

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
November 19, 2014–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Timothy R. Bryan to the Board of Adjustment.
3. Swearing in of Staff and acceptance of Staff as expert witnesses.
4. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
5. Proof of Publication and waive the reading of the legal advertisement.
6. Approval of the October 15, 2014 Resume Minutes.
7. **Consideration of the following cases:**
 1. **Case No.:** CU-2014-04
Address: 6763 North Palafox Street
Request: Used Auto Sales in C-1
Requested by: Thomas G. Hammond, Jr., P.E., Agent for Haytham Humeda, Owner
 2. **Case No.:** V-2014-12
Address: 2930 Fenceline Rd.
Request: Variance for a Dock
Requested by: Jason Taylor, Agent for William and Dana Moye
 3. **Case No.:** V-2014-13
Address: 5802 Grande Lagoon Blvd.
Request: Variance for a Dock
Requested by: Chris Bosso, Agent for Michelle A. Mandel

4. **Case No.:** V-2014-14
Address: 320 Rosebay Way
Request: Variance for Rear Setback
Requested by: LaDawn Singleton, Agent for Charles and Irene Smith

8. Discussion Items.

9. Old/New Business.

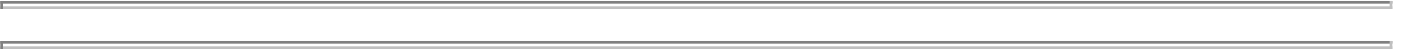
10. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, December 17, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

11. Adjournment.

Board of Adjustment
Meeting Date: 11/19/2014

2.



Board of Adjustment

6.

Meeting Date: 11/19/2014

Attachments

Draft Resume 10-15-14 Mtg.

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD October 15, 2014

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:37 A.M.)

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

Absent: Frederick J. Gant

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

REGULAR BOA AGENDA

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

Motion by Vice Chairman Bobby Price, Jr., Seconded by Bill Stromquist
Motion was made to accept the BOA Meeting Package with the Development Services Staff Findings into evidence
Vote: 5 - 0 Approved
Other: Frederick J. Gant (ABSENT)
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Paul White, Jr., Seconded by Bill Stromquist
Motion was made to accept Proof of Publication and waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Frederick J. Gant (ABSENT)

5. Approval of the September 17, 2014 Resume Minutes.

Motion by Bill Stromquist, Seconded by Vice Chairman Bobby Price, Jr.
Motion was made to approve the September 17, 2014 BOA Resume' Minutes.

Vote: 5 - 0 Approved

Other: Frederick J. Gant (ABSENT)

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

1. **Case No.:** CU-2014-03

Address: 14000 Blk. River Road

Request: To Split Lots Within a Platted Subdivision

Requested by: Tom Hammond, P.E., Agent for Ono River, LLC

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

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

Vote: 5 - 0 Approved

Other: Frederick J. Gant (ABSENT)

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

Address: 13571 Perdido Key Dr.

Request: Development Order Extension

Requested By: Clint Geci, P.E., Agent for Paradise Island Venture, LLC

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 Bill Stromquist, Seconded by Paul White, Jr.

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

Vote: 5 - 0 Approved

Other: Frederick J. Gant (ABSENT)

3. **Case No.:** V-2014-11

Address: 3012 Barrancas Ave.
Request: Zero Side Setbacks
Requested By: E. Dean Dalrymple, Agent for Carolyn L. Patterson

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 Paul White, Jr., Seconded by Bill Stromquist
The Board accepted the Drawing Packet submitted by the applicant's agent into evidence as Exhibit 1.
Motion was made to adopt Staff's Findings and approve the Variance as submitted.

Vote: 5 - 0 Approved

Other: Frederick J. Gant (ABSENT)

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

The next Board of Adjustment Meeting is scheduled for Wednesday, November 19, 2014 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. The meeting adjourned at 9:37 a.m.

Board of Adjustment

7. 1.

Meeting Date: 11/19/2014
CASE: CU-2014-04
APPLICANT: Thomas G. Hammond, Jr., P.E., Agent for Haytham Humeda, Owner
ADDRESS: 6763 North Palafox Street
PROPERTY REFERENCE NO.: 27-1S-30-3101-001-053
ZONING DISTRICT: C-1, Retail Commercial District (cumulative)
FUTURE LAND USE: C, Commercial
OVERLAY DISTRICT: N/A

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

The Applicant is seeking Conditional Use approval to allow used auto sales in C-1 zoning.

RELEVANT AUTHORITY:

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

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

CRITERIA:

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

CRITERION (1)

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

FINDINGS-OF-FACT

The site will be accessed by a curb cut and parking lot along Old Palafox. Internal

circulation, parking and handicapped access will be reviewed during the site plan review process.

CRITERION (2)

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

FINDINGS-OF-FACT

As shown on the site plan, the proposed use should not have any new adverse impacts on the adjacent properties .

CRITERION (3)

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

FINDINGS-OF-FACT

The Applicant will be responsible for providing solid waste service for the proposed use.

CRITERION (4)

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

FINDINGS-OF-FACT

Utilities are available for the site and will be provided as needed.

CRITERION (5)

Buffers. The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other man-made barriers, so long as the function of the buffer and the intent of Policy FLU 1.1.9 of the Comprehensive Plan and the provisions of Section 7.01.06 of the Land Development Code are fulfilled.

FINDINGS-OF-FACT

The proposed use will be reviewed for landscape and buffer standards during the Site Plan Review process.

CRITERION (6)

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

FINDINGS-OF-FACT

All signage will be reviewed by staff and must meet all applicable LDC regulations.

CRITERION (7)

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

FINDINGS-OF-FACT

The proposed project will be reviewed for environmental impacts and stormwater management during the Site Plan Review process.

CRITERION (8)

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

FINDINGS-OF-FACT

Given the surrounding uses and prior commercial use of the site, the proposed use is compatible with the surrounding area.

CRITERION (9)

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

FINDINGS-OF-FACT

Per LDC 6.05.14.C.5, there must be a three-foot tall hedge along the right-of-way line and no intrusions are permitted on the right-of-way.

STAFF RECOMMENDATION

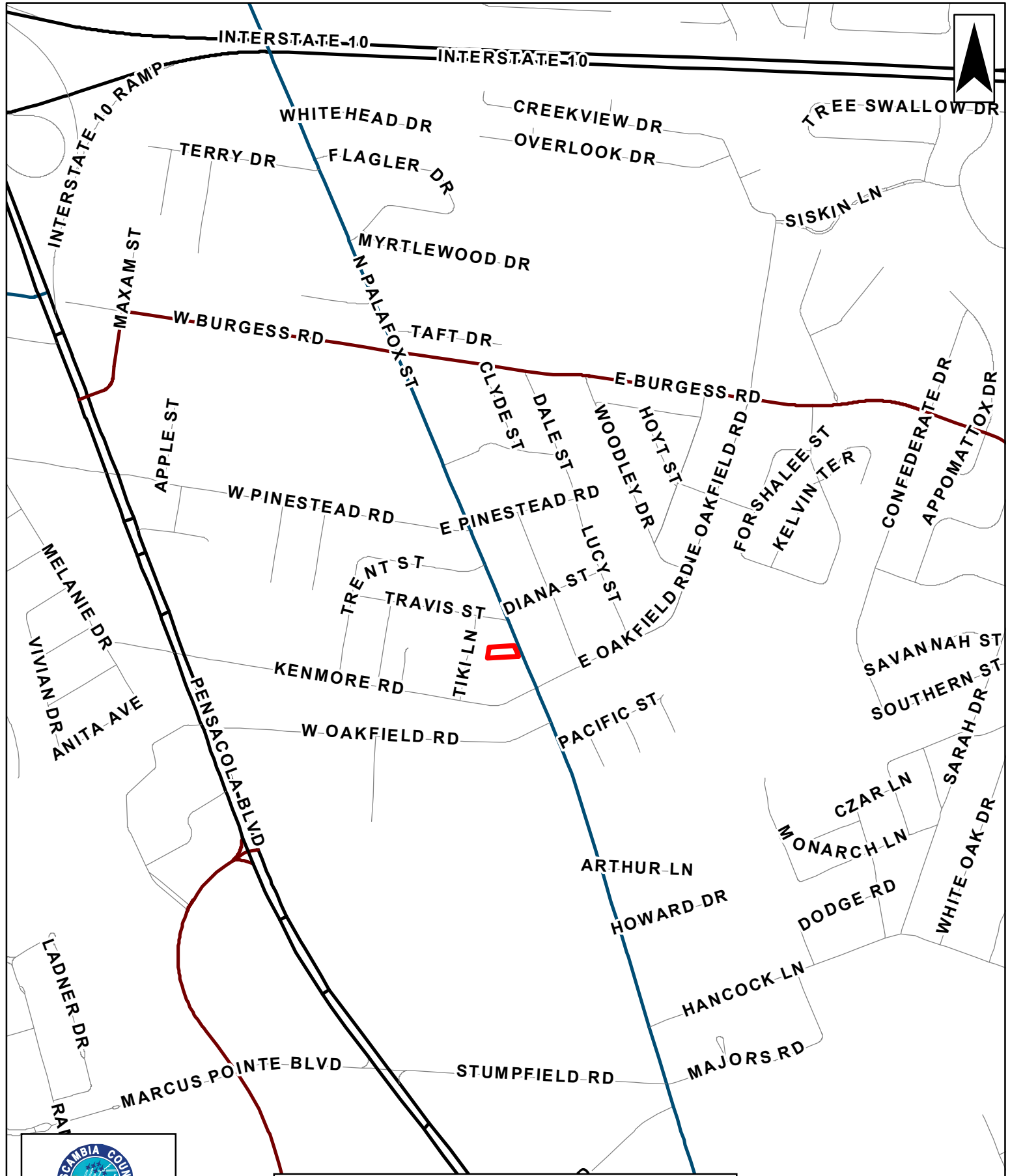
Staff finds that the request can meet all of the required criteria and recommends approval of the request as submitted.

BOARD OF ADJUSTMENT FINDINGS:

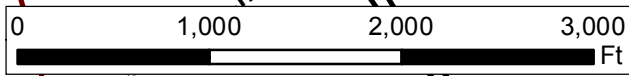
Attachments





Working Case File CU-2014-04


CU-2014-04



**CU-2014-04
LOCATION MAP**

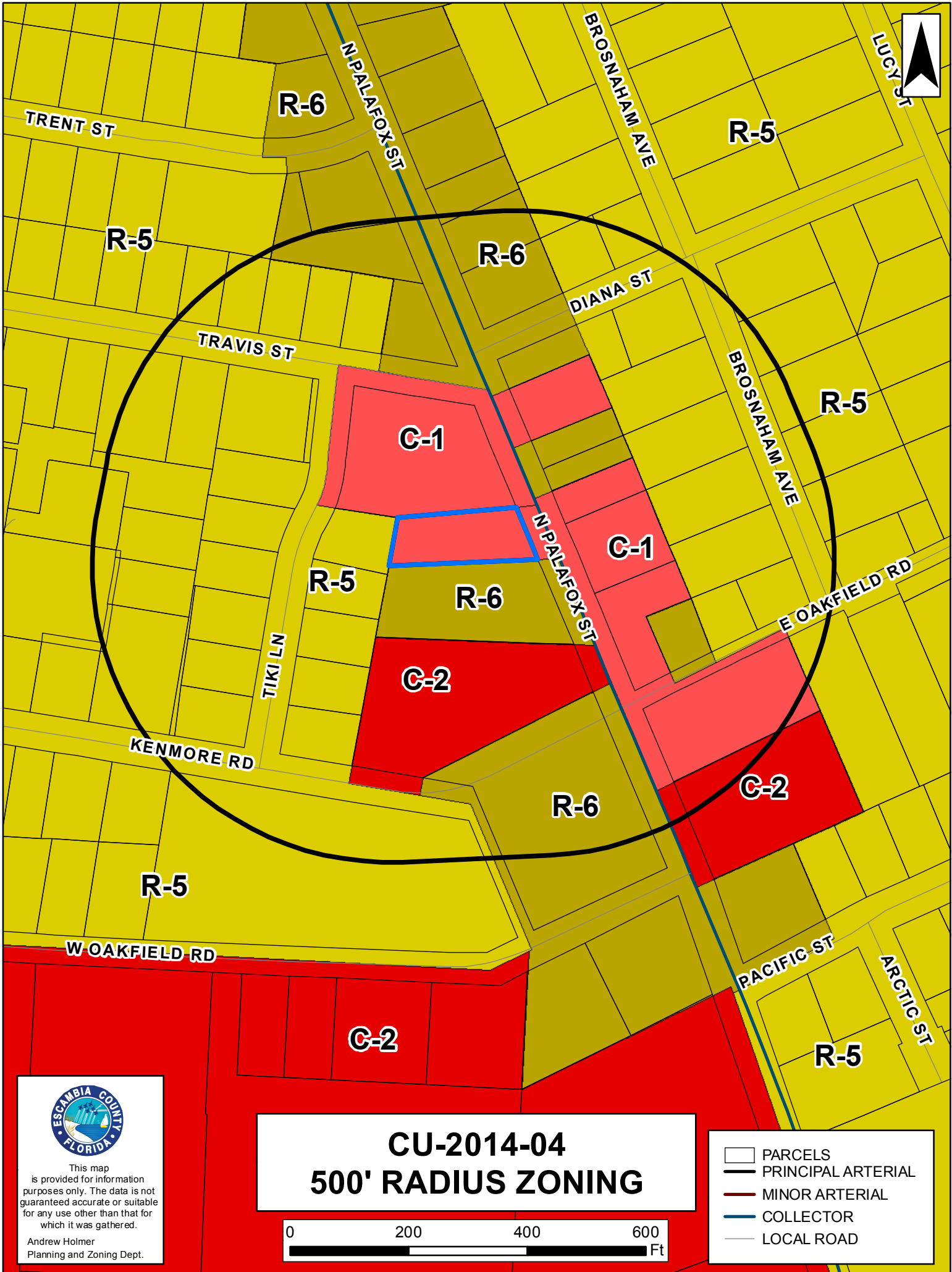



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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.

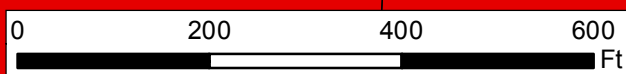
Andrew Holmer
Planning and Zoning Dept.









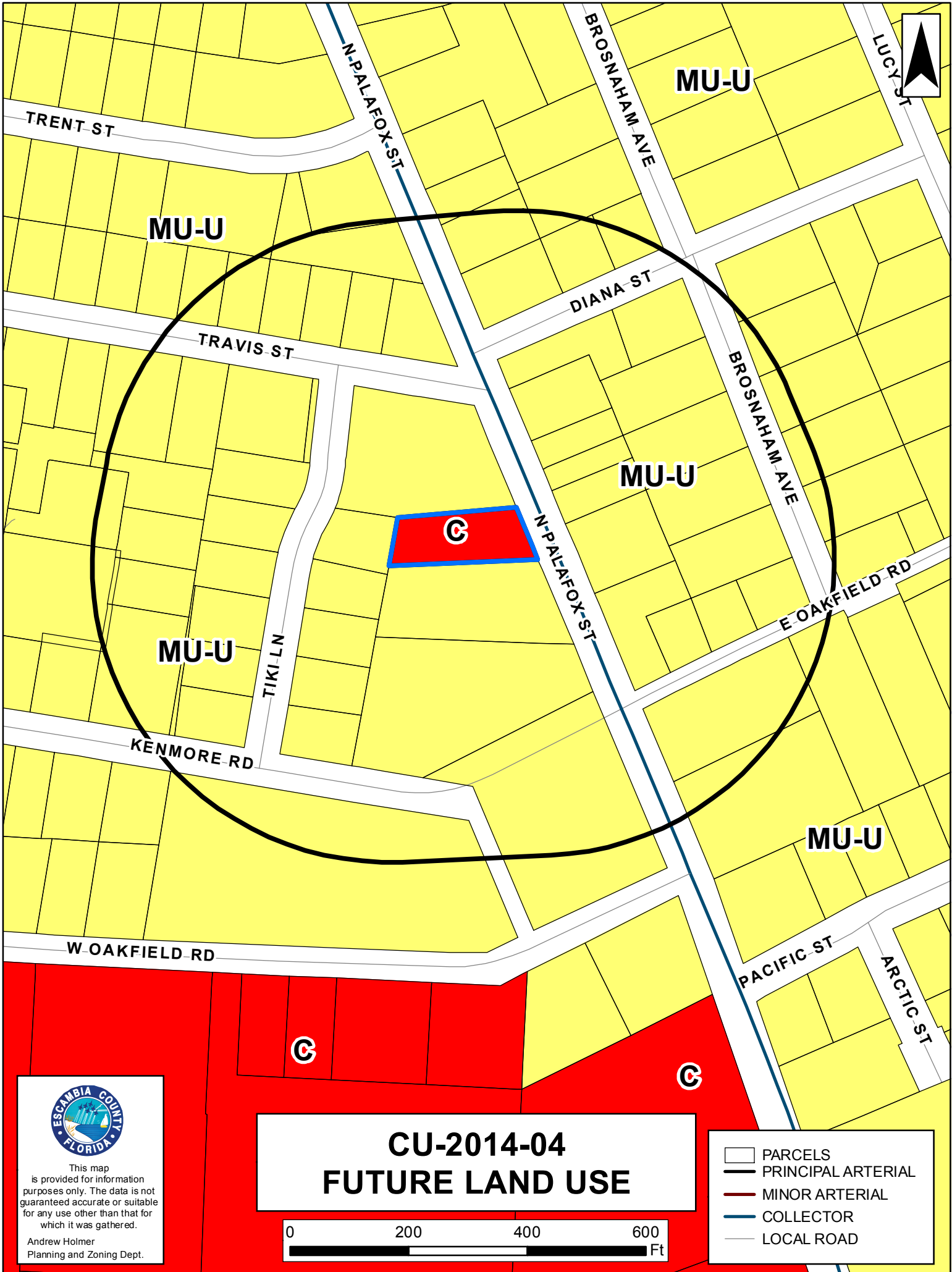

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Andrew Holmer
Planning and Zoning Dept.

CU-2014-04
500' RADIUS ZONING



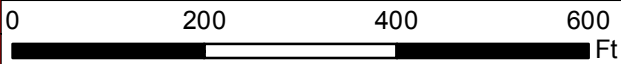
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

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Andrew Holmer
Planning and Zoning Dept.

CU-2014-04 FUTURE LAND USE



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



DIANA ST

TRAVIS ST

TIKI LN

N PALAFOX ST

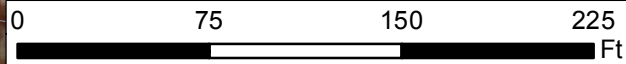
RD



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Andrew Holmer
Planning and Zoning Dept.

CU-2014-04 AERIAL MAP



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



HAMMOND ENGINEERING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9130
ALABAMA CERTIFICATE OF AUTHORIZATION NO. 3277

October 9, 2014

Mr. Drew Homer
Escambia County Development Services
3363 West Park Place
Pensacola, Florida 32505

**Reference: 6763 North Palafox Street
27-1S-30-3101-001-053
HEI Project No. 14-047**

Dear Drew:

The owner of the above referenced parcel wishes to use the site to sale used automobiles. The parcel is zoned C-1 and the FLU is C. The proposed use requires a Conditional Use approval based on the current zoning designation. The total lot area is 0.41 acres. The parcel was previously used as a used car lot. We request a hearing before the Board of Adjustment and approval of this conditional use request based on the following:

Conditional Use Criteria

- 1. On-site circulation** The proposed use will not impede on-site circulation. The attached site plan shows there is adequate room for ingress/egress from North Palafox Street required commercial parking, and life safety access.
- 2. Nuisance** The proposed use will be a small commercial retail facility. The proposed use will not create noise, glare, smoke, odor or harmful effects to any extent that would exceed allowable uses under the current zoning designation.
- 3. Solid Waste** The proposed use (used car sales) is not a significant solid waste producer. The owner intends to have a residential type waste container and regular pickup service.
- 4. Utilities** Potable water and sanitary sewer infrastructure is in place along North Palafox Street. The site is currently serviced by a septic tank.
- 5. Buffers** The proposed conditional use will allow the sale of used automobiles. The parcel is adjoined by a residential uses to the south and west and by commercial uses to the north. The proposed use will require a 10' buffer along the south and west property lines and may require additional fencing and vegetation following the DRC process.

6. **Signs** The proposed use will likely require signage as would other commercial uses allowed under the current zoning designation. Signage will be addressed in DRC and will also require a sign permit.

7. **Environmental Impact** There are no environmentally sensitive lands on the existing commercially developed parcel. Stormwater, protected trees, and landscaping will be addressed in the DRC process.

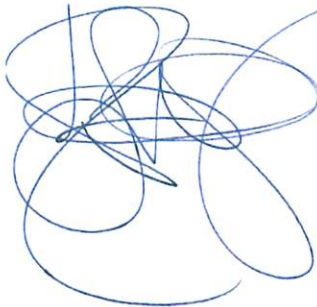
8. **Neighborhood Impact** The proposed conditional use will allow the owner to sale used automobiles on a parcel that was previously developed and used to sale used automobiles. The proposed use fits with the surrounding area and does not constitute a negative neighborhood impact.

9. **Other requirements of the code** We have met with the Director of Development Services and were directed to obtain a conditional use from the Board of Adjustment. No other requirements are required at this time according to staff

We appreciate your assistance in this matter. Should you have questions or comments, please give us a call.

Sincerely,

HAMMOND ENGINEERING, INC.

A handwritten signature in blue ink, consisting of several overlapping loops and lines, representing the name of the signatory.

Thomas G. Hammond, Jr., PE
President

Cc: Haytham Humeda, owner

APPLICATION

Please check application type:
[] Administrative Appeal
[] Development Order Extension
[] Conditional Use Request for: Auto sales in C-1 zoning
[] Variance Request for:
[] Rezoning Request from: to:

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

Owner(s) Name: Haythm Humeda Phone: 850.607.0137

Address: 3101 Rothchild Drive, Pensacola, FL 32503 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: 6763 North Palafox Street

Property Reference Number(s)/Legal Description: 27-1S-30-3101-001-053

By my signature, I hereby certify that:

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

Signature of Owner/Agent: [Handwritten Signature] Printed Name Owner/Agent: Thomas G. Hammond, Jr. PE Date: 10/10/14

Signature of Owner: [Handwritten Signature] Printed Name of Owner: Haytham Humeda Date: 10/10/14

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 10 day of October 20 14, by Haytham Humeda.

Personally Known [] OR Produced Identification []. Type of Identification Produced:

Signature of Notary: [Handwritten Signature] (notary seal must be affixed)

Printed Name of Notary: Ryan Sieg



R. SIEG MY COMMISSION # EE 146400 EXPIRES: December 1, 2015 Bonded Thru Budget Notary Services

FOR OFFICE USE ONLY
CASE NUMBER: CU-2014-04
Meeting Date(s): 11-19-14 Accepted/Verified by: D.L. JAH Date: 10-13-14
Fees Paid: \$ 1270.50 Receipt #: 620136 Permit #: PBA/14 1000016

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 6763 North Palafox Street,
Florida, property reference number(s) 27-1S-30-3101-001-053

I hereby designate Hammond Engineering, Inc. 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) Condominium Use on the above referenced property.

This Limited Power of Attorney is granted on this 10 day of October 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: Thomas G. Hammond, Jr., PE Email: tom@selanddesign.com
Address: 3802 North S Street, Pensacola, FL 32505 Phone: 850.434.2603

Haytham Humeda
Signature of Property Owner

Haytham Humeda
Printed Name of Property Owner

10/10/14
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 10 day of October 20 14,
by Haytham Humeda.

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

[Signature]
Signature of Notary

Ryan Sieg (Notary Seal)
Printed Name of Notary



R. SIEG
MY COMMISSION # EE 146400
EXPIRES: December 1, 2015
Bonded Thru Budget Notary Services

CONCURRENCY DETERMINATION ACKNOWLEDGMENT

For Rezoning Requests Only

Property Reference Number(s): 27-1S-30-3101-001-053

Property Address: 6763 North Palafox Street

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 10 DAY OF October, YEAR OF 2014.

Haytham Humeda
Signature of Property Owner

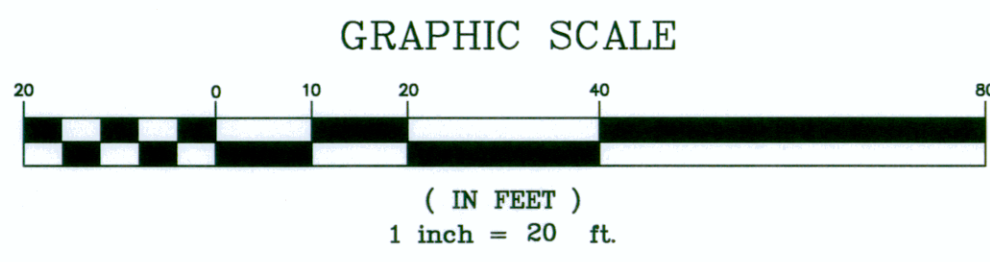
Haytham Humeda
Printed Name of Property Owner

10/10/14
Date

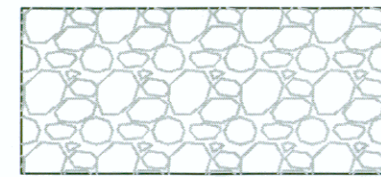
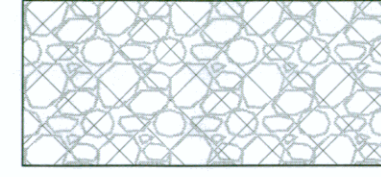


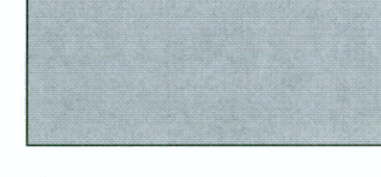

Signature of Property Owner

Printed Name of Property Owner

Date

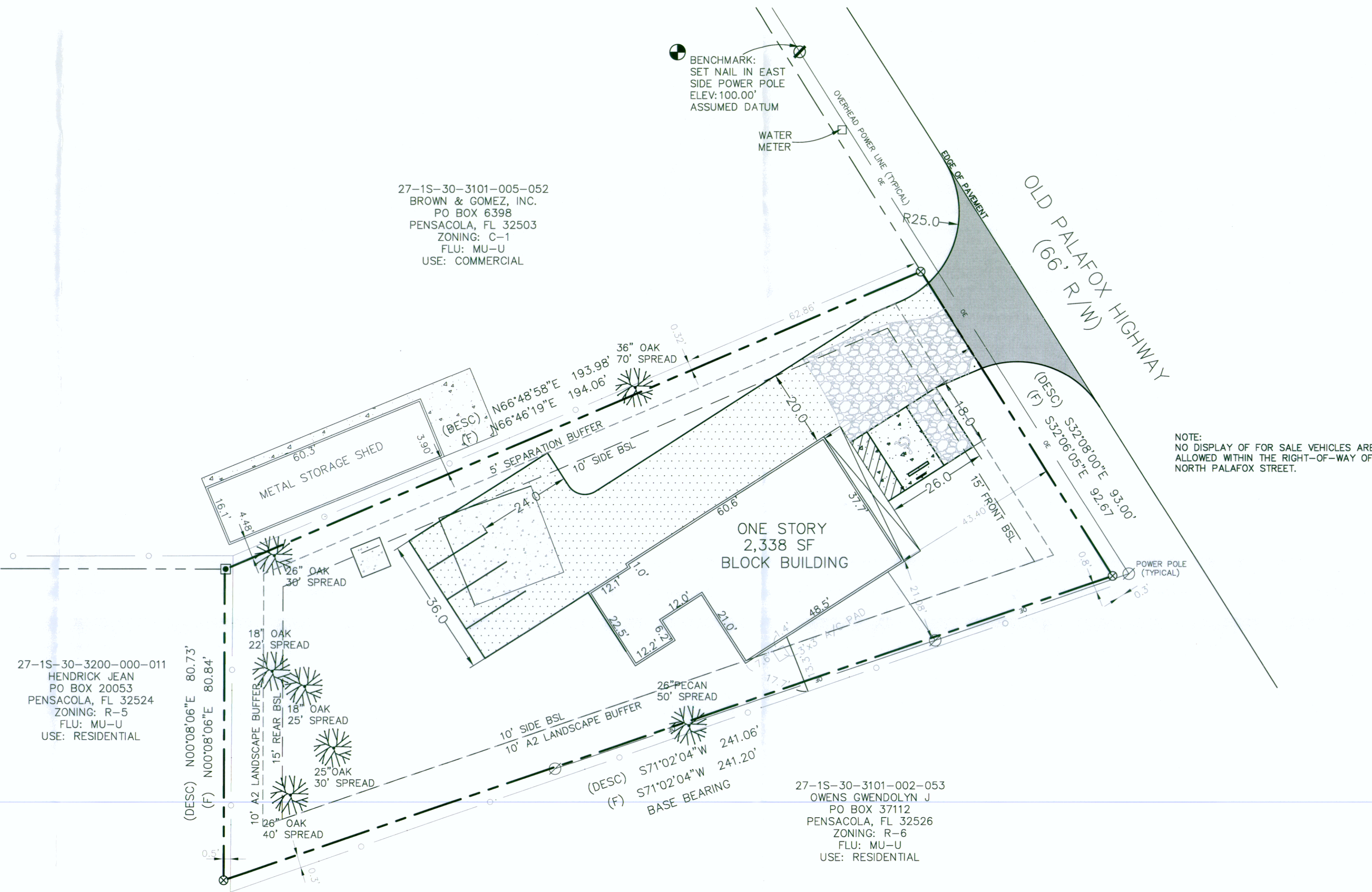


LEGEND:

-  DENOTES EXISTING GRAVEL TO REMAIN
-  DENOTES EXISTING GRAVEL TO BE REMOVED
-  DENOTES EXISTING CONCRETE TO REMAIN
-  DENOTES PROPOSED CONCRETE
-  DENOTES PROPOSED ASPHALT
-  DENOTES PROPOSED CONCRETE

NOTES:

1. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
4. THE OWNER OF HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472.
5. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770
6. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.



TOTAL SITE AREA: 18,037 SF - 0.41 ACRES			
IMPERVIOUS and PERVIOUS AREA			
	EXISTING	REMOVE	NEW
BUILDINGS	2,338 SF	0 SF	0 SF
ASPHALT/CONCRETE	731 SF	0 SF	306 SF
TOTAL IMPERVIOUS AREA	3,069 SF	0 SF	306 SF
GRAVEL/ROCK	2,800 SF	1,538 SF	2,431 SF
LANDSCAPE AREA	12,168 SF		8,257 SF
PERCENTAGE OF LANDSCAPE	67%		46%

PARKING DATA			
	EXISTING	REMOVE	NEW
NON-HANDICAPPED SPACES	0	0	5
HANDICAPPED SPACES	0	0	1

PARCEL ZONING: C-1
85% MAXIMUM IMPERVIOUS SURFACE
BUILDING SETBACKS REQUIRED:
FRONT = 15'
REAR = 15'
SIDE = 10'

NOTE: NON-HANDICAP PARKING SPACES LINES ARE TO BE WHITE.

PARKING REQUIREMENTS:
PROPOSED 2,338 SF USED CAR SALES OFFICE:
1 SPACE PER 400 SF REQUIRED
2,338/400 = 6 SPACES REQUIRED

5 REGULAR STALLS PROPOSED
1 HANDICAP STALL PROPOSED
6 TOTAL SPACES PROVIDED

NOTE: HANDICAP PARKING SIGNS SHALL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NUMBER 17355, SHEET 3 OF 8, FTP-25 SIGN.

ALL REGULAR PARKING STALLS ARE TO MEASURE 10' x 18'
ALL HANDICAP PARKING STALLS ARE TO MEASURE 12' x 18' WITH AN ADJACENT 5' WIDE AISLE

ALL PARKING STALLS ARE TO BE DEMARCATED WITH 4" SOLID WHITE LINES UNLESS OTHERWISE NOTED

NOTE: THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0360G, MAP REVISION DATED SEPTEMBER 29, 2006.

NO.	DATE	REVISIONS

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDDESIGN.COM

DESIGNED BY: TGH	DATE: 10/08/14	SCALE: 1"=20'	NOT RELEASED FOR CONSTRUCTION	BY: X	DATE: X
CHECKED BY: TGH					
PROJECT NO: XX-XXX					
FILE NO: LAYOUT					
SHEET: 2 OF 2					

SITE PLANS FOR	FLORIDA
H&H AUTO SALES	FLORIDA
DEMOLITION PLAN	FLORIDA
ESCAMBIA	FLORIDA



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



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

VANDENBERG PAUL N & BARBARA A
1724 E JACKSON ST
PENSACOLA, FL 32503

BLACKMAN DAVID D
14740 INNERARITY RD
PENSACOLA, FL 32507

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

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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

W AND J INVESTMENTS OF PENSACOLA INC
PO BOX 6398
PENSACOLA, FL 32503

BARNARD STANLEY G JR
5570 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

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

FULLER KENNETH L & KAREN G
111 DIANAH ST
PENSACOLA, FL 32503

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

CABE JANICE CHRISTINE
PO BOX 17343
PENSACOLA, FL 32522

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

WALKER SHIRLEY P
6212 BROSNAHAM AVE
PENSACOLA, FL 32503

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

SUTTON CONNIE LEE
6119 BROSNAHAM AVE
PENSACOLA, FL 32503

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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

**MANN DORIS M &
8 TRAVIS ST
PENSACOLA, FL 32503**

**MILLS RICHARD E
406 W SUNSET AVE
PENSACOLA, FL 32507**

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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

**YODER ALEXANDER R & CHERYL D
114 W TRAVIS ST
PENSACOLA, FL 32503**

**YJS INVESTMENTS LLC
6861 N PALAFOX STREET
PENSACOLA, FL 32503**

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

**MILLER FRANKLIN L EST OF &
122 W TRAVIS ST
PENSACOLA, FL 32503**

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

**MONTILVA PABLO E
153 HWY 98 WEST MARION
TYLERTOWN, MS 39667**

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

**JOHNSTON DARREL
9900 ELERAL DR
PENSACOLA, FL 32526**

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

**KLAJDERMAN CLEMIE D NOWLING LIFE EST
6764 N PALAFOX ST
PENSACOLA, FL 32503**

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

DEAN DONALD T & DARLENE S
PO BOX 588
MILTON, FL 32572

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

GODWIN ROY S
5465 BONANZA DR
GULF BREEZE, FL 32563

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

MILLER MARSHALL A & LYNNE C
99 TRAVIS ST
PENSACOLA, FL 32503

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

BROWN MARSHA M
6283 TRENT ST
PENSACOLA, FL 32503

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

**LINDSEY JOHNNIE L
6116 BROSNAHAM AVE
PENSACOLA, FL 32503**

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

**MOYE ELLA REE 50% INT &
10383 MCARTHUR LN
PENSACOLA, FL 32534**

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

**TOTAL CONSTRUCTION OF NORTHWEST FL INC
C/O PETER FRAGALE
PO BOX 6398
PENSACOLA, FL 32503**

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

**GCCS INVESTMENTS INC
1910 E CERVANTES ST
PENSACOLA, FL 32501**

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

JONES ALLEN C
7000 N PALAFOX HWY
PENSACOLA, FL 32503

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

HOUSTON JERRY E & LOU ANN
3325 Hwy 97 South
CANTONMENT, FL 32533

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

HEDRICK JEAN
PO BOX 20053
PENSACOLA, FL 32524

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

KLOT PRONG & PHEACH SOM
6111 BROSNAHAM AVE
PENSACOLA, FL 32503

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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

ROCKFORD FOUNDATION INC
PO BOX 13230
EL PASO, TX 79913

AGRAPIDES LAZARUS
8069 B IRA DR
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

TORRES JESUS M
14 E OAKFIELD RD
PENSACOLA, FL 32503

SOTO LUIS & SAMANTHA
437 CALLE EMPALME
SAN CLEMENTE, CA 92672

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

**SAM RONG & ROEUN
10 OAKFIELD RD
PENSACOLA, FL 32514**

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

**HOUSING LEAGUE INC THE
2046 TREASURE COAST PLZ STE A
VERO BEACH, FL 32960**

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

**YOUNG WILLIAM
3831 3/4 BRESEE AVE
BALDWIN PARK, CA 91706**

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

**BUCKLEY CHARLES R & DEBRA P
5970 REYNOSA DR
PENSACOLA, FL 32504**

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

BAKER JOANNE
13082 MINDANAO WAY # 39
MARINA DEL REY, CA 90292

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

ABENDAN MANUEL C & CELLIE T
2340 ARRIVISTE WAY
PENSACOLA, FL 32504

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

FRATERNAL ORDER OF EAGLES
105 W KENMORE RD
PENSACOLA, FL 32503

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

ESCAMBIA COUNTY
221 PALAFOX PL STE 420
PENSACOLA, FL 32502

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

**WALKER LULA ESTATE OF
5496 WALES AVE
PENSACOLA, FL 32526**

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

**MERCER CAROLE J
10136 SUGAR CREEK CIR
PENSACOLA, FL 32514**

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

**TEMPO HOMES INC
1624 LAHAINA CT
GULF BREEZE, FL 32563**

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

**TAX LIEN FUND I LP
PO BOX 1074
ELMHURST, IL 60126**

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

**MAYNOR DELCHA M
8 DIANA ST
PENSACOLA, FL 32503**

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

**CATALANOTTO JENNIFER &
5110 W FAIRFIELD DR
PENSACOLA, FL 32506**

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

**SUNCOAST DENTAL LAB OF PENSACOLA INC
6851 N PALAFOX ST
PENSACOLA, FL 32503**

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

**COREY JACQUINE
PO BOX 9045
PENSACOLA, FL 32513**

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

**SORRELLS JAMES A &
101 TRAVIS ST
PENSACOLA, FL 32503**

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

**EMMONS FRANKLIN D JR & ELIZABETH A
4953 ANDREA LN
PACE, FL 325712603**

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

**TY LOEUTH & RY CHIM
12 E OAKFIELD RD
PENSACOLA, FL 32503**

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

**OWENS GWENDOLYN J
PO BOX 37112
PENSACOLA, FL 32526**

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

**STUTTS STACI T
7089 WYMART RD
PENSACOLA, FL 32526**

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

**WALKER FRED W
C/O MICHAEL STANFORD
5496 WALES AVE
PENSACOLA, FL 32526**

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

**ROBISON PAULINE A
110 KENMORE RD
PENSACOLA, FL 32503**

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

**BLEVINS PATRICIA M
6112 BROSNAHAM AVE
PENSACOLA, FL 32503**

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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

COFIELD IRMA JEAN HUGGINS
12 TRAVIS ST
PENSACOLA, FL 32503

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Escambia County
Development Services Department
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Pensacola, FL 32505

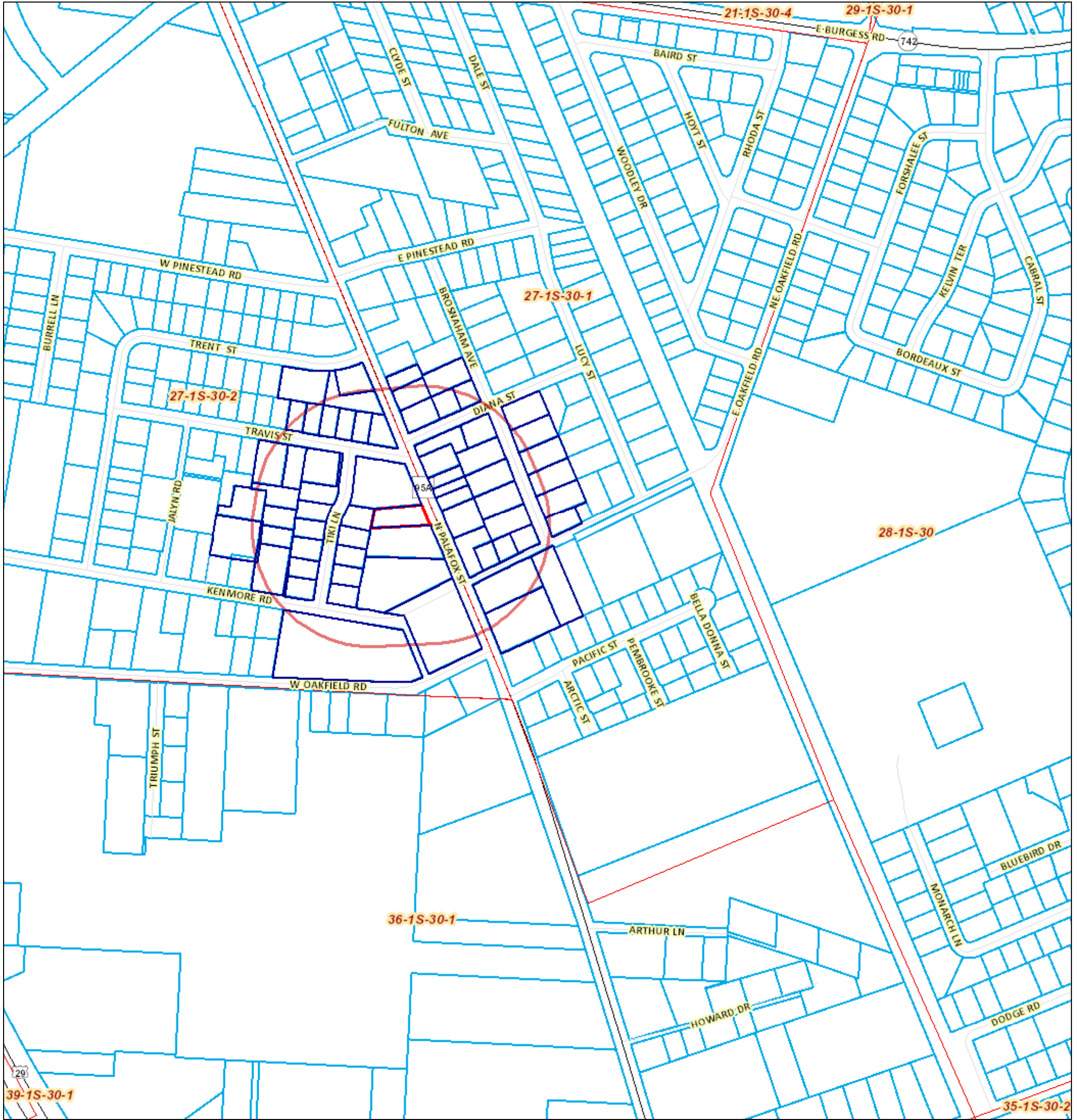


Escambia County
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Pensacola, FL 32505

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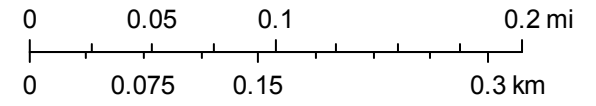
Chris Jones Escambia County Property Appraiser



October 22, 2014

1:4,950

-  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. : **620136**

Date Issued. : 10/13/2014

Cashier ID : KLHARPER

Application No. : PBA141000016

Project Name : CU-2014-04

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	178	\$1,270.50	App ID : PBA141000016
		\$1,270.50	Total Check

Received From : HAYTHAM HUMEDA

Total Receipt Amount : **\$1,270.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA141000016	711341	1,270.50	\$0.00	6763 N PALAFOX ST, PENSACOLA, FL, 32503

Total Amount :

1,270.50

\$0.00

Balance Due on this/these
Application(s) as of 10/13/2014

Board of Adjustment

7. 2.

Meeting Date: 11/19/2014
CASE: V-2014-12
APPLICANT: Jason Taylor, Agent for William and Dana Moye
ADDRESS: 2930 Fenceline Rd.
PROPERTY REFERENCE NO.: 03-3S-31-2006-001-001
ZONING DISTRICT: R-5, Urban Residential/Limited Office District
FUTURE LAND USE: MU-U, Mixed Use Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is seeking a Variance to a County regulation limiting the length of a dock to no more than 15% of the open water span at the point of installation.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 7.05.00.C12.b

b. Such structures shall not extend seaward from the property line for more than 300 feet or consist of 15 percent of the open water span at the point of installation, whichever is less. In no case shall such structures extend nearer than 25 feet to the center of a channel.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.00

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 located on the south side of the bayou at the point of a southward bend. This bend along with protected emergent vegetation on site present serious practical difficulties in building a dock complex on this waterfront lot. The proposed variance would serve to alleviate those difficulties.

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 practical use of the site given the physical limitations present.

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 hardships on site, the requested variance is necessary to construct a dock complex in the same manner as other waterfront properties

STAFF RECOMMENDATION:

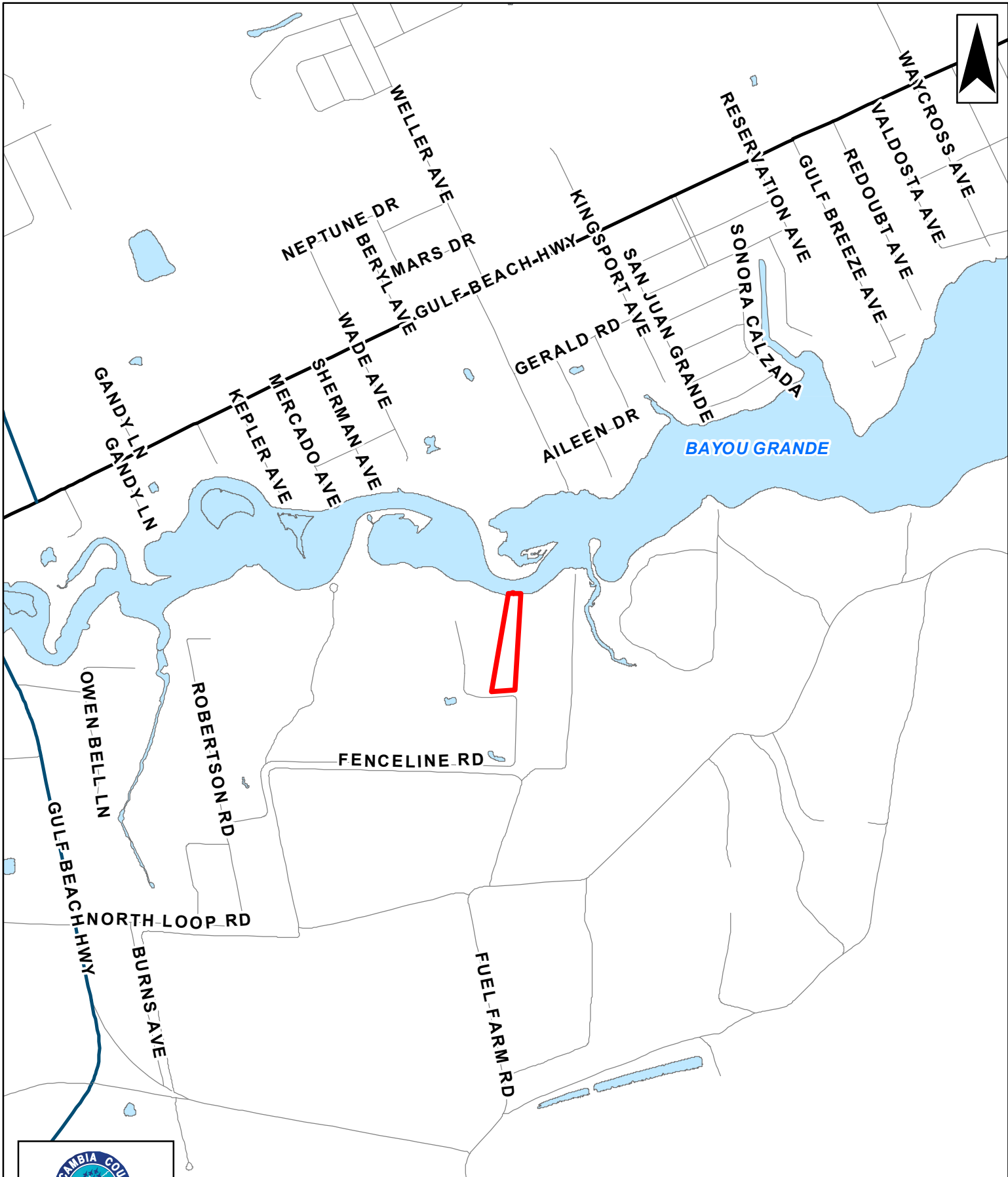
Staff finds that the variance request does meet all of the required criteria and approval is recommended.

BOARD OF ADJUSTMENT FINDINGS:

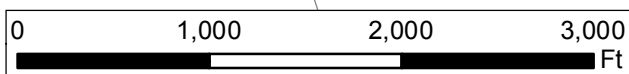
Attachments





Working Case File V-2014-12

V-2014-12



V-2014-12 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.



BAYOU GRANDE

R-3

R-5

R-5

R-5

FENCELINE RD

R-5

P

FENCELINE RD

P

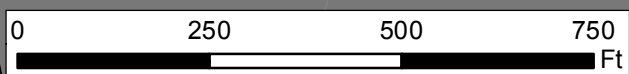
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This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2014-12 500' RADIUS ZONING



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



BAYOU GRANDE

MU-U

MU-U

MU-U

REC

P

FENCELINE RD

FENCELINE RD

P

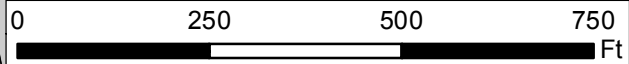
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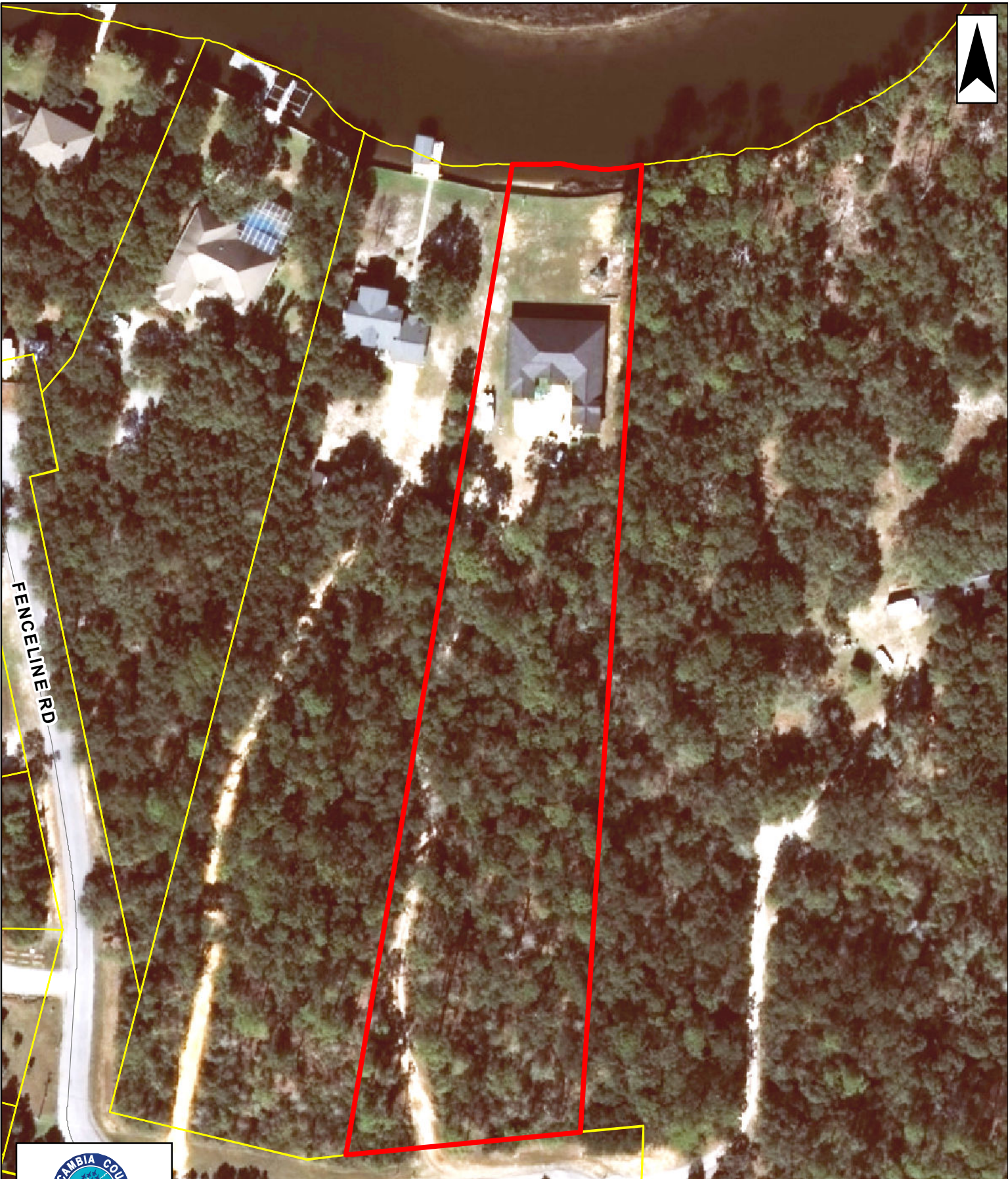
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2014-12 FUTURE LAND USE



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



FENCELINE RD








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

Andrew Holmer
Planning and Zoning Dept.

V-2014-12 AERIAL MAP



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

APZ 2

BAYOU GRANDE

APZ 2

AIPD 1
APZ 2
AREA A

FENCELINE RD

AIPD 1

FENCELINE RD

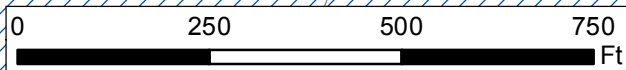
AIPD 1



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-2014-12 AIRFIELD OVERLAY



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD





October 9, 2014

Board of Adjustment
Escambia County Planning and Zoning Department
3363 West Park Place
Pensacola, FL 32505

Re: Letter of Request, Variance Application
Project: Moye, Residential Dock & Boathouse
Applicant: William Moye
WSI Project #2014-350

To Whom It May Concern:

William "Richie" Moye (herein referred as the applicant) requests a variance from Escambia County Land Development Code (LDC) 7.05.00.C.12.b to allow the construction of a single-family dock and boathouse beyond county setback requirement. **LDC 7.05.00.C.12.b** requires that dock, piers, boathouse structure, or any part of extensions thereof shall not extend seaward from the property line for more than 300 feet or consist of 15 percent of the open water span at the point of installation, whichever is less. In no case shall such structures extend nearer than 25 feet to the center of a channel. The width of the waterbody taken from the narrowest point of open water span at the point of installation is 130.9-ft. Authorization is being sought to construct a dock and boathouse consisting of an irregular 16.2' x 25.7' platform with a 32' x 5' access pier, a 15.1' x 3' finger pier and a 30' x 13' covered mooring area. The boathouse roof will have dimensions of 31' x 15'. As proposed the dock will extend into the waterbody 32.0-ft from the open water span; exceeding the county's 15% open water setback by 12.4-ft. The dock will be located 32.1-ft from the center line of the channel.

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2.05.02 requires the applicant to demonstrate that the variance request meets the criteria outlined in code. The following is a summary detailing how the request meets each criterion.

Criterion 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 building in the vicinity.

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

The subject parcel is unique due to the fact that the property is situated along Bayou Grande where a large spit of vegetated marsh narrows the open water span from approximately 750-ft to 131-ft in width. In addition, approximately 60% of the applicant's shoreline contains emergent wetland vegetation that reduces the amount of useable shoreline available to construct a dock under the intent of the code. The dock as proposed is the minimum necessary to facilitate loading, offloading and servicing of the vessel intent on utilizing the lift.

Criterion 2)

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.

In the context of variance applications, a "property right" is the ability to use or improve land in such a manner as would be lawful except for (1) the special circumstance or condition applicable to the building or land and (2) the particular land development regulation, from which a variance is sought, that prohibits such use or improvement. A property right is "substantial" if it involves a use or improvement or real worth and importance which is or may be enjoyed by other similarly situated land owners in the vicinity.

The submerged lands within Bayou Grande are sovereign lands of the state. Section 253.03, Florida Statutes, provides that the state, acting through the Board of Trustees of the Internal Improvement Trust Funds, owns all lands that the state acquired by right of its sovereignty. By statute the applicant has legal riparian rights. Section 253.141(1) defines riparian rights as:

Riparian rights are those incidental to land bordering upon navigable waters. They are rights of ingress, egress, boating, bathing, and fishing and such others as may be or have been defined by law. Such rights are not of a proprietary nature. They are rights inuring to the owner of the riparian land but are not owned by him or her. They are appurtenant to and are inseparable from the riparian land. The land to which the owner holds title must extend to the ordinary high watermark of the navigable water in order that riparian rights may attach. Conveyance of title to or lease of the riparian land entitles the grantee to the riparian rights running therewith whether or not mentioned in the deed or lease of the upland.

The riparian right referenced within this application is the right to erect a pier or dock in waterward of the upland riparian owner to facilitate access to and use of navigable waters. This is a qualified right as it requires consent by the Board of Trustees of the Internal Improvement Trust Fund since they are the owner of submerged lands within Bayou Grande. Since the proposed dock structures do not exceed 1,000 sq. ft. (including access piers and boat house), the activity will be exempt per Chapter 62-330.050(1)(d), F.A.C. which exempts the installation of private docks of 1,000 sq. ft. of surface area over the landward extent of waters of the State. This exemption also would serve as the proprietary authorization from the Board of Trustees.

As mentioned there are special circumstances applicable to the subject property (unique narrowness of the waterbody) and protected emergent wetland vegetation which prohibits the proposed marine structures. There are several properties fronting the bayou which contain dock structures similar in design and configuration as proposed by the applicant. This is a use that is enjoyed by other similarly situated land owners in the vicinity of the property. With this said it is my opinion the proposed use meets the definition of a substantial property right.

Criterion 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.

Public interest criteria that should be considered in evaluating this variance request should include navigation and protection of marine resources. The proposed activity has been submitted to the Florida Department of Environmental Protection (DEP) and Department of the Army Corps of Engineers. These agencies review the project and ensure that navigation and water quality is maintained on the water body affected.

In summary the authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets or waterways, the danger of fire, imperil 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 the Comprehensive Plan, except this Code and the plan may be amended in the manner prescribed by law.

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

Criterion 5)

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

Much thought was put into the design of the proposed pier that would allow the applicant to safely use the dock while minimizing impacts to protected resources and avoid a navigation hazard. The dock is orientated to avoid the emergent wetland vegetation while remaining landward of the 25% width of the waterbody setback as required by state and federal agencies.

In summary the variance is the minimum necessary to make possible use of the waterfront and to enjoy a substantial property right expected with waterfront property fronting a man-made waterbody.

Your consideration in this matter would be greatly appreciated. If any questions arise, please feel free to contact me at either the letterhead address or by telephone at 850-453-4700.

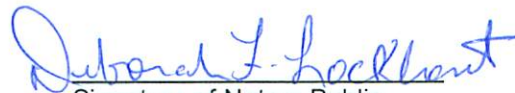
Sincerely,

WETLAND SCIENCES, INC.


Jason Taylor
Environmental Scientist

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16 day of October, year of 2014 by Jason Taylor who () did () did not take an oath. He/she is () personally known to me, () produced Florida/Other Driver's License, and/or () produced current Expires 3-16-17 as identification.


Signature of Notary Public

Deborah F. Lockhart
Name of Notary Public Printed
Date 10-16-14



10-01-16
My Commission Expires

EE839922
Commission Number – Notary Seal must be affixed

APPLICATION

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

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

Owner(s) Name: William & Dana Moye Phone: 850-232-7602
 Address: 2930 Fenceline Road, Pensacola, FL 32507 Email: dickmoyeauto@bellsouth.net

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: 2930 Fenceline Road, Pensacola, FL 32507
 Property Reference Number(s)/Legal Description: 03-3S-31-2006-001-001

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]
 Signature of Owner/Agent

Jason Taylor
 Printed Name Owner/Agent

10/9/14
 Date

 Signature of Owner

 Printed Name of Owner

 Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16 day of October 20 14
 by Jason Taylor

Personally Known OR Produced Identification . Type of Identification Produced: DR Lic # T460-421-80095- Exp. 03-16-17

[Signature]
 Signature of Notary
 (notary seal must be affixed)

Deborah F. Lockhart
 Printed Name of Notary



FOR OFFICE USE ONLY	CASE NUMBER: <u>V-2014-12</u>
Meeting Date(s): <u>11-19-14</u>	Accepted/Verified by: <u>DLA AH</u> Date: <u>10-16-14</u>
Fees Paid: <u>\$423.50</u> Receipt #: _____	Permit #: <u>PBA 141000017</u>

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 2930 Fenceline Road, Pensacola, FL 32507,
Florida, property reference number(s) 03-3S-31-2006-001-001

I hereby designate Jason Taylor of Wetland Sciences, Inc. 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 3 day of October 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: Jason Taylor Email: jtaylor@wetlandsciences.com

Address: 1829 Bainbridge Ave, Pensacola, FL 32507 Phone: 850-453-4700

William R. Moyer Jr
Signature of Property Owner

William R. Moyer JR
Printed Name of Property Owner

10-5-14
Date

Pam Moyer
Signature of Property Owner

PAM MOYER
Printed Name of Property Owner

10-3-14
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 3 day of Oct 2014,
by _____.

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

Sonya Mitchell
Signature of Notary

Sonya Mitchell
Printed Name of Notary

(Notary Seal)



THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File Number: 14FL-3282

**CORPORATION SPECIAL
WARRANTY DEED**
TAX ID #03-3S-31-2006-001-001

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Regions Bank, an Alabama corporation, Grantor*, Address: 215 Forrest Street, Hattiesburg, MS 39401, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto: William R. Moye, Jr. and Dana W. Moye, husband and wife, Grantee*, Address: 2930 Fenceline Road, Pensacola, FL 32507, grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

GRANTOR DOES HEREBY COVENANT with Grantee, except as above-noted, that, at the time of delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR MAKES NO REPRESENTATION OR WARRANTIES of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal this 18th day of June, 2014.

REGIONS BANK, an Alabama corporation

Signed, sealed and delivered
in the presence of:

By: [Signature]
Print Name & Title: Joe Terrell, Vice President

Witness #1 Sign: [Signature]
Witness #1 Print Name: Michael W. Peters Jr

Witness #2 Sign: [Signature]
Witness #2 Print Name: [Signature]

STATE OF MS
COUNTY OF Forrest



THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of June, 2014, by Joe Terrell, the V.P. of Regions Bank, an Alabama corporation, personally known to me of having provided a driver's license as identification, and who did take an oath.

My Commission expires:

(Seal)



Notary Public
Serial Number

[Signature]

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Section 3, Township 3 South, Range 31 West, Escambia County, Florida, described as follows: Commence at an old concrete army survey marker accepted as the Southwest corner of said Section 3, according to the Plat recorded in Deed Book 154, Page 424 of the Public Records of said County; thence North 13 degrees 53'07" West along the West line of said Section as per said Deed Book Plat a distance of 532.67 feet; thence South 76 degrees 55'07" East a distance of 358.00 feet; thence North 81 degrees 50'53" East a distance of 32.03 feet to a point hereinafter referred to as point "B"; thence North 07 degrees 09'23" East a distance of 793 feet, more or less, to a point on the mean high water line of Bayou Grande and the Point of Beginning; thence South 07 degrees 09'23" West along the line last traversed a distance of 793 feet, more or less, to the aforementioned point "B"; thence North 81 degrees 50'53" East a distance of 193.02 feet; thence North 01 degrees 12'35" East a distance of 766 feet, more or less, to a point on the aforementioned mean high water line of Bayou Grande thence meander Westerly along said mean high water line a distance of 115 feet, more or less to the Point of Beginning. Less and Except that portion as conveyed to Escambia County, Florida, and which is described in that Special Warranty Deed recorded in Official Records Book 4413, Page 573.

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 14FL-3282

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: Fenceline Road
Legal Address of Property: 2930 Fenceline Road, Pensacola, FL 32507

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

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):
REGIONS BANK, an Alabama corporation

By: [Signature]
Print Name & Title: JE Terrell, VP

Witness #1 Sign: [Signature]
Witness #1 Print Name: Sally [unclear]

Seller's Name: _____

Witness #2 Sign: [Signature]
Witness #2 Print Name: Michael V Peters Jr

Seller's Name: _____

Witness Name: _____

As to Buyer(s):
[Signature]
Buyer's Name: William R. Moye, Jr.

Witness #1 Sign: [Signature]
Witness #1 Print Name: Michael [unclear]

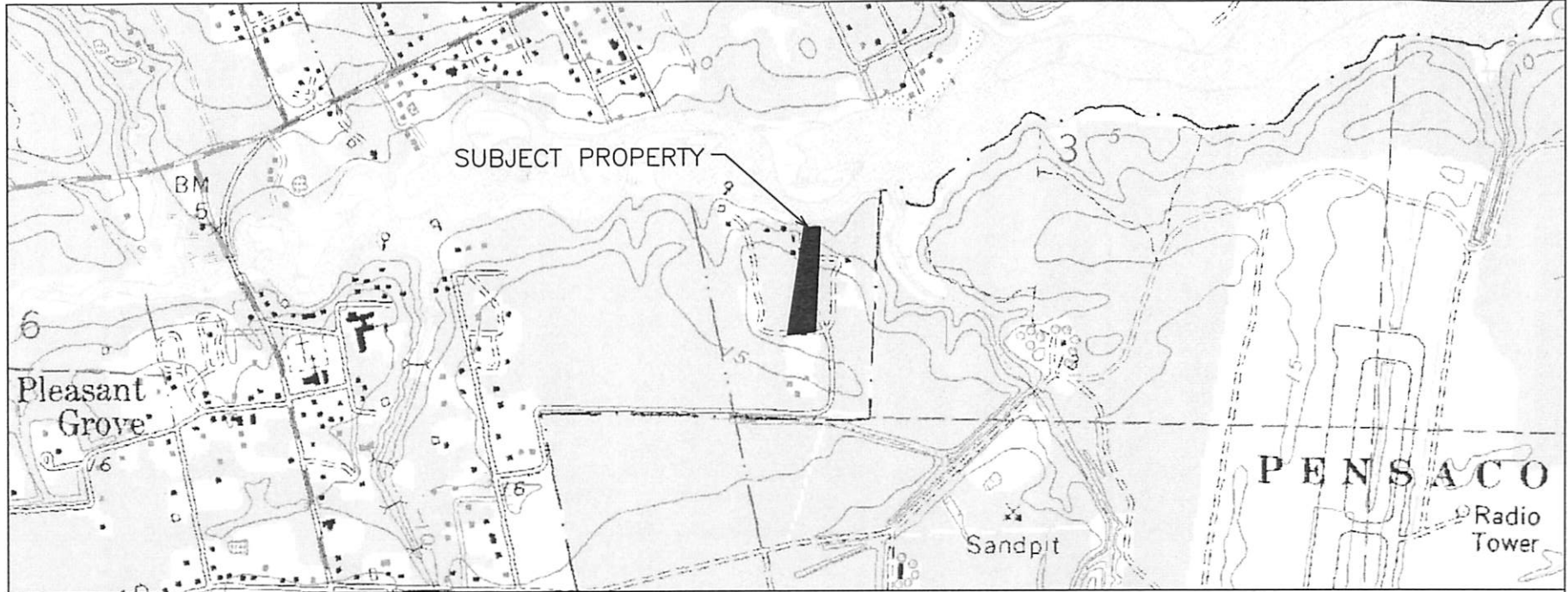
[Signature]
Buyer's Name: Dana W. Moye

Witness #2 Sign: [Signature]
Witness #2 Print Name: Harvey [unclear]

Buyer's Name: _____

Witness Name: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95



DIRECTIONS TO THE SITE FROM DOWNTOWN PENSACOLA: START OUT GOING WEST ON GARDEN STREET. TURN LEFT ONTO BARRANCAS AVENUE/FL-292. CONTINUE ON FL-292 FOR APPROXIMATELY 7.9 MILES. TURN LEFT ONTO OLD GULF BEACH HIGHWAY/CR-292A FOR 0.6 MILES. TURN LEFT ONTO N. LOOP ROAD. NORTH LOOP ROAD TURNS LEFT AND BECOMES ROBERTS ROAD. TURN RIGHT ONTO FENCELINE ROAD FOR APPROXIMATELY 0.8 MILES. SUBJECT PROPERTY WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE ROAD WITH AN ADDRESS OF 2930 FENCELINE ROAD. PLEASE CALL 850-453-4700 WITH ANY QUESTIONS.

SUBJECT PROPERTY

PARCEL ID#
03-3S-31-2006-001-001
PROPERTY OWNER
WILLIAM & DANA MOYE
2930 FENCELINE ROAD
PENSACOLA, FL 32507

PROJECT LOCATION

2930 FENCELINE ROAD
PENSACOLA, FL 32507
LAT: 30.363044'
LONG: -87.331613'

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	SITE LOCATION MAP
2	PLAN VIEW DEPICTED ONTO AERIAL
3	CLOSE-UP PLAN VIEW DEPICTED ONTO AERIAL
4	PLAN VIEW OF PROPOSED DEVELOPMENT PLAN
5	DETAILS (TYPICAL)



ENVIRONMENTAL CONSULTANTS

1829 BAINBRIDGE AVENUE
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

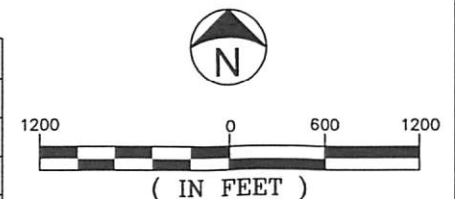
PROJECT NAME: 2930 FENCELINE ROAD DOCK

SITE LOCATION MAP

PROJECT NO.: 2014-350

BY: JAT DATE: 10/7/2014

SHEET: 1 OF 5

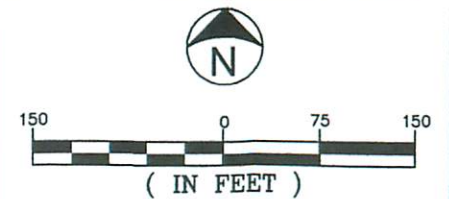


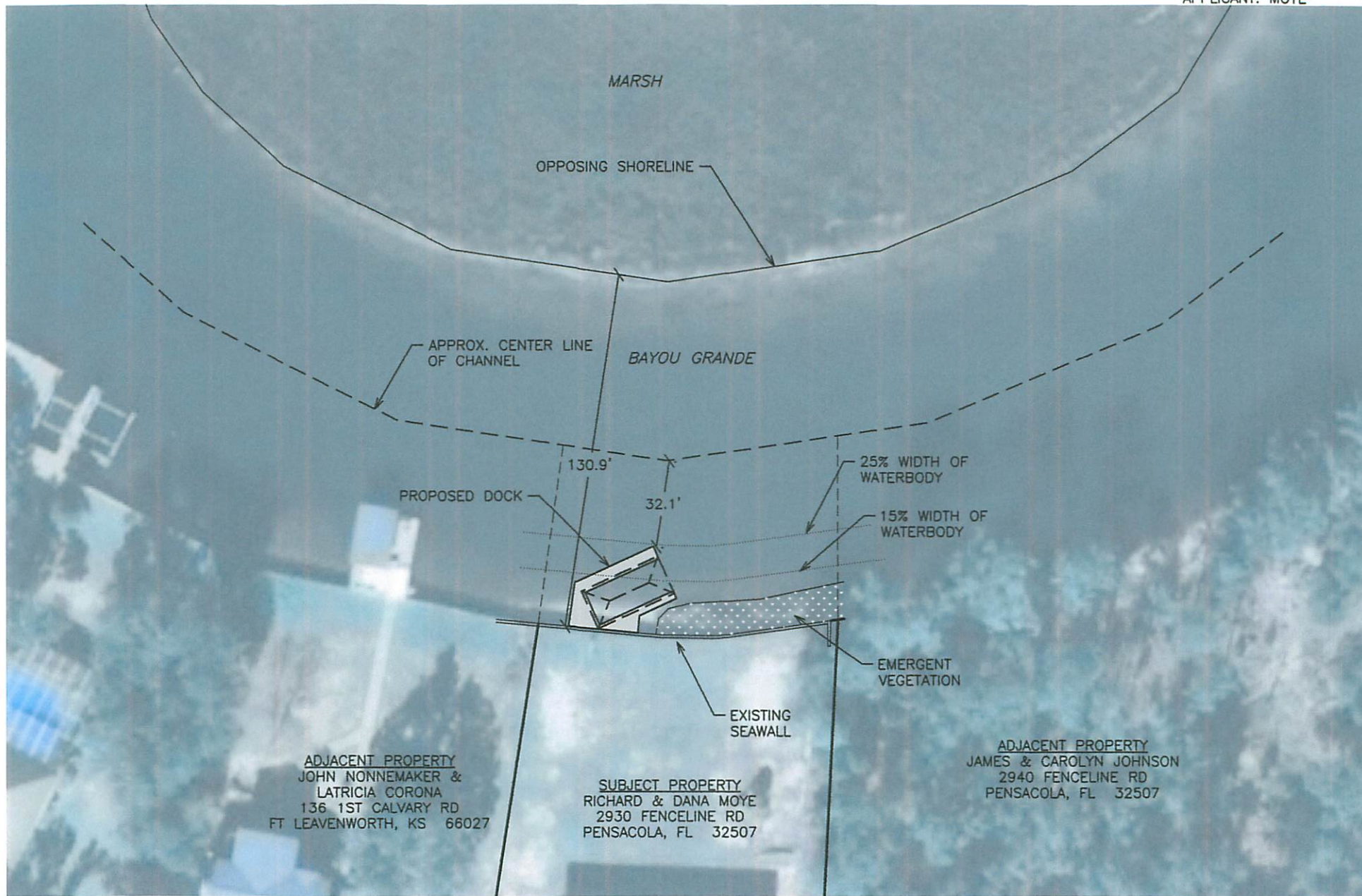


WETLAND
SCIENCES
 INCORPORATED

ENVIRONMENTAL CONSULTANTS
 1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 2930 FENCELINE ROAD DOCK	
PLAN VIEW DEPICTED ONTO AERIAL	
PROJECT NO.: 2014-350	
BY: JAT	DATE: 10/7/2014
SHEET: 2 OF 5	





ADJACENT PROPERTY
 JOHN NONNEMAKER &
 LATRICIA CORONA
 136 1ST CALVARY RD
 FT LEAVENWORTH, KS 66027

SUBJECT PROPERTY
 RICHARD & DANA MOYE
 2930 FENCELINE RD
 PENSACOLA, FL 32507

ADJACENT PROPERTY
 JAMES & CAROLYN JOHNSON
 2940 FENCELINE RD
 PENSACOLA, FL 32507



ENVIRONMENTAL CONSULTANTS

1829 BAINBRIDGE AVENUE
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 2930 FENCELINE ROAD DOCK	
CLOSE-UP PLAN VIEW DEPICTED ONTO AERIAL	
PROJECT NO.: 2014-350	
BY: JAT	DATE: 10/7/2014
SHEET: 3 OF 5	



APPROX. CENTER LINE OF CHANNEL

APPROX. RIPARIAN LINE

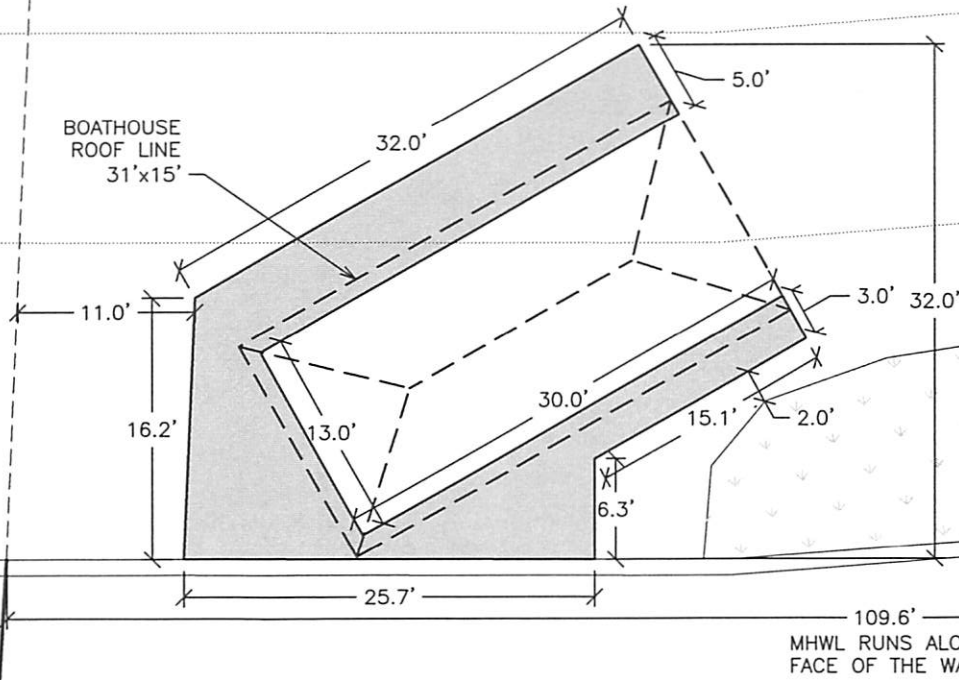
APPROX. RIPARIAN LINE

BAYOU GRANDE

25% WIDTH OF WATERBODY

15% WIDTH OF WATERBODY

BOATHOUSE
ROOF LINE
31'x15'



109.6'
MHWL RUNS ALONG
FACE OF THE WALL

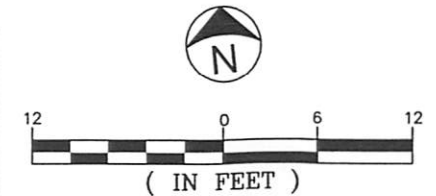
EXISTING
SEAWALL

EMERGENT
VEGETATION

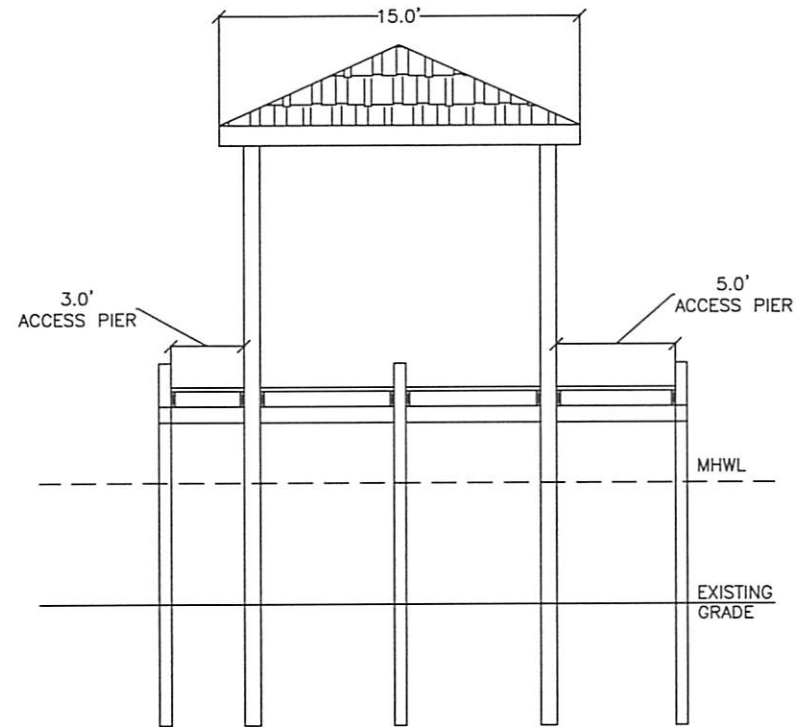
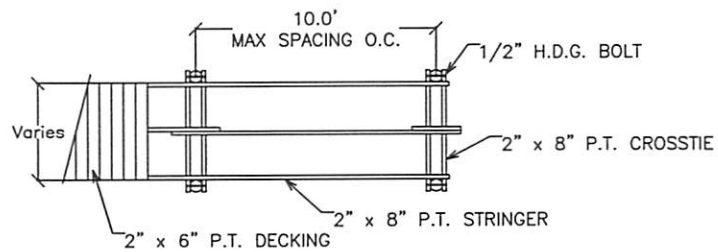
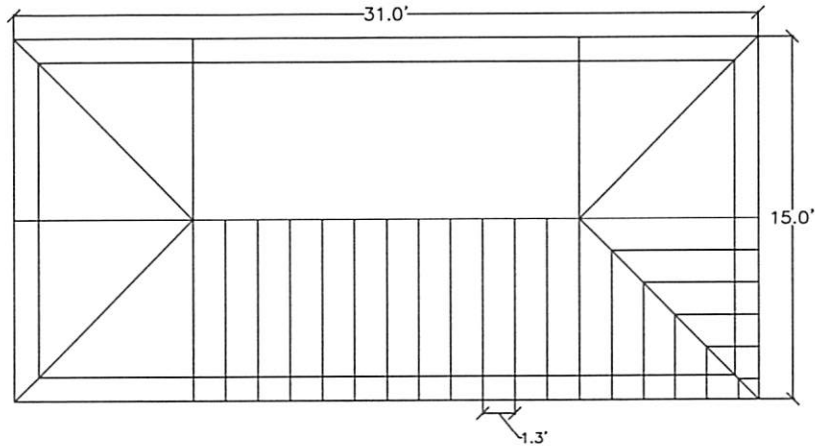


ENVIRONMENTAL CONSULTANTS
1829 BAINBRIDGE AVENUE
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 2930 FENCELINE ROAD DOCK	
PLAN VIEW	
PROJECT NO.: 2014-350	
BY: JAT	DATE: 10/7/2014
SHEET: 4 OF 5	



CONSTRUCTION OF A HIP STYLE ROOF BOATHOUSE WITH 5/12 PITCH. THIS WILL BE AN 8 POLE BOATHOUSE WITH ROOF DIMENSIONS OF 31' x 15'. 8" MARINE TIP PILES WILL BE SET A MINIMUM OF 10' INTO THE GROUND. THE ROOF BANDING WILL BE DOUBLED 2"x12" TREATED LUMBER BOLTED TO THE PILINGS WITH 5/8" H.D.G. BOLTS. THE ROOF RAFTERS WILL BE CONSTRUCTED WITH 2"x6" TREATED LUMBER. THE RIDGE AND HIP RAFTERS WILL BE CONSTRUCTED WITH 2"x8" TREATED LUMBER. THE FASCIA WILL BE 2"x6" TREATED LUMBER. ROOF DECKING WILL BE 5/8" TREATED PLYWOOD. ALL ROOF RAFTERS WILL BE ANCHORED TO THE ROOF BAND WITH H2.5 HURRICANE CLIPS. THE ROOFING 30 YEAR DIMENSIONAL SHINGLES.





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



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

**UNITED STATES GOVERNMENT
DEPT OF NAVY PENTAGON
WASHINGTON, DC 20301**

**NONNEMAKER JOHN A &
136 1ST CALVARY RD
FT LEAVENWORTH, KS 66027**

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

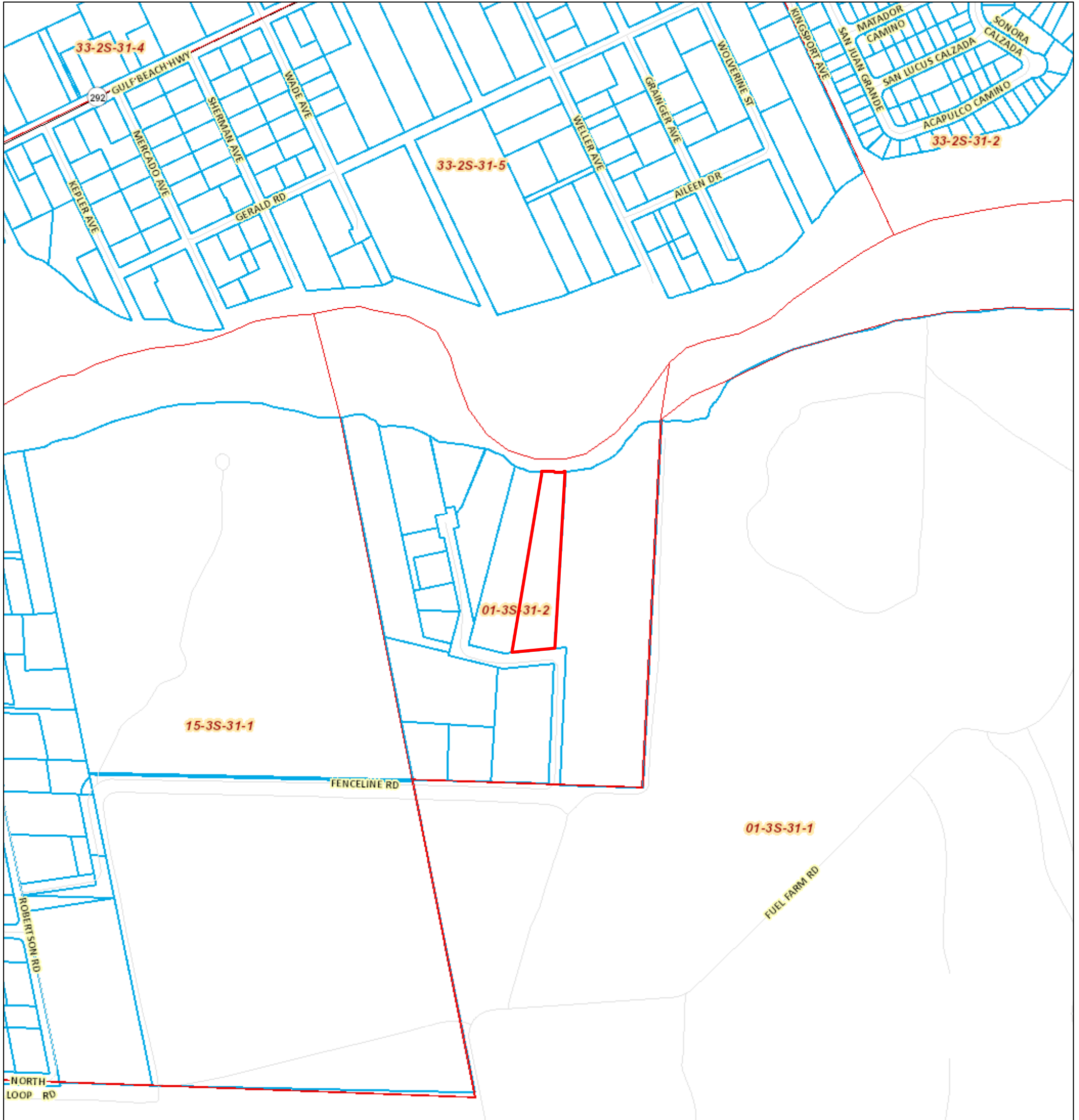
**JOHNSON JAMES A JR & CAROLYN M
2940 FENCELINE RD
PENSACOLA, FL 32507**

**MOYE WILLIAM R JR &
2930 FENCELINE RD
PENSACOLA, FL 32507**

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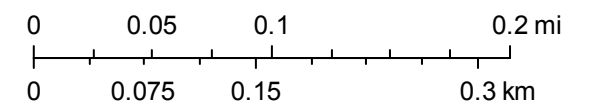
Chris Jones Escambia County Property Appraiser



October 21, 2014

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

1:5,107





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

RECEIPT

Receipt No. : **620468**

Date Issued. : 10/16/2014

Cashier ID : CASTILLS

Application No. : PBA141000017

Project Name : V-2014-12

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	9466	\$423.50	App ID : PBA141000017
		\$423.50	Total Check

Received From : William and Dana Moye

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA141000017	711650	423.50	\$0.00	2930 Fenceline RD, PENSACOLA, FL

Total Amount :	423.50	\$0.00	Balance Due on this/these Application(s) as of 10/16/2014
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Board of Adjustment

7. 3.

Meeting Date: 11/19/2014
CASE: V-2014-13
APPLICANT: Chris Bosso, Agent for Michelle A. Mandel
ADDRESS: 5802 Grande Lagoon Blvd.
PROPERTY REFERENCE NO.: 26-3S-31-2200-018-002
ZONING DISTRICT: R-1, Single-Family District
FUTURE LAND USE: MU-S, Mixed Use Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicant is seeking a Variance to the side yard setbacks for construction of a dock terminal platform.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 7.05.00.C.12.d**

d. For any dock, boathouse structure, pier, or any part of extensions thereof, the minimum setback line from the side property lines and riparian lines shall be ten percent of the width of the lot where the side property lines intersect the mean high water line (MHWL) (see exception in subsection e., below). However, side yards shall not be less than five feet on each side. This setback requirement is not intended to define an upland property owner's riparian and/or littoral rights.

CRITERIA

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2.05.00**

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 Applicant's property shares this water access as a platted, private greenway leading from their main parcel to the shore of Big Lagoon. The narrow shape of the greenway and the property line extensions thereof, create practical difficulties in the permitting of an over-water structure.

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 purchase of water access property carries rights commonly associated with that ownership. Staff finds the construction of a dock accessing water of sufficient depth for navigation is one of those rights.

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 should 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.

This determination is based on the Applicant's statement that the project has met the minimum requirements of the U. S. Army Corps of Engineers. Escambia County does not regulate navigation below the high tide line.

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

Staff finds that the minimum necessary in this case is a dock accessing water of sufficient depth for navigation and that could be achieved without the need for a variance. The variance requested is for construction of the proposed terminal platform for vessel mooring.

STAFF RECOMMENDATION:

Staff finds that the Applicant cannot meet all of the required criteria for the granting of a variance, specifically the Applicant fails to meet criterion number five. Therefore, denial of the request is recommended.

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Working Case File V-2014-13

V-2014-13



CHATHAM AVE
 KEE MEMORIAL DR
 STATLER AVE
 YELLOW BLUFF RD
 ARROWHEAD RD
 VIKING RD
 PLEATEAU RD
 CARTIER DR
 BAUER RD

TERRA LAKE CIR
 SAGE AVE

CARSON DR
 NAPLES DR

GULF BEACH HWY

CHANTICLEER DR

GRANDE LAGOON CT
 GRANDE LAGOON BLVD



JOHNSON BEACH RD



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

Andrew Holmer
 Planning and Zoning Dept.

V-2014-13 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



REC

R-1

R-1

R-1

BIG LAGOON

GRANDE LAGOON BLVD

GRANDE LAGOON BLVD

REC



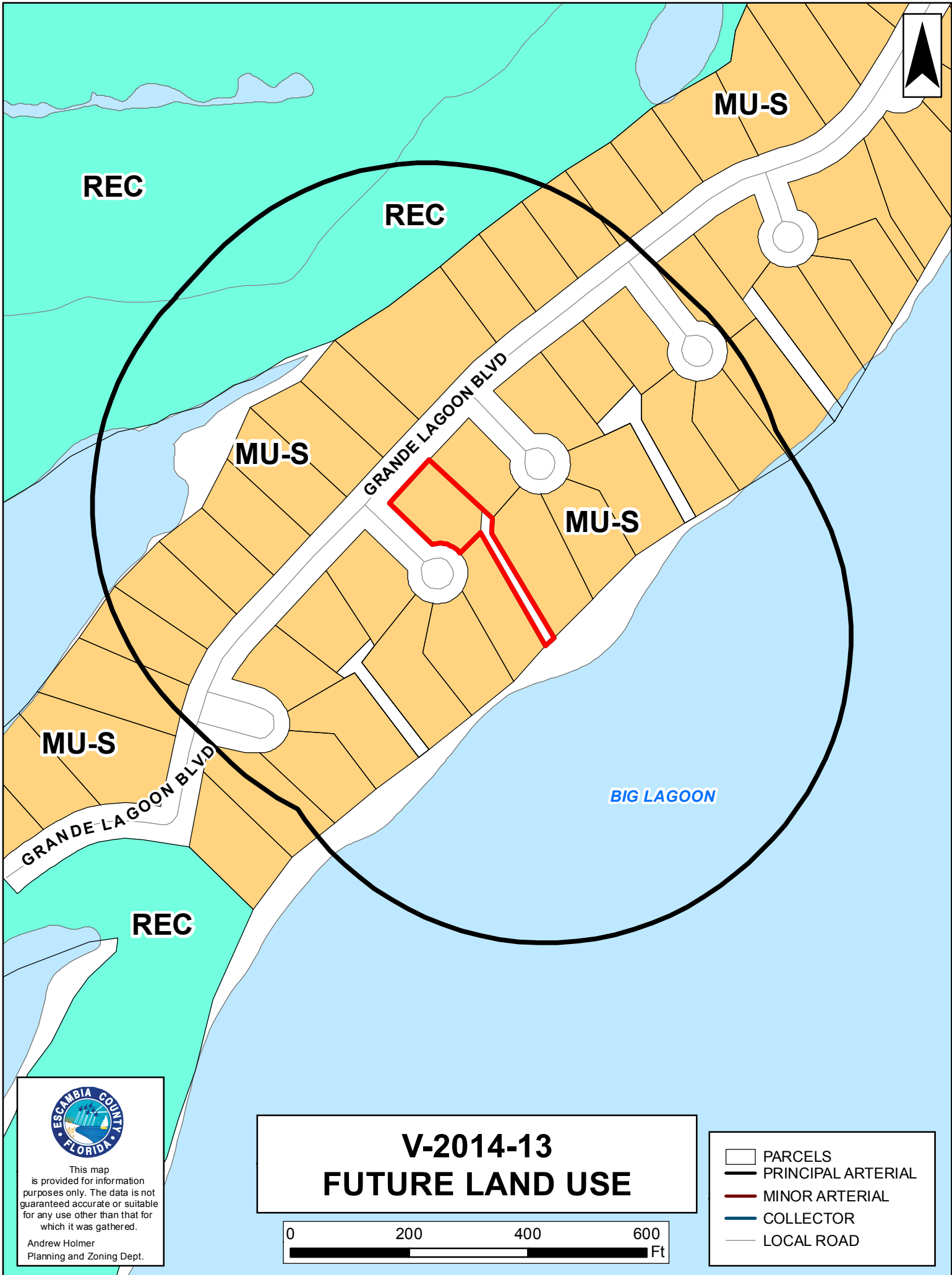
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2014-13 500' RADIUS ZONING



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



REC

MU-S

REC

MU-S

GRANDE LAGOON BLVD

MU-S

MU-S






GRANDE LAGOON BLVD

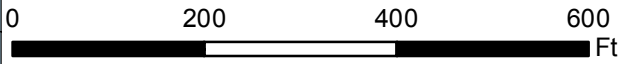
BIG LAGOON

REC

V-2014-13

FUTURE LAND USE

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



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Andrew Holmer
Planning and Zoning Dept.



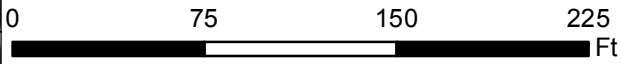
GRANDE LAGOON BLVD



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-2014-13 AERIAL MAP



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



August 28, 2014

Escambia County Board of Adjustments
3363 West Park Place
Pensacola, Florida 32505

Re: 5802 Grand Lagoon Blvd., Parcel ID 263S312200018002

This letter is to request a variance from Section 7.05.00.C.12.d., Escambia County Land Development Code. The Variance Application Package is enclosed for review.

The comments below address the criteria required to meet the variance:

- 1) There are special circumstances that apply to the land in question. The property involves a 20 foot wide easement to the water's edge of Grand Lagoon. The applicant proposes to construct a 250 foot long and 4 foot wide dock beginning on the shoreline. The dock will be centered within the 20 foot wide easement, as shown in the attached site plan. The dock meets the first criteria in Section 7.05.00.C.12.d, Escambia County Land Development Code, regarding the 10% of property width setback from the lot lines. However, a variance of the second criteria regarding the 5 foot setback from the side yard extensions is being requested for the land.
- 2) The easement provides the riparian rights to 20 feet of shoreline on Grand Lagoon. The proposed dock will meet the 10% of property width for the setback from the lot lines for the absolute minimum setback of 2 feet on each side along the entire dock from the shoreline to the terminal end. However, the dock will not meet the 5 foot setback requirements from the extension of the side yards which is the variance being requested. The finger pier at the terminal end of the dock is necessary for the safe loading and unloading from the boat. The mooring area is an open boat slip with only pilings on the east side. The variance is necessary for the applicant's enjoyment of the substantial property rights and use of the riparian rights to the 20 feet of shoreline.
- 3) The authorization of the variance will not impair adequate supply of light or air to the adjacent property owners. The house and dock to the west were damaged by Hurricane Ivan and have not yet been repaired. All that remains of the dock to the west are pilings in the water. In addition, the authorization will not increase the congestion of the adjacent public streets, increase the danger of fire, or imperil the public safety. The authorization will not diminish the property values within the surrounding areas. Lastly, the authorization will not impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.
- 4) The project meets the 10% of property width for the 2 foot setbacks from the extension of the lot lines into the waters of Grand Lagoon. The variance of the 5 foot setback from the extension of the side yards will not alter any other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner described by law.

5) The variance is the minimum necessary to make possible the use of the land. Alternative designs were reviewed leaving only one design as the best option. The 250 foot length of the dock is necessary to avoid impacting the grassbeds and reach adequate water depths for the mooring area. Additionally, the dock will be centered within the 20 foot width of the property. The project has met the minimum requirements for the State Programmatic General Permit (SPGP) criteria for Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

If you have any questions, please call me at 850-434-1935.

Respectfully,

Chris Bosso

Enclosures

State of FLORIDA County of ESCAMBIA

The forgoing instrument was acknowledged before me this 5th day of September, 2014
by TERRENCE C. a/k/a CHRIS BOSSO

Personally known to me ___ Or Produced Identification

Type of Identification Produced driver's license


Signature of Notary

ANNE HAASNOOT (Notary Seal)
Printed Name of Notary



APPLICATION

Please check application type:
Administrative Appeal
Development Order Extension
Conditional Use Request for:
Variance Request for: Section 7.05.00.C.12.d
Rezoning Request from: to:

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

Owner(s) Name: Michelle A Mandel Phone:

Address: 5802 Grande Lagoon Blvd Pensacola 32507 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: 5802 Grande Lagoon Blvd Pensacola FL 32507

Property Reference Number(s)/Legal Description: 263S312200018002
Lot 18, Block B, Grande Lagoon South subdivision

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
Michelle Mandel
Signature of Owner

Printed Name Owner/Agent
Michelle Mandel
Printed Name of Owner

Date
9/5/14
Date

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of September 2014 by Michelle Mandel

Personally Known OR Produced Identification. Type of Identification Produced:

Signature of Notary
(notary seal must be affixed)



FOR OFFICE USE ONLY
CASE NUMBER: V-2014-13
Meeting Date(s): 11-19-14 Accepted/Verified by: AH/DL Date: 10-27-14
Fees Paid: \$423.50 Receipt #: 621308 Permit #: PBA141000018

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 5802 Grande Lagoon Blvd, Pensacola
Florida, property reference number(s) 2635312200018002

I hereby designate Bosso-Imhof Environmental Sciences Inc 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 5th day of September 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: Bosso-Imhof Environmental Sciences, Inc. Email: chris@bossoimhof.com

Address: 1300 W. Government St. Pensacola 32502 Phone: 850.434-1935

Signature of Property Owner
M. Mandel
Signature of Property Owner

Printed Name of Property Owner
Michelle Mandel
Printed Name of Property Owner

Date
9/5/14
Date

STATE OF FLORIDA

COUNTY OF ESCAMBIA

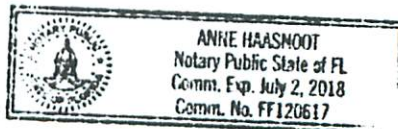
The foregoing instrument was acknowledged before me this 5th day of September 20 14,
by Michelle Mandel.

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

[Signature]
Signature of Notary

Anne Haasmoot
Printed Name of Notary

(Notary Seal)



Prepared by
Charlyne Kilpatrick, an employee of
First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503
(877)309-7217

Return to: Grantee

File No.: 1005-2954194

WARRANTY DEED

Made this May 17th of 2013 by and between

Aaron Hill, an unmarried man

whose address is: **231 Via Tuscany Loop, Lake Mary, FL 32746**
hereinafter called the "grantor", to

Michelle A. Mandel, an unmarried woman

whose post office address is: **5802 Grande Lagoon Blvd, Pensacola, FL 32507**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Lot 18, Block B, GRANDE LAGOON SOUTH, a Subdivision of a portion of Section 26, Township 3 South, Range 31 West, Escambia County, Florida, according to Plat recorded in Plat Book 10, Page 32 of the Public Records of said County, together with an undivided one-half interest in Greenway No. 3.

Parcel Identification Number: **263S31-2200-018-002**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




Aaron Hill

Signed, sealed and delivered in the presence of these witnesses:



Witness Signature
Print Name: CESAR ROBLES



Witness Signature
Print Name: MATTHEW SCHLER

State of Florida

County of _____

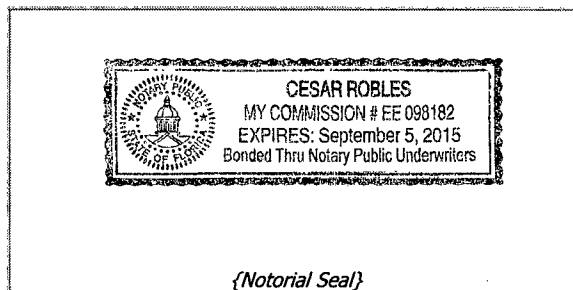
The Foregoing Instrument was Acknowledged before me on May 11, 2013 by **Aaron Hill** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

CESAR ROBLES

(Printed Name)



My Commission expires: SEPTEMBER 5, 2015

2954194

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

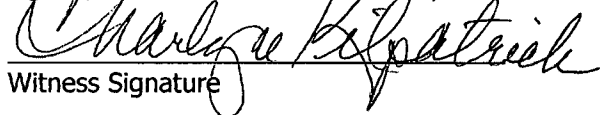
Name of Roadway: **Grande Lagoon Blvd**

Legal Address of Property: **5802 Grande Lagoon Blvd, Pensacola, Florida 32507**

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

This form completed by: **First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503**

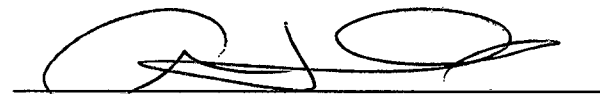
Signed, sealed and delivered in our presence:


Witness Signature

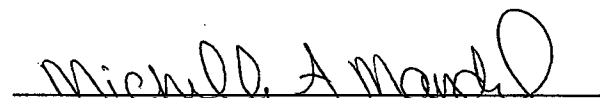
Witness Signature

Print Name: _____

Print Name: _____



Aaron Hill



Michelle A. Mandel

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 5802 Grande Lagoon Blvd, Pensacola
Florida, property reference number(s) 2635312200018002

I hereby designate Bosso-Imhof Environmental Sciences Inc for the sole purpose
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Planning Board and the Board of County Commissioners to request a rezoning on the above
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Board of Adjustment to request a(n) Variance on the above referenced property.

This Limited Power of Attorney is granted on this 5th day of September the year of,
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Services Bureau.

Agent Name: Bosso-Imhof Environmental Sciences, Inc. Email: chris@bossoimhof.com

Address: 1300 W. Government St. Pensacola 32502 Phone: 850.434-1935

Signature of Property Owner
M. Mandel
Signature of Property Owner

Printed Name of Property Owner
Michelle Mandel
Printed Name of Property Owner

Date
9/5/14
Date

STATE OF FLORIDA

COUNTY OF ESCAMBIA

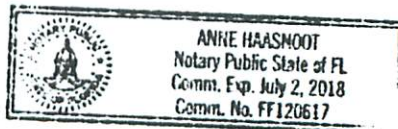
The foregoing instrument was acknowledged before me this 5th day of September 20 14,
by Michelle Mandel.

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

[Signature]
Signature of Notary

Anne Haasmoot
Printed Name of Notary

(Notary Seal)





ALVIN R. WALKER LAND SURVEYING

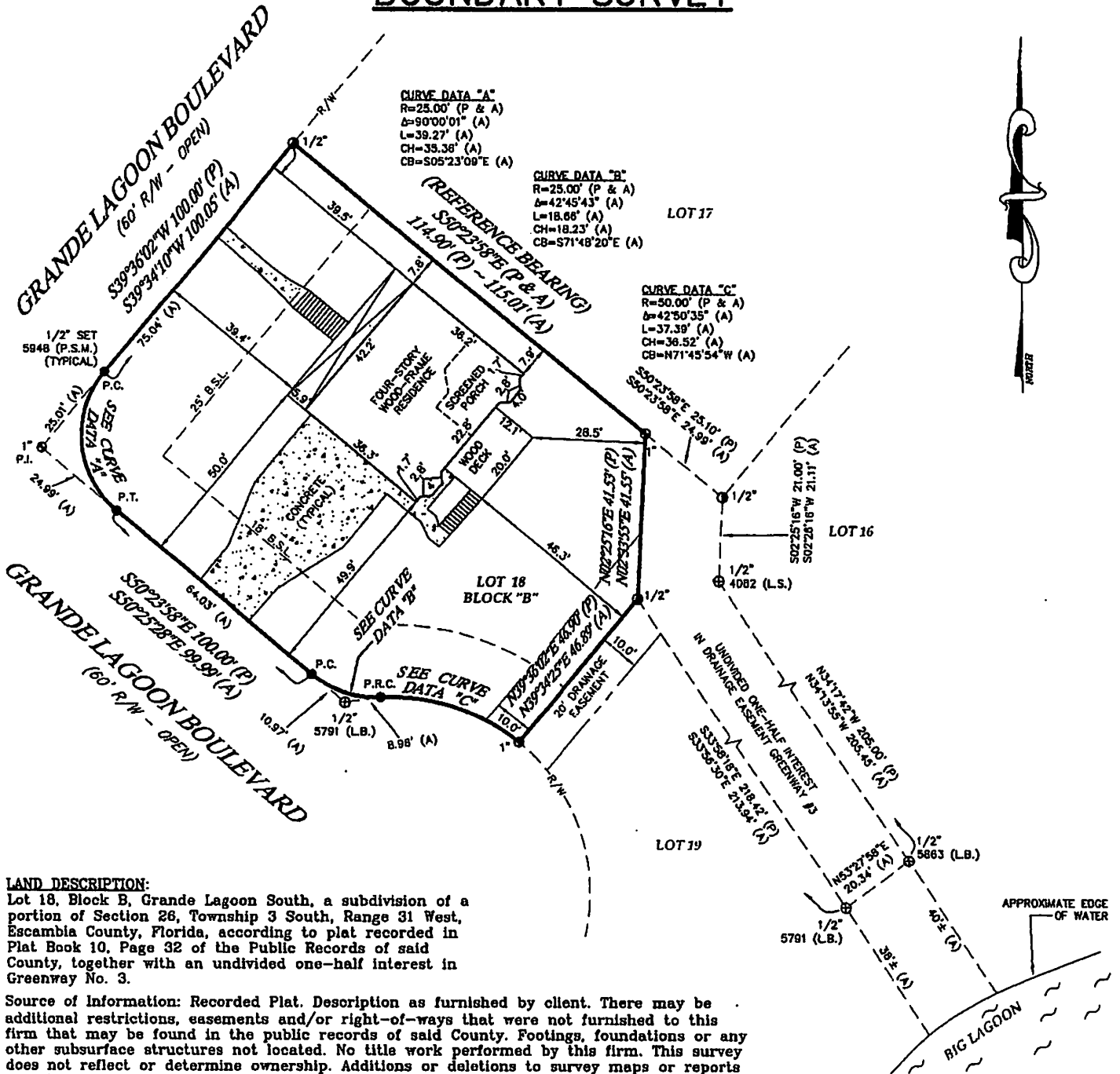
TELEPHONE NO.
(850) 968-0300

1108 KATHLEEN AVENUE CANTONMENT, FL 32533

FAX NO.
(850) 968-0301

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

BOUNDARY SURVEY



NOTE: ALL MEASUREMENTS MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

JOB NO. 10-10-041 FILE NO. B-919 SCALE: 1"=30'

REQUESTED BY: JODI CHEVILLET @ SELLSTATE REALTY DWG NAME: 1010041

DATE OF SURVEY: 10/29/10 ENCROACHMENTS: AS SHOWN

FIELD BOOK: 35 PAGE: 21-24 REVISIONS:

SURVEYOR'S CERTIFICATE:

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

Alvin R. Walker II
ALVIN R. WALKER II, P.S.M NO. 5948
STATE OF FLORIDA

DRAWN BY: ARW/BTC

ARW

NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL



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

MANDEL MICHELLE A
5802 GRANDE LAGOON BLVD
PENSACOLA, FL 32507

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



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

EVANS RICKY L & CONNIE S
400 NEAL RD
CANTONMENT, FL 32533

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

HORIZON PERDIDO LLC
C/O JAMES B SIDES
4917 TOMAHAWK RD
PRAIRIE VLG, KS 66208

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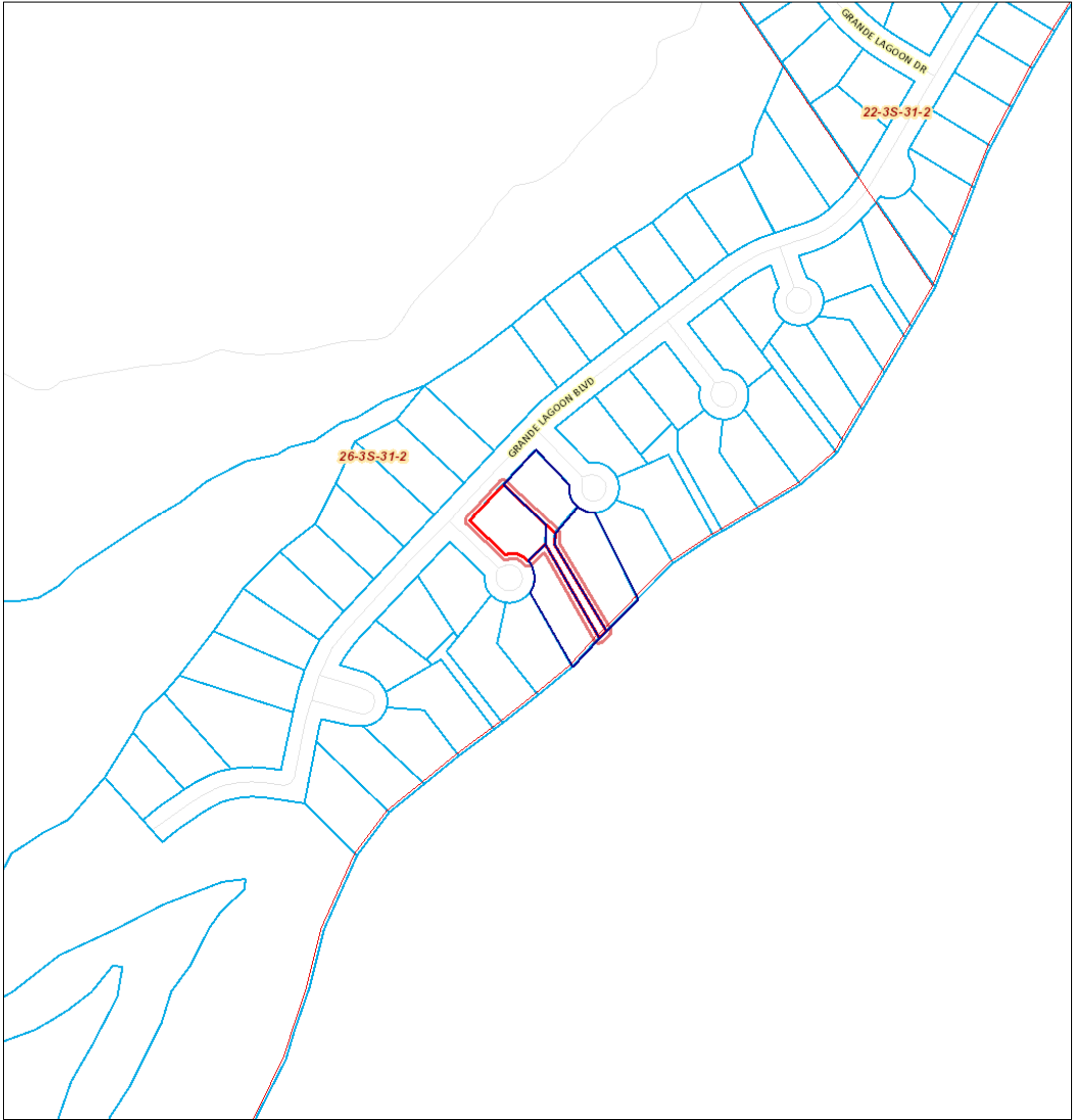


Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

WOODWARD JOHN L TRUSTEE
2710 BLACKSHEAR AVE
PENSACOLA, FL 32503

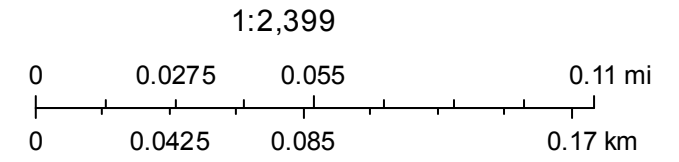
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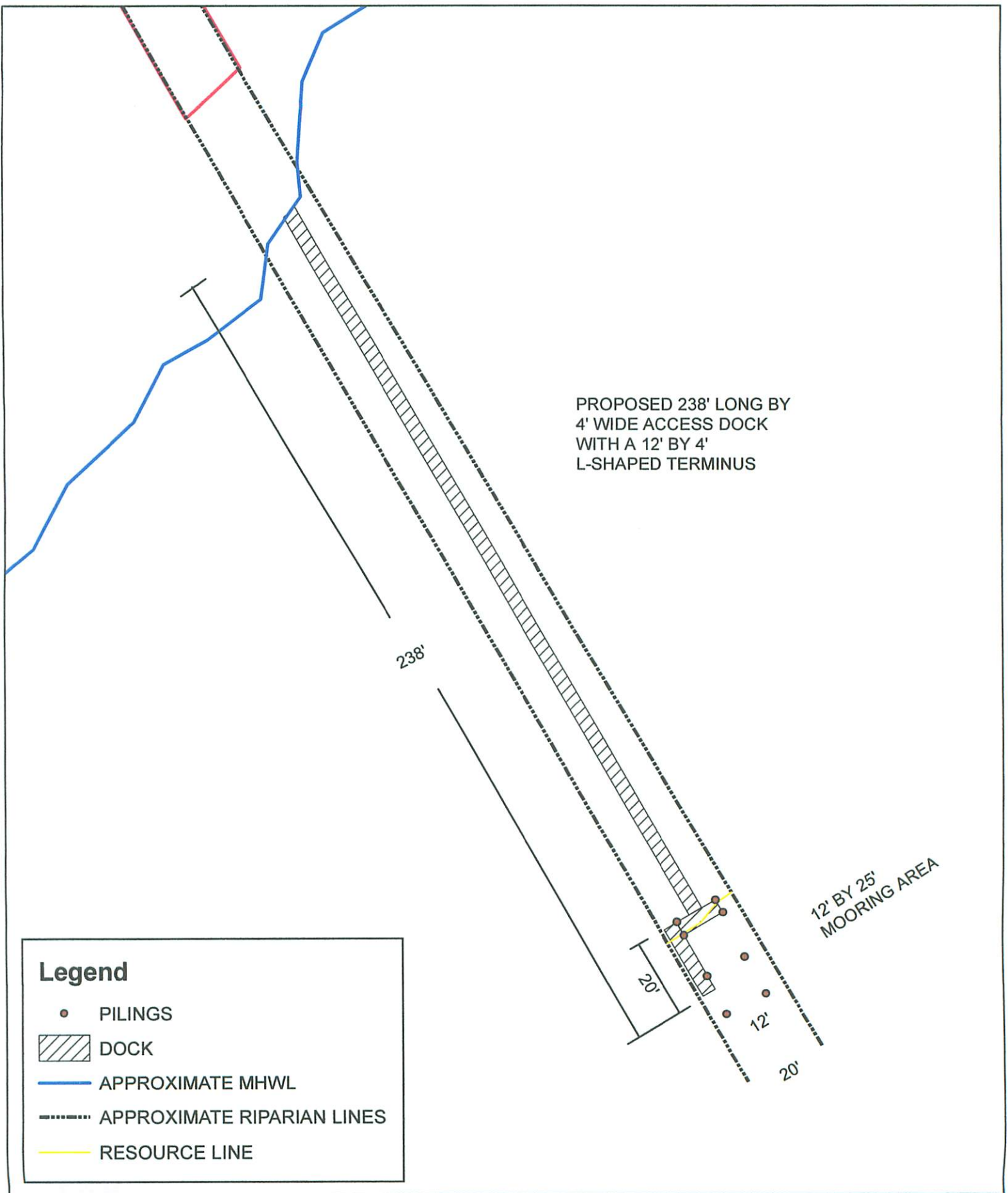
Chris Jones Escambia County Property Appraiser



October 28, 2014

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





Legend

- PILINGS
- ▨ DOCK
- APPROXIMATE MHWL
- - - - APPROXIMATE RIPARIAN LINES
- RESOURCE LINE

5802 GRAND LAGOON BLVD
 PENSACOLA, FL 32507
 PID:
 263S312200018002

Legend

▭ PROJECT SITE

DATE: 4-22-2014
 DRAWN BY: WED
 THIS IS NOT A SURVEY

20 10 0 20 Feet

BOSSO IMHOF
 ENVIRONMENTAL SCIENCES, INC.
 1300 WEST GOVERNMENT STREET
 PENSACOLA, FL 32502 (850) 434-1935



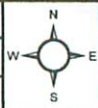
Legend

- PILINGS
- ▨ DOCK
- APPROXIMATE MHWL
- - - - - APPROXIMATE RIPARIAN LINES
- RESOURCE LINE

Legend

- ▭ PROJECT SITE

DATE: 4-22-2014
 DRAWN BY: WED
 THIS IS NOT A SURVEY



BOSSO IMHOF
 ENVIRONMENTAL SCIENCES, INC.

1300 WEST GOVERNMENT STREET
 PENSACOLA, FL 32502 (850) 434-1935

5802 GRAND LAGOON BLVD
 PENSACOLA, FL 32507
 PID:
 263S312200018002



Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **621308**

Date Issued. : 10/28/2014

Cashier ID : VHOWENS

Application No. : PBA141000018

Project Name : V-2014-13

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	19524	\$423.50	App ID : PBA141000018
		\$423.50	Total Check

Received From : MCDONALD FLEMING MOORHEAD / Michelle A. Mandel

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA141000018	712388	423.50	\$0.00	5802 GRANDE LAGOON BLVD, PENSACOLA, FL

Total Amount :

423.50

\$0.00

Balance Due on this/these
Application(s) as of 10/28/2014

Board of Adjustment

7. 4.

Meeting Date: 11/19/2014
CASE: V-2014-14
APPLICANT: LaDawn Singleton, Agent for Charles and Irene Smith
ADDRESS: 320 Rosebay Way
PROPERTY REFERENCE NO.: 38-1S-31-1420-100-001
ZONING DISTRICT: R-2, Single-family district
FUTURE LAND USE: MU-U, Mixed Use Urban

SUBMISSION DATA:

REQUESTED VARIANCE:

The Applicants are seeking a Variance to the 20 foot rear yard setback for an attached, enclosed patio.

RELEVANT AUTHORITY:

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section: 6.05.07.E.4**

4. Rear yard. The minimum rear yard shall not be less than 20 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

CRITERIA

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),
Section 2.05.00**

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”.

While the residence on site was permitted by the county with an intrusion into the rear setback of 1.3 feet, the enclosed patio was done at a later time. The county records from that time are missing, and staff is unable to verify if a permit was issued for the patio enclosure or why the residence was allowed to be built into the setback. Given these factors, the requested variance would be needed to allow the existing construction to remain.

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 to allow the existing patio enclosure to remain.

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 uncertainties in the County records, the requested variance is the minimum

necessary to allow the existing structure to remain on site.

STAFF RECOMMENDATION:

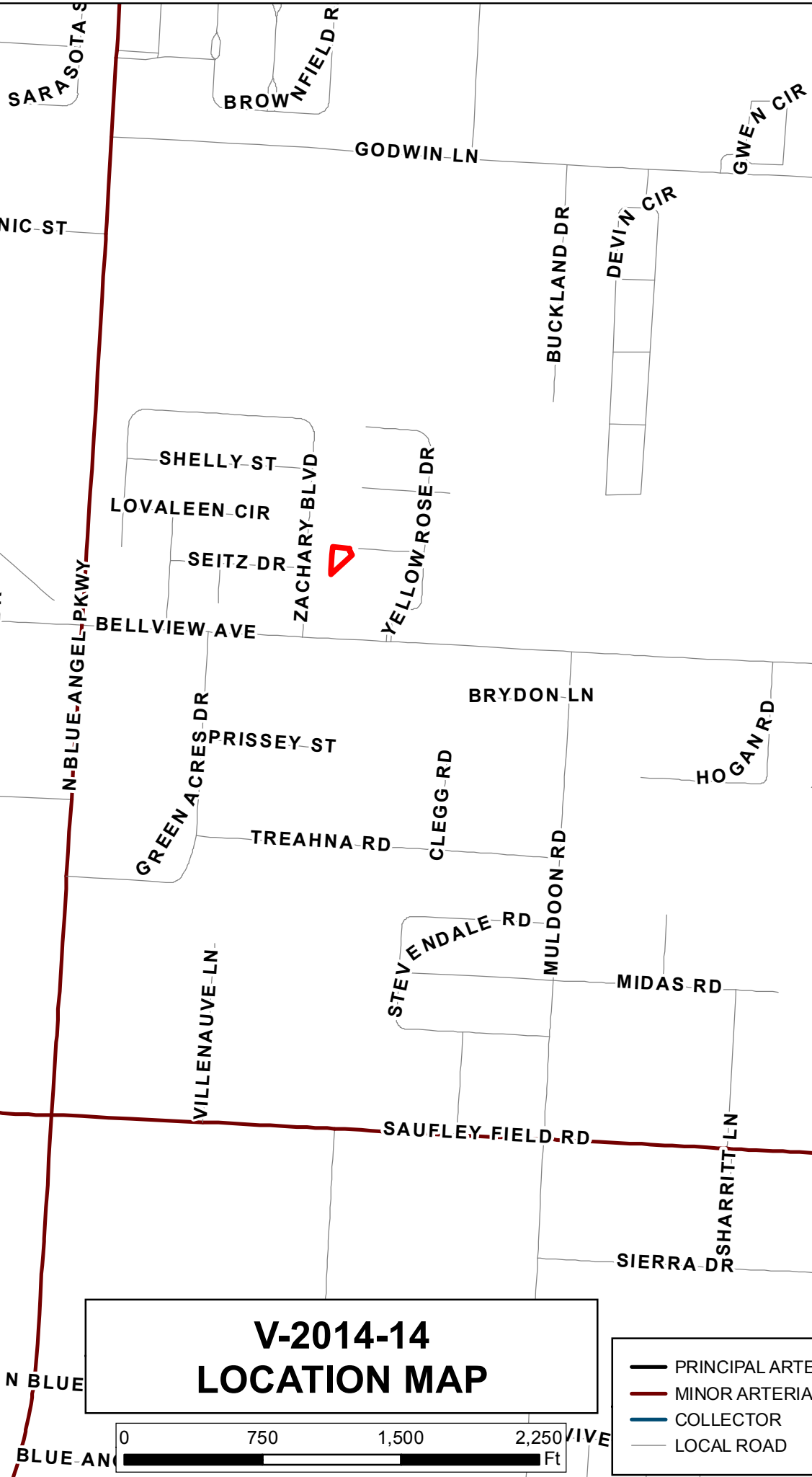

Staff finds that the request can meet the required criteria and recommends approval as submitted.

BOARD OF ADJUSTMENT FINDINGS:

Attachments

Working Case File V-2014-14

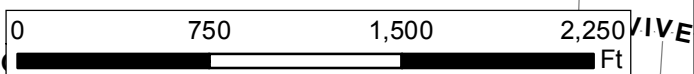
V-2014-14








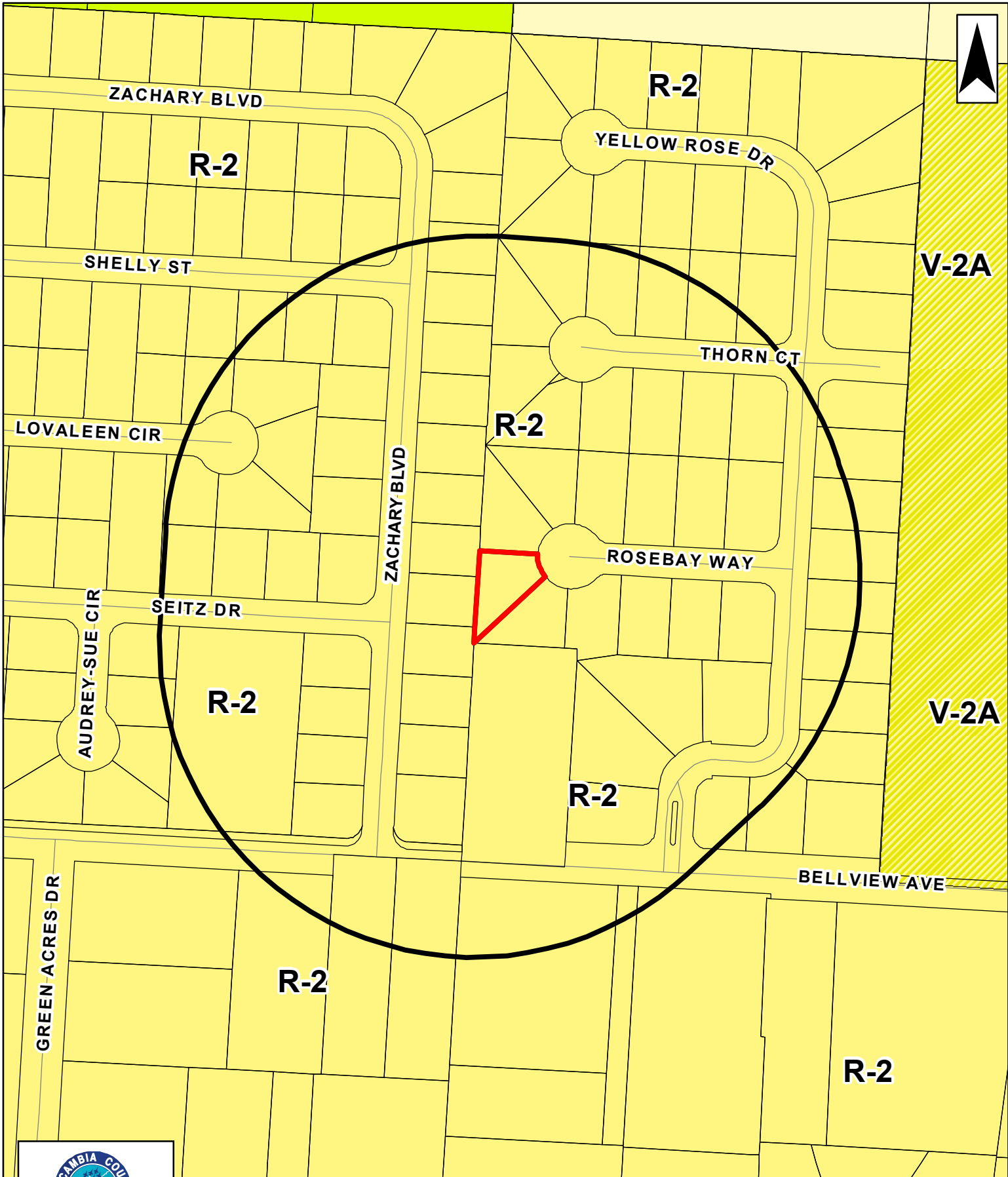
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

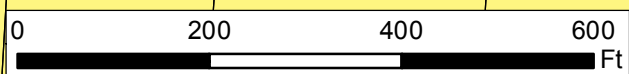
V-2014-14 LOCATION MAP




-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



V-2014-14
500' RADIUS ZONING

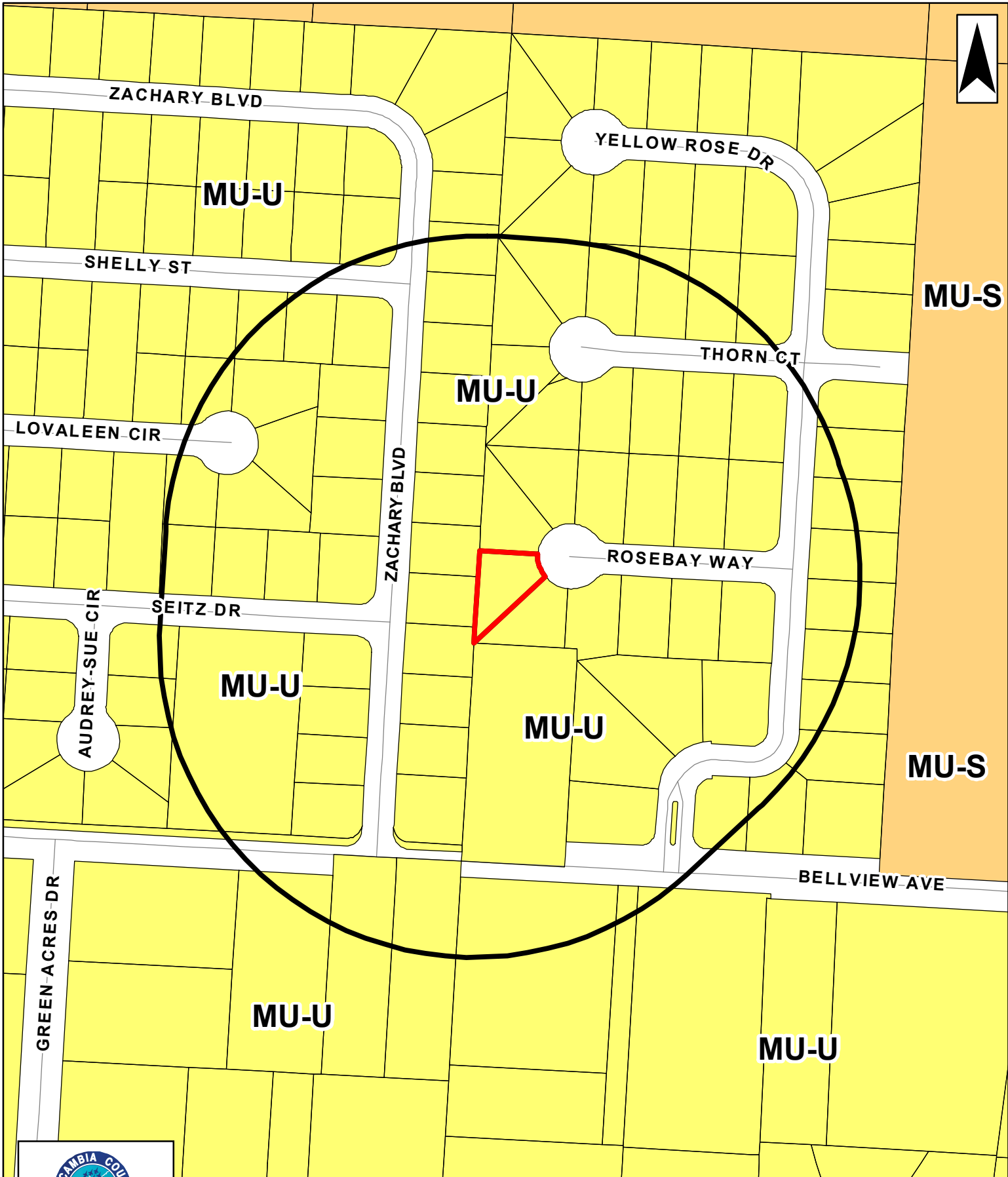


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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.



MU-U

MU-S

MU-U


MU-U

MU-U

MU-S

MU-U

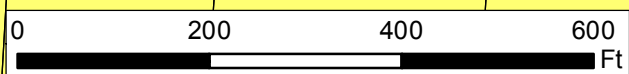
MU-U



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Andrew Holmer
Planning and Zoning Dept.

V-2014-14 FUTURE LAND USE



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



ZACHARY BLVD

ROSEBAY WAY








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-2014-14 AERIAL MAP



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



ZACHARY BLVD

YELLOW ROSE DR

SHELLY ST

THORN CT

AIPD 2

LOVALEEN CIR

ZACHARY BLVD

ROSEBAY WAY

SEITZ DR

AIPD 2

AUDREY-SUE CIR

BELLVIEW AVE

AIPD 2

AIPD 2

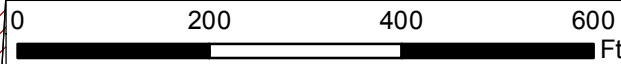
GREEN ACRES DR



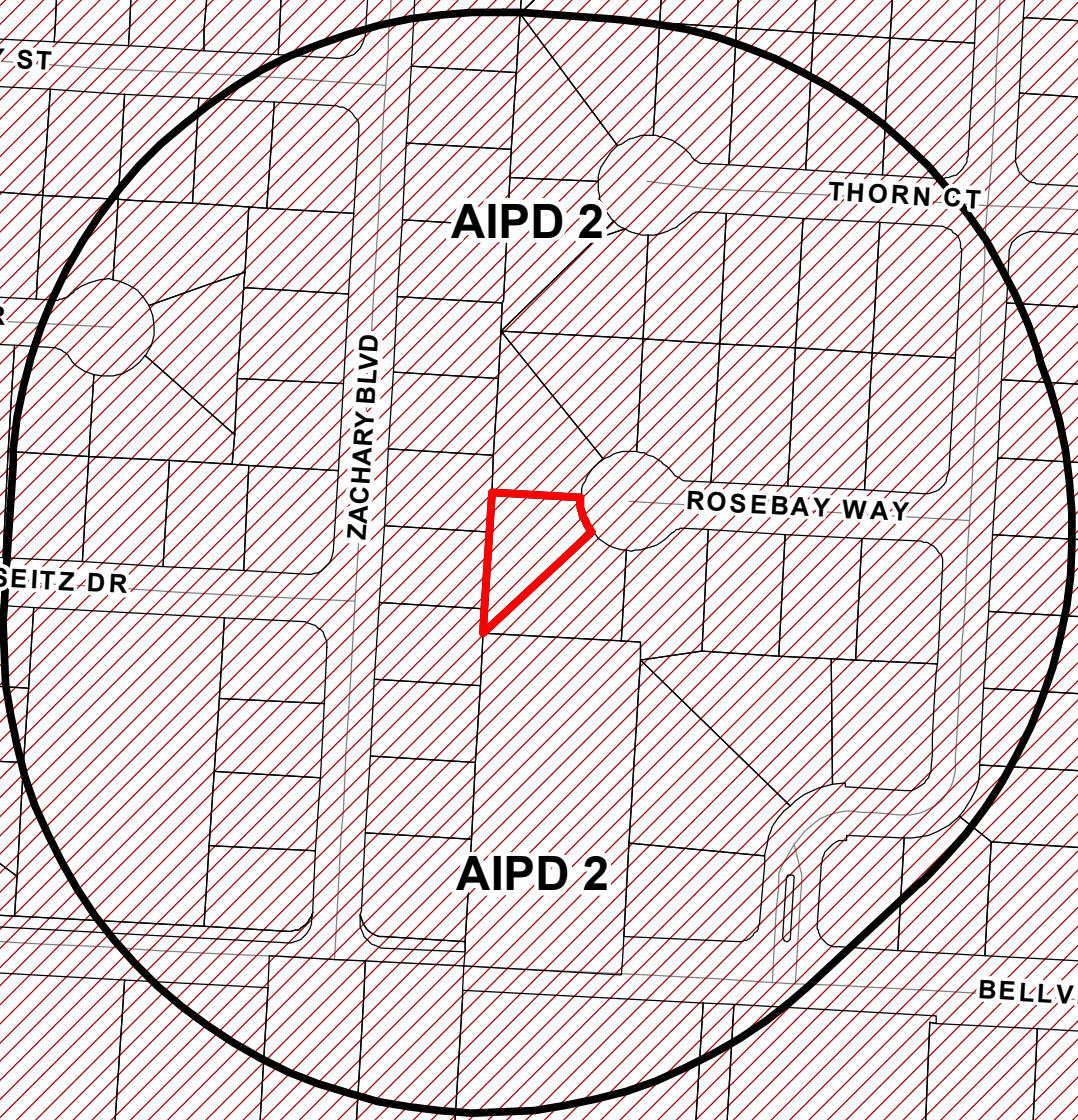
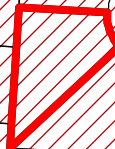
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

V-2014-14 AIRFIELD OVERLAY



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



LaDawn Singleton, GRI, CMHS
Singleton Team
Main Street Properties

October 27, 2014

Re: Variance for 320 Rosebay Way, Pensacola 32526

To the Board of Adjustments,

On behalf of my clients, Mr. Charles & Mrs. Irene Smith, I am requesting a variance on the home located at 320 Rosebay Way. While in the process of purchasing the home at this location, it was learned that the screened in porch was beyond the setback guidelines. It appears that when the home was built in 1996/1997 the home/screened-in-patio went 7 ft. beyond what was acceptable by guidelines (See Attached - Most current survey). This was only brought to light when Mr. & Mrs, Smith had a survey completed during the their purchase process.

The home's original owner sold the home to Ms. Janice Weber in 2005 and the screened-in-patio was already in place. The survey completed during that purchased process did not show setback lines (See Attached). We have attempted to contact that survey company Nelson Thaxton Land Surveying but unfortunately they are no longer licensed in the State of Florida.

To be in compliance within guidelines and correct an error that we believe occurred back in 1996/1997, we are requesting for the variance of the 7 ft within the setback to the rear of the property. This would correct the issue should they decided to sell the home at a later date.



LaDawn Singleton, GRI, CMHS

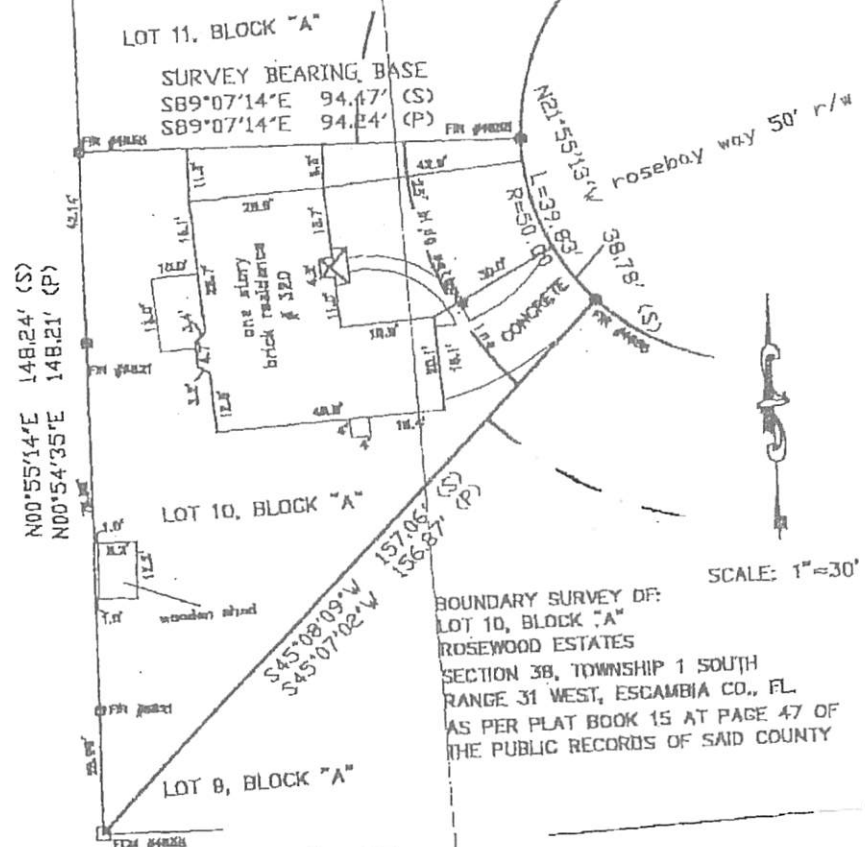
Realtor

Main Street Properties

Old Survey
1999

NELSON THAXTON LAND SURVEYING
1005 Palisado Road
Pensacola, Florida 32504
474-1393

X Janice M. Long



BOUNDARY SURVEY OF:
LOT 10, BLOCK "A"
ROSEWOOD ESTATES
SECTION 38, TOWNSHIP 1 SOUTH
RANGE 31 WEST, ESCAMBIA CO., FL.
AS PER PLAT BOOK 15 AT PAGE 47 OF
THE PUBLIC RECORDS OF SAID COUNTY

The property shown hereon lies in Zone (s) _____, United States Community Panel No. _____.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds or records, unrecorded deeds, assessments or other instruments which could affect the boundaries.

I hereby certify that this plat, to the best of my knowledge and belief, accurately represents lands surveyed and that the survey data shown hereon complies with Chapter 21144-G of the Florida Administrative Code.

W. Nelson Thaxton
W. NELSON THAXTON
Registered Land Surveyor
Fla. Cert. No. 4812

NOT VALID UNLESS PROPERLY EMBOSSED.

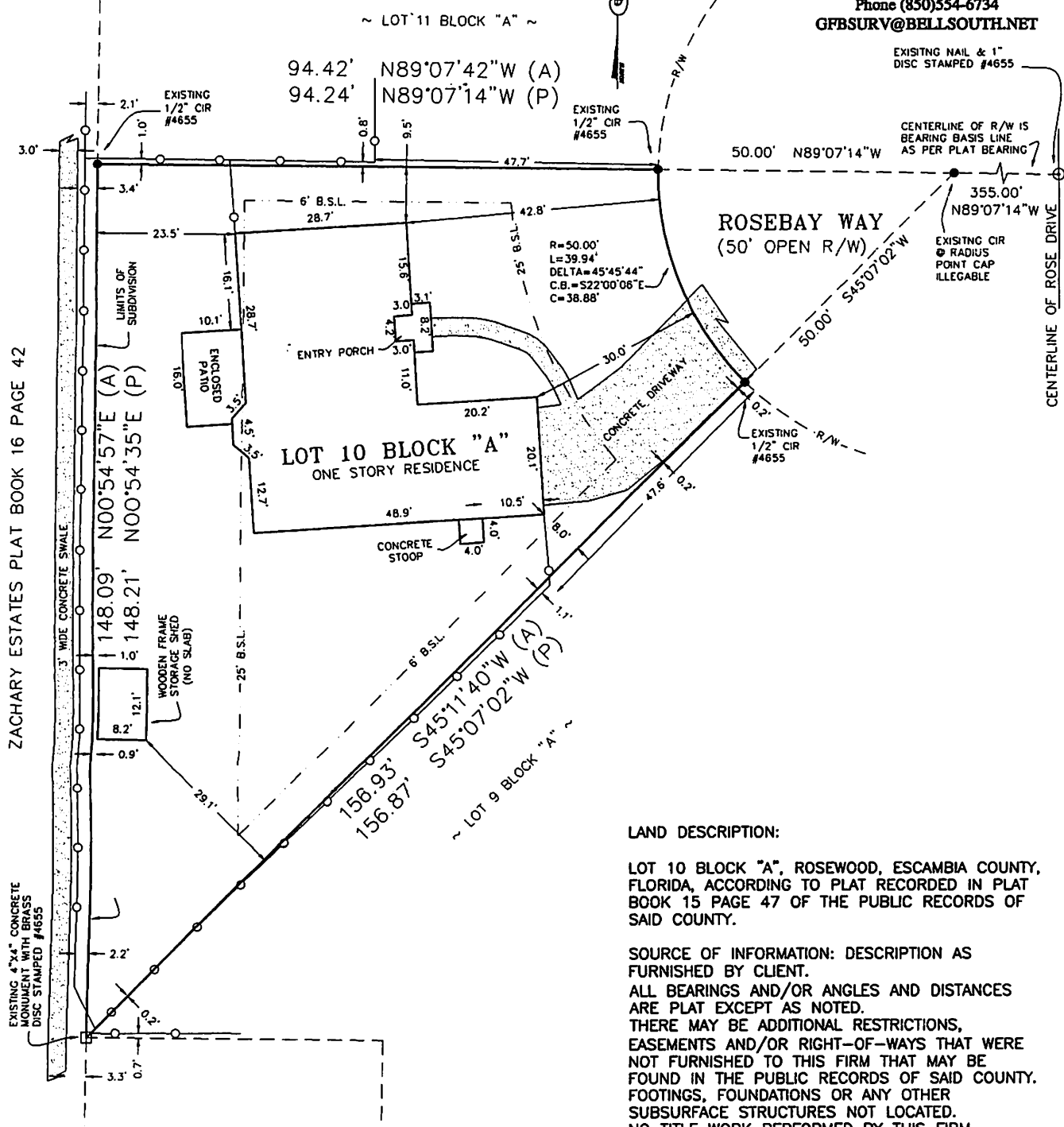
SCALE: 1"=30'	DATE (Field) 7-1-99	SHEET 1 OF 1
JOB NO. 9906-27	DATE:	

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO: EDWARD J. B. ADERLINE, SHERBY, FIRST AMERICAN TITLE INSURANCE CO., AND MICHAEL D. TIDWELL, P.A.

MEASUREMENTS MADE TO UNITED STATES STANDARDS

BOUNDARY SURVEY

GARY F. BYRD
 Professional Surveying & Mapping
 800 Byrd Lane
 Pensacola, Florida 32526
 Phone (850)554-6734
 GFBSURV@BELLSOUTH.NET



ZACHARY ESTATES PLAT BOOK 16 PAGE 42

LAND DESCRIPTION:

LOT 10 BLOCK "A", ROSEWOOD, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15 PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY.

SOURCE OF INFORMATION: DESCRIPTION AS FURNISHED BY CLIENT.
 ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE PLAT EXCEPT AS NOTED.
 THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHT-OF-WAYS THAT WERE NOT FURNISHED TO THIS FIRM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 FOOTINGS, FOUNDATIONS OR ANY OTHER SUBSURFACE STRUCTURES NOT LOCATED.
 NO TITLE WORK PERFORMED BY THIS FIRM.

Charles Smith
Irene Smith

REQUESTED BY: SURETY LAND TITLE
 DATE OF FIELD WORK: 10-22-2014
 FIELD BOOK: FL122 PAGE: 41

DRAWING RELEASE DATE: 10-23-2014

SCALE: 1" = 20'

SHEET 1 OF 1

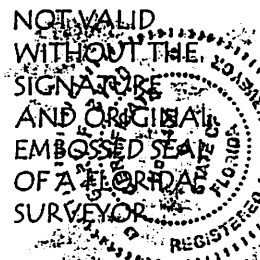
LEGEND:

- B.S.L. ~ BUILDING SETBACK LINE
- P.C. ~ POINT OF CURVATURE
- P.T. ~ POINT OF TANGENCY
- R ~ RADIUS
- L ~ LENGTH OF ARC
- C ~ CHORD DISTANCE
- CB ~ CHORD BEARING
- R/W ~ RIGHT-OF-WAY
- C.I.R. ~ CAPPED IRON ROD
- P ~ PLAT
- A ~ ACTUAL
- D ~ DEED
- CHAINLINK FENCE ~ -X-
- WOOD FENCE ~ -O-

I HEREBY CERTIFY TO CHARLES SMITH; IRENE SMITH; SURETY LAND TITLE OF FLORIDA, LLC; WESTCOAST LAND TITLE INSURANCE COMPANY; THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 2014-147 FLORIDA STATUTES.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS STANDARDS OF PRACTICE AS SET FOR BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Gary F. Byrd
 GARY F. BYRD
 FLORIDA LAND SURVEYOR #4400



APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

Conditional Use Request for: _____

Variance Request for: ~~set back~~ set back Rearyard

Rezoning Request from: _____ to: _____

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

Owner(s) Name: Charles + Irene Smith Phone: 850-572-2971

Address: 320 Rosebay Way, Pensacola 32526 Email: trikedance@aol.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: 320 Rosebay Way, Pensacola 32526

Property Reference Number(s)/Legal Description: 381531142010001

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.

LaDawn Singleton
Signature of Owner/Agent

LaDawn Singleton
Printed Name Owner/Agent

10-26-14
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF FL

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of Oct. 20 14.

by LaDawn Singleton

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

[Signature]
Signature of Notary
(notary seal must be affixed)

Joanne Gunn
Printed Name of Notary

JOANNE GUNN
 NOTARY PUBLIC
 COMMISSION # EE 58539
 EXPIRES 1-25-15
 STATE OF FLORIDA

FOR OFFICE USE ONLY CASE NUMBER: V-2014-14
 Meeting Date(s): 11-19-14 Accepted/Verified by: AH/DL Date: 10-27-14
 Fees Paid: \$ 423.50 Receipt #: 621279 Permit #: PBA 14000019

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the property located at 320 Rosebay Way, Pensacola 32526

Florida, property reference number(s) _____

I hereby designate LaDawn Singleton for the sole purpose of completing this application and making a presentation to the:

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

This Limited Power of Attorney is granted on this 24th day of October 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: LaDawn Singleton Email: ladawn@singletonteam.com

Address: 1313 Creighton Rd, 32504 Phone: 850-554-9513

[Signature]
Signature of Property Owner

[Signature]
Signature of Property Owner

Charles Smith
Printed Name of Property Owner

Irene Smith
Printed Name of Property Owner

10-24-14
Date

10-24-14
Date

STATE OF FL COUNTY OF Escambia

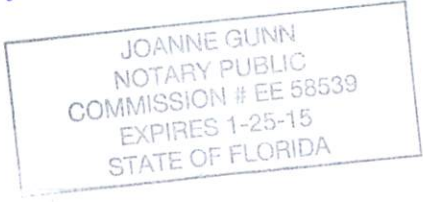
The foregoing instrument was acknowledged before me this 24 day of October 20 14, by Charles Smith + Irene Smith.

Personally Known OR Produced Identification . Type of Identification Produced: a correct DL

Signature of Notary

[Signature]
Printed Name of Notary

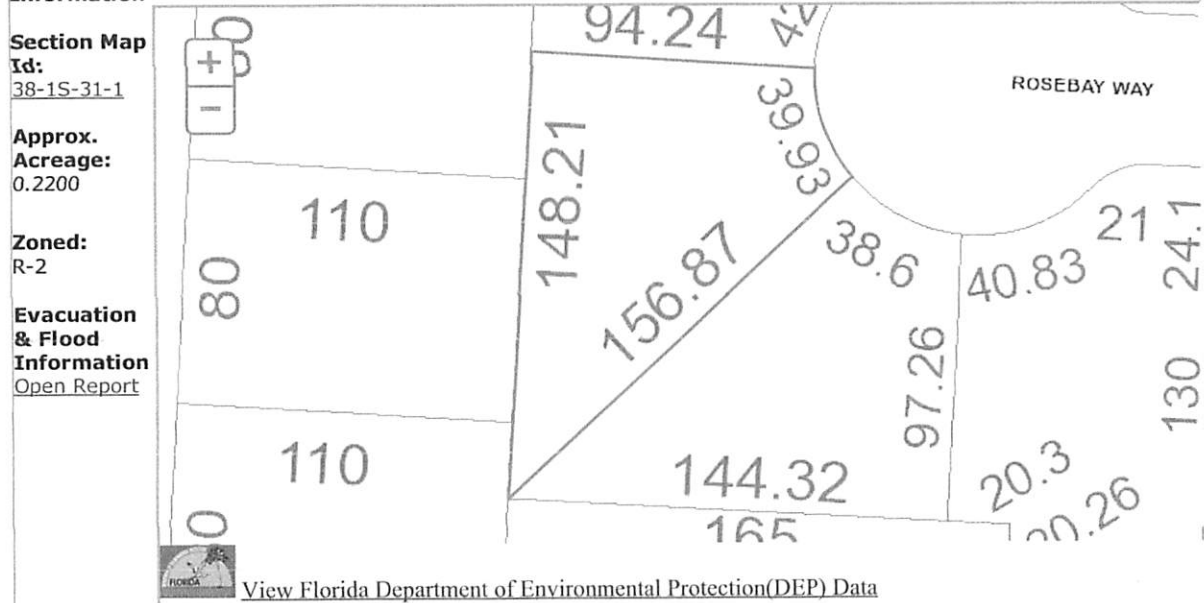
(Notary Seal)



<p>General Information</p> <p>Reference: 381S311420100001</p> <p>Account: 091714520</p> <p>Owners: WEBER JANICE MARIE</p> <p>Mail: 320 ROSEBAY WAY PENSACOLA, FL 32526</p> <p>Situs: 320 ROSEBAY WAY 32526</p> <p>Use Code: SINGLE FAMILY RESID</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p>2014 Certified Roll Assessment</p> <p>Improvements: \$96,172</p> <p>Land: \$20,425</p> <hr/> <p>Total: \$116,597</p> <p><i>Save Our Homes:</i> \$106,624</p> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Amendment 1/Portability Calculations</p>
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<p>Sales Data</p> <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>11/16/2007</td> <td>6255</td> <td>563</td> <td>\$100</td> <td>OJ</td> <td>View Instr</td> </tr> <tr> <td>05/2005</td> <td>5646</td> <td>689</td> <td>\$135,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>07/1999</td> <td>4437</td> <td>551</td> <td>\$93,200</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1997</td> <td>4095</td> <td>479</td> <td>\$90,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/1996</td> <td>4049</td> <td>582</td> <td>\$72,500</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/16/2007	6255	563	\$100	OJ	View Instr	05/2005	5646	689	\$135,000	WD	View Instr	07/1999	4437	551	\$93,200	WD	View Instr	01/1997	4095	479	\$90,000	WD	View Instr	09/1996	4049	582	\$72,500	WD	View Instr	<p>2014 Certified Roll Exemptions</p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p>Legal Description</p> <p>LT 10 BLK A ROSEWOOD ESTATES PB 15 P 47 OR 5646 P 689 OR 6255 P 563</p> <hr/> <p>Extra Features</p> <p>FRAME BUILDING</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
11/16/2007	6255	563	\$100	OJ	View Instr																																
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Parcel Information [Launch Interactive Map](#)



Buildings

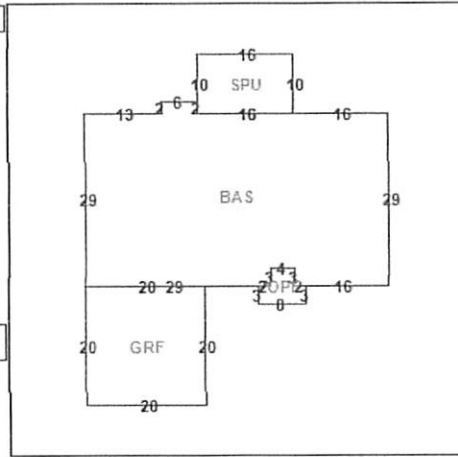
Building 1 - Address:320 ROSEBAY WAY, Year Built: 1997, Effective Year: 1997

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-BRICK-FACE
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8.00
NO. STORIES-1.00
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STRUCTURAL FRAME-WOOD FRAME

Areas - 2075 Total SF

BASE AREA - 1479
GARAGE FIN - 400
OPEN PORCH FIN - 36
SCRN PORCH UNF - 160



Images



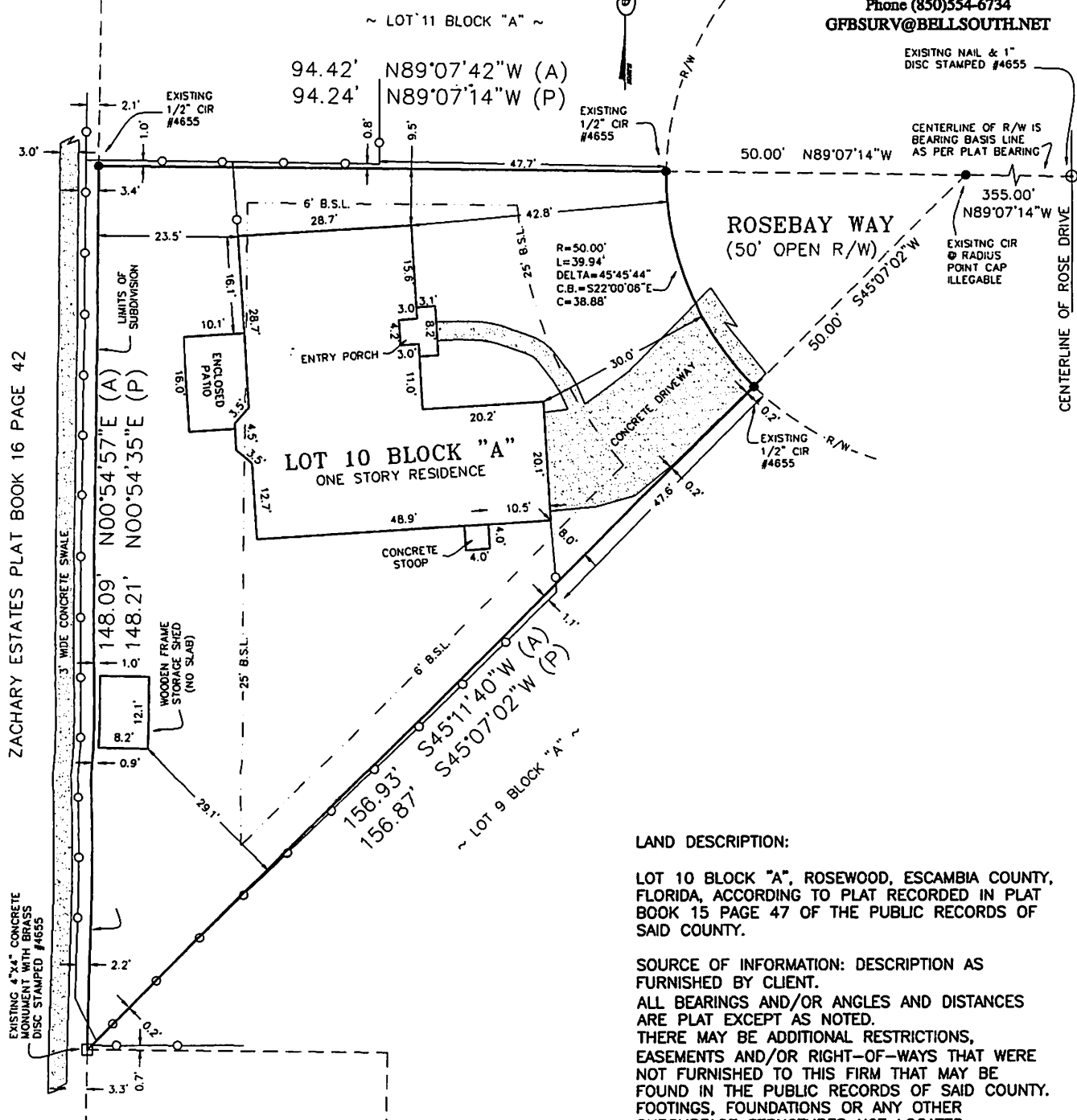
11/5/10

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.

MEASUREMENTS MADE TO UNITED STATES STANDARDS

BOUNDARY SURVEY

GARY F. BYRD
 Professional Surveying & Mapping
 800 Byrd Lane
 Pensacola, Florida 32526
 Phone (850)554-6734
 GFBSURV@BELLSOUTH.NET



ZACHARY ESTATES PLAT BOOK 16 PAGE 42

LAND DESCRIPTION:

LOT 10 BLOCK "A", ROSEWOOD, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15 PAGE 47 OF THE PUBLIC RECORDS OF SAID COUNTY.

SOURCE OF INFORMATION: DESCRIPTION AS FURNISHED BY CLIENT.
 ALL BEARINGS AND/OR ANGLES AND DISTANCES ARE PLAT EXCEPT AS NOTED.
 THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHT-OF-WAYS THAT WERE NOT FURNISHED TO THIS FIRM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.
 FOOTINGS, FOUNDATIONS OR ANY OTHER SUBSURFACE STRUCTURES NOT LOCATED.
 NO TITLE WORK PERFORMED BY THIS FIRM.

Charles Smith
Irene Smith

REQUESTED BY: SURETY LAND TITLE
 DATE OF FIELD WORK: 10-22-2014
 FIELD BOOK: FL122 PAGE: 41

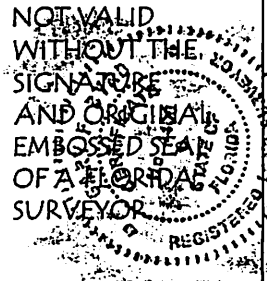
DRAWING RELEASE DATE: 10-23-2014
 SCALE: 1" = 20'
 SHEET 1 OF 1

- LEGEND:**
- B.S.L. ~ BUILDING SETBACK LINE
 - P.C. ~ POINT OF CURVATURE
 - P.T. ~ POINT OF TANGENCY
 - R ~ RADIUS
 - L ~ LENGTH OF ARC
 - C ~ CHORD DISTANCE
 - CB ~ CHORD BEARING
 - R/W ~ RIGHT-OF-WAY
 - C.I.R. ~ CAPPED IRON ROD
 - P ~ PLAT
 - A ~ ACTUAL
 - D ~ DEED
 - CHAINLINK FENCE ~ -X-
 - WOOD FENCE ~ -O-

I HEREBY CERTIFY TO CHARLES SMITH; IRENE SMITH; SURETY LAND TITLE OF FLORIDA, LLC; WESTCOAST LAND TITLE INSURANCE COMPANY; THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 2014-147 FLORIDA STATUTES.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS STANDARDS OF PRACTICE AS SET FOR BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Gary F. Byrd
 GARY F. BYRD
 FLORIDA LAND SURVEYOR #4400





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

WEBER JANICE MARIE
320 ROSEBAY WAY
PENSACOLA, FL 32526

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



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

HEATHCOTE RUSSELL F & MARILYN W
319 ROSEBAY WAY
PENSACOLA, FL 32526

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

SELVIE GEORGE L & TWANA E
5120 ZACHARY BLVD
PENSACOLA, FL 32526

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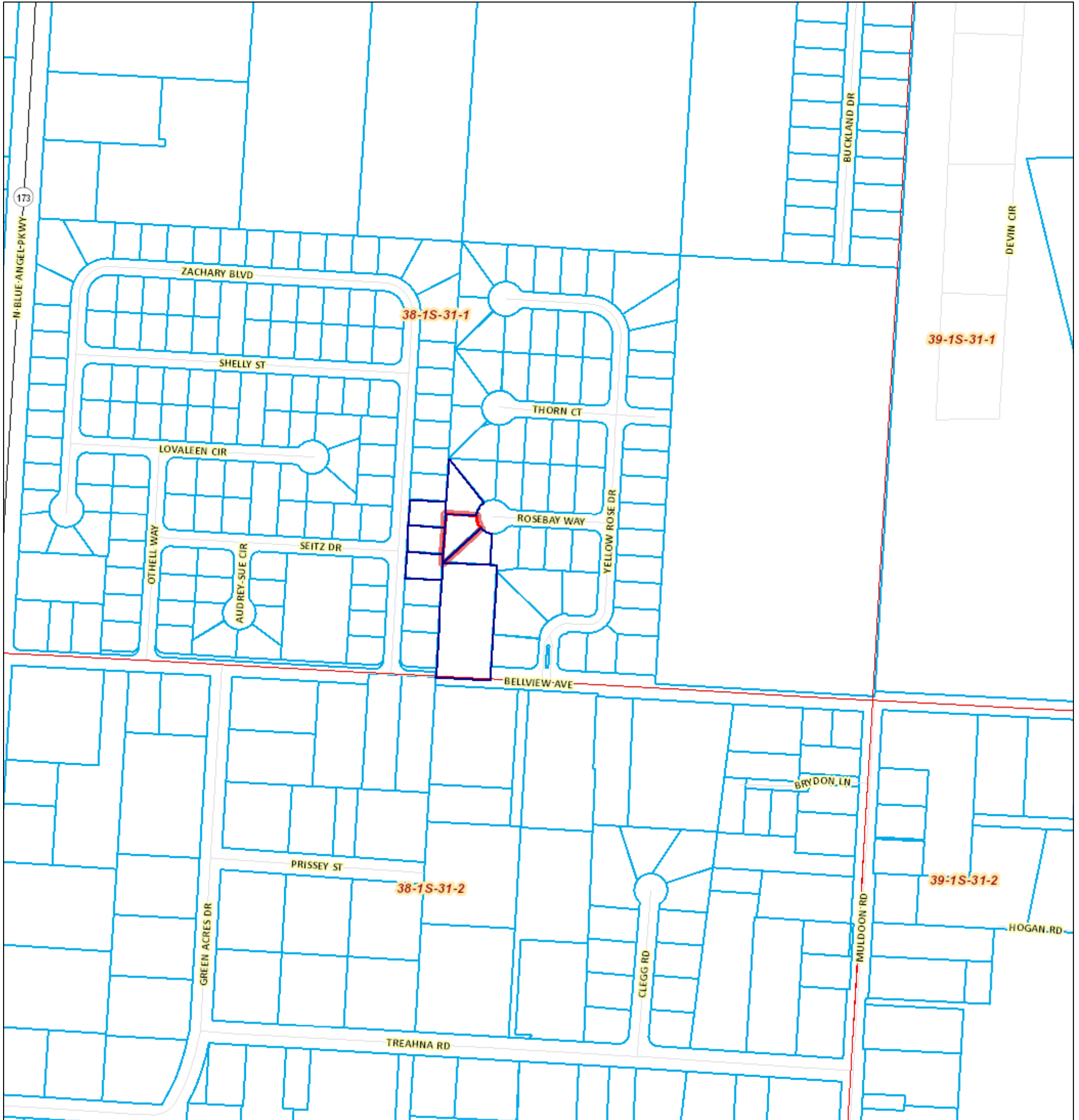


Escambia County
Development Services Department
3363 West Park Place
Pensacola, FL 32505

ALLISON NEAL A
5116 ZACHARY BLVD
PENSACOLA, FL 32526

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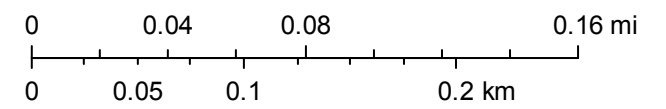
Chris Jones Escambia County Property Appraiser



October 28, 2014

1:3,559

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





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

MARTIN SAMUEL L & CAROLYN A
5112 ZACHARY BLVD
PENSACOLA, FL 32526

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

SWECKER ANITA FAYE
316 ROSEBAY WAY
PENSACOLA, FL 32526

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

ADKINSON ALICIA P &
5120 BELLVIEW AVE
PENSACOLA, FL 32526

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Development Services Department

Building Inspections Division

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

RECEIPT

Receipt No. : **621279**

Date Issued. : 10/27/2014

Cashier ID : TMCOOEY

Application No. : PBA141000019

Project Name : V-2014-14

PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
Check	234804,7582	\$423.50	App ID : PBA141000019
		\$423.50	Total Check

Received From : SURETY LAND TITLE OF ALORIDA, LLC,DARRYL K / & LADAWN SINGLETON

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA141000019	712436	423.50	\$0.00	320 ROSEBAY WAY, PENSACOLA, FL

Total Amount :

423.50

\$0.00

Balance Due on this/these
Application(s) as of 10/28/2014