopted without thought or reason or is irrational.

**Competent and Substantial Evidence** – the evidence relied upon to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.

## 2.03.00. Board of adjustment.

The board of county commissioners (BCC) established the board of adjustment (BOA) by County Ordinance 88-16, enacted on December 1, 1988.

*2.03.01 Authority and duties.* The BCC hereby endows the BOA with the power to conduct any required quasi-judicial public hearings to grant, grant with conditions, or deny applications for variances, conditional uses, requests for final extension of development orders for site plan approval, requests for the temporary use of a mobile home as a guest residence due to medical hardship, and appeals of administrative decisions filed by those persons aggrieved by interpretations or administration of these regulations.

*2.03.02. Membership.* The BOA shall consist of seven members, all of whom must reside within Escambia County. Each of the five commissioners shall appoint one BOA member, preferably from among constituents residing in his or her respective district, and the BCC as a whole shall nominate two "at large" members. All seven members must be approved by a majority vote of the BCC. Each BOA member shall furnish a resume or curriculum vitae to the county administrator and all commissioners. No member of the BOA shall be a paid or elected employee of the county.

*2.03.03. Term of office; removal from office and vacancies.*

- A. Each member of the BOA shall be appointed to serve for a period of four years, concurrent with the term of office of their appointing county commissioner, or thereafter until his or her successor is appointed, and each appointment shall be made to ensure staggered terms, except in the case of the two "at large" members who shall serve two-year staggered terms.
- B. Any member of the BOA may be removed from office during his or her term by the appointing BCC member. In the case of the two "at large" members, any member may be removed by a majority vote of the BCC. The BOA chair shall notify the BCC in writing whenever a BOA member has missed four meetings within a 12-month period and outline the reasons for the absences. The BCC shall then remove and replace said member if the absences were not beyond the control of the appointee. Any vacancy occurring during the unexpired term of office of any member shall be filled as set forth in section 2.03.02 for the balance of the term.

*2.03.04. Officers; staff technical assistance.*

- A. The BOA shall elect a chair and vice-chair from among its members. Terms of these offices shall be for two years, with eligibility for re-election.
- B. Designated staff of the planning and zoning department shall prepare agendas, publish notices, arrange meetings and distribute minutes of the proceedings as necessary to assist the BOA. The BOA shall be authorized to call upon any department of the county at any time for information and advice that, in the board's opinion, will aid in the efficiency of its work. Upon approval of such request by the county administrator, it shall be the duty of each department of the county to furnish such information and advice promptly. The county attorney, or his/her designee, shall act as legal advisor to the BOA.

*2.03.05. Procedures and meetings; records.*



- A. The BOA shall adopt procedural rules in accordance with the provisions of this Code. The BOA shall hold regular meetings. Special meetings may be heard at the call of the chair at such times as the BOA may determine appropriate. All regular and special meetings of the BOA shall be open to the public.
- B. The BOA shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed with the recording secretary of the BOA.

**2.03.06. Quorum and vote required.** Four of the seven members of the BOA shall constitute a quorum, and the vote of a majority of the quorum shall be necessary for any action thereof.

(Ord. No. 97-13, § 1, 4-3-1997; Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 2001-35, §§ 1, 2, 7-5-2001; Ord. No. 2002-46, § 1, 10-17-2002; Ord. No. 2004-9, § 1, 2-5-2004; Ord. No. 2005-45, § 1, 10-6-2005)

## **2.04.00. Appeal of administrative decisions.**

When it is alleged that there is an error in any order, requirement, decision or determination regarding issuance or denial of a development order, land use certificate or permit made by an administrative official in the administration of this chapter, the issue in dispute shall be taken before the board of adjustment. For cases on Pensacola Beach, the appeal shall first be reviewed by the Santa Rosa Island Authority Board, which shall then forward a recommendation to the BOA. An action sufficient to confer standing on a person aggrieved by an administrative decision, or administration of the Land Development Code would be an official action granting, denying or granting with conditions an application for a development order, permit or land use certificate. This section shall not apply to citations issued by code enforcement officers.

**2.04.01. Procedures for the appeal of administrative decisions.** To initiate the appeals process, the person appealing the administrative decision must make written application for such appeal on a form(s) provided by the department of planning and zoning department within 15 days of the administrative decision. Said application shall be accompanied by sufficient and adequate information to define and describe the alleged error, the proposed remedies, and any other pertinent information the applicant wishes to have considered during the appeals process.

- A. The BOA is authorized to hear and to rule upon any appeal made by those persons aggrieved by administration of this Code. An administrative decision, or staff interpretation, shall not be reversed, altered, or modified by the BOA unless it finds that:
  - 1. A written application for the appeal was submitted within 15 days of the administrative decision or action indicating the section of this Code under which said appeal applies together with a statement of the grounds on which the appeal is based; and
  - 2. That the person filing said appeal has established that the decision or action of the administrative official was arbitrary and capricious; or
  - 3. An aggrieved party who files an appeal of a decision of the DRC approving or approving with conditions a development plan application, must show, by competent substantial evidence that:
    - (i) The decision of the DRC is not in compliance with the Comprehensive Plan or the Land Development Code;
    - (ii) Their property will suffer an adverse impact as a result of the development approval decision;

- (iii) The adverse impact must be to a specific interest protected or furthered by the Comprehensive Plan or the Land Development Code; and
    - (iv) It must be greater in degree than any adverse impact shared by the community at large.
  - 4. In the event the owner, developer, or applicant is aggrieved or adversely affected by a denial of a development plan application or the imposition of conditions, the owner, developer or applicant filing the appeal must show, by competent substantial evidence, that the denial of the development plan or the imposition of conditions is neither required nor supported by the Comprehensive Plan or the Land Development Code or the application of technical design standards and specifications adopted by reference in the Code, or Concurrency Management Procedures and is, therefore, arbitrary and capricious.
- B. *Hearing of appeal; notice required.* The BOA shall schedule the hearing for the appeal to occur within 30 working days after the filing of the notice of appeal, give due notice to the parties in interest, and decide the same within a reasonable time. Any party may appear at the hearing in person or by agent or attorney. The BOA hearing may be continued or postponed by vote of the BOA or by the property owner, or his [or her] agent or attorney, upon his or her written request.
- C. *Decision of the BOA.* In applying the provisions of this Code, said provisions shall be held to be minimum provisions. The BOA may reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed, but may so modify only to the extent supported by the competent substantial evidence presented, and as necessary to maintain compliance with the requirements of the Code and Comprehensive Plan. To that end only, the BOA shall have the powers of the administrative official(s) to whom the appeal is directed. The BOA shall have no authority to reverse, diminish, or otherwise modify the application of technical design standards and specifications adopted by reference in the Code, or concurrency management procedures therein, or to exempt development from required review and approval. The concurring vote of a majority of the members of the BOA present and voting shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to vote. Any party aggrieved by the decision of the BOA on an administrative appeal shall have 30 days to petition the circuit court for judicial review of such order.

**2.04.02. Impacts on permitting and owners of property subject to review.** Because decisions of the BOA relating to variances, conditional uses, temporary use of a mobile home as a guest residence due to medical hardship, and extension of development order for site plan approval are final, unless overturned by a court of competent jurisdiction, the county may issue development orders and permits for properties in accordance with the decisions of the BOA. However, if a property owner or applicant requests the issuance of any such order or permit and such order or permit is issued, the permittee, and not the county, shall bear any risk that such decision may be set aside, the permit or development order may be revoked, or the development may be otherwise enjoined by the reviewing court.

**2.04.03. Reserved.**

(Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 99-25, § 1, 5-6-1999; Ord. No. 2001-35, §§ 3—5, 7-5-2001; Ord. No. 2002-45, § 3, 10-17-2002; Ord. No. 2004-9, § 3, 2-5-2004; Ord. No. 2004-21, § 1, 5-6-2004; Ord. No. 2005-45, § 1, 10-6-2005; Ord. No. 2007-15, § 1, 3-5-2007)

## **2.05.00. Variances, conditional uses, extension of a development order for site plan approval, and temporary use of a mobile home as a guest residence due to medical hardship.**

The BOA shall hear and decide requests for variances, conditional uses, requests for an extension of a development order for site plan approval, or temporary use of a mobile home as a guest residence due to medical hardship, as hereinafter provided. Pursuant to the provisions of section 2.05.02 of this Code, the director of planning and zoning, or his/her designee, may grant administrative variances. The SRIA board shall act on variance applications on Pensacola Beach in conformance with article 13 prior to the quasi-judicial hearing by the BOA.

### *2.05.01. Procedure for filing applications and notice requirements.*

All applications to the BOA for granting of variances, conditional uses, any extension of a development order for site plan approval, or temporary use of a mobile home as a guest residence due to medical hardship shall be filed with the planning and zoning department, at least 30 working days prior to the next scheduled meeting and thereupon the board shall consider such application. At the time of filing such applications, the applicant shall deposit with the department a fee in an amount as prescribed by the board of county commissioners, along with all required forms and attachments. All applications to the director of planning and zoning for administrative variances shall be filed with the planning and zoning department in the form of a letter of request, which outlines in detail the nature of the request, along with a fee in an amount as prescribed by the board of county commissioners. The planning chief may require the submission of additional documents, plans, and/or information deemed necessary in making a final determination on the request.

For appeals, conditional uses, and/or temporary use of a mobile home as a guest residence due to medical hardship, notices explaining the purpose, time, date, and location of the meeting to be held to consider the matter(s) shall be sent to all owners of property within 500 feet of the subject property. In the case of variances, such notices shall go to all directly abutting owners of property (excluding properties across the street). In the case of conditional uses related to the prohibition of alcohol sales within 1,000 feet of a place of worship, such notices shall be sent to all owners of directly abutting property (excluding properties across the street) and additionally letters shall be sent to any places of worship within 1,000 feet. No such mailings shall be required in the case of an administrative variance. Notices shall be sent by planning staff no later than 15 days prior to said meeting.

For appeals, variances, conditional uses, extension of a development order for site plan approval, and/or temporary use of a mobile home as a guest residence due to medical hardship, a sign, no smaller than 20 inches by 30 inches, shall be posted on said property clearly readable from the nearest road and stating the same information as the letters. The sign must be completed and erected 15 days prior to said meeting. No such posting shall be required in the case of an administrative variance.

Determinations made by the BOA regarding variances, or by the director of planning and zoning regarding administrative variances shall be valid for a period not to exceed two years. If an applicant does not apply for development approval (DRC process) or a building permit within said two-year period, the variance approval will expire. For conditional uses, the applicant must apply for development approval (DRC process) or

building permit within four years following the determination made by the BOA. Once an applicant obtains a development order or building permit, the variance or conditional use will continue with the property.

Legal advertisements shall be published at least ten calendar days prior to the public hearing for conditional uses and administrative appeals. No such advertisement shall be required in the case of an administrative variance.

#### *2.05.02. Variances.*

- A. The BOA may grant a variance(s) to the height, bulk, yard, parking, or open space zoning requirement(s) of this Code and a variance to any of the standards contained in articles 4 and 7 through 12 in specific cases when such variance(s) will not be contrary to the public interests. However, the BOA shall not grant a variance to any density requirement(s) or any provision in section 12.01.01 of the Land Development Code, except as provided for in section 12.01.01.A.3.
- B. The planning chief, or designee thereof, may likewise grant an administrative variance of up to ten percent to the height, bulk, yard, parking, or open space zoning requirements, except for density requirements, where such requests are deemed to be de minimis. For the purpose of this section, de minimis shall mean minor infractions of the physical dimensional requirements of the LDC where:
1. The specific instance is the result of a measurement error in the field;
  2. The specific instance was not intentional or created by design; and
  2. Where the variance will not adversely affect any adjoining properties.
- Otherwise, where owing to special conditions, a literal enforcement of the provisions of this Code will result in unnecessary hardship, a variance may be granted so that the spirit and intent of this Code is observed and substantial justice done. 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. No variances shall be authorized under this provision unless the BOA, or in the case of an administrative variance, the planning chief, or designee thereof, finds that all of the following criteria are met:
- a. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.
  - b. The variance is necessary for the preservation and enjoyment of a substantial property right as defined herein and not only to serve as a convenience to the applicant.
  - c. 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 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.
  - d.

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 law.

- e. The variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA, or by the planning chief, or designee thereof, in the case of an administrative variance.
- f. The findings of fact, which shall be issued by the BOA after its deliberations, as a minimum shall include those determinations made by the BOA pursuant to paragraphs a. through e., above, or by the planning chief, or designee thereof, in the case of an administrative variance.

**2.05.03. Conditional uses.** The BOA is authorized to conduct a quasi-judicial public hearing to hear and decide conditional uses to the terms of this Code. The BOA is authorized to grant conditional uses in appropriate cases and with appropriate safeguards but only as specifically authorized by this Code and which results in the use of a premises for a purpose not otherwise permitted within the zoning district in which said premises is located, as set forth in section 7.14.01.E. During its deliberations, the BOA may interpret specific provisions of this Code whenever it finds sufficient facts to demonstrate to its satisfaction that such conditional use, if granted, would be substantially in harmony with the general purpose and intent of this Code. No conditional uses shall be authorized under this provision unless the BOA finds that all of the following criteria are met:

- A. **Application required.** Prior to fixing a public hearing to consider any conditional use, a complete written application must be submitted to the planning and zoning department on forms provided by the department. The application must indicate the section of this Code under which the conditional use is sought and state the grounds on which it is requested.
- B. **Public hearing.** A quasi-judicial public hearing shall be held by the BOA on all applications requesting a conditional use. The public notice requirements described herein shall apply.
- C. **Findings required.** Before any conditional use is approved or approved with conditions, the BOA shall make written findings, based on competent substantial evidence, certifying compliance with specific rules governing such individual conditional uses, and that satisfactory provisions and/or arrangements have been made concerning the following, where applicable:
  - 1. **On-site circulation.** Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, on-site parking and loading, and access in case of fire or catastrophe.
  - 2. **Nuisance.** Any adverse impact such as noise, glare, smoke, odor or other harmful effects (electrical interference, hazardous materials, etc.) of the conditional use on adjoining properties and properties generally in the district.
  - 3. **Solid waste.** Refuse and service areas with particular reference to concurrency requirements and items 1 and 2 above.
  - 4. **Utilities.** Utilities with reference to concurrency requirements, location, availability and compatibility with surrounding land uses.
  - 5. **Buffers.** The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade

- barriers, so long as the function of the buffer and the intent of policy FLU 1.1.9. of the comprehensive plan are fulfilled.
6. *Signs.* Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
  7. *Environmental impact.* Impacts to protected trees, wetlands, waterbodies, stormwater management or other natural features of the subject parcel.
  8. *Neighborhood impact.* General compatibility with adjacent properties and other property in the immediate area.
  9. *Other requirements of code.* The proposed conditional use is consistent with all other relevant provisions of this Code.
- D. *Conditional use limitations.* The authority to decide conditional uses is limited to the following cases, or as set forth in section 7.14.01.E.
1. To grant or deny uses listed as conditional uses by zoning district as such are found in article 6 of this Code.
  2. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely an advantage or convenience.
  3. To permit the construction, extension, structural alteration, operation or establishment of uses, which are otherwise prohibited or restricted from certain districts and referenced in the zoning district regulations of this Code, upon finding by the BOA that proper safeguards and conditions have been provided to lessen congestion in the streets, to secure safety from fire, panic or other dangers, to promote health and general welfare, to provide adequate light and air and to prevent overcrowding of land. The BOA may suggest and/or permit, and the applicant may agree to such additional reasonable conditions and safeguards as it shall deem appropriate to promote the general purposes of this section.

*2.05.04. Additional considerations and requirements in review of coastal setback variance request (protective shoreline structures).*

- A. *Explanation of need.* Protective shoreline structures waterward of the setback line shall not receive a variance unless the applicant demonstrates by competent, substantial evidence that the subject property is critically imperiled due to the imminent probability of the projected wave uprush predicted in the study by the University of Florida Coastal and Oceanographic Engineering Department, endorsed by the Florida Department of Environmental Protection (DEP) pursuant to F.S. § 161.053, or as amended. The applicant shall present a description of the exceptional physical conditions of the property and other special conditions that render compliance with the construction setback line a demonstrable hardship. The applicant shall submit scaled drawings showing the location of upland and adjacent structures, mean high water line, and the construction setback line referenced to DEP monuments if applicable.
- B. *Impact on shoreline preservation and stability of adjacent property.* Prior to or concurrent with an application for a department of environmental protection (DEP) permit, the applicant shall prove by competent, substantial evidence that the location,

alignment and general design of the structure shall not unreasonably impair shoreline stability and shall minimize the erosive tendency of hardened shoreline structures. The applicant shall provide a design concept prepared by an engineer registered in the State of Florida. The said engineer shall certify that the location, alignment and design of the structure shall minimize adverse impacts to the shoreline system and adjacent properties; and that the location and alignment of the structure shall be as far landward as possible to provide maximum opportunity for natural dissipation of energy arising from wave uprush. An approved DEP permit for the shoreline protective feature shall be accepted by the BOA as conclusive proof of compliance with all of the requirements of this section.

- C. *Subgrade revetments; sand and vegetative cover; and sand replenishment.* The board shall require where reasonable and practical the use of subgraded revetments, sand cover and vegetative cover over all shoreline structures together with a sand replenishment program to maximize natural dissipation of energy from wave uprush, decrease scour and generally minimize erosive tendencies of hardened structures.

**2.05.05. Extension of a development order for site plan approval.** The BOA may grant one extension for a maximum of 12 months to the original effective period of 18 months for a development order for a site plan and its accompanying certificate of occupancy. A written request from the applicant must be provided prior to the expiration date of the development order. The BOA shall grant an extension to a development order and its accompanying certificate of concurrency only if the extension request complies with the following requirements:

- A. No building permit or land disturbing permit has been issued for the site plan parcel;
- B. Written application for the extension was submitted prior to the expiration of the development order; and
- C. The applicant demonstrates that obtaining county permits for the approved development was delayed by conditions not under the control of the applicant; including but not limited to:
1. An act of God, natural disaster or fire.
  2. Required state or federal permits delayed by issuing agencies.
  3. Labor strike or civil unrest.
  4. Lawsuit or other legal actions.
  5. Extended illness or death of an individual essential to the development or construction process.

**2.05.06. Temporary use of a mobile home or park trailer as a guest residence due to medical hardship.** The BOA is authorized to hear and approve requests for the temporary use of a mobile home or park trailer as a guest residence due to medical hardship, in certain zoning districts as set forth in section 6.04.10.A. of this Code, due to medical hardship, as specifically authorized in this Code, following notice and a public hearing. After reviewing evidence provided by the applicant and testimony from the applicant, staff, and other parties with an interest in real property located within a 500-foot radius from the subject property, the BOA shall make written findings, based on competent substantial evidence, certifying compliance with the following specific requirements governing this use:

- A. The need for medical care must be certified in writing by a physician licensed in the State of Florida stating the medical hardship and specifying the extent of the need for in-house medical care and approximate length of time for the in-house medical need.
- B.

- A mobile home or park trailer for temporary use shall not exceed 1,280 square feet in size.
- C. Both the primary residence and the mobile home or park trailer must be located on a parcel with the same property identification number.
  - D. Either the caregiver and their immediate family, or the person in need of medical care may occupy the mobile home or park trailer.
  - E. To avoid overcrowding on a parcel, the minimum lot size for the primary dwelling and mobile home or park trailer shall be one-quarter acre in all zoning districts for those parcels utilizing public sewer, as long as lot coverage and setback requirements of the relevant zoning district are met. For those parcels utilizing septic tanks, the minimum lot size shall be one-half acre, as long as lot coverage and setback requirements of the relevant zoning district are met.
  - F. The mobile home or park trailer must have available adequate water, sewer (septic tank), solid waste removal, and electric service. The building inspections department shall inspect the utility connections and shall verify that the mobile home complies with hurricane safety requirements.
  - G. A survey or site plan is required and must be drawn to scale and show the location of all existing structures, the proposed location of the mobile home or park trailer, and all required setback distances.
  - H. Once the mobile home or park trailer is placed upon the property, the wheels and axles shall not be removed, and no building permit shall be approved for additions to the mobile home or park trailer, except for handicapped access ramps.
  - I. The BOA shall determine that the temporary use is the minimum necessary to afford relief due to a medical hardship as defined in article 3.
  - J. The BOA shall make a compatibility finding that the temporary use will not have an adverse impact on the use of surrounding properties.
  - K. The temporary use of a mobile home or park trailer as a guest residence due to medical hardship may be initially granted for a period of up to two years. One additional extension of up to two years may be granted by the BOA based on a physician's confirmation of the continuation of the hardship, and a finding of no changed circumstances, which would alter prior findings made by the BOA, filed prior to the two-year expiration date. The fee for notice, signage, and legal advertisement requirements shall apply to such extensions.
  - L. When the medical hardship ends, or an extension is denied, or upon expiration of the initial approval, or upon expiration of the additional two-year extension, the mobile home or park trailer must be removed from the site within 60 days. Thereafter, code enforcement procedures will be instituted against the property owner to remove the mobile home or park trailer. Only the BOA, based on competent and substantial evidence or just cause, may extend the 60-day period.
  - M. Prior to the placement of the mobile home or park trailer on the property, the owner of the parcel shall execute a "hold harmless agreement" acknowledging the county's right to remove the mobile home or park trailer at the owner's expense if the owner, or his or her heirs and assigns, fail to remove the mobile home or park trailer within the specified 60-day time period or extended period.

*2.05.07. Judicial review.*

- A. Any applicant for relief from a decision of BOA for a variance, conditional use, extension of a development order for site plan approval, request for temporary use of



a mobile home as a guest residence due to medical hardship, or any aggrieved party as defined by state law, may seek review of such decision by filing an appropriate pleading in a court of competent jurisdiction within 30 days of the BOA decision. The date of the BOA decision shall be considered to be the date the BOA voted at the conclusion of the hearing. Note: Decisions of the BOA regarding conditional uses to the prohibition of alcohol sales within 1,000 feet of a place of worship may be appealed to the BCC, as described in section 7.14.01.F.

- B. Whenever an application for a variance, conditional use, extension of a development order for site plans, or request for temporary use of a mobile home as a guest residence due to medical hardship shall be denied by the BOA, no new application for identical action of the same parcel shall be accepted for consideration within a period of 180 days of the decision of denial.

*(Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 99-2, § 1, 1-7-1999; Ord. No. 2000-44, § 1, 10-5-2000; Ord. No. 2002-46, § 2, 10-17-2002; Ord. No. 2003-54, § 1, 11-6-2003; Ord. No. 2004-9, §§ 4—6, 2-5-2004; Ord. No. 2005-13, § 1, 5-5-2005; Ord. No. 2005-45, § 1, 10-6-2005; Ord. No. 2005-56, § 1, 11-17-2005; Ord. No. 2006-86, § 1, 11-2-2006; Ord. No. 2007-14, § 1, 3-5-2007; Ord. No. 2007-69, § 1, 11-1-2007; Ord. No. 2009-35, § 1, 10-1-2009; Ord. No. 2010-3, § 1, 2-4-2010; Ord. No. 2013-54, § 1(Exh. A), 12-5-2013; Ord. No. 2014-9, § 1, 2-6-2014)*

**Board of Adjustment**

**7. 1.**

**Meeting Date:** 07/16/2014

**CASE:** V-2014-08

**APPLICANT:** Dr. Gabrieli A. Davis, Agent for St. James Missionary Baptist Church

**ADDRESS:** 219 E. Johnson Ave.

**PROPERTY REFERENCE NO.:** 21-1S-30-2101-001-007

**ZONING DISTRICT:** R-2, Single-Family District

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

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**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.

**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 property in question is unique for the immediate area both in building scale and intensity of use. The BOA has previously granted Conditional Use approval for the church construction and a subsequent expansion of the use on site. The unique size and use of this site in a residential zoning district presents practical difficulties in adding amenities one would associate with a large place of worship. The fence in question is one of those amenities and would function to clearly define the property boundary, separating it from surrounding residential uses.

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

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

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

The variance is necessary for the preservation and enjoyment of a substantial property right given the unique site and use.

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

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

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

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

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

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

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

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

#### **CRITERION (5)**

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

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

Given the unique situation of the site, the requested variance is the minimum necessary to allow for the style of fence expected with a place of worship this size.

**STAFF RECOMMENDATION:**

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

**BOARD OF ADJUSTMENT FINDINGS:**

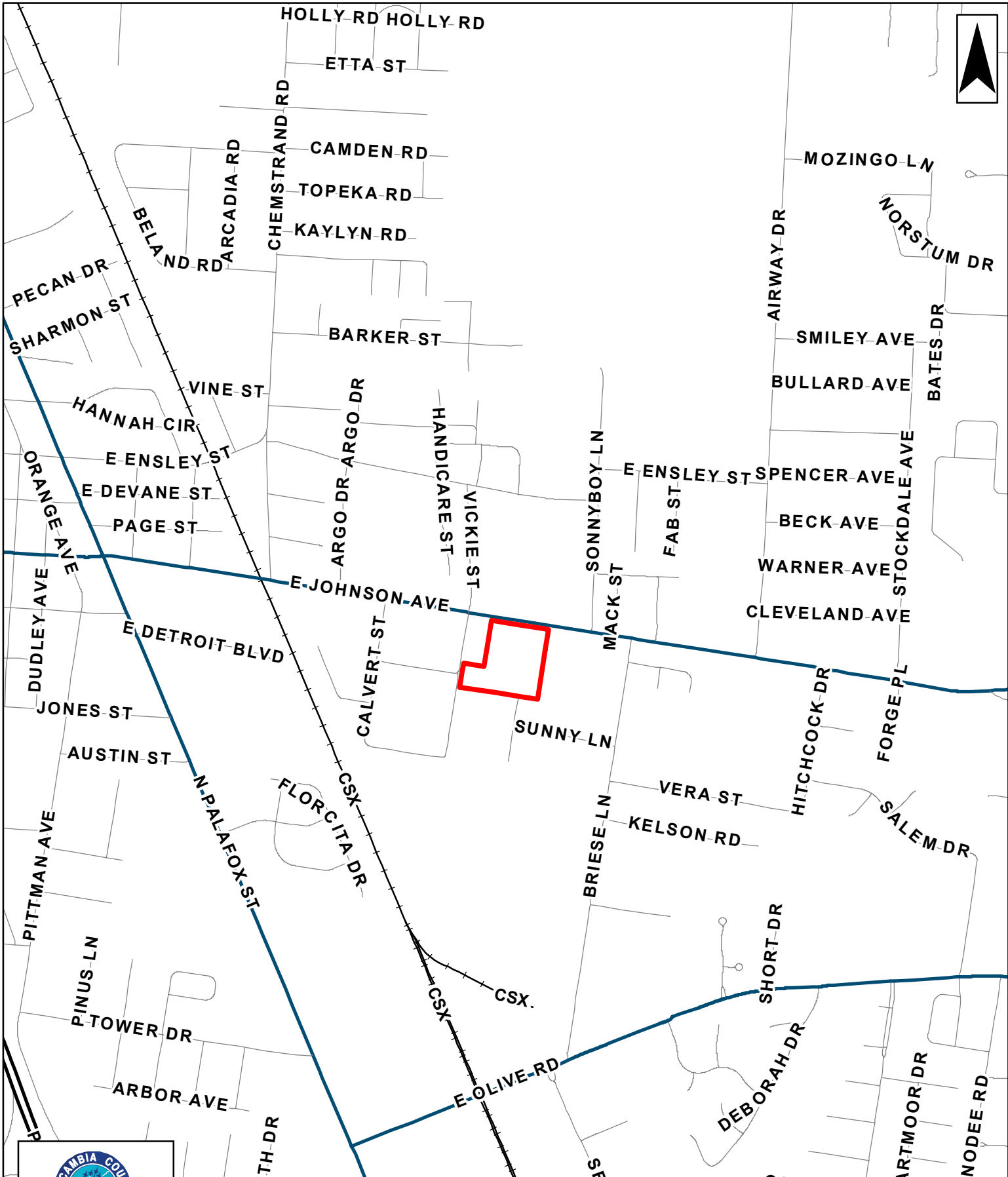
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**Attachments**

Working Case File V-2014-08

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**V-2014-08**

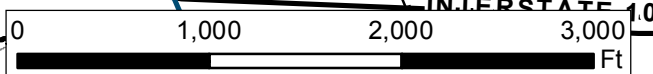


# V-2014-08 LOCATION MAP

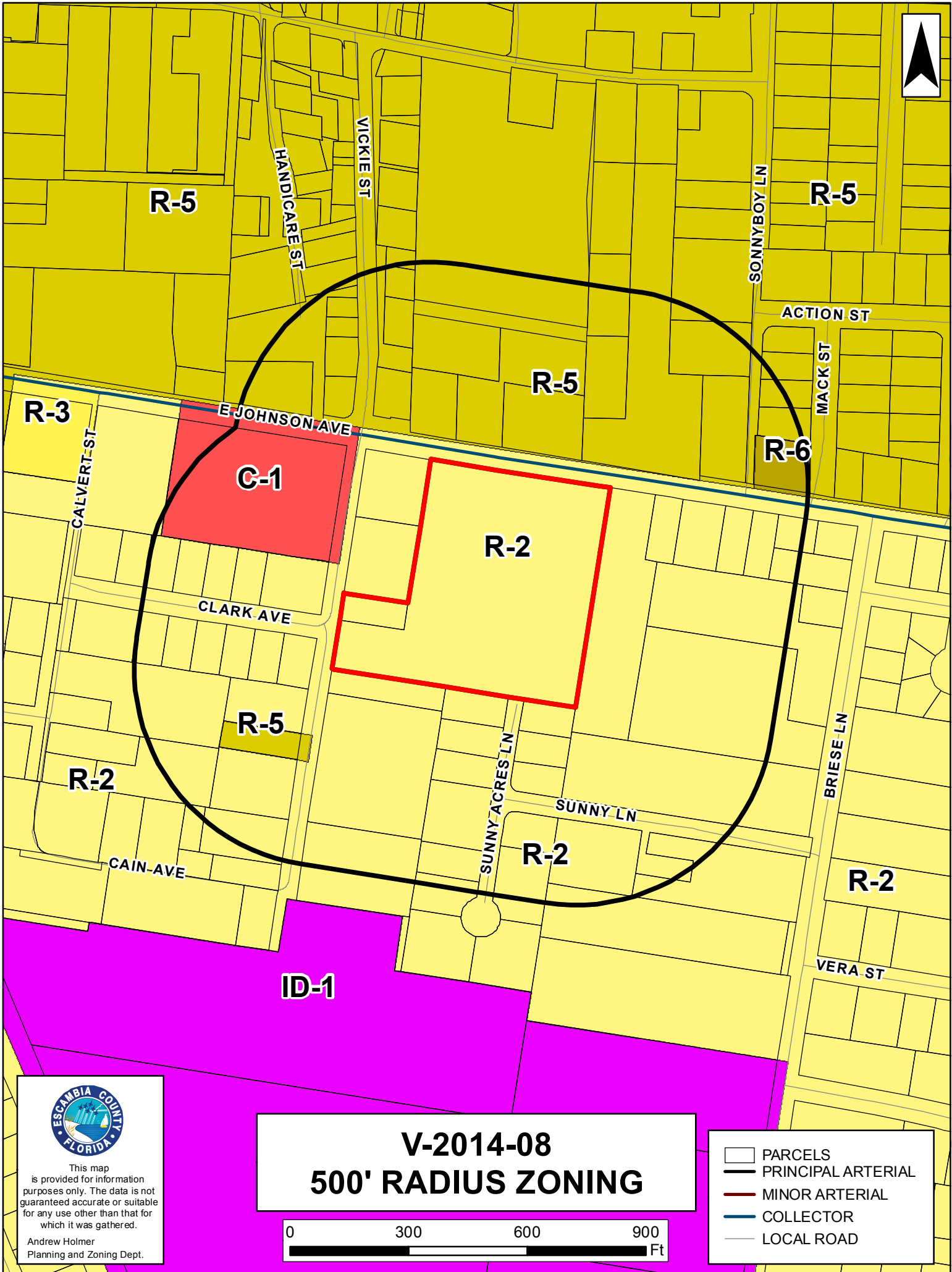


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.



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



R-5

R-5

R-5

R-6

C-1

R-2

R-5

R-2

R-2

R-2

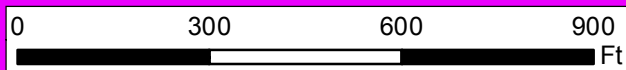
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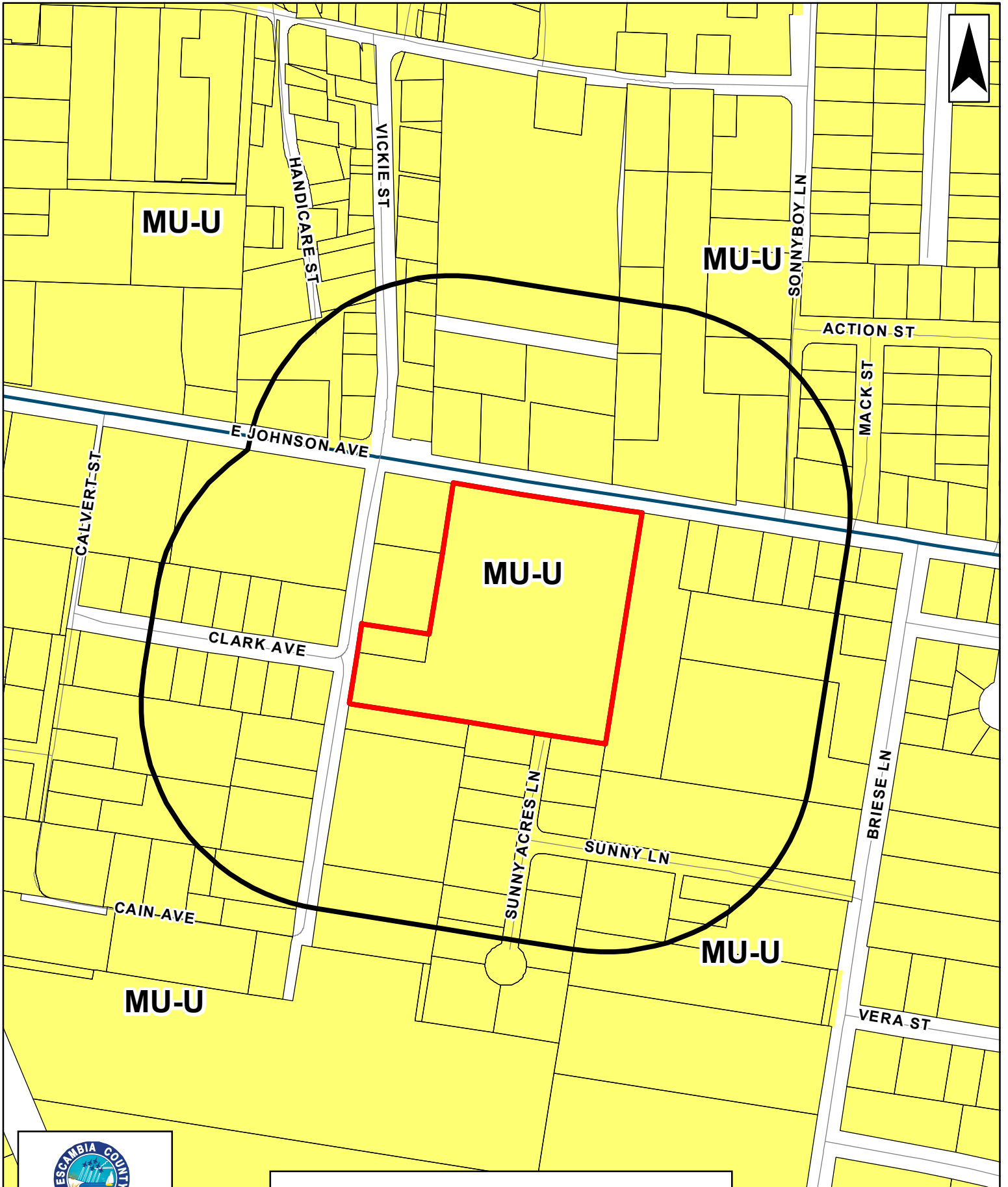

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-08 500' RADIUS ZONING



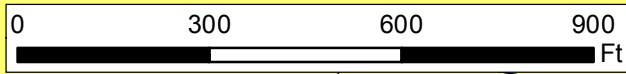
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD









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

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-08 FUTURE LAND USE



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





E JOHNSON AVE

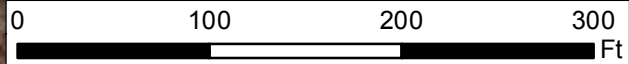
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


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-2014-08 AERIAL MAP



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



**ST. JAMES MISSIONARY BAPTIST CHURCH**  
**219 East Johnson Avenue**  
**Pensacola, Florida 32514**  
*Elder Charles D. Thomas, Pastor*  
**(850) 476-0690**

June 11, 2014

Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**RE: Property Reference 2115302101001007**

TO WHOM IT MAY CONCERN:

Request for a Variance to the above described property is hereby submitted under the following grounds. It should be noted that the adjacent property owner is in agreement with the church to replace the fence with a new structural, cosmetically and sound one. In fact the home owner is willing to bear the cost and responsibility to remove the current fence. We humbly submit the following as just cause for your approval:

**HISTORY**


St. James Missionary Baptist Church was founded over One Hundred and Twenty Five (125) Years ago and have served the Ensley Area from its inception. In 2008 St. James moved from its Olive Road location to 219 E. Johnson Avenue. The church has grown tremendously since its beginning and is presently experiencing a resurgent in its membership. The church overall goal is to meet the needs of the Ensley Area and become a source of help for all.

**FACTS**

- (1) The primary purpose for our request for a variance is to replace an existing fence (Exhibit A) with a more useable and cosmetic pleasing fence. The current fence is a mixture of chain, wood and brick with a height of five (5) feet with pillars at five and half (5 ½) feet. Its' replacement will maintain the same heights and be of iron and brick. (Att. B). In essences the church will maintain what is and has been there for years.
- (2) The Ensley Area has been designated as a high crime area. The fence offers both protection and security. The church property covers a large area that is surrounded by four entry and exit points. The fence will reduce the possibility of a stranger or persons walking on and walking off without facing any obstruction. It will also reduce the use of the church property as thoroughfare. The fence presence will allow the membership to enjoy and use the property with a greater sense of security which could and will produce; increase membership and community involvement.

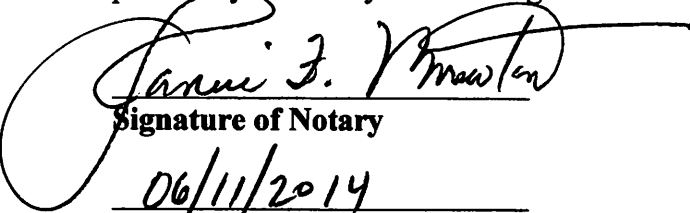
- (3) The variance when issue will not alter, change, or disturb the condition of the land or community in any way that it is not presently so. Ensley is plagued with rundown buildings, vacant land with huge amounts of underbrush, and dilapidated commercial properties. The building of the fence will increase the value of the land for the church and its neighbor by adding cosmetically to the looks and possibly inspiring the community to rise to the occasion and begin remodeling the area. Ensley is in need of a shot in the arm to stimulate itself and begin the building and remodeling of the area. The fence has the potential to be that shot and create a sense of pride in the community.
- (4) The fence is a replacement of a fence that is already there and met the zoning requirements when constructed. Its replacement will not in any manner be an impediment or alter the current Building Codes in any way. Its approval will indeed confirm and reaffirm the Codes and the process of such.
- (5) The area is a high crime area and there is a vast amount of foot traffic, traffic if not directed and placed in check could create a safety issue. This same unchecked traffic could result in additional cost to the county through law enforcement having to increase monitoring and surveillance of the area. The church has a large number of youth in membership and child care services. The fence will offer security not only for the church and its youth but for the surrounding neighborhood by restricting free access. Access that could allow the fleeing of suspects with the inability of law enforcement to stop them without the use of large numbers. The fence is an existing structure so it requires no "per se" special variance. Whether the variance is granted or not there will be a fence there at the same height that the variance is being sought. The variance will not change or alter the land use, looks or current structures. It merely allows us to renovate the existing fence with a more pleasing one and one that offers additional security.

Respectfully submitted;

  
 DR. GABRIELI A. DAVIS  
 Agent, St. James Missionary Baptist Church

**NOTARIZATION**

The foregoing was acknowledged before me on this the 11<sup>th</sup> day of June, 2014 by Dr. Gabrieli A. Davis, an agent of St. James Missionary Baptist Church after being duly sworn and being personally known by me as being true and correct.

  
 Signature of Notary  
 06/11/2014  
 DATE

JANICE F. BREWTON  
 Printed Name of Notary







Exhibit

PC A 92





Exhibit  
"A"

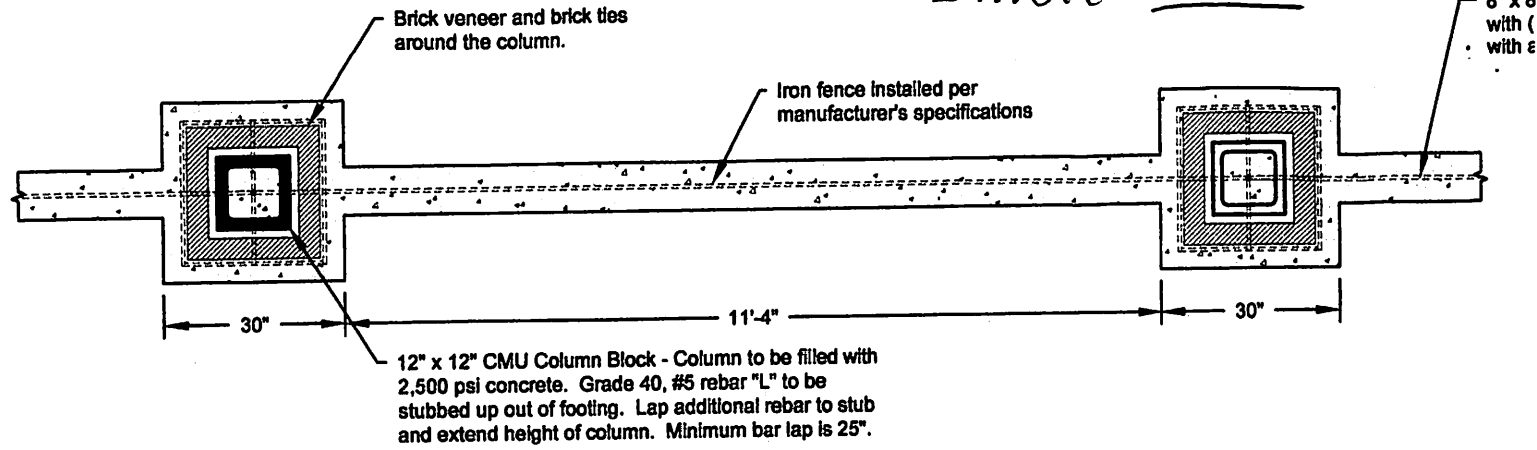


Exhibit  
A  
12/99



# Memorial Wall

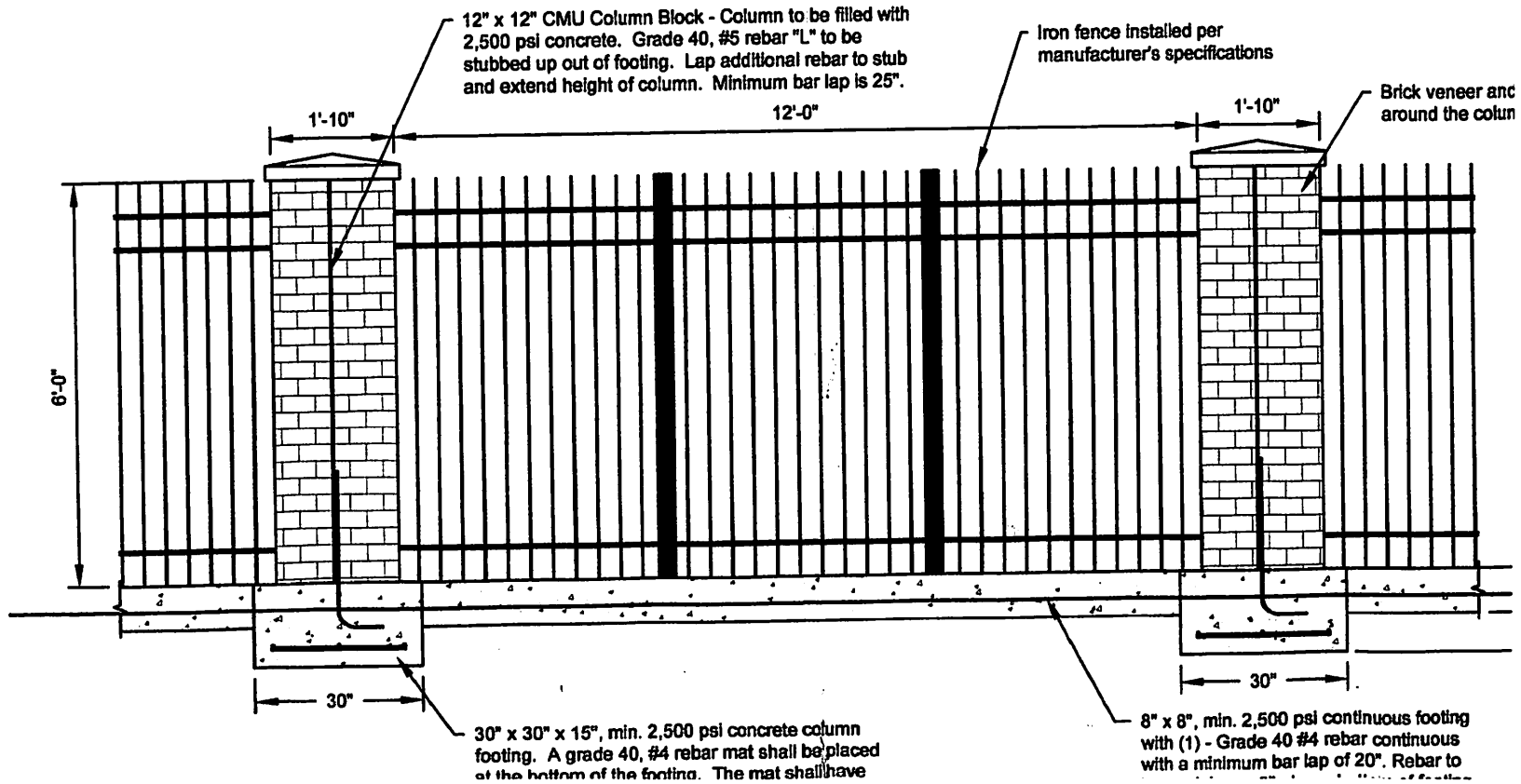
*Exhibit B*



**A**

## CMU Block Wall Section - Aerial

Scale: 3/8" = 1'-0"



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bia Zip: 32514  
State: FL  
21-1S-30-2101-001-007

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occur, the engineer-of-record  
sponsible for damages or  
g from the modification. If site  
found to differ from those set  
plans or if any discrepancies



PBA 140600009  
V-2014-08

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

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

Variance Request for: 219 E. Johnson Ave Pens FL 32514

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

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

Owner(s) Name: ST JAMES MISSIONARY BAPTIST CHURCH Phone: (850) 476-0690

Address: 219 E. JOHNSON AVE. 32514 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: 219 E. JOHNSON AVE. PENSACOLA, FL 32514

Property Reference Number(s)/Legal Description: 215362101 001007 - L7 LESS S 60 FT SID E OF RR PLAT DB 2 P 90 OR 4381 P 1083 LESS W 200 FT OF N 463 FT

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.

Dr. Gabriel A. Davis  
Signature of Owner/Agent

DR. GABRIEL A. DAVIS  
Printed Name Owner/Agent

6-11-14  
Date

Charles Parker  
Signature of Owner

CHARLES PARKER (TRUSTEE)  
Printed Name of Owner

6-11-14  
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of JUNE 20 14,  
by DR. DAVIS & CHARLES PARKER

Personally Known  OR Produced Identification . Type of Identification Produced: N/A

Janice F. Brewton  
Signature of Notary  
(notary seal must be affixed)

JANICE F. BREWTON  
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: V-2014-08

Meeting Date(s): 07-16-14 Accepted/Verified by: DLADH Date: 06-13-14

Fees Paid: \$ 423.50 Receipt #: 609905 Permit #: PBA 140600009



# AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 219 E. JOHNSON AVENUE PENSACOLA, FL 32514  
Florida, property reference number(s) 2115302/01601007  
I hereby designate DR. GABRIELI A. DAVIS 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 11<sup>th</sup> day of JUNE 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: DR. GABRIELI A. DAVIS Email: gtlchcaudre@aol.com  
Address: 6020 Songbird Dr. PENSACOLA, FL 32503 Phone: (850) 602-1087

Charles Parker  
Signature of Property Owner

CHARLES PARKER (TRUSTEE)  
Printed Name of Property Owner

6-11-14  
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 11<sup>th</sup> day of JUNE 2014  
by DR. DAVIS / CHARLES PARKER

Personally Known  OR Produced Identification . Type of Identification Produced: N/A

Janice F. Brewton  
Signature of Notary

JANICE F. BREWTON  
Printed Name of Notary

(Notary Seal)



2013

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

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

Real Property Acct: 023590000  
 Property Ref No: 21-1S-30-2101-001-007

Location: 219 JOHNSON AVE  
 LT 7 LESS S 60 FT S/D E OF  
 RR PLAT DB 2 P 90  
 OR 4381 P 1083...

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.

023590000  
 S - 048592 / 040484 JHS72571  
 ST JAMES MISSIONARY BAPTIST CHURCH INC  
 219 E JOHNSON AVE  
 PENSACOLA FL 32514-3421



| TAXING AUTHORITY TAX INFORMATION       |                           |                                         |       |                       |                                                               |       |                                                                     |       |
|----------------------------------------|---------------------------|-----------------------------------------|-------|-----------------------|---------------------------------------------------------------|-------|---------------------------------------------------------------------|-------|
| REAL ESTATE                            | LAST YEAR'S TAXABLE VALUE | YOUR FINAL TAX RATE AND TAXES LAST YEAR |       | CURRENT TAXABLE VALUE | YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE |       | YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE |       |
|                                        | (2012)                    | (2012)                                  |       | (2013)                | (2013)                                                        |       | (2013)                                                              |       |
| Taxing Authority                       | COLUMN 1                  | COLUMN 2                                |       | COLUMN 3              | COLUMN 4                                                      |       | COLUMN 5                                                            |       |
|                                        |                           | MILLAGE RATE                            | TAXES |                       | MILLAGE RATE                                                  | TAXES | MILLAGE RATE                                                        | TAXES |
| COUNTY                                 | \$0                       | 6.975500                                | \$0   | \$0                   | 6.968200                                                      | \$0   | 6.616500                                                            | \$0   |
| SCHOOL BY LOCAL BOARD                  | \$0                       | 2.248000                                | \$0   | \$0                   | 2.243600                                                      | \$0   | 2.248000                                                            | \$0   |
| SCHOOL BY STATE LAW                    | \$0                       | 5.510000                                | \$0   | \$0                   | 5.499100                                                      | \$0   | 5.309000                                                            | \$0   |
| WATER MANAGEMENT                       | \$0                       | 0.040000                                | \$0   | \$0                   | 0.040000                                                      | \$0   | 0.040000                                                            | \$0   |
| SHERIFF                                | \$0                       | 0.685000                                | \$0   | \$0                   | 0.686000                                                      | \$0   | 0.685000                                                            | \$0   |
| LIBRARY                                | \$0                       |                                         | \$0   | \$0                   |                                                               | \$0   | 0.359000                                                            | \$0   |
| <b>TOTAL AD-VALOREM PROPERTY TAXES</b> |                           |                                         | \$0   |                       |                                                               | \$0   |                                                                     | \$0   |

| PROPERTY APPRAISER VALUE INFORMATION      |           |           |                |           |           |      |                 |           |
|-------------------------------------------|-----------|-----------|----------------|-----------|-----------|------|-----------------|-----------|
|                                           | COUNTY    |           | PUBLIC SCHOOLS |           | MUNICIPAL |      | OTHER DISTRICTS |           |
|                                           | 2012      | 2013      | 2012           | 2013      | 2012      | 2013 | 2012            | 2013      |
| <b>MARKET VALUE</b>                       | \$863,785 | \$855,878 | \$863,785      | \$855,878 | \$0       | \$0  | \$863,785       | \$855,878 |
| <b>LESS APPLIED ASSESSMENT REDUCTIONS</b> |           |           |                |           |           |      |                 |           |
| 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       |
| <b>ASSESSED VALUE</b>                     | \$863,785 | \$855,878 | \$863,785      | \$855,878 | \$0       | \$0  | \$863,785       | \$855,878 |
| <b>LESS EXEMPTIONS</b>                    |           |           |                |           |           |      |                 |           |
| First Homestead                           | \$0       | \$0       | \$0            | \$0       | \$0       | \$0  | \$0             | \$0       |
| Add'l Homestead                           | \$0       | \$0       | \$0            | \$0       | \$0       | \$0  | \$0             | \$0       |
| Senior Exemption                          | \$0       | \$0       | \$0            | \$0       | \$0       | \$0  | \$0             | \$0       |
| Combat Veteran's                          | \$0       | \$0       | \$0            | \$0       | \$0       | \$0  | \$0             | \$0       |
| Other Exemptions                          | \$863,785 | \$855,878 | \$863,785      | \$855,878 | \$0       | \$0  | \$863,785       | \$855,878 |
| <b>TAXABLE VALUE</b>                      | \$0       | \$0       | \$0            | \$0       | \$0       | \$0  | \$0             | \$0       |

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

For questions about the TAX RATE being assessed to your property, please call the appropriate taxing authority below:

- Escambia County . . . . . (850) 595-4960
- Water Management . . . . . (850) 539-5999
- School Board . . . . . (850) 469-6122
- City of Pensacola . . . . . (850) 435-1820
- Town of Century . . . . . (850) 256-3208

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

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

IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE OR CLASSIFICATION OR AN EXEMPTION, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE VALUE ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE CLERK OF CIRCUIT COURT, 221 PALAFOX PLACE SUITE 130 AND MUST BE FILED ON OR BEFORE **SEPTEMBER 9, 2013**

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



# 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](#)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>General Information</b></p> <p><b>Reference:</b> 211S302101001007<br/> <b>Account:</b> 023590000<br/> <b>Owners:</b> ST JAMES MISSIONARY BAPTIST CHURCH INC<br/> <b>Mail:</b> 219 E JOHNSON AVE<br/>                 PENSACOLA, FL 32514<br/> <b>Situs:</b> 219 JOHNSON AVE 32514<br/> <b>Use Code:</b> CHURCH <br/> <b>Taxing Authority:</b> COUNTY MSTU<br/> <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br/>                 Tax Inquiry link courtesy of Janet Holley<br/>                 Escambia County Tax Collector</p> | <p><b>2013 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$763,538<br/> <b>Land:</b> \$92,340<br/> <hr/> <b>Total:</b> \$855,878<br/> <a href="#">Save Our Homes:</a> \$0</p> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| <p><b>Sales Data</b></p> <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>02/1999</td> <td>4381</td> <td>1083</td> <td>\$87,700</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>04/1994</td> <td>3566</td> <td>714</td> <td>\$100</td> <td>CJ</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>12/1991</td> <td>3120</td> <td>181</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers<br/>                 Escambia County Clerk of the Circuit Court and Comptroller</p> | Sale Date | Book | Page     | Value | Type                          | Official Records (New Window) | 02/1999 | 4381 | 1083 | \$87,700 | WD | <a href="#">View Instr</a> | 04/1994 | 3566 | 714 | \$100 | CJ | <a href="#">View Instr</a> | 12/1991 | 3120 | 181 | \$100 | QC | <a href="#">View Instr</a> | <p><b>2013 Certified Roll Exemptions</b><br/>                 RELIGIOUS</p> <p><b>Legal Description</b> <br/>                 LT 7 LESS S 60 FT S/D E OF RR PLAT DB 2 P 90 OR<br/>                 4381 P 1083 LESS W 200 FT OF N 468 FT...</p> <p><b>Extra Features</b><br/>                 5' CHAINLINK FENCE<br/>                 ASPHALT PAVEMENT<br/>                 CONCRETE PAVING<br/>                 PARKING LIGHT<br/>                 UTILITY BLDG</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|----------|-------|-------------------------------|-------------------------------|---------|------|------|----------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-------|----|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Book      | Page | Value    | Type  | Official Records (New Window) |                               |         |      |      |          |    |                            |         |      |     |       |    |                            |         |      |     |       |    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 02/1999                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4381      | 1083 | \$87,700 | WD    | <a href="#">View Instr</a>    |                               |         |      |      |          |    |                            |         |      |     |       |    |                            |         |      |     |       |    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 04/1994                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3566      | 714  | \$100    | CJ    | <a href="#">View Instr</a>    |                               |         |      |      |          |    |                            |         |      |     |       |    |                            |         |      |     |       |    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 12/1991                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3120      | 181  | \$100    | QC    | <a href="#">View Instr</a>    |                               |         |      |      |          |    |                            |         |      |     |       |    |                            |         |      |     |       |    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Parcel Information**

**Section Map Id:**  
[21-1S-30-1](#)

**Approx. Acreage:**  
 6.4200

**Zoned:**   
 R-2

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


[Launch Interactive Map](#)

**Buildings**

Building 1 - Address: 219 JOHNSON AVE, Year Built: 2006, Effective Year: 2006

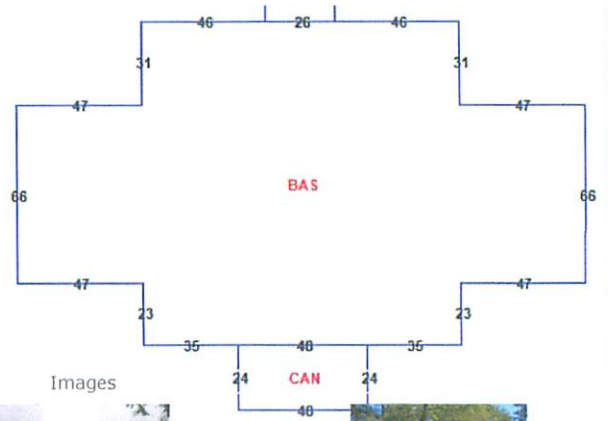
|                                                                                                                                                                            |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Structural Elements</b><br/>                 DECOR/MILLWORK-AVERAGE<br/>                 EXTERIOR WALL-METAL-MODULAR<br/>                 FLOOR COVER-VINYL/CORK</p> |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-27.00**  
**NO. STORIES-1.00**  
**ROOF COVER-METAL/MODULAR**  
**ROOF FRAMING-STEEL TRUSS/FRM**  
**STORY HEIGHT-18.00**  
**STRUCTURAL FRAME-RIGID FRAME**

 Areas - 22140 Total SF

**BASE AREA - 20364**

**CANOPY - 1776**



Images



5/22/08



5/22/08



5/2/12

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

Last Updated:06/10/2014 (tc.7053)



**PRN#21-15-30W-2101-001-001**

**OWNER/DEVELOPER**  
 ST. JAMES MISSIONARY BAPTIST CHURCH  
 315 OLIVE ROAD  
 PENSACOLA, FLORIDA 32514  
 (850) 416-0690

**SITE ADDRESS**  
 219 E. JOHNSON AVENUE  
 PENSACOLA, FLA. 32514

**CHANDLER AVENUE**

PROPOSED 24" WIDE ASPHALT DRIVEWAY (50' RADIUS TURN)

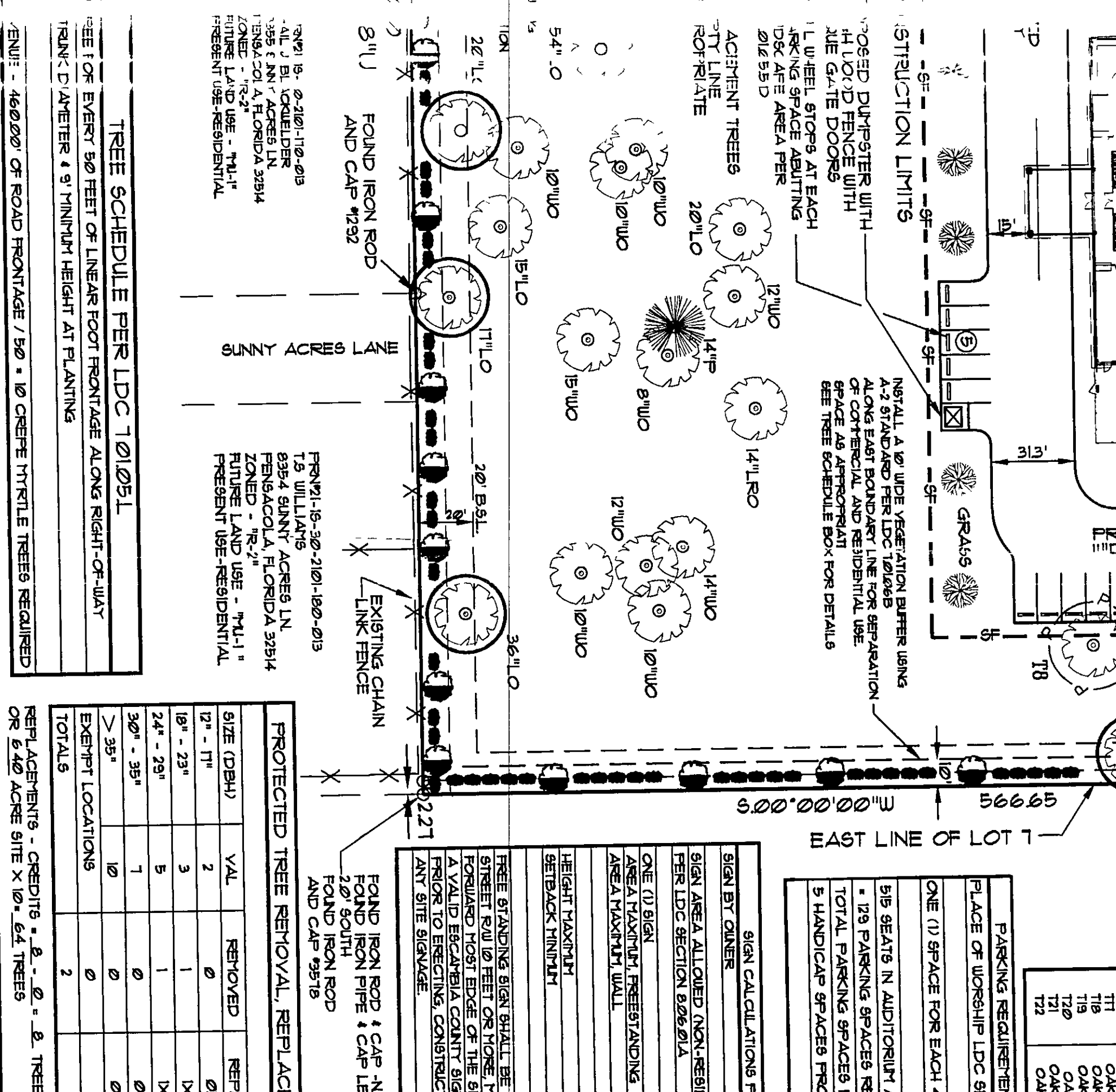
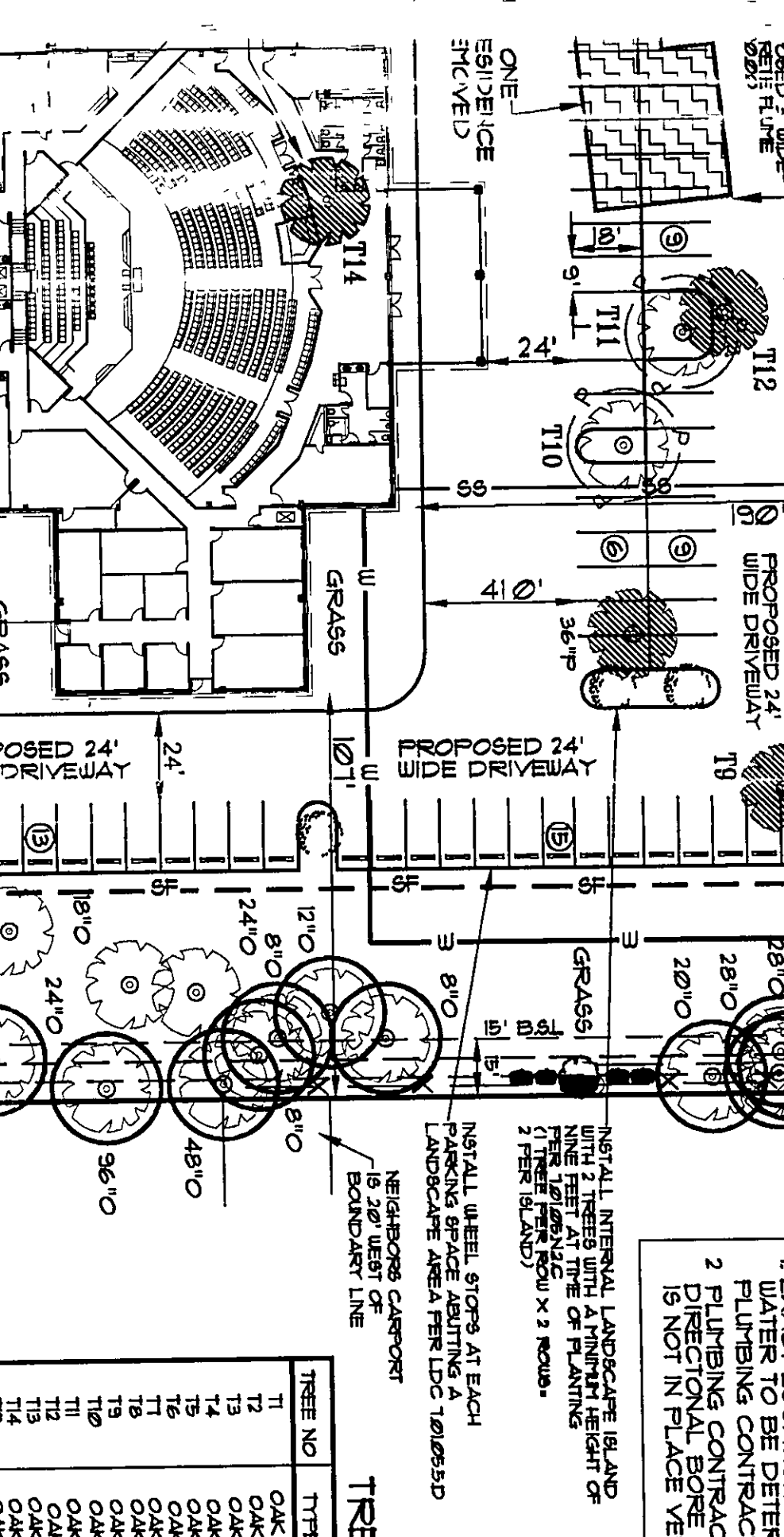
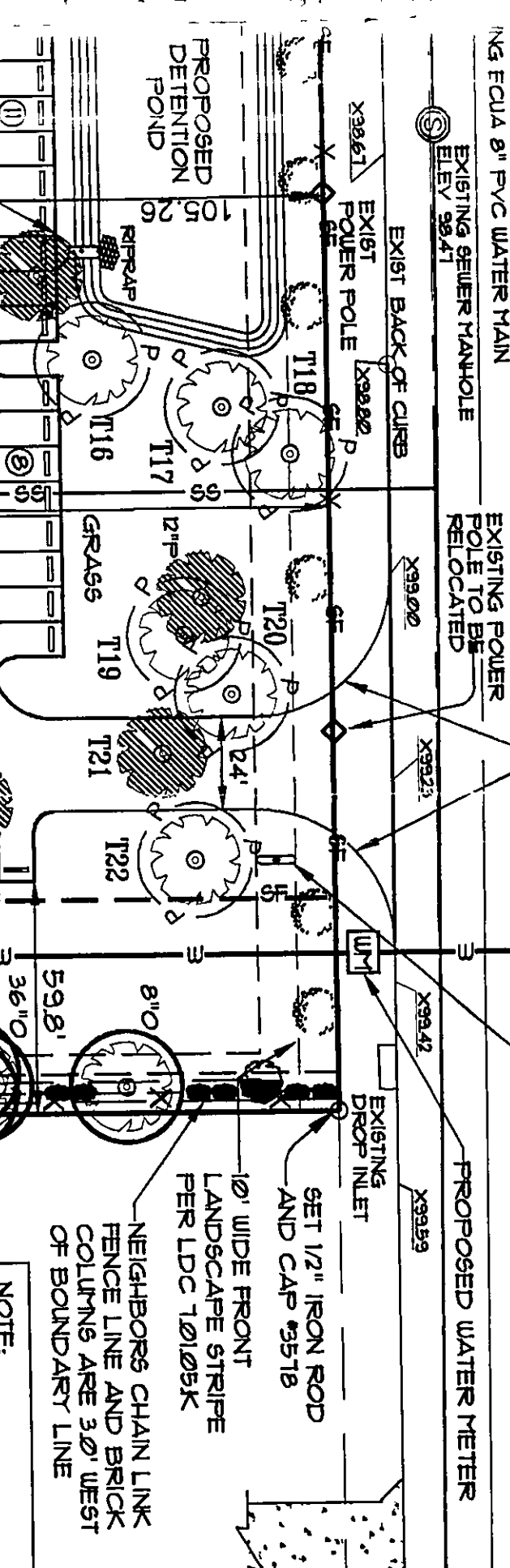
PROPOSED WATER TREATMENT

EXISTING 12" IRON ROD AND CAP 9518

EXISTING 12" IRON ROD AND CAP 9518

EXISTING 12" IRON ROD AND CAP 9518

EXISTING 12" IRON ROD AND CAP 9518



**GENERAL NOTES**

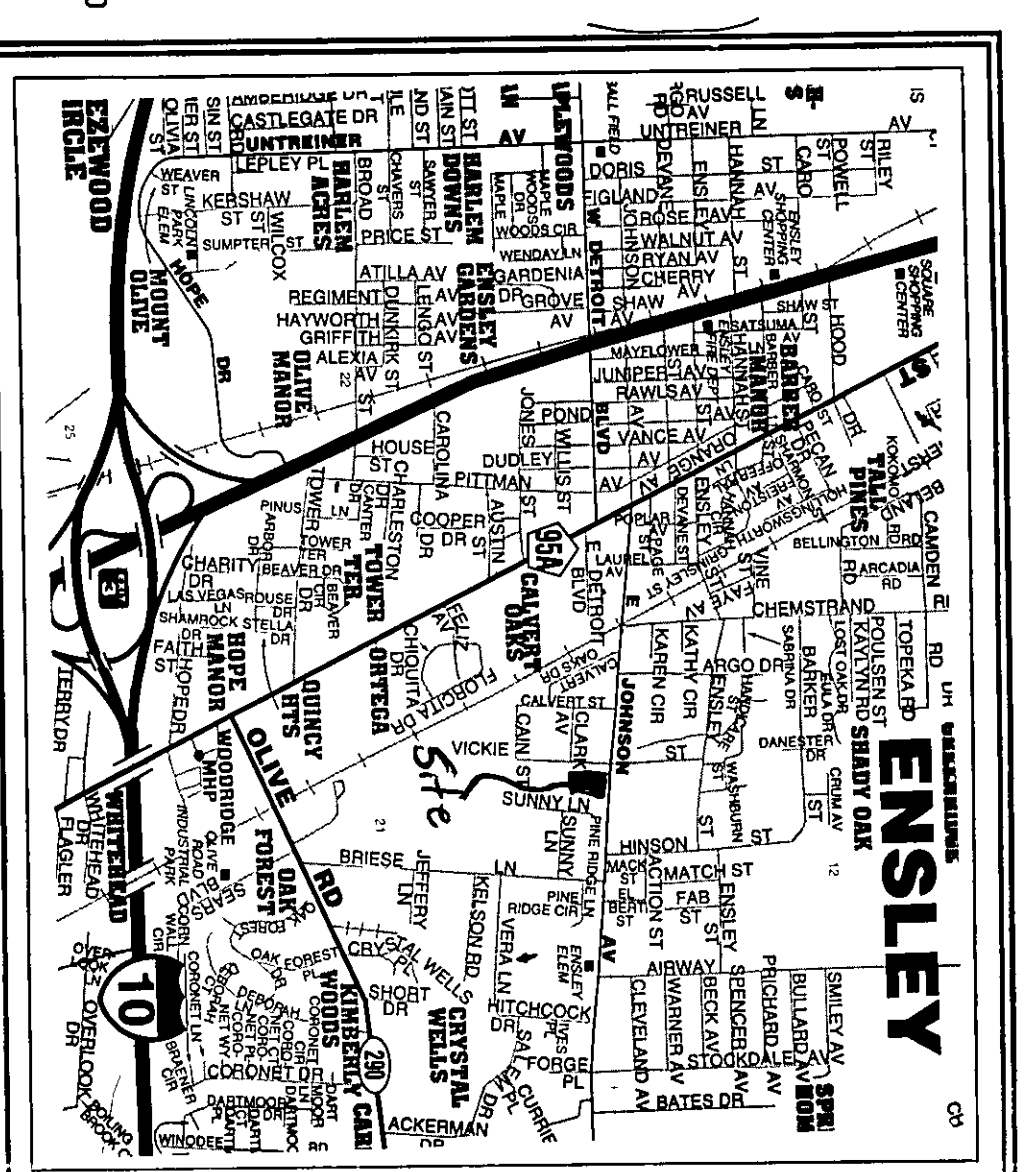
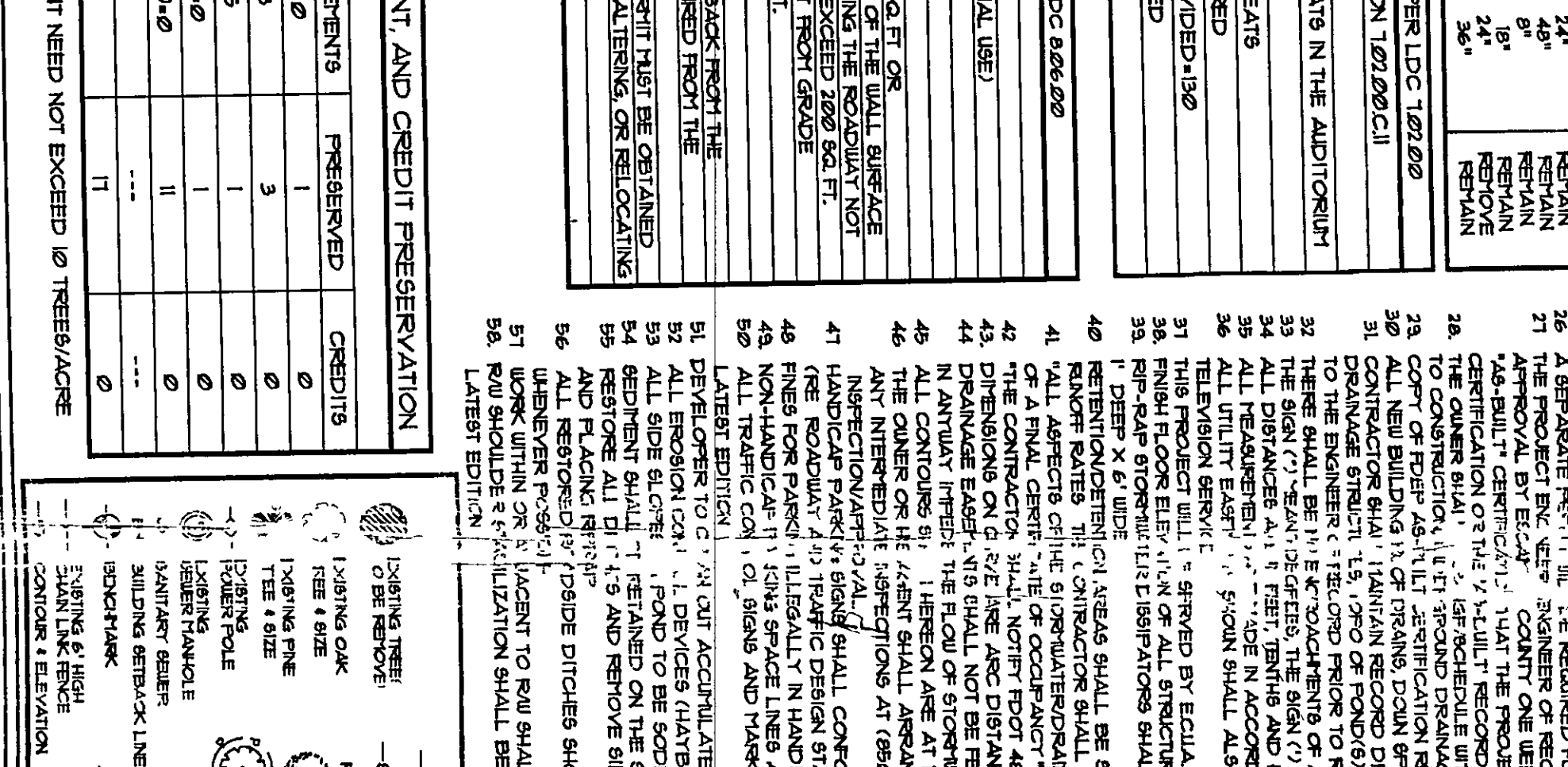
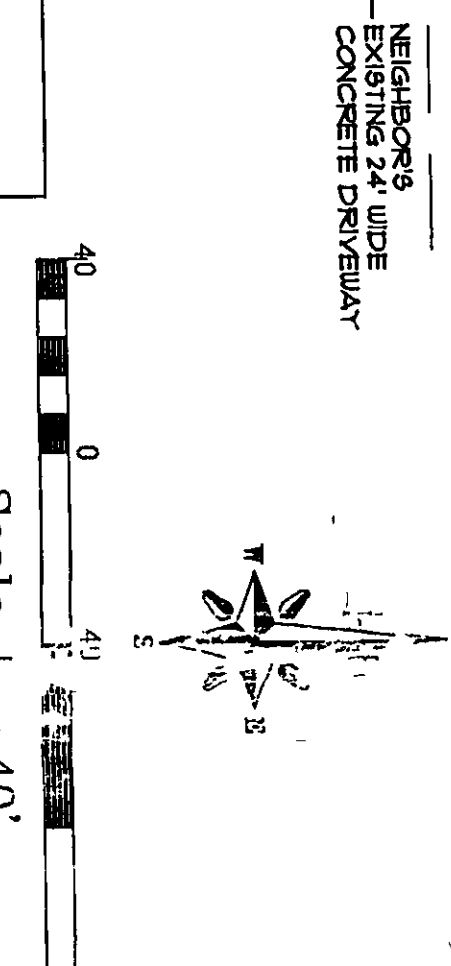
1. THE PROPOSED LOT IS 16,320 SQ. FT. - 1 STORY - BUILDING TO BE USED FOR THE ST. JAMES MISSIONARY BAPTIST CHURCH.

2. FOR PROTECTIVE PURPOSES, THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES LOCATED UNDER OR ADJACENT TO THE LOT.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



**LEGEND**

EXISTING TREE

PROPOSED TREE

PROPOSED TREE REMOVAL

PROPOSED TREE REPLACEMENT

PROPOSED TREE PRESERVATION

PROPOSED TREE CREDIT

PROPOSED TREE DEBIT

PROPOSED TREE NET GAIN

PROPOSED TREE NET LOSS

PROPOSED TREE NET BALANCE

PROPOSED TREE NET GAIN/LOSS

PROPOSED TREE NET BALANCE/LOSS

PROPOSED TREE NET GAIN/LOSS/BALANCE

PROPOSED TREE NET GAIN/LOSS/BALANCE/LOSS

PROPOSED TREE NET GAIN/LOSS/BALANCE/LOSS/LOSS

PROPOSED TREE NET GAIN/LOSS/BALANCE/LOSS/LOSS/LOSS

**PROPOSED SITE PLAN**

LANDSCAPED FRIDEN, P.E.  
 75 EAST NINE MILE ROAD, PENSACOLA, FL 32534  
 (850) 416-1204 FAX (850) 484-5039

DATE: 08/20/2024  
 SHEET 1 OF 3

**SITE CONDITIONS**

| ITEM       | QUANTITY      | REMARKS       |
|------------|---------------|---------------|
| APRIL 17   | 200 SF        | 62,034.205 SF |
| BUILDING   | 176,100 SF    | 20,500,000 SF |
| LANDSCAPE  | 143,553.36 SF | 50,500,021 SF |
| CONCRETE   | 0.00 SF       | 510,000 SF    |
| FOUNDATION | 0.00 SF       | 11,000,000 SF |
| PAVING     | 95% 5%        | 45%           |
| INTERVALS  | 18            |               |

**TREE BUFFER REQUIREMENT SCHEDULE**

| ITEM       | QUANTITY      | REMARKS       |
|------------|---------------|---------------|
| APRIL 17   | 200 SF        | 62,034.205 SF |
| BUILDING   | 176,100 SF    | 20,500,000 SF |
| LANDSCAPE  | 143,553.36 SF | 50,500,021 SF |
| CONCRETE   | 0.00 SF       | 510,000 SF    |
| FOUNDATION | 0.00 SF       | 11,000,000 SF |
| PAVING     | 95% 5%        | 45%           |
| INTERVALS  | 18            |               |

**TREE SCHEDULE PER LDC 101051**

| SIZE (DBH) | VAL | REMOVED | REPLACEMENTS | PRESERVED | CREDITS |
|------------|-----|---------|--------------|-----------|---------|
| 12" - 14"  | 2   | 0       | 2x12/15      | 3         | 0       |
| 14" - 20"  | 3   | 1       | 1x18/15      | 0         | 0       |
| 20" - 24"  | 1   | 0       | 1x24/10      | 1         | 0       |
| 24" - 36"  | 1   | 0       | 1x36/10      | 1         | 0       |
| > 36"      | 0   | 0       | 0            | 0         | 0       |
| TOTALS     | 7   | 1       | 0            | 5         | 0       |





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



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

**ST JAMES MISSIONARY BAPTIST CHURCH INC**  
**219 E JOHNSON AVE**  
**PENSACOLA, FL 32514**

**BRIESE LANE ACRES INC**  
**2691 WEST ROBERTS RD**  
**CANTONMENT, FL 32533**

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

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

**HAYES SCOTT D &**  
**18 SIMON CT**  
**PENSACOLA, FL 32505**

**MILLER RICHARD A**  
**8350 VICKIE ST**  
**PENSACOLA, FL 32514**

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Pensacola, FL 32505



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

**TURNER HOMER  
6056 BELLADONNA ST  
PENSACOLA, FL 32503**

**LEWIS TERRY E & VERA  
8410 VICKIE ST  
PENSACOLA, FL 32514**

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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

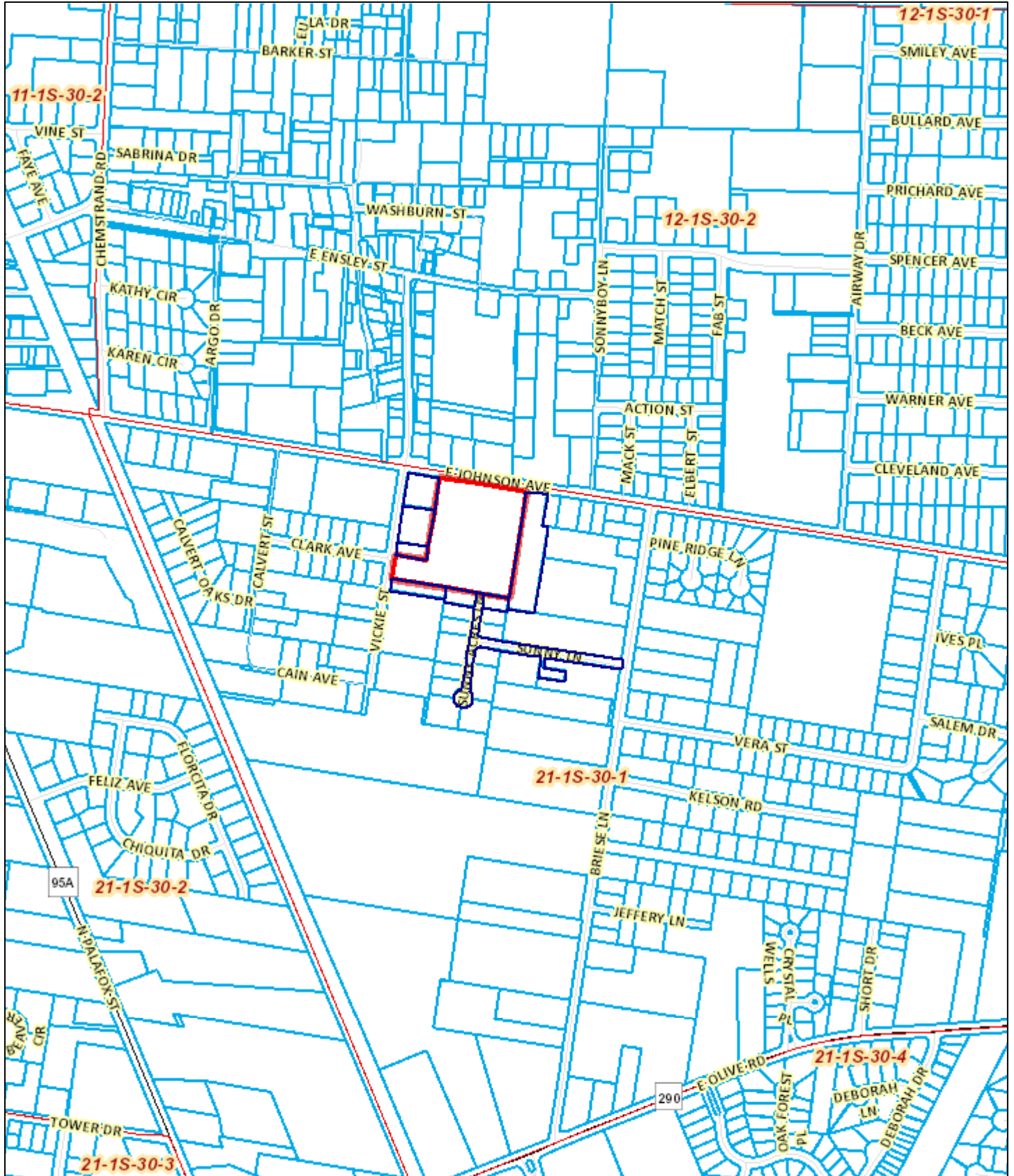
**BARGNARE WENDELL L  
8353 SUNNY ACRES LN  
PENSACOLA, FL 32514**

**WILLIAMS TROY SCOTT  
8354 SUNNY ACRES LN  
PENSACOLA, FL 32514**

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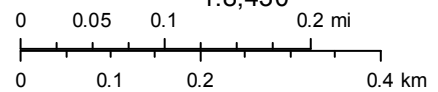
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# Chris Jones Escambia County Property Appraiser



June 24, 2014

1:8,430



- 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. : **609905**

Date Issued. : 06/13/2014

Cashier ID : VHOWENS

Application No. : PBA140600009

Project Name : V-2014-08

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid     | Comment               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 8751               | \$423.50        | App ID : PBA140600009 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

Received From : CHURCH ST JAMES MISSIONARY

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                    |
|---------------|-----------|-------------|---------|--------------------------------|
| PBA140600009  | 701375    | 423.50      | \$0.00  | 219 Johnson AVE, PENSACOLA, FL |

|                       |               |               |                                                          |
|-----------------------|---------------|---------------|----------------------------------------------------------|
| <b>Total Amount :</b> | <b>423.50</b> | <b>\$0.00</b> | Balance Due on this/these Application(s) as of 6/13/2014 |
|-----------------------|---------------|---------------|----------------------------------------------------------|

**Board of Adjustment**

**7. 2.**

**Meeting Date:** 07/16/2014  
**CASE:** V-2014-09  
**APPLICANT:** Shaun Tyng, Agent for Lavonna Helton  
**ADDRESS:** 5710 Esperanto Dr.  
**PROPERTY REFERENCE NO.:** 13-2S-30-1000-014-007  
**ZONING DISTRICT:** R-1, Single-Family District  
**FUTURE LAND USE:** MU-U, Mixed Use Urban

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a variance to allow a 6 foot privacy 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.

**CRITERIA**

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

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

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

The parcel in question is a residential lot with a side yard facing Michigan Ave., a busy, arterial road. As this lot has become vacant, it functions as a side yard for the lot to the south. The owners of the lot to the south are seeking to join this property with theirs, creating a parcel unlike others in the area and confirming its use as a side yard. The variance request would allow a 6 foot fence along the front of this side yard, and be no closer to the road than the original house was. This unique situation creates practical difficulties in the quiet enjoyment and use of the property.

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

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

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

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

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

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

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

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

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

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

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

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

#### **CRITERION (5)**

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

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

Given the unique features of this site, along with its function as a side yard, the requested variance is necessary to alleviate the hardship.

**STAFF RECOMMENDATION:**

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

**BOARD OF ADJUSTMENT FINDINGS:**

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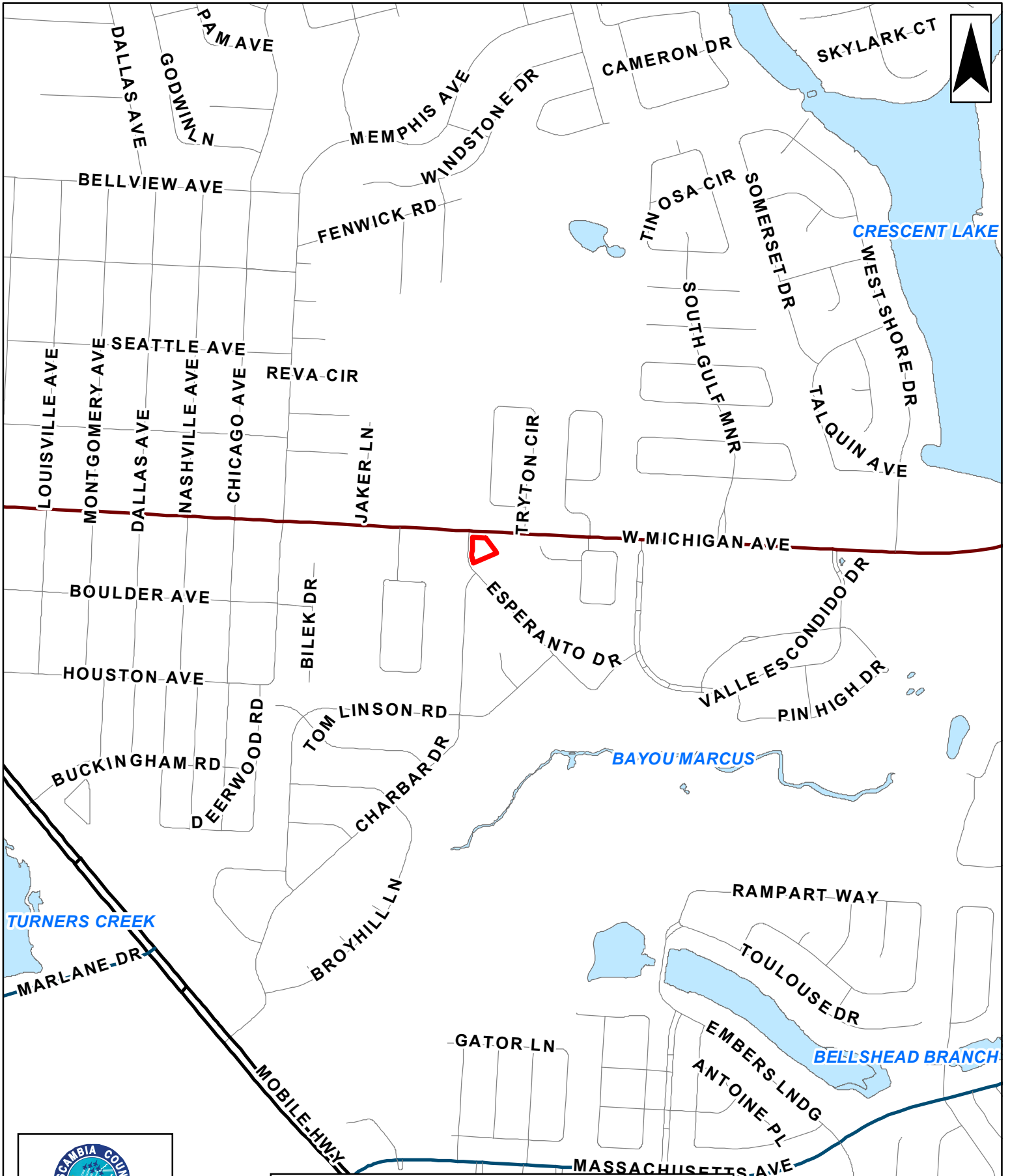
**Attachments**

Working Case File V-2014-09

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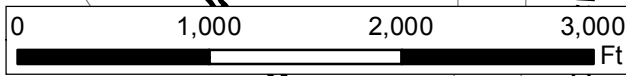
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**V-2014-09**




V-2014-09

# LOCATION MAP

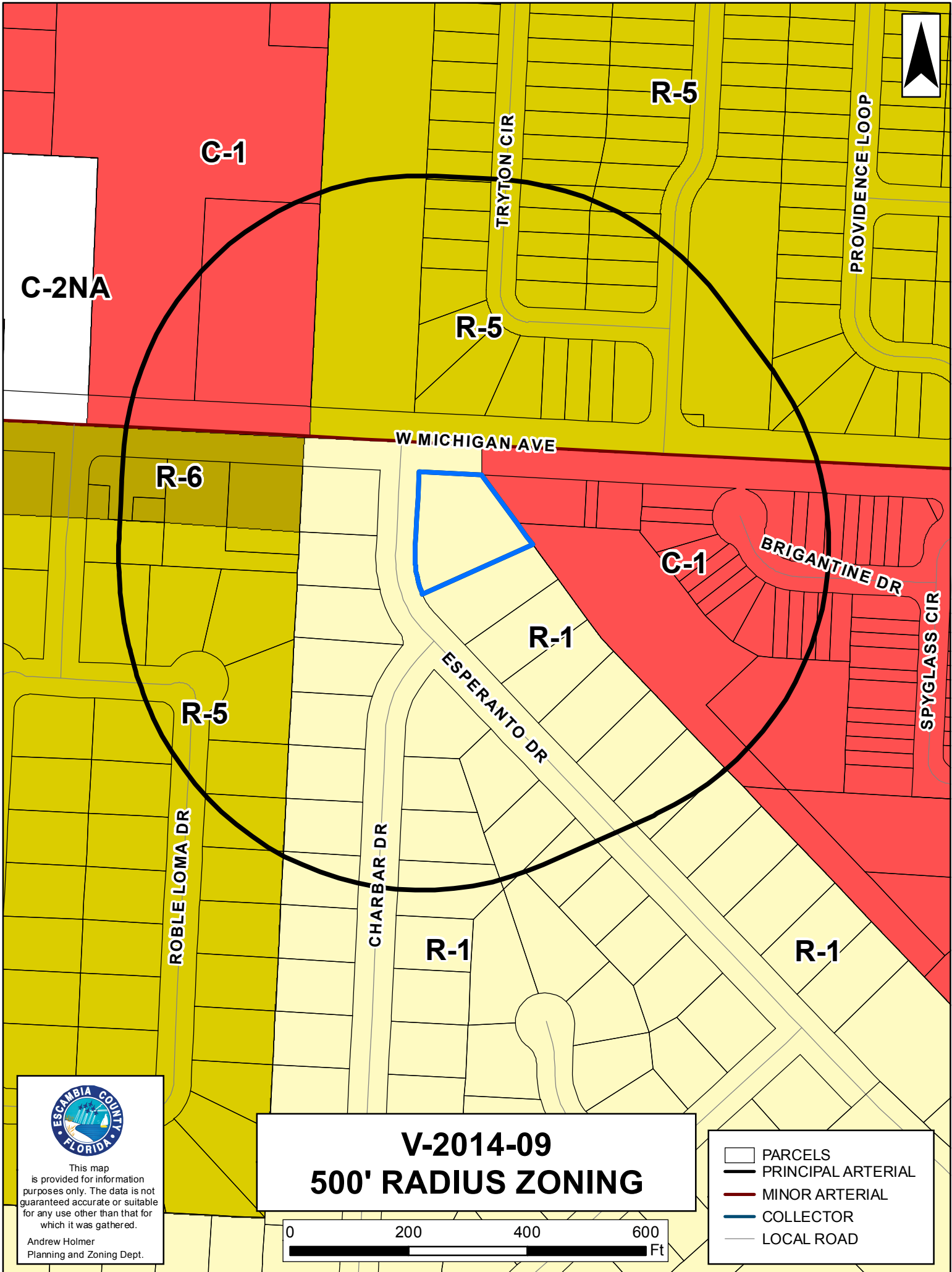


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.



C-2NA

C-1

R-5

R-5

R-6

W. MICHIGAN AVE

C-1

BRIGANTINE DR

R-1

SPYGLASS CIR

R-5

ESPERANTO DR

ROBLE LOMA DR

CHARBAR DR

R-1

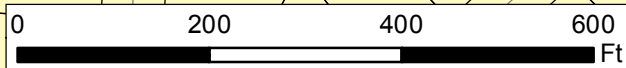
R-1



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-2014-09 500' RADIUS ZONING



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



MU-U

MU-U

TRYTON CIR

PROVIDENCE LOOP

MU-U

W-MICHIGAN-AVE

MU-U

BRIGANTINE DR

SPYGLASS CIR

MU-U

ESPERANTO DR

ROBLE-LOMA DR

CHARBAR DR

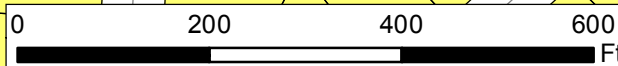
MU-U



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-2014-09 FUTURE LAND USE



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










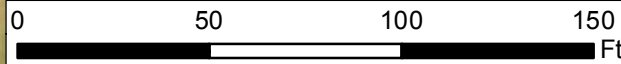

W MICHIGAN AVE

ESPERANTO DR

CHARBAR DR

# V-2014-09 AERIAL MAP

-  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.

To: Board of Adjustment

From: Shaun Tyng (acting as an Agent for Lavonna Helton)

Date: 6-18-14

Reason: Variance Request for Fence Height

Address: 5710 Esperanto Dr, Pensacola FL 32526

Legal Description of Property: Lot 14 Block G Carriage Hills S/D Unit #2 PB7 P74

Reference Number: 132S301000014007

I, Shaun Tyng, am requesting a variance for front yard fence height for the property of 5710 Esperanto Dr. I own the property at 5700 Esperanto Dr and I am currently in contract to purchase the property of 5710 Esperanto Dr. The property is being sold as a vacant lot as the house previously on that property was lost to a fire. The only addition on the property that will remain at the time of purchase will be the swimming pool that is shown on the scaled diagram (annex a). After the purchase of this lot, I plan to adjoin the two properties. The current regulations would make most of this lot my front yard and not the side/back yard that I attend to the use it for.

Unlike many of the other lots on the Carriage Hills subdivision, this property will be part of a double lot. This lot is surrounded on three sides by mandated setbacks from Michigan Ave to the side, Esperanto Dr to the front and a 100' power line easement to the rear of the property. In addition to the setbacks, the natural curve of Esperanto Dr and the set back location of the main structure on 5700 Esperanto Dr (52') will hinder the amount of usable land not enclosed in a privacy fence. If the regulations stand and a variance is not permitted, a 6ft could only be used from the corner of the structure on 5700 Esperanto and would cut away a majority of the lot of 5710 Esperanto Dr.

Unfortunately, the option of a 3ft fence or 4ft chain-link fence are currently not options given the location of the property. Being on the side of a major roadway, a 6ft fence is necessary to privately and safely enjoy the full use of the land and the swimming pool currently located on 5710 Esperanto Dr. Without the variance, a shorter or chain-link fence not only allows onlookers to the privacy of my home, it could create a situation where the easily seen pool invites trespassers. This safety hazard could easily be avoided by making the pool not visible from the main roads. The variance would allow us to push the fence closer to Esperanto Dr and allow us to fully use the land located on the lot. Without the variance, we can have privacy and safety or use of the land, but not both.

I thank you both your time and consideration.

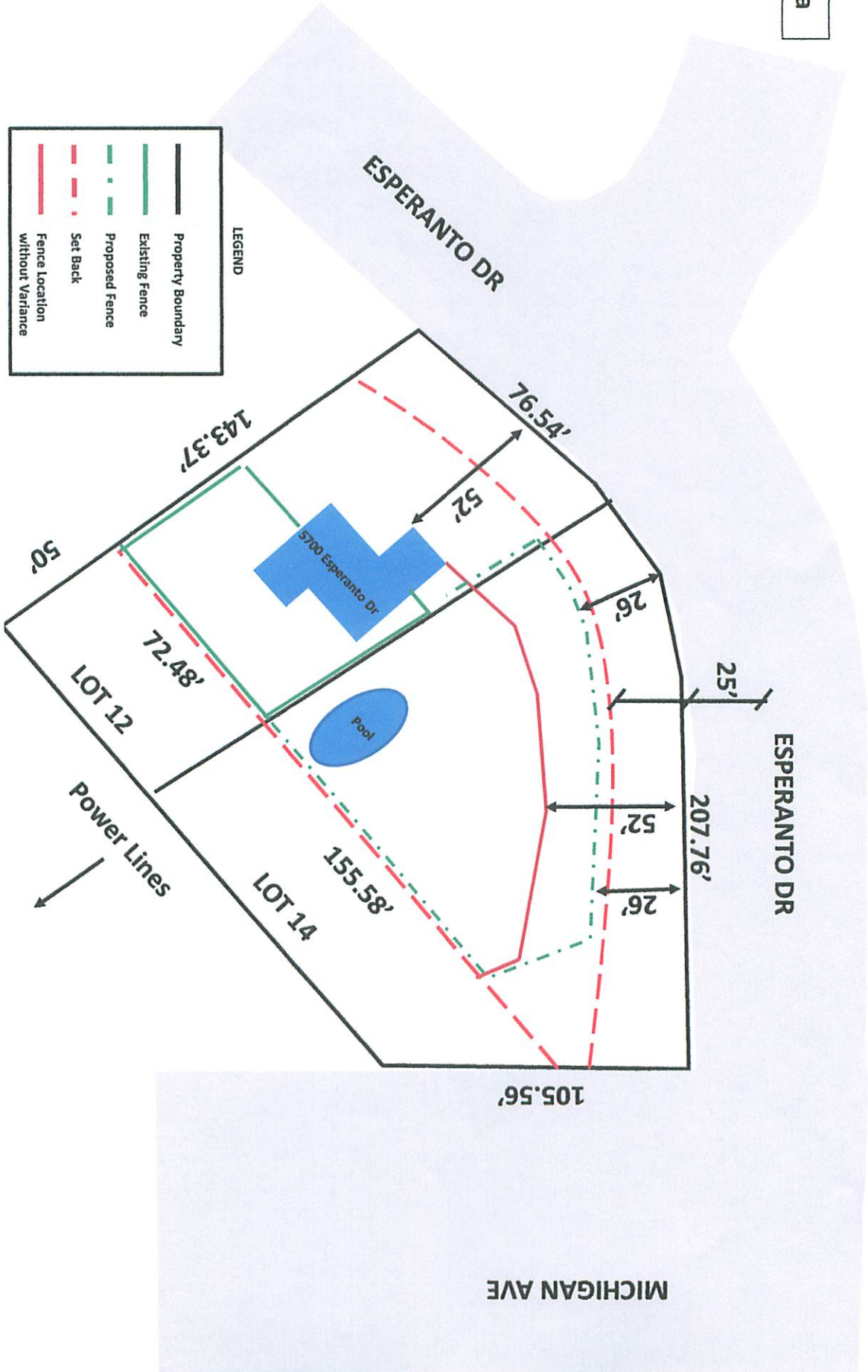
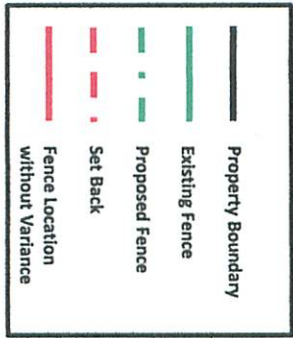
Respectfully,

Shaun R Tyng



6/18/14





APPLICATION

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

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

Owner(s) Name: Lavonna Helton Phone: 850-281-8134
Address: PO Box 37113, Pensacola, FL 32526 Email: lisajessi86@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: 5710 ESPERANTO DR, PENSACOLA FL 32526

Property Reference Number(s)/Legal Description: 1325301000014007
LT 14 BLOCK G CARRIAGE HILLS S/D UNIT # 2 PB 7 P 74

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

SHAWN TYNG
Printed Name Owner/Agent

6/16/14
Date

Lavonna Helton
Signature of Owner

Lavonna Helton
Printed Name of Owner

6/19/14
Date

STATE OF FLORIDA COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19th day of JUNE 20 14, by Lavonna Helton & Shawn Tyng on 6/16/14

Personally Known OR Produced Identification X. Type of Identification Produced: FL DRIVER'S Licence

Signature of Notary (notary seal must be affixed)

Lisa M. Mix
Printed Name of Notary



FOR OFFICE USE ONLY
Meeting Date(s): 07-16-14 Accepted/Verified by: [Signature] Date: 06-25-14
Fees Paid: \$423.50 Receipt #: 610985 Permit #: PBA140600010
CASE NUMBER: V-2014-05

## 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 5710 Esperanto Dr, Pensacola, FL 32526  
Florida, property reference number(s) 1325371000014007

I hereby designate SHAUN RICHARD TYNG 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 19<sup>th</sup> day of JUNE 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: Shawn Richard Tyng Email: SHAUN.TYNG@yahoo.com  
Address: 5700 Esperanto DR, Pensacola, FL Phone: 434-242-4575

Lavonna Helton LAVONNA Helton 6/19/14  
Signature of Property Owner Printed Name of Property Owner 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 19<sup>th</sup> day of JUNE 20 14,  
by Lavonna Helton

Personally Known  OR Produced Identification  Type of Identification Produced: FL DRIVER'S LICENSE

[Signature] LISA M. MIX (Notary Seal)  
Signature of Notary Printed Name of Notary





EXHIBIT "A"

Lot 14 and a portion of Lot 13, Block "G", CARRIAGE HILLS SUBDIVISION, UNIT NO. 2, according to plat as recorded in Plat Book 7 at Page 74 of the public records of Escambia County, Florida, more particularly described as follows:  
Begin at the Northeast corner of Lot 14, Block "G", CARRIAGE HILLS SUBDIVISION, UNIT NO. 2, according to plat as recorded in Plat Book 7 at Page 74 of the public records of Escambia County, Florida; thence South  $39^{\circ}17'00''$  East for 147.15 feet; thence South  $62^{\circ}54'39''$  West for 205.75 feet to the Easterly right of way line of Esperanto Drive (said point being on a curve concave to the Southwest and having a central angle of  $29^{\circ}15'21''$  and a chord of 62.06 feet); thence along said curve an arc distance of 62.73 feet; thence North  $00^{\circ}00'00''$  East for 147.58 feet; thence North  $89^{\circ}56'00''$  East for 105.56 feet to Point of Beginning.

FILED AND RECORDED  
IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA  
JUN 7 3 34 PM 1967  
J. B. BROWN, CLERK

374697



Source: Escambia County Property Appraiser

◀ Navigate Mode  Account  Reference ▶

[Restore Full Page Version](#)

| <b>General Information</b><br><b>Reference:</b> 132S301000014007<br><b>Account:</b> 053910288<br><b>Owners:</b> HELTON HENRY E & LAVONNA<br><b>Mail:</b> PO BOX 37113<br>PENSACOLA, FL 32526<br><b>Situs:</b> 5710 ESPERANTO DR 32526<br><b>Use Code:</b> SINGLE FAMILY RESID<br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Janet Holley<br>Escambia County Tax Collector                                                                                                                |      | <b>2013 Certified Roll Assessment</b><br><b>Improvements:</b> \$75,987<br><b>Land:</b> \$16,150<br><hr/> <b>Total:</b> \$92,137<br><b>Save Our Homes:</b> \$89,060<br><p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p> |          |      |                               |      |                               |         |      |     |          |    |                            |         |     |     |          |    |                            |                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|-------------------------------|------|-------------------------------|---------|------|-----|----------|----|----------------------------|---------|-----|-----|----------|----|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/1985</td> <td>2073</td> <td>936</td> <td>\$60,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1975</td> <td>918</td> <td>374</td> <td>\$40,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and Comptroller |      | Sale Date                                                                                                                                                                                                                                                                                                                         | Book     | Page | Value                         | Type | Official Records (New Window) | 06/1985 | 2073 | 936 | \$60,000 | WD | <a href="#">View Instr</a> | 01/1975 | 918 | 374 | \$40,000 | WD | <a href="#">View Instr</a> | <b>2013 Certified Roll Exemptions</b><br>HOMESTEAD EXEMPTION<br><hr/> <b>Legal Description</b><br>LT 14 BLK G CARRIAGE HILLS S/D UNIT #2 PB 7 P 74 AND BEG NE COR LT S 39 DEG 17 MIN E 147...<br><hr/> <b>Extra Features</b><br>METAL BUILDING<br>POOL |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Book | Page                                                                                                                                                                                                                                                                                                                              | Value    | Type | Official Records (New Window) |      |                               |         |      |     |          |    |                            |         |     |     |          |    |                            |                                                                                                                                                                                                                                                        |
| 06/1985                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2073 | 936                                                                                                                                                                                                                                                                                                                               | \$60,000 | WD   | <a href="#">View Instr</a>    |      |                               |         |      |     |          |    |                            |         |     |     |          |    |                            |                                                                                                                                                                                                                                                        |
| 01/1975                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 918  | 374                                                                                                                                                                                                                                                                                                                               | \$40,000 | WD   | <a href="#">View Instr</a>    |      |                               |         |      |     |          |    |                            |         |     |     |          |    |                            |                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Information</b> <span style="float: right;"><a href="#">Launch Interactive Map</a></span>                                                                                             |                                                                                                                                                                                                                                                                     |
| <b>Section Map Id:</b><br>13-25-30-1<br><hr/> <b>Approx. Acreage:</b><br>0.6100<br><hr/> <b>Zoned:</b><br>R-1<br><hr/> <b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a> | <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; flex-direction: column; align-items: center; justify-content: center;"> <span style="margin-bottom: 5px;">+</span> <span style="margin-bottom: 5px;">-</span> </div> |





# Escambia County Tax Collector

generated on 6/16/2014 1:36:08 PM CDT

## Tax Record

Last Update: 6/16/2014 1:36:08 PM CDT

### Ad Valorem Taxes and Non-Ad Valorem Assessments

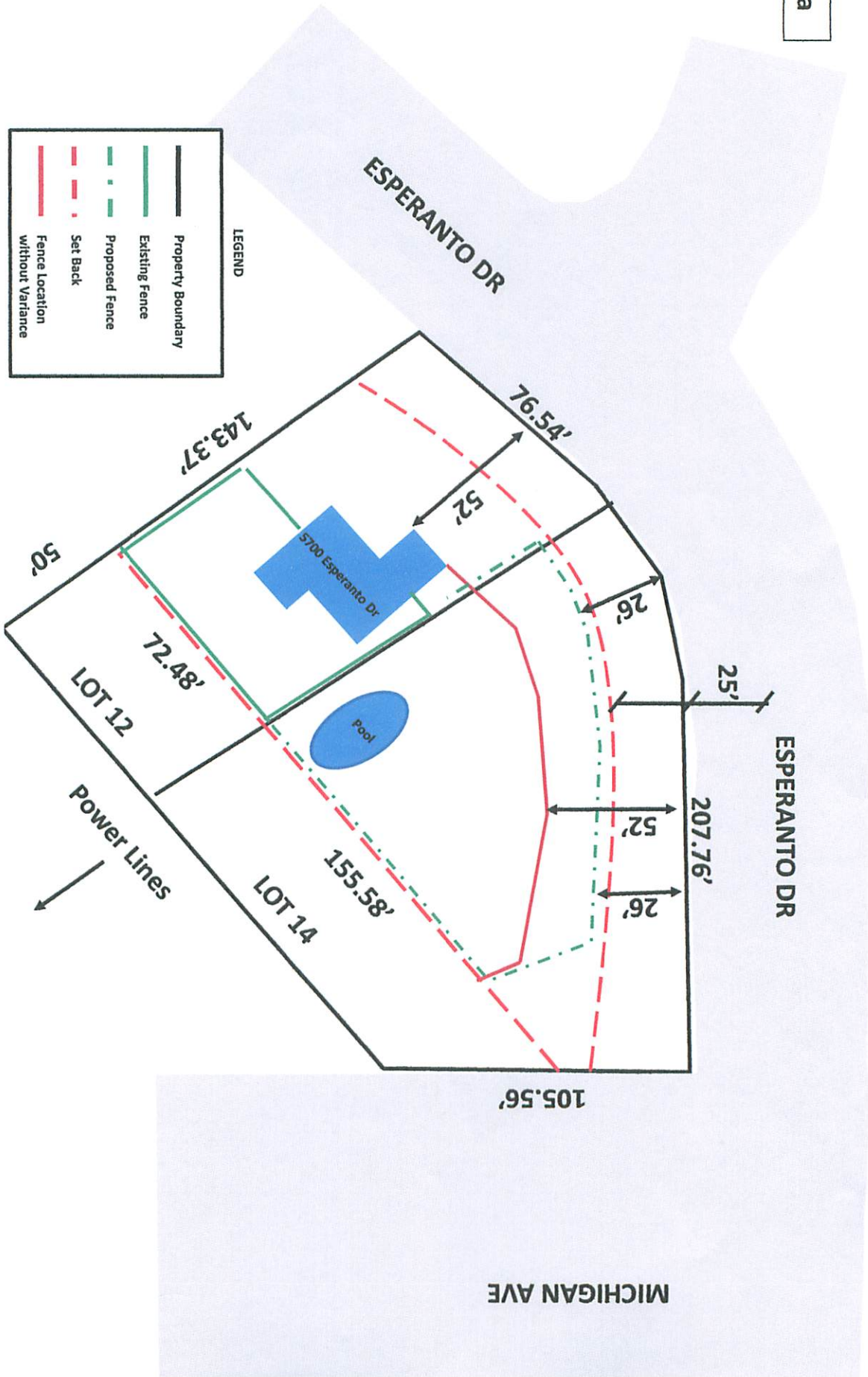
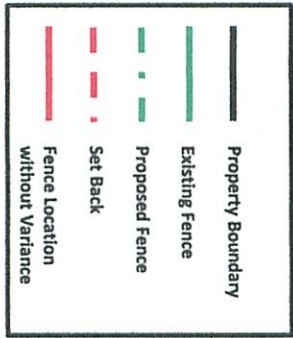
The information contained herein does not constitute a title search and should not be relied on as such.

|                                                                                                                                                                                                                                                     |                          |                       |                         |                      |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|-------------------------|----------------------|---------------------|
| <b>Account Number</b>                                                                                                                                                                                                                               |                          | <b>Tax Type</b>       |                         | <b>Tax Year</b>      |                     |
| 05-3910-288                                                                                                                                                                                                                                         |                          | REAL ESTATE           |                         | 2013                 |                     |
| <b>Mailing Address</b>                                                                                                                                                                                                                              |                          |                       | <b>Property Address</b> |                      |                     |
| HELTON HENRY E & LAVONNA<br>5710 ESPERANTO DR<br>PENSACOLA FL 32526                                                                                                                                                                                 |                          |                       | 5710 ESPERANTO DR       |                      |                     |
|                                                                                                                                                                                                                                                     |                          |                       | <b>GEO Number</b>       |                      |                     |
|                                                                                                                                                                                                                                                     |                          |                       | 132S30-1000-014-007     |                      |                     |
| <b>Exempt Amount</b>                                                                                                                                                                                                                                |                          | <b>Taxable Value</b>  |                         |                      |                     |
| See Below                                                                                                                                                                                                                                           |                          | See Below             |                         |                      |                     |
| <b>Exemption Detail</b>                                                                                                                                                                                                                             |                          | <b>Millage Code</b>   |                         | <b>Escrow Code</b>   |                     |
| HX 25000                                                                                                                                                                                                                                            |                          | 06                    |                         |                      |                     |
| HB 25000                                                                                                                                                                                                                                            |                          |                       |                         |                      |                     |
| <b>Legal Description (click for full description)</b>                                                                                                                                                                                               |                          |                       |                         |                      |                     |
| 132S30-1000-014-007 5710 ESPERANTO DR LT 14 BLK G CARRIAGE HILLS S/D<br>UNIT #2 PB 7 P 74 AND BEG NE COR LT S 39 DEG 17 MIN E 147 35/100 FT S<br>62 DEG 54 MIN 39 SEC W 205 75/100 FT TO ELY R/W LI OF ESPERANTO DR See<br>Tax Roll For Extra Legal |                          |                       |                         |                      |                     |
| <b>Ad Valorem Taxes</b>                                                                                                                                                                                                                             |                          |                       |                         |                      |                     |
| <b>Taxing Authority</b>                                                                                                                                                                                                                             | <b>Rate</b>              | <b>Assessed Value</b> | <b>Exemption Amount</b> | <b>Taxable Value</b> | <b>Taxes Levied</b> |
| COUNTY                                                                                                                                                                                                                                              | 6.6165                   | 89,060                | 50,000                  | \$39,060             | \$258.44            |
| PUBLIC SCHOOLS                                                                                                                                                                                                                                      |                          |                       |                         |                      |                     |
| By Local Board                                                                                                                                                                                                                                      | 2.2480                   | 89,060                | 25,000                  | \$64,060             | \$144.01            |
| By State Law                                                                                                                                                                                                                                        | 5.3090                   | 89,060                | 25,000                  | \$64,060             | \$340.09            |
| SHERIFF                                                                                                                                                                                                                                             | 0.6850                   | 89,060                | 50,000                  | \$39,060             | \$26.76             |
| M.S.T.U. LIBRARY                                                                                                                                                                                                                                    | 0.3590                   | 89,060                | 50,000                  | \$39,060             | \$14.02             |
| WATER MANAGEMENT                                                                                                                                                                                                                                    | 0.0400                   | 89,060                | 50,000                  | \$39,060             | \$1.56              |
| <b>Total Millage</b>                                                                                                                                                                                                                                |                          | 15.2575               | <b>Total Taxes</b>      |                      | \$784.88            |
| <b>Non-Ad Valorem Assessments</b>                                                                                                                                                                                                                   |                          |                       |                         |                      |                     |
| <b>Code</b>                                                                                                                                                                                                                                         | <b>Levying Authority</b> |                       |                         |                      | <b>Amount</b>       |
| NCH                                                                                                                                                                                                                                                 | CARRIAGE HILLS           |                       |                         |                      | \$30.29             |
| NFP                                                                                                                                                                                                                                                 | FIRE - 595-4960          |                       |                         |                      | \$85.00             |
| <b>Total Assessments</b>                                                                                                                                                                                                                            |                          |                       |                         |                      | \$115.29            |
| Taxes & Assessments                                                                                                                                                                                                                                 |                          |                       |                         |                      | \$900.17            |
| <b>If Paid By</b>                                                                                                                                                                                                                                   |                          |                       |                         | <b>Amount Due</b>    |                     |
|                                                                                                                                                                                                                                                     |                          |                       |                         | \$0.00               |                     |

| Date Paid | Transaction | Receipt    | Item | Amount Paid |
|-----------|-------------|------------|------|-------------|
| 2/28/2014 | PAYMENT     | 51094.0001 | 2013 | \$891.17    |

| Prior Year Taxes Due |
|----------------------|
| NO DELINQUENT TAXES  |

5





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



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

**HELTON HENRY E & LAVONNA**  
**PO BOX 37113**  
**PENSACOLA, FL 32526**

**STEPHENS MICHAEL E & JUDY LORETTA**  
**3009 HIGH POINTE PL**  
**PENSACOLA, FL 32505**

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

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



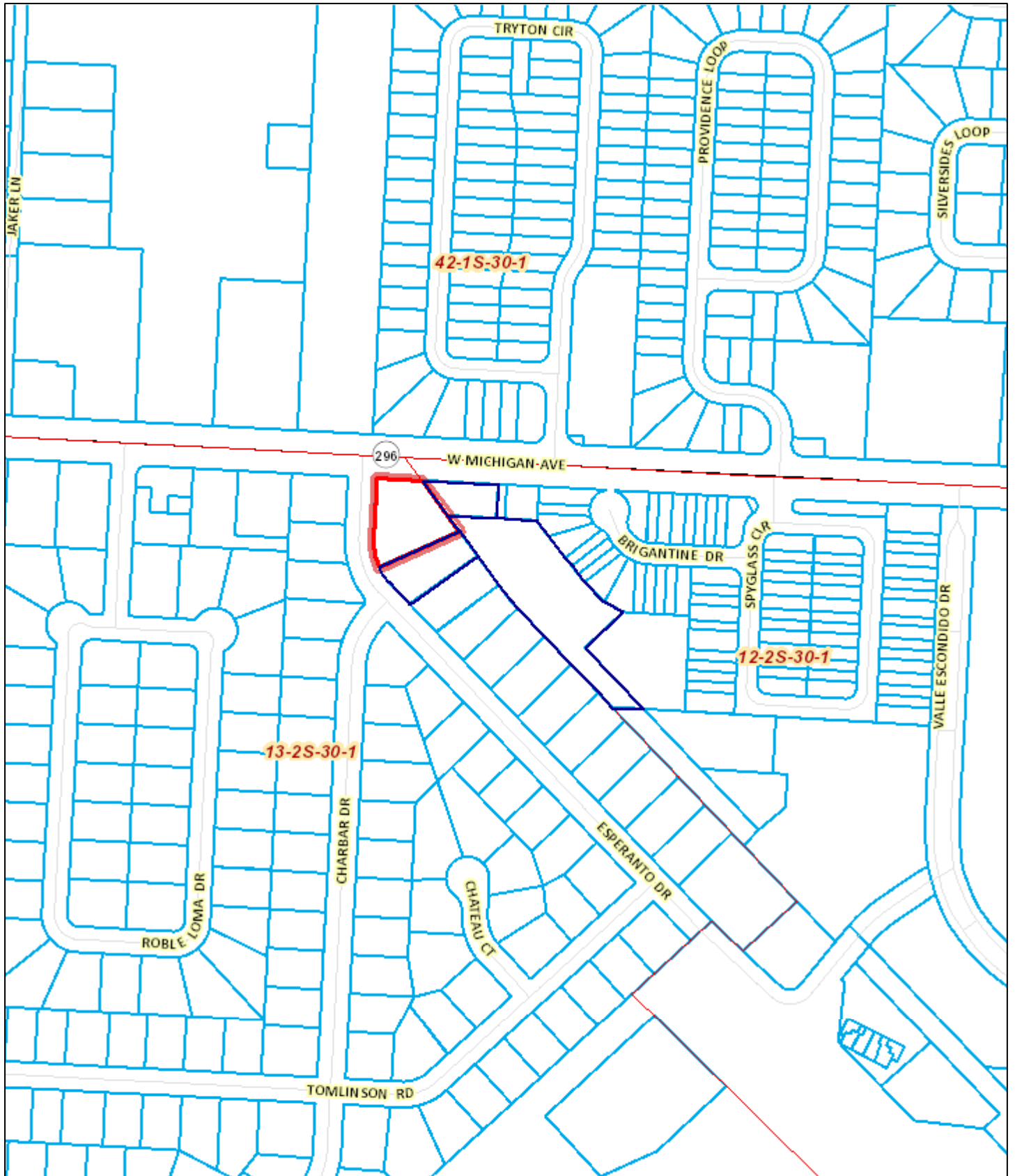
Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**TYNG SHAUN R**  
**5700 ESPERANTO DR**  
**PENSACOLA, FL 32526**

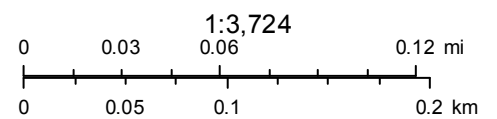
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# Chris Jones Escambia County Property Appraiser



June 25, 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. : **610985**

Date Issued. : 06/25/2014

Cashier ID : GELAWREN

Application No. : PBA140600010

Project Name : V-2014-09

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid     | Comment               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 1040               | \$423.50        | App ID : PBA140600010 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

Received From : SHAUN TYNG

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                      |
|---------------|-----------|-------------|---------|----------------------------------|
| PBA140600010  | 702407    | 423.50      | \$0.00  | 5710 ESPERANTO DR, PENSACOLA, FL |

**Total Amount :**

**423.50**

\$0.00

Balance Due on this/these  
Application(s) as of 6/25/2014