

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
December 17, 2014–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Judy Gund 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 November 19, 2014 Resume Minutes.
7. **Consideration of the following cases:**
  1. **Case No.:** V-2014-13  
**Address:** 5802 Grande Lagoon Blvd.  
**Request:** Variance for a Dock  
**Requested By:** Chris Bosso, Agent for Michelle A. Mandel
  2. **Case No.:** V-2014-15  
**Address:** 8537 Foxtail Loop  
**Request:** Variance to Rear Yard Setback  
**Requested By:** William E. Griffin, Jr., Agent for Escambia Properties, LLC
  3. **Case No.:** V-2014-16  
**Address:** 610 S. Navy Blvd.  
**Request:** Variance for Freestanding Sign and Sign Setback  
**Requested By:** James W. Yenzer, Agent for Kazbour Properties, Inc.

4.     **Case No.:**         V-2014-17  
       **Address:**         610 S. Navy Blvd.  
       **Request:**         Variance to Sign Height  
       **Requested By:**   James W. Yenzer, Agent for Kazbour Properties, Inc.

8.     Discussion Items.

9.     Old/New Business.

10.    Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, January 21, 2015 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: 12/17/2014

**2.**



**Board of Adjustment**  
Meeting Date: 12/17/2014

**6.**

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Attachments

Draft Resume 11-19-14

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# DRAFT

## RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD November 19, 2014

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:25 A.M.)

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

Absent: Jennifer Rigby

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

### REGULAR BOA AGENDA

1. Call to Order.
2. Timothy R. Bryan was sworn in as an At Large Member to the Board of Adjustment.
3. Staff was sworn in and accepted as expert witnesses.
4. The BOA Meeting Package with the Development Services Staff Findings-of-Fact was accepted into evidence.  

Motion by Paul White, Jr., Seconded by Vice Chairman Bobby Price, Jr.  
**Vote:** 6 - 0 Approved - Unanimously
5. Proof of Publication was shown and the reading of the legal advertisement was waived.  

Motion by Vice Chairman Bobby Price, Jr., Seconded by Bill Stromquist  
**Vote:** 6 - 0 Approved - Unanimously
6. Approval of the October 15, 2014 Resume Minutes.

Motion by Vice Chairman Bobby Price, Jr., Seconded by Bill Stromquist Motion was made to approve the October 15, 2014 resume' Minutes.

**Vote:** 6 - 0 Approved - Unanimously

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

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  
Mr. Gant requested that the word "can" in Staff Findings be amended to "does"  
Motion was made to approve the Conditional Use as requested.

**Vote:** 6 - 0 Approved - Unanimously

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

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 Frederick J. Gant, Seconded by Bill Stromquist  
Motion was made to adopt Staff's finding-of-fact and approve the Variance as requested.

**Vote:** 6 - 0 Approved - Unanimously

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

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 Vice Chairman Bobby Price, Jr., Seconded by Bill Stromquist  
Motion was made to grant the Applicant's request for a continuance to now be heard at the December 17, 2014 Meeting.

**Vote:** 6 - 0 Approved - Unanimously

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

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-of-fact and approve the Variance as requested.

**Vote:** 6 - 0 Approved - Unanimously

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. The meeting Adjourned at 9:25A.M.

**Board of Adjustment**

**7. 1.**

**Meeting Date:** 12/17/2014  
**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

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**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:**

The Board granted the Applicant's request for a continuance. The case will be now be heard at the Dec.17, 2014 meeting.

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**Attachments**

Working Case File V-2014-13

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**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**



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Andrew Holmer  
Planning and Zoning Dept.

# V-2014-13 500' RADIUS ZONING



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



REC

REC

MU-S

MU-S

GRANDE LAGOON BLVD

MU-S

MU-S

GRANDE LAGOON BLVD

BIG LAGOON

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 FUTURE LAND USE



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



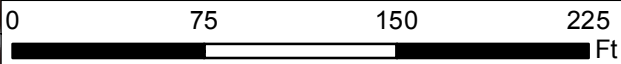
GRANDE LAGOON BLVD








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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

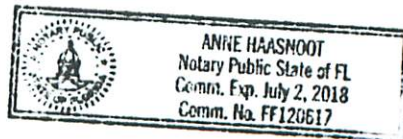
The forgoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2014  
by TERRENCE C. a/k/a CHRIS BOSSO

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

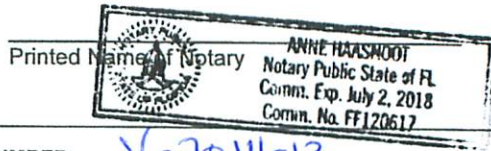
Date
9/5/14
Date

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 5<sup>th</sup> 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

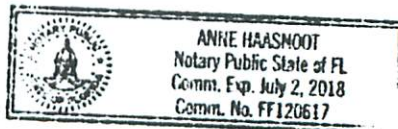
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September 20 14,  
by Michelle Mandel.

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 17<sup>th</sup> 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.

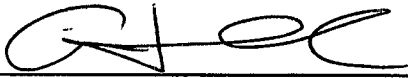
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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

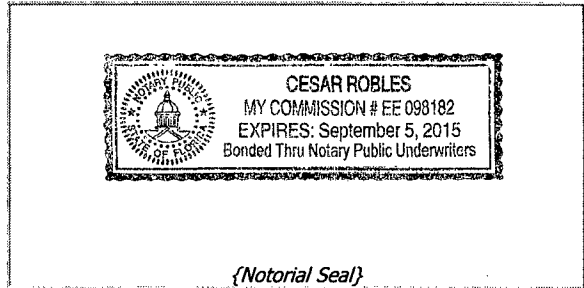
State of Florida

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

{Notarial Seal}

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.

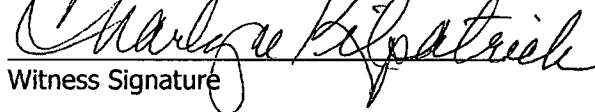
Name of Roadway: **Grande Lagoon Blvd**

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**

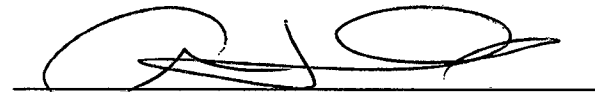
*Signed, sealed and delivered in our presence:*

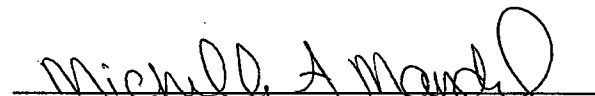
  
Witness Signature

\_\_\_\_\_  
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  
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 5<sup>th</sup> 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

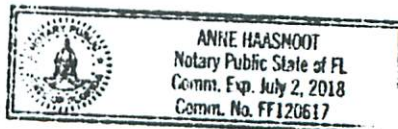
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September 20 14,  
by Michelle Mandel.

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

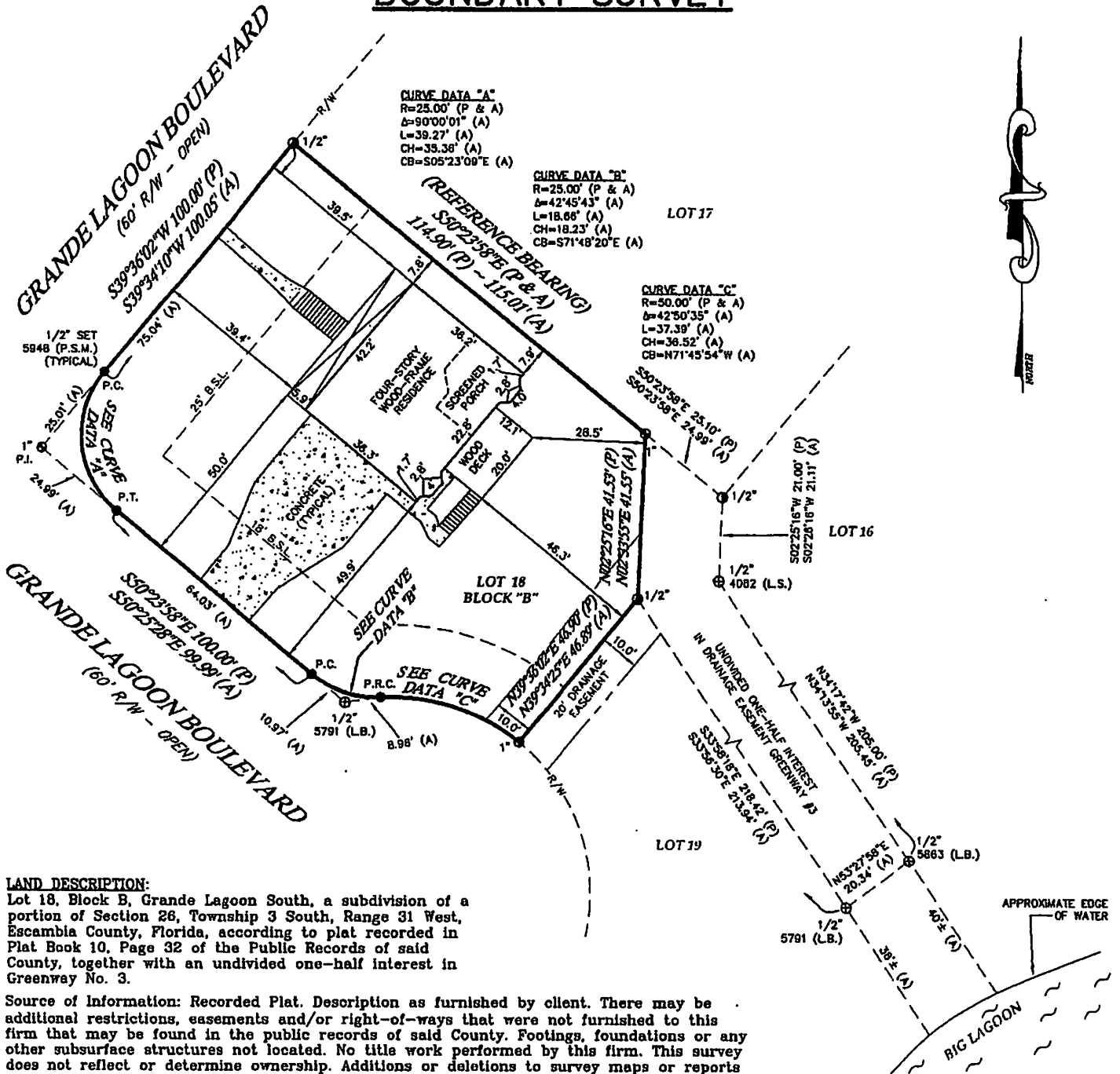
TELEPHONE NO.  
(850) 968-0300

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



**LAND DESCRIPTION:**  
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.

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

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

Address: 5802 Grand Lagoon Boulevard

The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the U.S. Postal Service. Any certifications shown hereon do not apply or cover the said address.

Basis of Bearings: Assuming S50°23'58"E along the Northeasterly lot line of subject property as per the record Plat.

**CERTIFIED TO MEET MINIMUM TECHNICAL STANDARDS TO:**  
North American Title Company  
First American Title Insurance Company  
Bank of America, N.A.  
Aaron Hill

### LEGEND:

□ - 4" x 4" (P.A.M.) Permanent Reference Monument Found    ■ - 4" x 4" Concrete Monument Found    ⊕ - Capped Iron Rod Found    ⊙ - Iron Rod Unnumbered Found    ⊗ - Iron Pipe Unnumbered Found  
 ○ - (P.C.P.) Permanent Control Point Found    △ - Nail & disk Found    ⊖ - 1/2" Capped Iron Rod L.S. 85948 Set    ⊕ - Utility Pole    --- --- --- - Guy Anchor Wire    --- --- --- - Aerial Electric, Telephone, Cable Lines  
 --- --- --- - Chain Link Fence    --- --- --- - Wood Fence    --- --- --- - Right of Way E.S.L. - Building Setback Line    --- --- --- - Concrete    --- --- --- - Centerline    --- --- --- - Property Line    --- --- --- - Point on Line  
 P.B.C. - Point of Beginning    P.L.S. - Point of Beginning    P.C. - Point of Curvature    P.I. - Point of Intersection    P.T. - Point of Tangency    P.I. - Point of Intersection    P.R.C. - Point of Reverse Curvature    P.C.C. - Point of Compound Curvature  
 R - Radius    Δ - Delta L - Length of Arc    C - Chord    CB - Chord Bearing    T - Tangent    (P) - Plat    (D) - Description or Seed    (A) - Actual    (TYP) - Typical    L.S. - Licensed Surveyor    L.B. - Licensed Business  
 --- --- --- - Indicates Covered    --- --- --- - Set Hub & Tack    --- --- --- - Benchmark    N.R. - Non-Radius    C.R. - Concrete Monument    N.T.S. - Not to Scale    E - Elevation

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



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.



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Pensacola, FL 32505

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

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**C/O JAMES B SIDES**  
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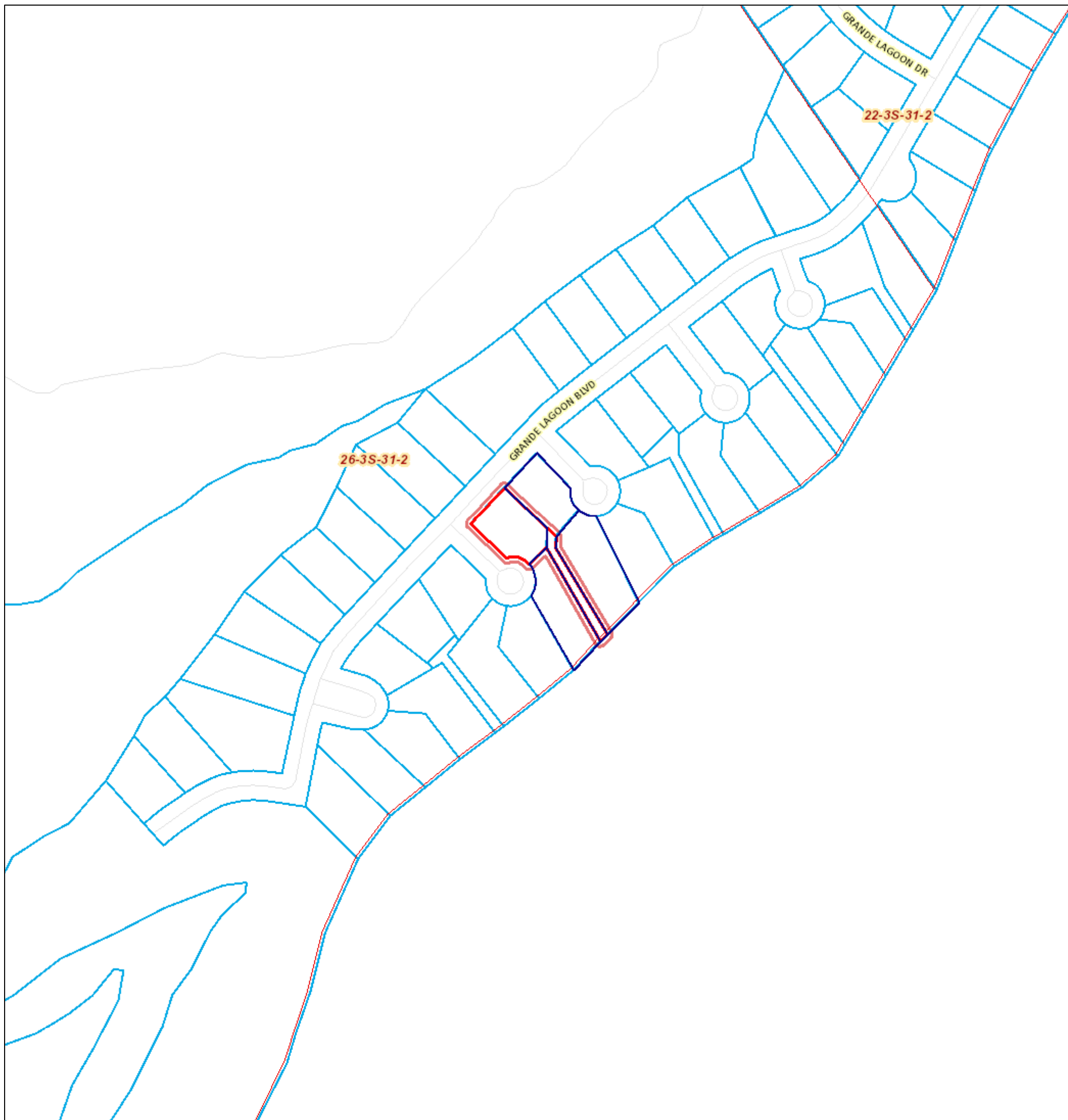


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Development Services Department  
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Pensacola, FL 32505

**WOODWARD JOHN L TRUSTEE**  
**2710 BLACKSHEAR AVE**  
**PENSACOLA, FL 32503**

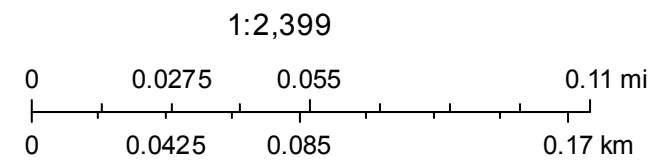
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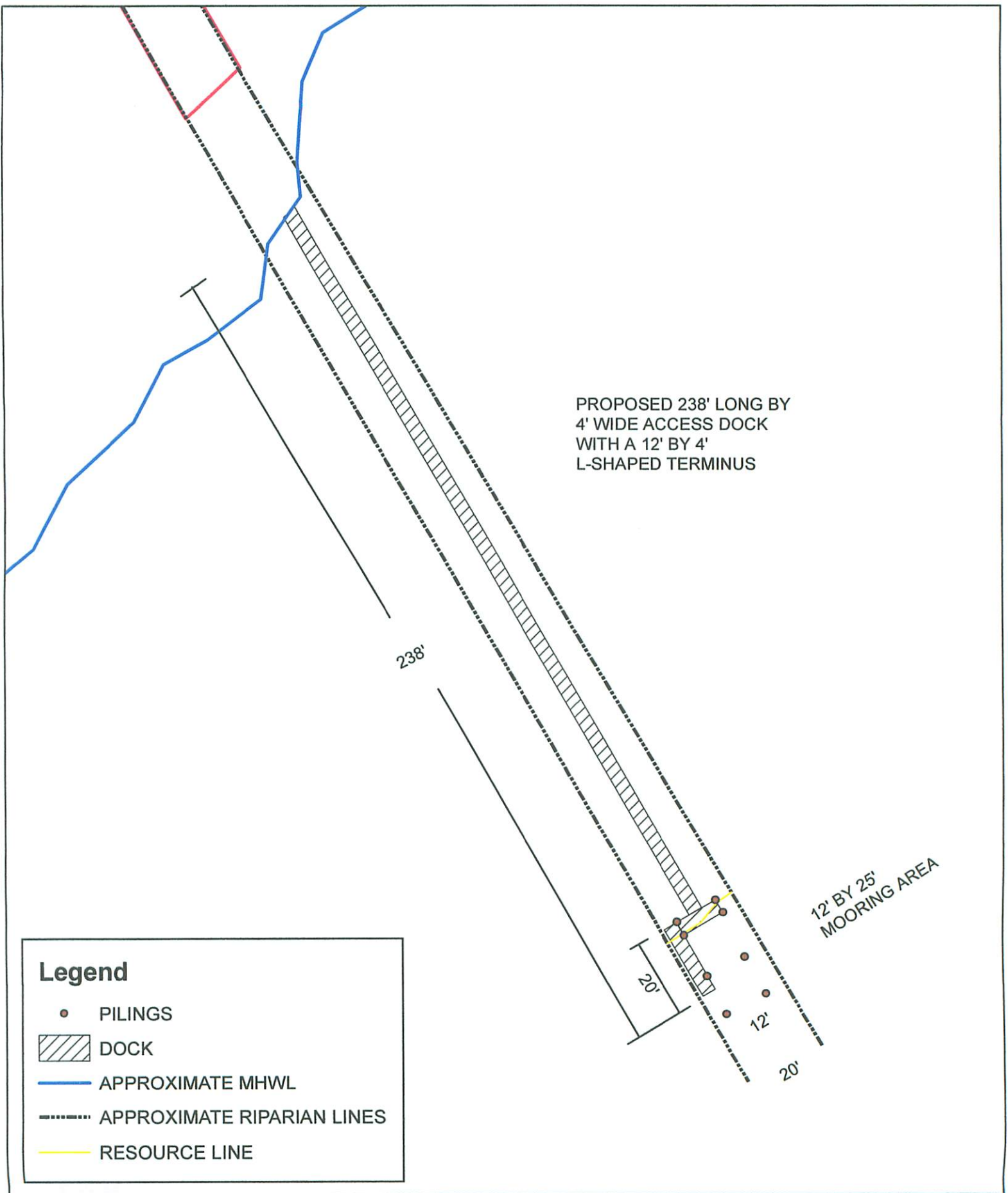
# Chris Jones Escambia County Property Appraiser



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

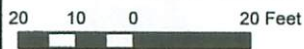
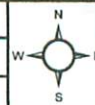
**Legend**

- ▭ 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               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 19524              | \$423.50        | App ID : PBA141000018 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

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

## Debbie F. Lockhart

---

**From:** Andrew D. Holmer  
**Sent:** Tuesday, November 18, 2014 11:18 AM  
**To:** Debbie F. Lockhart  
**Subject:** FW: Variance hearing

---

**From:** Chris Bosso [<mailto:chris@bossoimhof.com>]  
**Sent:** Tuesday, November 18, 2014 11:10 AM  
**To:** Andrew D. Holmer  
**Cc:** Stephen R Moorhead  
**Subject:** Variance hearing

Andrew,

Based on the new information we have received yesterday it appears we will need additional coordination and time to prepare. One of the issues in the opposition letter deals with the FDEP's interpretation of interest in the property. Our understanding is this being reviewed in Tallahassee and the local FDEP is awaiting their findings. After our brief discussion with you and Horace, it appeared Horace had some questions that he wanted to coordinate with staff. He did not call back, so at this point we would like to request a continuance that may serve in everyone's interest. I would like to have some time to address any issues that may be raised.

Chris Bosso  
850-232-7388



Board of County Commissioners • Escambia County, Florida

Horace L. Jones, Interim Director  
Development Services

November 20, 2014

Chris Bosso  
Bosso - IMHOF Environmental Sciences, Inc.  
1300 West Government St.  
Pensacola, FL 32502

RE: Notification of Board of Adjustment (BOA) Action on November 19, 2014, for Variance Case #V-2014-13, 5802 Grande Lagoon Blvd.

Request: Variance for a Dock

Dear Applicant:

This letter is to inform you of the Board's action to approve your request for a continuance to the December 17, 2014 Board of Adjustment meeting.

Should you have any questions or comments, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "AD Holmer".

Andrew D Holmer  
Sr. Urban Planner

ADH/dfi

cc: Kristin Hual, Assistant County Attorney

**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

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**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:**

The Board granted the Applicant's request for a continuance. The case will be now be heard at the Dec.17, 2014 meeting.

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**Attachments**

Working Case File V-2014-13

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

**MANDEL MICHELLE A**  
**5802 GRANDE LAGOON BLVD**  
**PENSACOLA, FL 32507**

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**C/O JAMES B SIDES**  
**4917 TOMAHAWK RD**  
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**WOODWARD JOHN L TRUSTEE**  
**2710 BLACKSHEAR AVE**  
**PENSACOLA, FL 32503**

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**Board of Adjustment**

7. 2.

**Meeting Date:** 12/17/2014  
**CASE:** V-2014-15  
**APPLICANT:** William E. Griffin Jr., Agent for Escambia Properties, LLC.  
**ADDRESS:** 8537 Foxtail Loop  
**PROPERTY REFERENCE NO.:** 09-1S-31-4200-450-004  
**ZONING DISTRICT:** R-R, Rural Residential  
**FUTURE LAND USE:** MU-S, Mixed-Use Suburban

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a four point one foot variance to the platted 15 foot rear setback for the construction of a single-family home.

**RELEVANT AUTHORITY:**

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

Due to LDC clustering provisions, this subdivision was platted with R-3 performance standards rather than the standards of the R-R zoning district.

E. Site and building requirements.

4. Rear yard. The minimum rear yard shall not be less than 15 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 2.05.02**

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

Section 2.05.02 of the Land Development Code defines special circumstances or

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

This lot slopes to the north (left) side of the house where it borders a private retention pond parcel. The proposed variance would shift the house southward, maximizing the distance between the impervious roof and the pond parcel. This added stretch of pervious surface would help to alleviate the amount of storm water runoff reaching the pond. This configuration is unique to this lot.

### **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 maximize the distance between the impervious surface runoff and the adjacent pond parcel.

### **CRITERION (3)**

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

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

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

### **CRITERION (4)**

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

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

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

### **CRITERION (5)**

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

**FINDINGS-OF-FACT**

Given the unique physical characteristics of this lot, the requested variance is the minimum necessary to provide for practical use.

**STAFF RECOMMENDATION:**

Staff finds that the Applicant does meet all of the required criteria and recommends granting of the variance request.

**BOARD OF ADJUSTMENT FINDINGS:**

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**Attachments**

Working Case File V-2014-15

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**V-2014-15**



HERITAGE OAKS DR

W-NINE-MILE-RD

SPARKLEBERRY LN

SALT GRASS DR W

SALT LOBELIA LN

FOXTAIL LOOP

SPIDER LILY WAY



RUSH LN

FOXTAIL LOOP



ELEVENMILE CREEK

PADDOCK WAY

JAMES

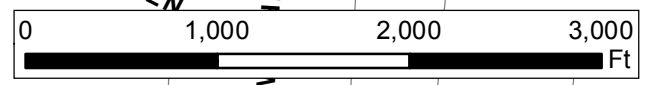
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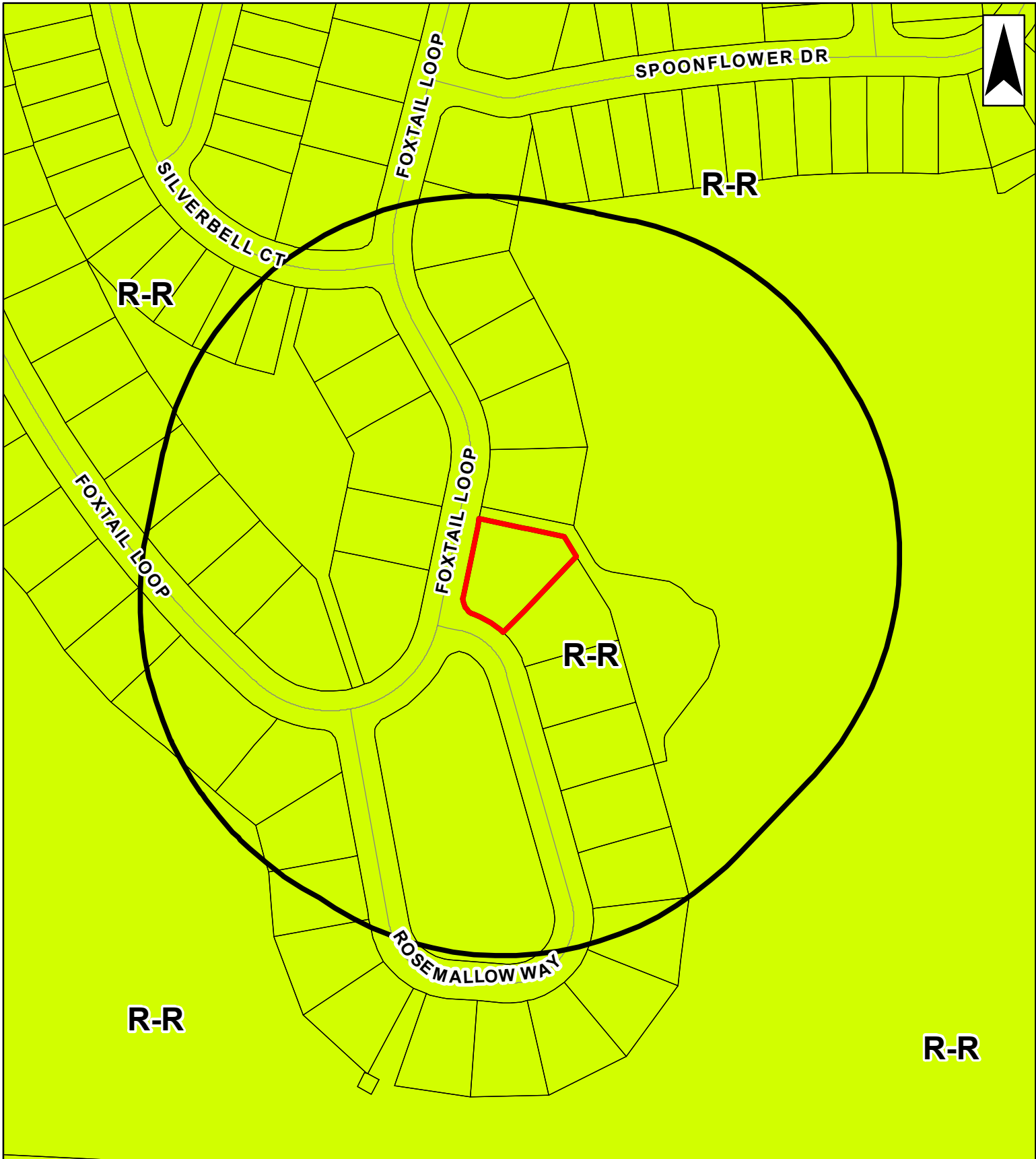
Andrew Holmer  
Planning and Zoning Dept.


# V-2014-15 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD








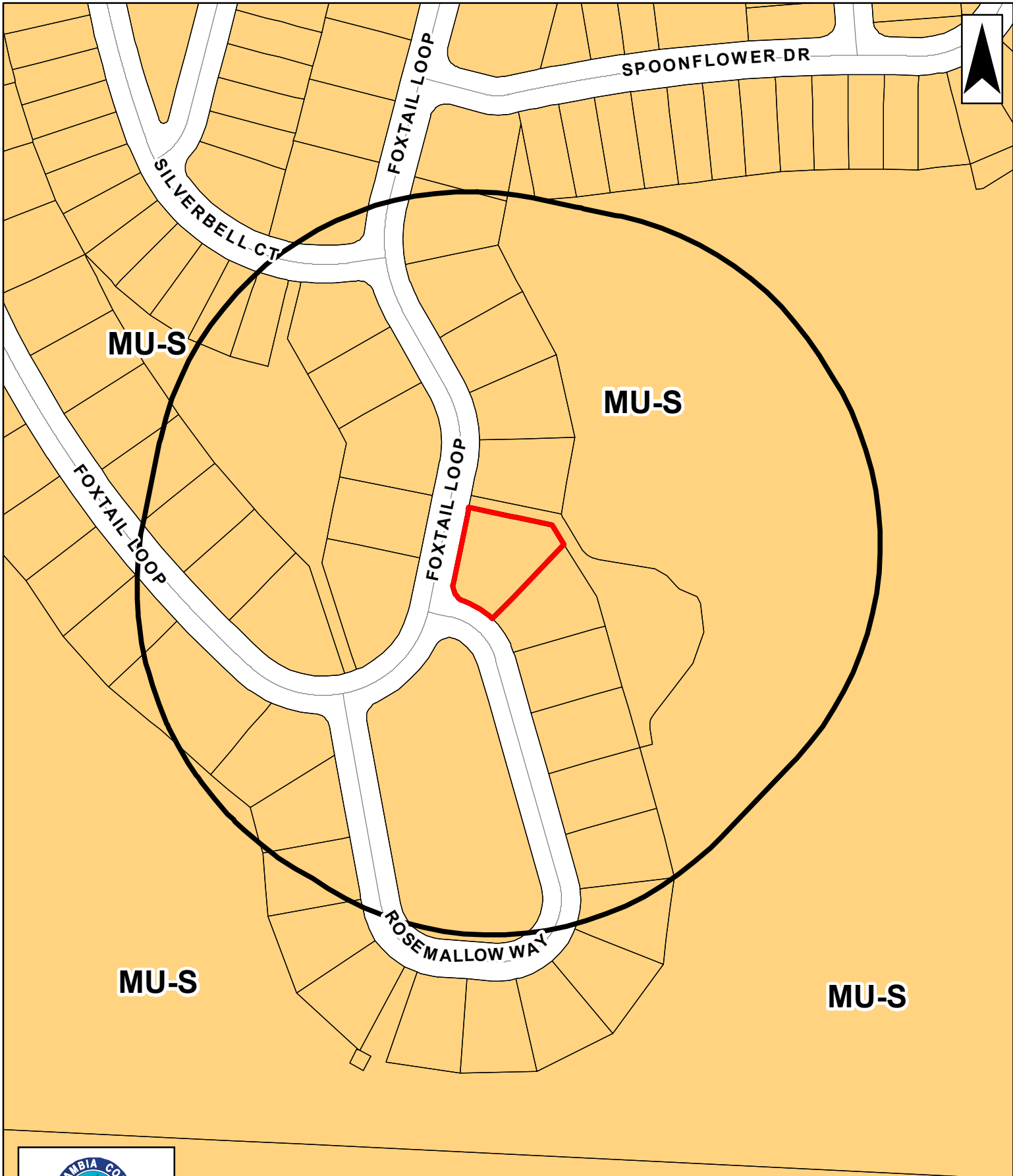


  
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 Andrew Holmer  
 Planning and Zoning Dept.

**V-2014-15**  
**500' RADIUS ZONING**



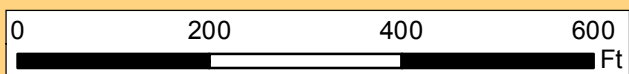
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-15 FUTURE LAND USE



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





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

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-15 AERIAL MAP



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

To: Board of Adjustment

From: Escambia Properties LLC

Re: Variance Application – Letter of Request

---

Please accept this as my Letter of Request in support of our variance application. An explanation of the relevant criteria is as follows:

**1. Special circumstances or conditions applying to the building or land in question are peculiar to such property.**

The lot in question (Lot 45, Block D) is a corner lot with a non-typical shape. It has a radius on the front and side and a 45 degree angle on back line. The lot has two 25' set backs due to the corner location. In addition, the north side of the lot slopes to the north. The house footprint was initially set on the lot to accommodate a left entry garage. When it was discovered that the location of the driveway on the left side would cause flooding onto the neighboring property due to the elevation difference, a decision was made to move the garage access to the right side and flip the elevation. The unbalanced floor plan width plus the odd shaped lot resulted in an encroachment of four feet over the rear set back line.

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

The encroachment was discovered and reported to the builder the day prior to closing when the final survey was completed. The house and driveway are complete.

**3. The variance will not impair adequate supply of light or air to adjacent property or increase congestion in public streets, the danger of fire, diminish property values.**

There remains 10.9 feet from the corner of the house to the rear lot line. The adjacent lot also has a 15 ft BSL. No additional traffic concerns are related to this variance.

**4. The variance will not in any manner alter other provisions of the LDC or Comprehensive Plan.**

No request to alter any provision of the LDC is submitted.

**5. The variance is the minimum necessary to make possible use of the land, buildings or other improvements.**

As stated above, the home is complete and there is no other remedy.

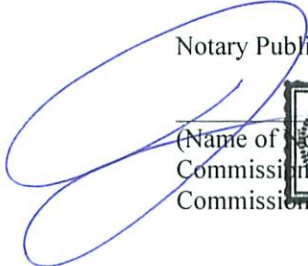
Escambia Properties LLC

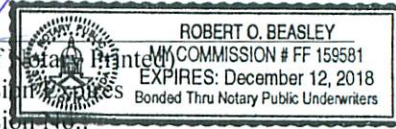
  
\_\_\_\_\_  
William E. Griffin, Jr.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to before me this 17 day of November 2014, by **William E. Griffin, Jr.** who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida





(Name of Notary Public)  
Commission Expires  
Commission No. \_\_\_\_\_

Rear Setback

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

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

Variance Request for: BUILDING SET BACK LINE

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

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

Owner(s) Name: ESCAMBIA PROPERTIES LLC Phone: \_\_\_\_\_

Address: 226 E. GOVERNMENT ST 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: 8537 FOXTAIL LOOP

Property Reference Number(s)/Legal Description: LOT 45 Block D, NATURE TRAIL

SECTIONS 8, 9 + 16, TOWNSHIP 1 SOUTH RANGE 31 WEST ESCAMBIA COUNTY

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.

William E. Griffin Jr.  
Signature of Owner/Agent

WILLIAM E. GRIFFIN JR.  
Printed Name Owner/Agent

11-17-14  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Date

STATE OF FLORIDA

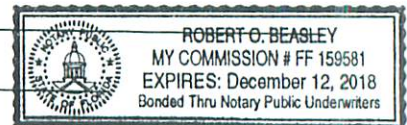
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November 20 14, by William Griffin

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

Robert O. Beasley  
Signature of Notary  
(notary seal must be affixed)

Robert O. Beasley  
Printed Name of Notary



FOR OFFICE USE ONLY

CASE NUMBER: V-2014-15

Meeting Date(s): 12-17-14 Accepted/Verified by: DH/DL Date: 11-14-14

Fees Paid: \$ 423.50 Receipt #: 622812 Permit #: PBA 14 1100020

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

As owner of the property located at 8537 FOXTAIL LOOP, PENSACOLA, FL  
Florida, property reference number(s) LOT 45 BLOCK D NATURE TRAIL  
I hereby designate WILLIAM E. GRIFFIN JR. 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 17<sup>TH</sup> day of NOVEMBER 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: WILLIAM E. GRIFFIN JR. Email: Billygriff12@gmail.com  
Address: 10600 TARA DAWN CIR. PENSACOLA, FL 32534 Phone: 850-393-7928

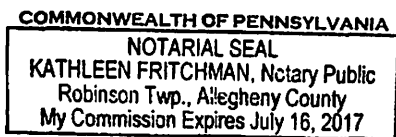
Daniel E. McGuire      DANIEL EDWARD MCGUIRE      11/17/14  
Signature of Property Owner      Printed Name of Property Owner      Date  
MANAGER-ESCAMBIA PROPERTIES, LLC

\_\_\_\_\_  
Signature of Property Owner      Printed Name of Property Owner      Date

STATE OF Pennsylvania      COUNTY OF Allegheny  
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November 2014  
by Daniel Edward McGuire

Personally Known  OR Produced Identification . Type of Identification Produced: PA D.C.H.

Kathleen Fritchman      Kathleen Fritchman      (Notary Seal)  
Signature of Notary      Printed Name of Notary



Prepared by:  
Robert O. Beasley  
Litvak, Beasley & Wilson, LLP  
226 East Government Street, Post Office Box 13503  
Pensacola, Florida 32591-3503  
File Number: 13-0161ROB  
Consideration: \$201,351.77

### General Warranty Deed

Made this December <sup>st</sup>31, 2013 A.D. By Highland Construction Group LLC, a Florida limited liability company, whose address is: 920 Spring Creek Circle, Pensacola, Florida 32514, hereinafter called the grantor, to Escambia Properties, LLC, a Florida limited liability company, whose post office address is: 226 East Government Street, Pensacola, FL 32502, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

See "Exhibit A" attached hereto and made part hereof.

Parcel ID Number: 091S3142004500004; 091S314200140019; 091S314200090019; 091S314200010003; 091S314200350003

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

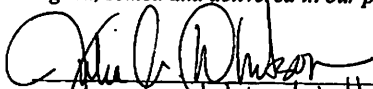
To Have and to Hold, the same in fee simple forever.


The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

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 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

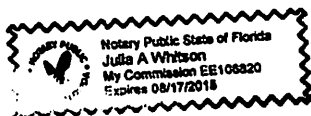
  
\_\_\_\_\_  
Witness Printed Name: Julia A. Whitson

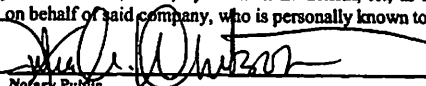
  
\_\_\_\_\_  
Witness Printed Name: Angela Vuittonet

Highland Construction Group LLC,  
a Florida limited liability company  
By:  (Seal)  
William E. Griffin, Jr., Manager

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this <sup>st</sup>31 day of December, 2013, by William E. Griffin, Jr., as Manager of Highland Construction Group LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## Exhibit "A"

Lot 14, Block S, Nature Trail Subdivision, a subdivision of a portion of Sections 8, 9 and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page(s) 60 through 60R, of the Public Records of said County.

And Also:

Lot 45, Block D, and Lot 14 Block S, Nature Trail Subdivision, a subdivision of a portion of Sections 8, 9 and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page(s) 60-60R, of the Public Records of said County.

And Also:

Lot 9, Block S, Nature Trail Subdivision, a subdivision of a portion of Sections 8, 9 and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page(s) 60 through 60R, of the Public Records of said County.

And Also:

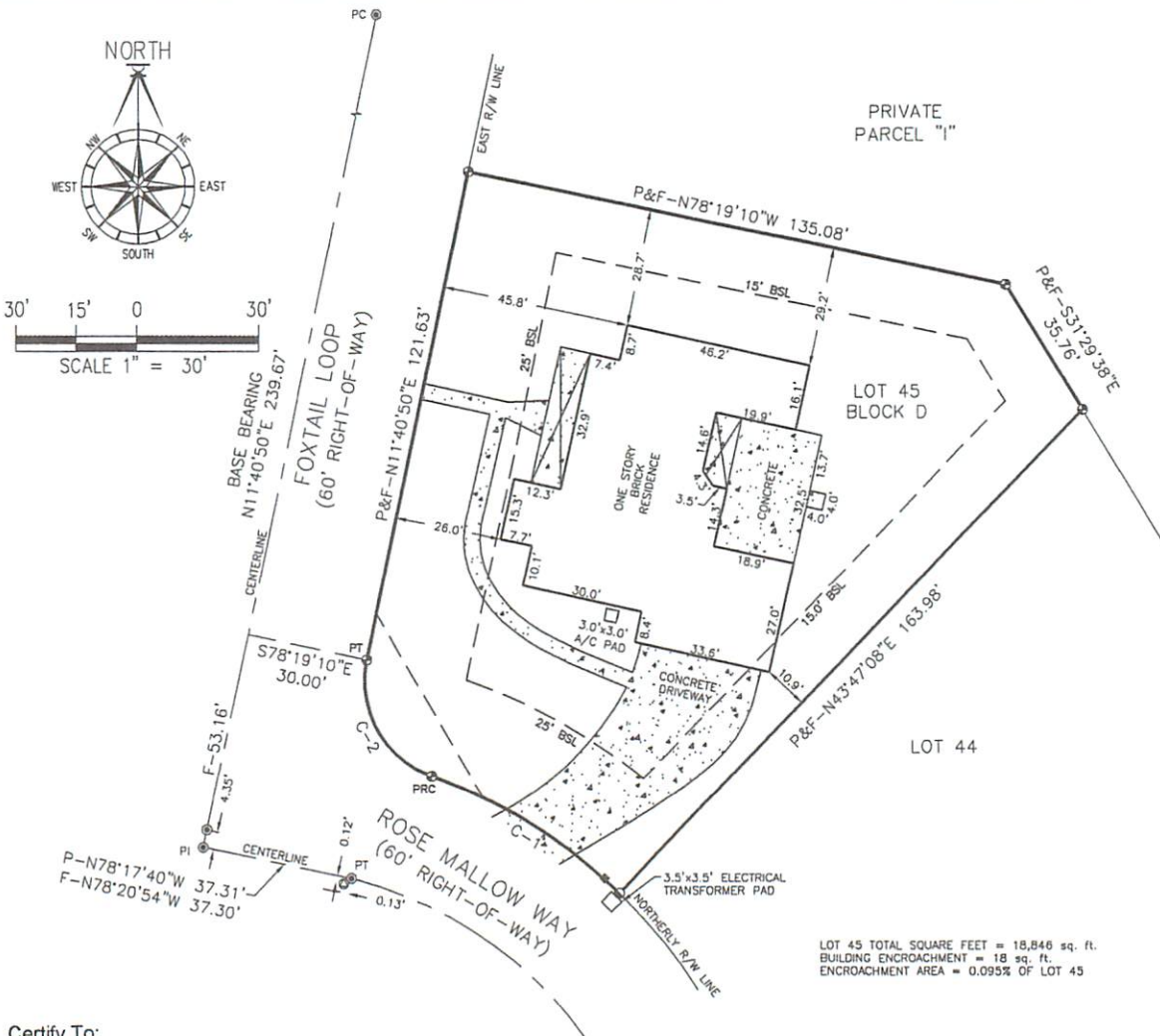
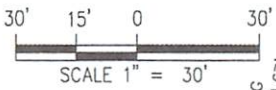
Lot 1, Block C, Nature Trail Subdivision, according to the plat thereof, recorded in Plat Book 18, Page(s) 60 through 60R, inclusive, of the Public Records of Escambia County, Florida.

And Also:

Lot 35, Block C, Nature Trail Subdivision, a subdivision of a portion of Sections 8, 9, and 16, Township 1 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 18, Page(s) 60 through 60R, of the Public Records of said County.

File Number: 13-0161ROB

Legal Description with Non Homestead



LOT 45 TOTAL SQUARE FEET = 18,846 sq. ft.  
 BUILDING ENCROACHMENT = 18 sq. ft.  
 ENCROACHMENT AREA = 0.095% OF LOT 45

| CURVE TABLE |       |         |           |        |        |               |
|-------------|-------|---------|-----------|--------|--------|---------------|
|             | CURVE | RADIUS  | DELTA     | LENGTH | CHORD  | CHORD BEARING |
| P&F         | C-1   | 130.00' | 24°03'23" | 54.58' | 54.18' | N58°14'34"W   |
| P&F         | C-2   | 25.00'  | 81°57'06" | 35.76' | 32.79' | S29°17'43"E   |

Certify To:  
 Navy Federal Credit Union  
 Sean M. Kramer  
 Litvak Beasley Wilson & Ball, LLP  
 Westcor Land Title Insurance Company

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
  - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
  - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
  - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
  - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
  - ERROR OF CLOSURE MEETS MINIMUM TECHNICAL STANDARDS.
  - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
  - BASIS OF BEARING: CENTERLINE OF FOX TAIL LOOP AS N11°40'50"E.
  - ENCROACHMENTS ARE AS SHOWN.
  - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF PLAT OF NATURE TRAIL SUBDIVISION, PLAT BOOK 18, PAGES 60-60R.
  - ENCROACHMENTS ARE AS SHOWN.
  - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
- ZONE: "X"  
 ELEVATION: N/A  
 PANEL NUMBER: 12033C 0280 G  
 AS DATED: 09/29/06
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS L.B. 7919.

**DESCRIPTION:**  
 LOT 45, BLOCK D, NATURE TRAIL, A SINGLE FAMILY PRIVATE RESIDENTIAL SUBDIVISION OF A PORTION OF SECTIONS 8,9 AND 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 18, PAGES 60 THROUGH 60R OF THE PUBLIC RECORDS OF SAID COUNTY.

- LEGEND:**
- ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #6783
  - ⊙ - FOUND PLAIN CASE HARD NAIL
  - ⊙ - FOUND NAIL & DISK L.B. #6783
  - ⊙ - SET 1/2" CAPPED IRON ROD L.B. #7919
  - ⊙ - 1.5"x1.5" CABLE TELEVISION PEDESTAL
  - PSM - PROFESSIONAL SURVEYOR AND MAPPER
  - L.B. - LICENSED BUSINESS
  - BSL - BUILDING SETBACK LINE
  - R/W - RIGHT-OF-WAY
  - A/C - AIR CONDITIONER
  - PT - POINT OF TANGENCY
  - PC - POINT OF CURVATURE
  - PI - POINT OF INTERSECTION
  - PRC - POINT OF REVERSE CURVATURE
  - P - PLAT
  - F - FIELD

|   |            |   |          |             |           |                    |
|---|------------|---|----------|-------------|-----------|--------------------|
| ADDRESS: 8357 FOX TAIL LOOP                                       |            |   |          |             |           |                    |
| REQUESTED BY: BILL GRIFFIN  |            |   |          |             |           |                    |
| TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS                           |            |   |          |             |           |                    |
| SECTION 9, TOWNSHIP- 1 - SOUTH, RANGE- 31 - WEST, ESCAMBIA COUNTY |            |   |          |             |           |                    |
| SCALE: 1"=30'   | FIELD BOOK | PAGE  | CREW     | FIELD DATE: | DRAWN BY: | CHECKED BY:        |
| DATE: 02/17/14  | 576        | 17  | CJ/CG/TK | 02/14/14    | JSP       | <i>[Signature]</i> |
| NO:   | DATE:      | REVISIONS:  |          |             |           |                    |
| 1   | 02/21/14   | BUILDING STAKEOUT - F.B. #667, PG. 17 - CJ/CG/TK - 02/20/14 - ZSP |          |             |           |                    |
| 2   | 03/19/14   | RE-STAKE BUILDING - F.B. #667, PG. 17 - CJ/CG/TK - 03/18/14 - ZSP |          |             |           |                    |
| 3   | 03/19/14   | FINAL SURVEY - F.B. #663, PG. 15&16 - CG/PP/JE - 11/12/14 - JSP   |          |             |           |                    |

**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 LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*[Signature]*  
 KENNETH J. MONIE PSM #655  
 CORPORATE NO. LB 007919  
 STATE OF FLORIDA

**KJM Land Planning, LLC.**  
 Kenneth J. Monie  
 Professional Surveyor and Mapper  
 2828 Woodmont Court  
 Gulf Breeze, FL 32563  
 850-438-0252 Fax 850-438-1307

DRAWING NUMBER  
 14-15978

FILE NO. E14-69193



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



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

**ESCAMBIA PROPERTIES LLC  
226 E GOVERNMENT ST  
PENSACOLA, FL 32502**

**SMART MARY J TRUSTEE FOR  
34 PORT ROYAL WAY  
PENSACOLA, FL 32501**

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

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



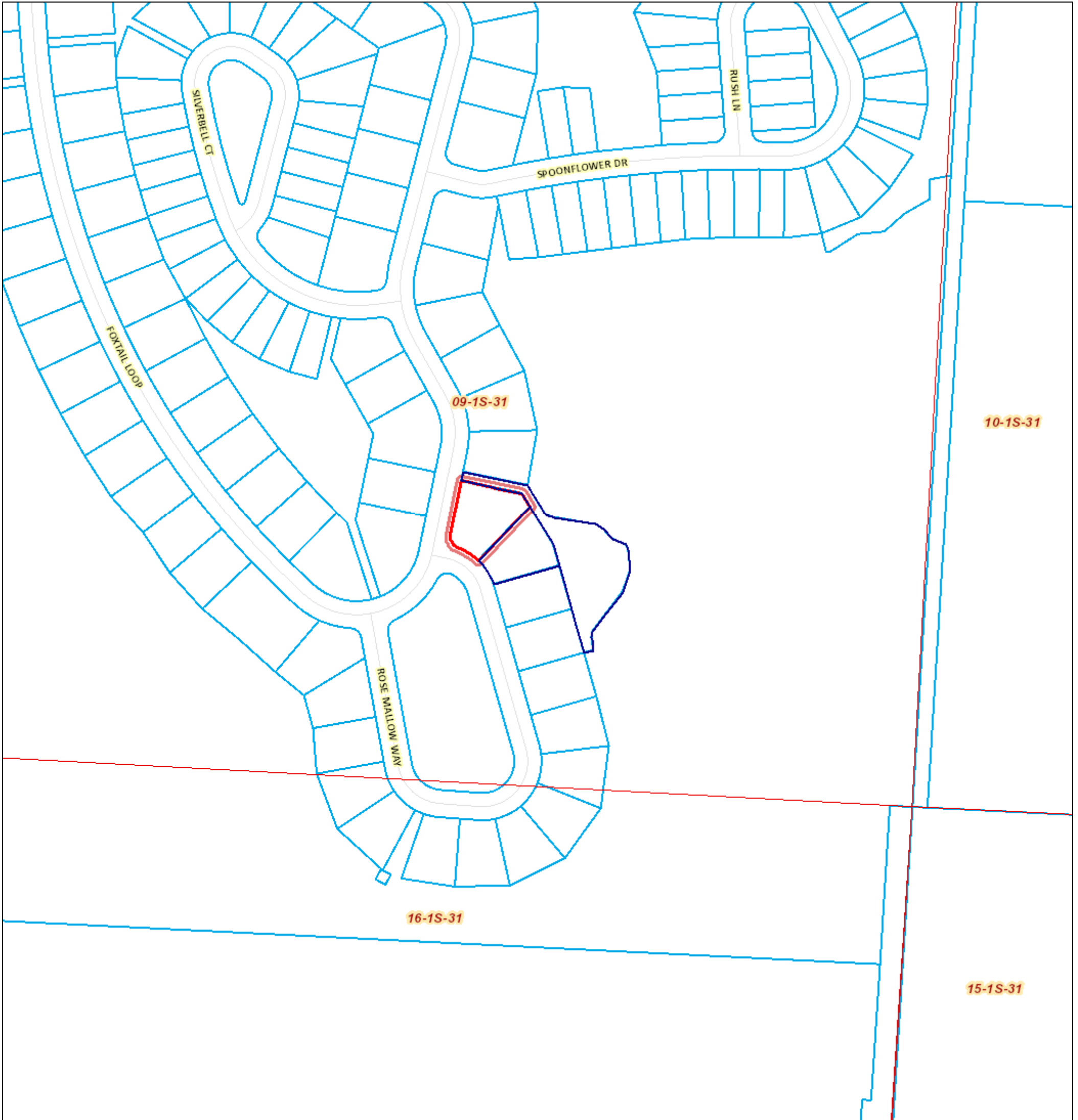
Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

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

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

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

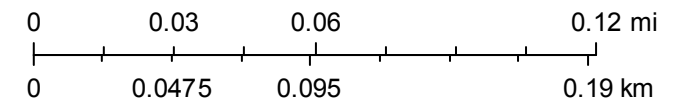
# Chris Jones Escambia County Property Appraiser



November 18, 2014

1:2,592

- 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. : **622812**

Date Issued. : 11/14/2014

Cashier ID : KLHARPER

Application No. : PBA141100020

Project Name : V-2014-15

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid     | Comment               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 1792               | \$423.50        | App ID : PBA141100020 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

Received From : HIGHLAND CONSTRUCTION GROUP LLC

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                      |
|---------------|-----------|-------------|---------|----------------------------------|
| PBA141100020  | 713901    | 423.50      | \$0.00  | 8537 FOXTAIL LOOP, PENSACOLA, FL |

**Total Amount :**

**423.50**

\$0.00

Balance Due on this/these  
Application(s) as of 11/18/2014

**Board of Adjustment**

**7. 3.**

**Meeting Date:** 12/17/2014  
**CASE:** V-2014-16  
**APPLICANT:** James W. Yenzer, Agent for Kazbour Properties, Inc.  
**ADDRESS:** 610 S. Navy Blvd.  
**PROPERTY REFERENCE NO.:** 50-2S-30-1000-012-001  
**ZONING DISTRICT:** C-1, Retail Commercial District  
**FUTURE LAND USE:** C, Commercial

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking variances to allow a second freestanding sign on a parcel, and to allow that sign to be located closer than 10 feet from the property line and closer than 200 feet from the original sign.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 8.07.03.B.4.a.b & 8.07.04.E.4**

8.07.03. Commercial and industrial zones.

4. Number of signs permitted: a. Two acres and smaller--One freestanding sign only per street frontage. b. One additional freestanding sign will be allowed for each full acre in parcel size above two acres. All signs on a single parcel must have a minimum spacing between signs of 200 feet measured continuously along the rights-of-way through common point or points, from the closest parts of any two signs. The maximum total number of freestanding signs per zone lot is four.

8.07.04

E. A sign may be located within the required setback area, up to one foot of the property line, if the owner executes an agreement (in a form acceptable to the county attorney) that provides for the following:

1. Indemnification of the county from all claims arising in connection with the sign;
2. Agreement that all existing signs on the zone lot have been brought into agreement with this article; and
3. Forfeiture of rights to compensation for removal necessitated by government action.

OR

4. The owner must apply to the Board of Adjustments for a variance to the required setback and submit a plan that demonstrates that the proposed location for the

sign will not obstruct vehicular vision.

## **CRITERIA**

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

### **CRITERION (1)**

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

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

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

The two suite commercial building on this site pre-dates the LDC and straddles two parcels, a configuration that would not be allowed by our current code. The freestanding sign on site is located along a common driveway north of the suite adjacent to the Applicant. Having the sign as far away as possible on the parcel does create some practical hardships for the Applicant in advertising his business.

The first request would allow him to move his signage from its current location and place it in front of the suite in question, but this brings about the second issue. Placing the sign at the required 10 foot setback would place it within the required maneuvering area and cause additional hardships.

### **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 variances are necessary given the conditions on site.

### **CRITERION (3)**

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

**FINDINGS-OF-FACT**

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

**CRITERION (4)**

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

**FINDINGS-OF-FACT**

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

**CRITERION (5)**

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

**FINDINGS-OF-FACT**

Given the unique nature of the site the requested variances are necessary to alleviate the hardships.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request as submitted.

**BOARD OF ADJUSTMENT FINDINGS:**

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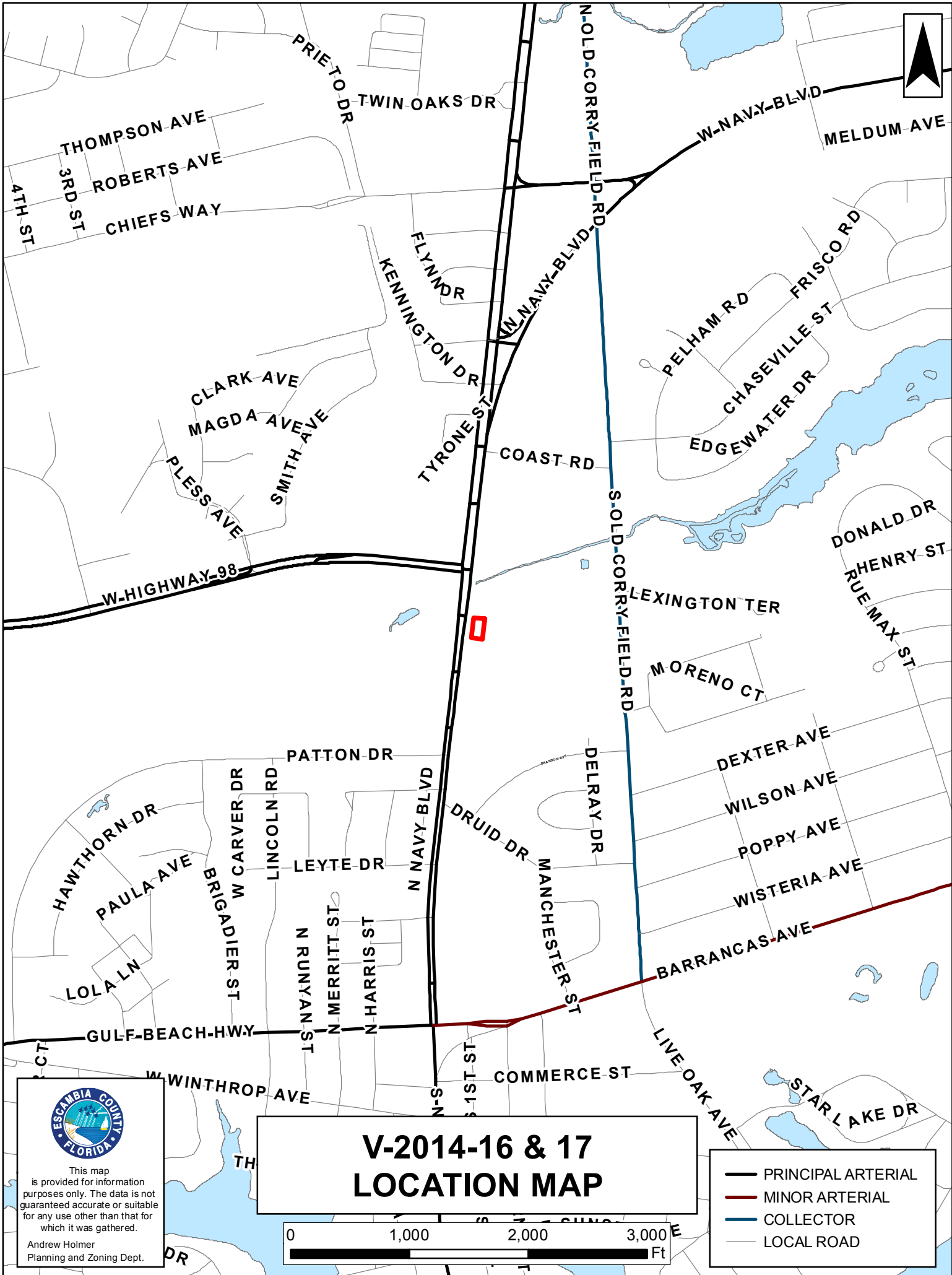
**Attachments**

Working Case File V-2014-16

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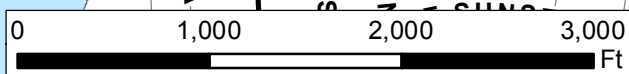



**V-2014-16**



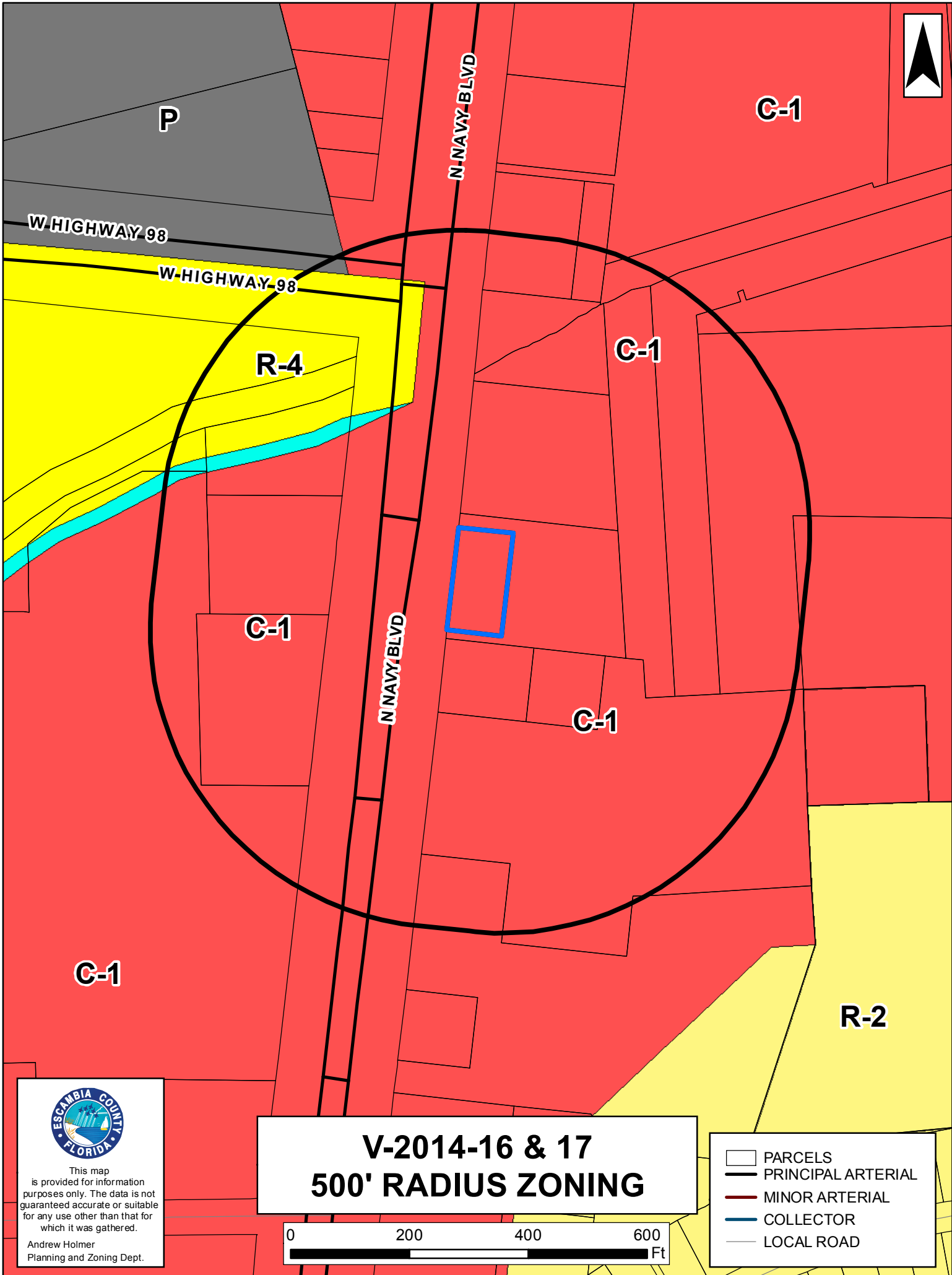
# V-2014-16 & 17 LOCATION MAP

- 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.



P

C-1

W-HIGHWAY 98

W-HIGHWAY 98

R-4

C-1

C-1

N-NAVY BLVD

C-1

C-1

R-2



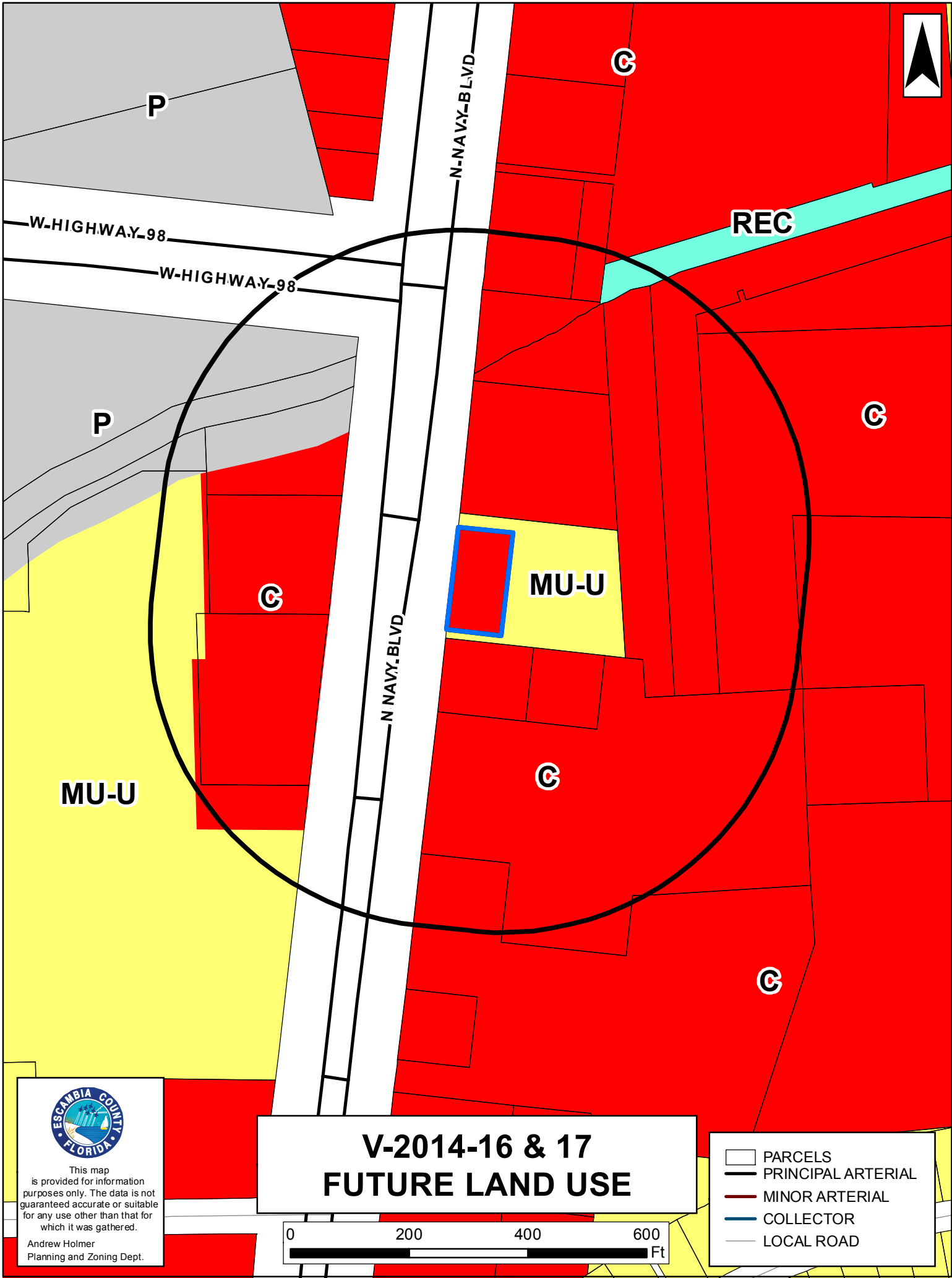
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Andrew Holmer  
Planning and Zoning Dept.

### V-2014-16 & 17 500' RADIUS ZONING



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



P

W-HIGHWAY-98

W-HIGHWAY-98

N-NAVY-BLVD

REC

P

G

MU-U

MU-U

G

G

G



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.

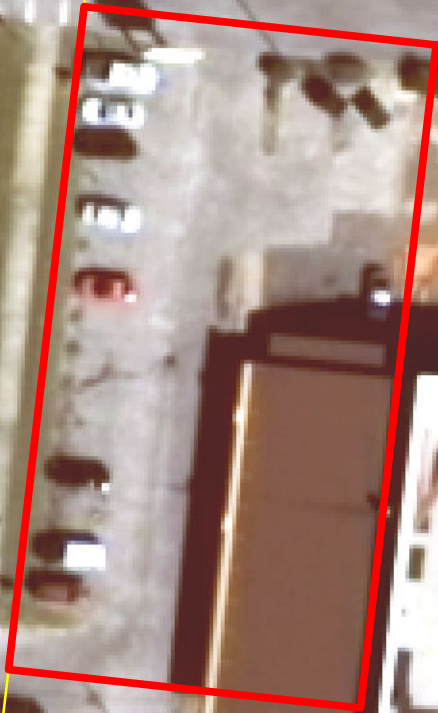
### V-2014-16 & 17 FUTURE LAND USE



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



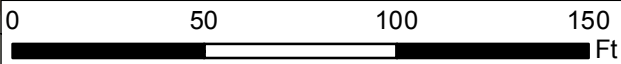
N NAVY BLVD








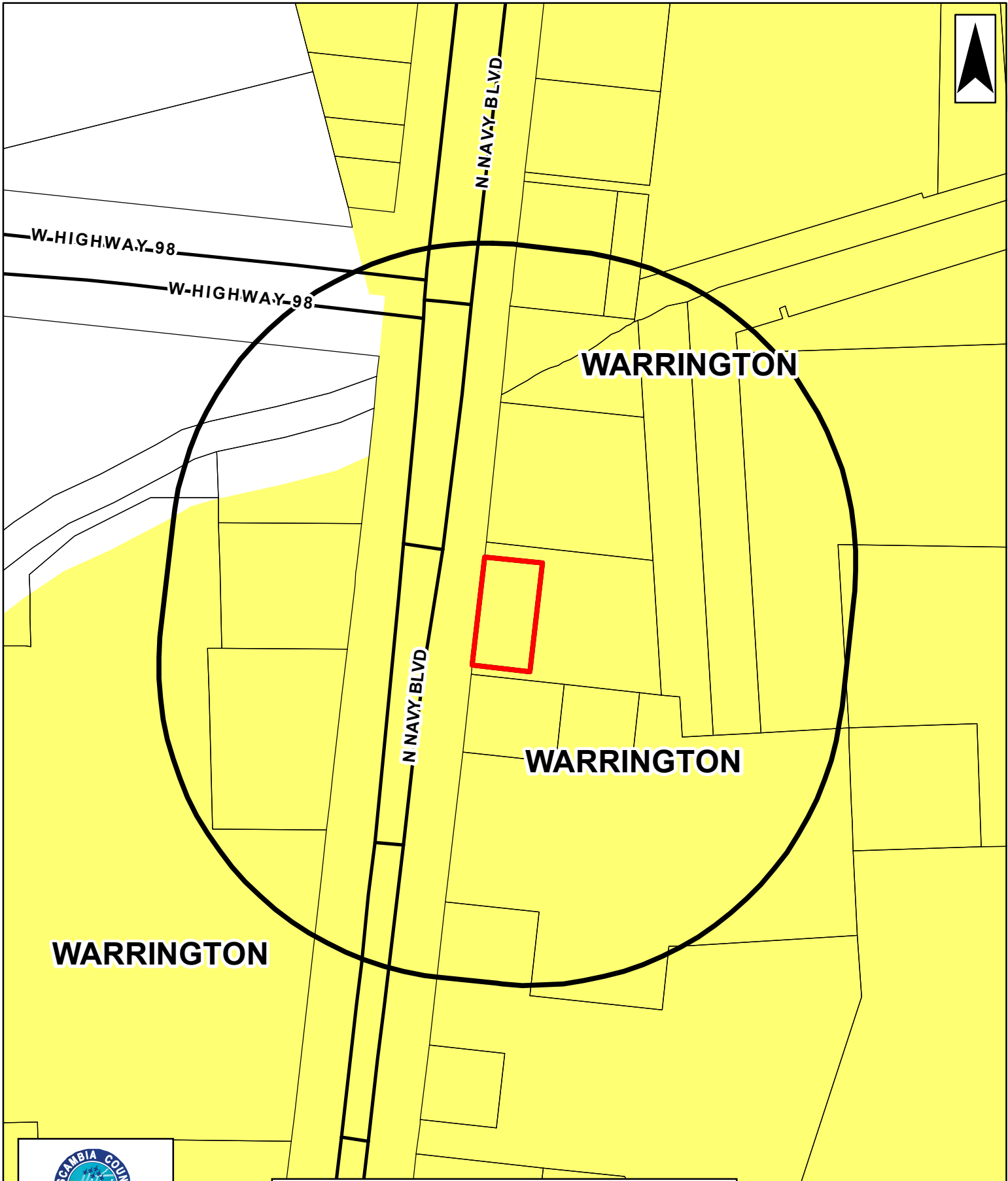
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-16 & 17 AERIAL MAP



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



WARRINGTON

WARRINGTON

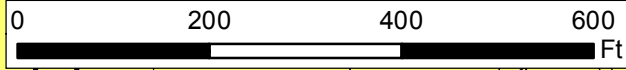
WARRINGTON



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-2014-16 & 17 CRA OVERLAY



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

**Warrington Chiropractic Clinic**  
610 S. Navy Boulevard - Pensacola, FL 32507  
Tel: (850) 457-7999

**11/24/2014**

**Mr. Andrew Holmer  
Board Of Adjustment  
3363 West Park Place  
Pensacola, FL 32505**

**Subject: Variance Request for Installation and Placement of an Additional Freestanding Sign on Property.**

**Requesting 50 feet from the 200 feet minimum distance required between two freestanding signs located on the same property.**

**Dear Mr. Holmer and members of the BOA,**

We hereby make request for a variance to Article 8.07.03 *On-Premises Signs*. The variance would allow and permit for the installation and placement of an additional (second) freestanding sign on the subject property.

In the past and at present, our signage is shared with Hungry Howie's Pizza signage on the same freestanding structure, which is approximately 140 feet away from the chiropractic clinic's entrance. It is our desire and hope to have our own freestanding sign installed closer to the clinic's entrance, making it easier for existing patients and potential new patients to recognize and associate the new sign with my chiropractic practice and entrance into the clinic. Our business brand would also benefit from being separated from and disassociated with Hungry Howie's.

The property has 174 feet of lineal street frontage along Navy Blvd and there would be a distance of 150 feet between the existing sign and the proposed additional freestanding sign. Under Article 8.07.03, the criteria for having two freestanding signs on the same property is 1: the property must have a minimum of two acres or larger and 2: the minimum distance between two freestanding signs on the same parcel is 200 feet. Therefore, we are requesting a variance of 50 feet from the 200 feet minimum distance required between two freestanding signs. Due to the size of the property and the only available place on the property where the new sign could be placed, this variance is the minimum necessary to make having the additional sign installed possible.

**Addressing the Criteria**

**1:** The special circumstances and conditions that apply to this property are unique and do not apply generally to other lands or buildings in the vicinity. Warrington Chiropractic Clinic (WCC) is a shared tenant along with Hungry Howie's Pizza on the property and in the same building. Allowing the additional freestanding sign installed closer to the clinic's entrance would A: help prospective future patients to more readily recognize the WCC brand, B: associate the brand name in closer proximity to the clinic's entrance, C: calls to action and guide patients into the clinic's entrance and D: reduce the clutter on the existing sign structure (existing WCC signage would be removed and disposed). The special circumstances and conditions applying to the property would be a lack of lineal frontage and lack of having the 200 feet minimum distance required between two freestanding signs.

**2:** The variance would be necessary for the preservation and enjoyment of a substantial property right. The unnecessary hardship(s) for the applicant would be A: WCC continuing to have to share space on the existing sign with Hungry Howie's Pizza, B: being associated with the Hungry Howie's brand name and C: the distance from the existing sign to the entrance of the clinic. The sign needs to be located in closer proximity to the clinic entrance.

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

**4:** This variance should not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.

**5:** The variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA. The variance process exists as a remedy and relief in unique circumstances and conditions as described herein.

We thank the BOA for it's time and consideration of this request.

**Sincerely,**

**Dr. James W. Yenzer**



**Warrington Chiropractic Clinic**  
610 S. Navy Boulevard - Pensacola, FL 32507  
Tel: (850) 457-7999

**11/24/2014**

**Mr. Andrew Holmer  
Board Of Adjustment  
3363 West Park Place  
Pensacola, FL 32505**

Subject: **Variance Request for Installation and Placement of an Additional Freestanding Sign on Property.**

**Requesting that the sign be located 5 feet closer to the property line than the minimum 10 ft. setback requirement under Article 8.07.00.**

**Dear Mr. Holmer and members of the BOA,**

We hereby make request for a variance to Article 8.07.00 *On-Premises Signs*. This variance request is contingent upon our original request for the additional freestanding sign being granted. We hereby request a variance to have the new freestanding sign installed with a 5 foot setback inside the front property line - instead of the normal, required 10 foot setback.

The new sign would be installed inside the existing grass aisle closest to the clinic entrance (site plan attached). The inside dimensions of the aisle is 14'-10" length X 4'-1/2" wide. The sign would be installed as far towards the rear of the aisle as allowed without causing the rear edge of the sign to protrude into the parking lot thoroughfare. The grass aisle is the only location on the property that would accommodate the sign. With the sign being 12 feet wide, the additional 5 feet towards the front property line is needed to accommodate the installation and placement. This variance is the minimum necessary to make having the additional sign installed.

**Addressing the Criteria**

**1:** The special circumstances and conditions that apply to this property are unique and do not apply generally to other lands or buildings in the vicinity. The grass aisle is the only location on the property that would accommodate the sign. With the sign being 12 feet wide, the additional 5 feet towards the front property line is needed to accommodate the installation and placement. This variance is the minimum necessary for having the additional sign installed.

**2:** The variance would be necessary for the preservation and enjoyment of a substantial property right. The unnecessary hardship would be that the sign, if not allowed the additional 5 feet, would have to be installed with the rear edge protruding into the parking lot thoroughfare - exposing the sign to possible damage from parking lot traffic.

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

**4:** This variance should not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.

**5:** The variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA. The variance process exists as a remedy and relief in unique circumstances and conditions as described herein.

We thank the BOA for it's time and consideration of this request.

**Sincerely,**

**Dr. James W. Yenzer**

APPLICATION

Please check application type:

- Administrative Appeal
Development Order Extension

- Conditional Use Request for:
Variance Request for: Article 8.07.03
Rezoning Request from: to:

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

Owner(s) Name: Kazbour Properties, Inc. Phone: 813-684-0622
Address: 1326 Lumsden Rd. Brandon, FL 33511 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: 610 S. Navy Boulevard - Pensacola, FL 32507
Property Reference Number(s)/Legal Description: 502S301000012001

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: James W. Yenser
Printed Name Owner/Agent: James W. Yenser
Date: 11-26-14

Signature of Owner
Printed Name of Owner
Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of November 20 14, by James W. Yenser

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

Signature of Notary: WILLIAM KIRK VAN HORN II
MY COMMISSION # FF 106135
EXPIRES: March 25, 2018
(Notary seal must be affixed)

Printed Name of Notary: William Van Horn

FOR OFFICE USE ONLY
CASE NUMBER: V-2014-116
Meeting Date(s): 12-17-14 Accepted/Verified by: DH Date: 11-26-14
Fees Paid: \$ 423.50 Receipt #: 623757 Permit #: PBA 141200021

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

As owner of the property located at 610 N. Navy Blvd  
Florida, property reference number(s) 5025 30 1000 012 001

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

Agent Name: James W. YENZER Email: yenzere@cox.net  
Address: 610 N. Navy Blvd Phone: 850-457-7999

[Signature]  
Signature of Property Owner

Talal Kazbour  
Printed Name of Property Owner

10/31/14  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Hillsborough


The foregoing instrument was acknowledged before me this 31 day of October 2014  
by Talal Kazbour

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

[Signature]  
Signature of Notary

Kim Rhoads  
Printed Name of Notary

(Notary Seal)

 KIM RHOADS  
MY COMMISSION # EE 008622  
EXPIRES: November 14, 2014  
Bonded Thru Budget Notary Services



# Chris Jones Escambia County Property Appraiser

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

[Back](#)

←
Navigate Mode
Account
Reference
Printer Friendly Version
→

|  |   |                      |           |              |          |               |           |                           |           |
|--|---|----------------------|-----------|--------------|----------|---------------|-----------|---------------------------|-----------|
| <p><b>General Information</b></p> <p><b>Reference:</b> 502S301000012001<br/> <b>Account:</b> 080004150<br/> <b>Owners:</b> KAZBOUR PROPERTIES INC<br/> <b>Mail:</b> 1326 LUMSDEN RD<br/>                 BRANDON, FL 33511<br/> <b>Situs:</b> 610 S NAVY BLVD 32507<br/> <b>Use Code:</b> STORE/OFFICE/SFR <br/> <b>Taxing Authority:</b> COUNTY MSTU<br/> <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> | <p><b>2014 Certified Roll Assessment</b></p> <table style="width: 100%;"> <tr> <td><b>Improvements:</b></td> <td style="text-align: right;">\$134,111</td> </tr> <tr> <td><b>Land:</b></td> <td style="text-align: right;">\$45,711</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;">\$179,822</td> </tr> <tr> <td><u>Non-Homestead Cap:</u></td> <td style="text-align: right;">\$179,822</td> </tr> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p> | <b>Improvements:</b> | \$134,111 | <b>Land:</b> | \$45,711 | <b>Total:</b> | \$179,822 | <u>Non-Homestead Cap:</u> | \$179,822 |
| <b>Improvements:</b>   | \$134,111   |                      |           |              |          |               |           |                           |           |
| <b>Land:</b>   | \$45,711  |                      |           |              |          |               |           |                           |           |
| <b>Total:</b>  | \$179,822   |                      |           |              |          |               |           |                           |           |
| <u>Non-Homestead Cap:</u>  | \$179,822   |                      |           |              |          |               |           |                           |           |

| <p><b>Sales Data</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1994</td> <td>3657</td> <td>9</td> <td>\$90,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1992</td> <td>3217</td> <td>22</td> <td>\$150,000</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1989</td> <td>2734</td> <td>724</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1984</td> <td>1868</td> <td>480</td> <td>\$212,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> | Sale Date | Book | Page      | Value | Type                          | Official Records (New Window) | 10/1994 | 3657 | 9 | \$90,000 | WD | <a href="#">View Instr</a> | 07/1992 | 3217 | 22 | \$150,000 | CT | <a href="#">View Instr</a> | 07/1989 | 2734 | 724 | \$100 | QC | <a href="#">View Instr</a> | 01/1984 | 1868 | 480 | \$212,000 | WD | <a href="#">View Instr</a> | <p><b>2014 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG AT SE COR OF BLK 9 CORRY S/D PB 1 P 55 S 82 DEG 10 MIN 0 SEC W ALG S LI OF BLK 9 270 FT TO E LI...</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT</p> |
|---|-----------|------|-----------|-------|-------------------------------|-------------------------------|---------|------|---|----------|----|----------------------------|---------|------|----|-----------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-----------|----|----------------------------|--|
| Sale Date   | Book      | Page | Value     | Type  | Official Records (New Window) |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 10/1994   | 3657      | 9    | \$90,000  | WD    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 07/1992   | 3217      | 22   | \$150,000 | CT    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 07/1989   | 2734      | 724  | \$100     | QC    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 01/1984   | 1868      | 480  | \$212,000 | WD    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |

Parcel Information [Launch Interactive Map](#)

**Section Map Id:**  
[CA206](#)

**Approx. Acreage:**  
0.3700

**Zoned:**   
C-1


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

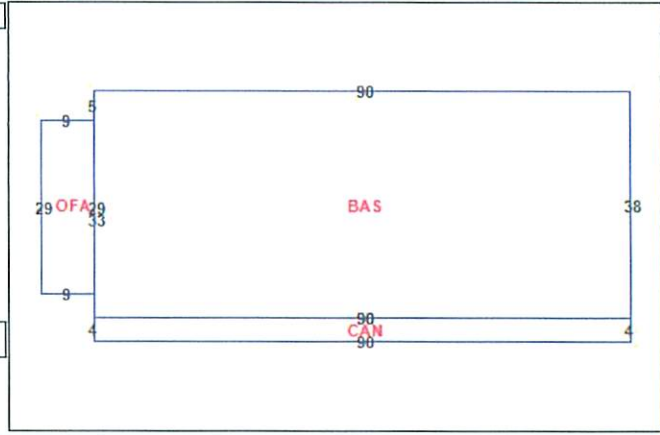
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Building 1 - Address 610 S NAVY BLVD, Year Built 1981, Effective Year 1981

**Structural Elements**  
**DECOR/MILLWORK-BELOW AVERAGE**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**FLOOR COVER-CARPET**  
**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-GABLE**  
**STORY HEIGHT-8.00**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 4041 Total SF  
**BASE AREA - 3420**  
**CANOPY - 360**  
**OFFICE AVG - 261**



Images



6/12/07



1/12/12

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

Site Layout and Signage Placement for  
 Subject Property / 610 S. Navy Blvd.  
 Pensacola, FL 32507

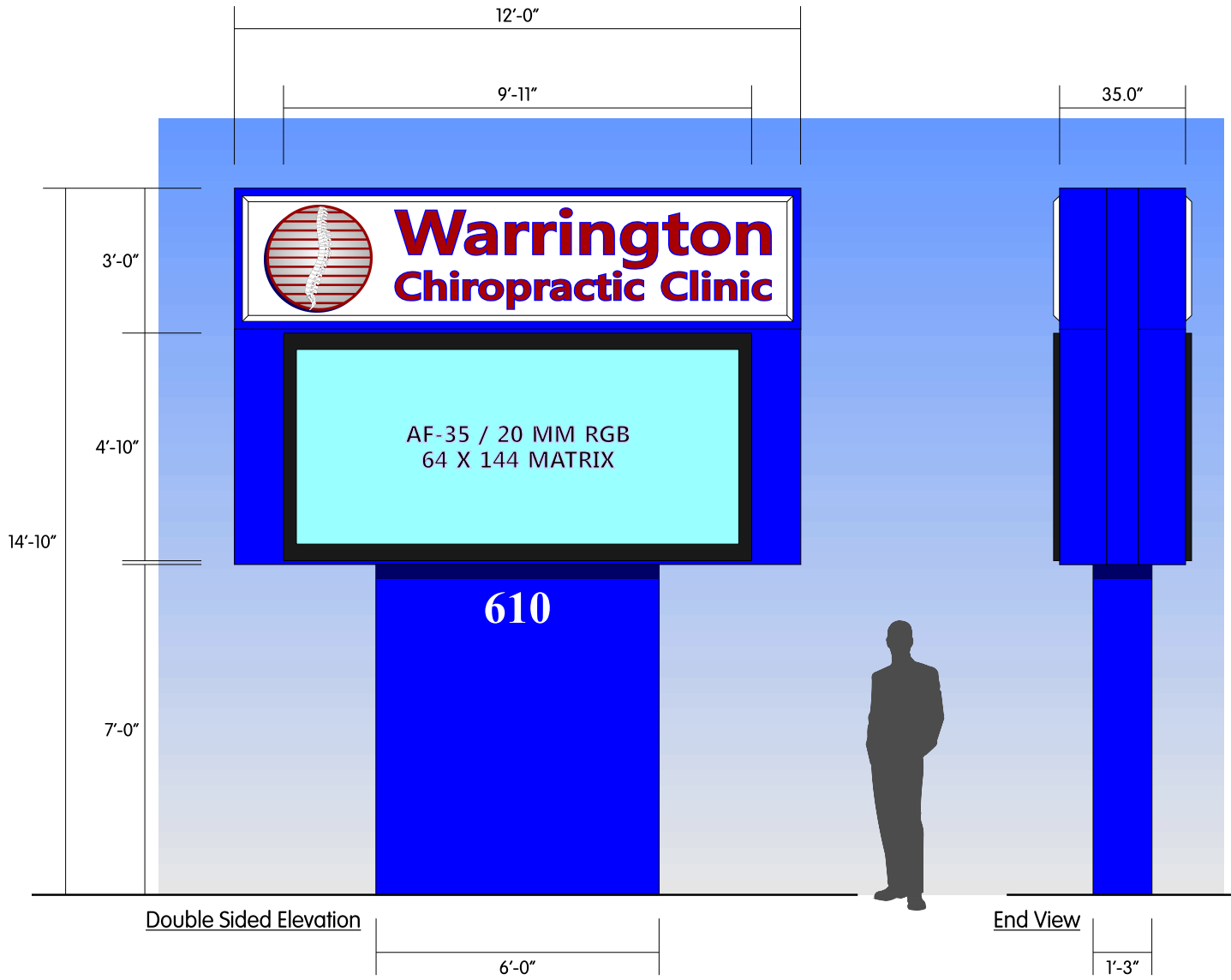


3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033

Client Warrington Chiropractic Clinic  
 Project Name Freestanding Monument Sign  
 Project Location 610 S. Navy Blvd. Pensacola, FL  
 Drawing # PAS11072014WCC1  
 Drawn By HBD  
 Date of Drawing 11/07/2014 Salesperson H. Dodd

**Color Matching**  
 The colors in this drawing when viewed on a computer screen or printed media may vary from the actual colors used on the completed product.  
 Paint finishes, graphics films and other colors will be per industry standard materials unless otherwise specified herein.

**ARTWORK NOTICE!**  
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 ALL RIGHTS RESERVED.



Proposed freestanding monument sign with 20 MM RGB color LED displays.

Sign area calculations: Upper sign section = 36.0 Sq Ft. LED display = 47.86 Sq Ft.  
 Total active sign areas = 83.86 Square feet.

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 This drawing was prepared and submitted in conjunction with a signage order for the project shown. It is the property of Plastic Arts Sign Co., Inc. and may not be displayed, duplicated or distributed in part or whole without written consent from Plastic Arts Sign Co., Inc. Unauthorized use is strictly prohibited and may result in legal action and/or statutory damages.  
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Client: Warrington Chiropractic Clinic  
 Project Name: Freestanding Monument Sign  
 Project Location: 610 S. Navy Blvd., Pensacola, FL  
 Drawing #: PAS11072014WCC1  
 Drawn By: HBD  
 Date of Drawing: 11/07/2014 Salesperson: H. Dodd

**PAS**  
**PLASTIC ARTS SIGN CO.**  
 3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033





EXISTING SIGN  
LOCATION

PROPOSED NEW  
SIGN LOCATION

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 Project Location 610 S. Navy Blvd. Pensacola, FL  
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**PAS**  
**PLASTIC ARTS SIGN CO.**  
 3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033

## **Harold Dodd**

---

**From:** "Joshua D. Huber, PE" <Josh.Huber@IrbyEngineering.com>  
**Date:** Wednesday, November 19, 2014 10:41 AM  
**To:** "Harold Dodd" <harold@plasticartssigns.com>  
**Subject:** RE: Emailing: 5F RV Park\_24 Inch

Harold,

Here is the data on Warrington Chiropractic:

Basic Wind Speed (V) = 140 mph (FBC 2010 Fig. 1609C)  
Exposure Category = C  
Risk Category I

**Support Pole Options:**

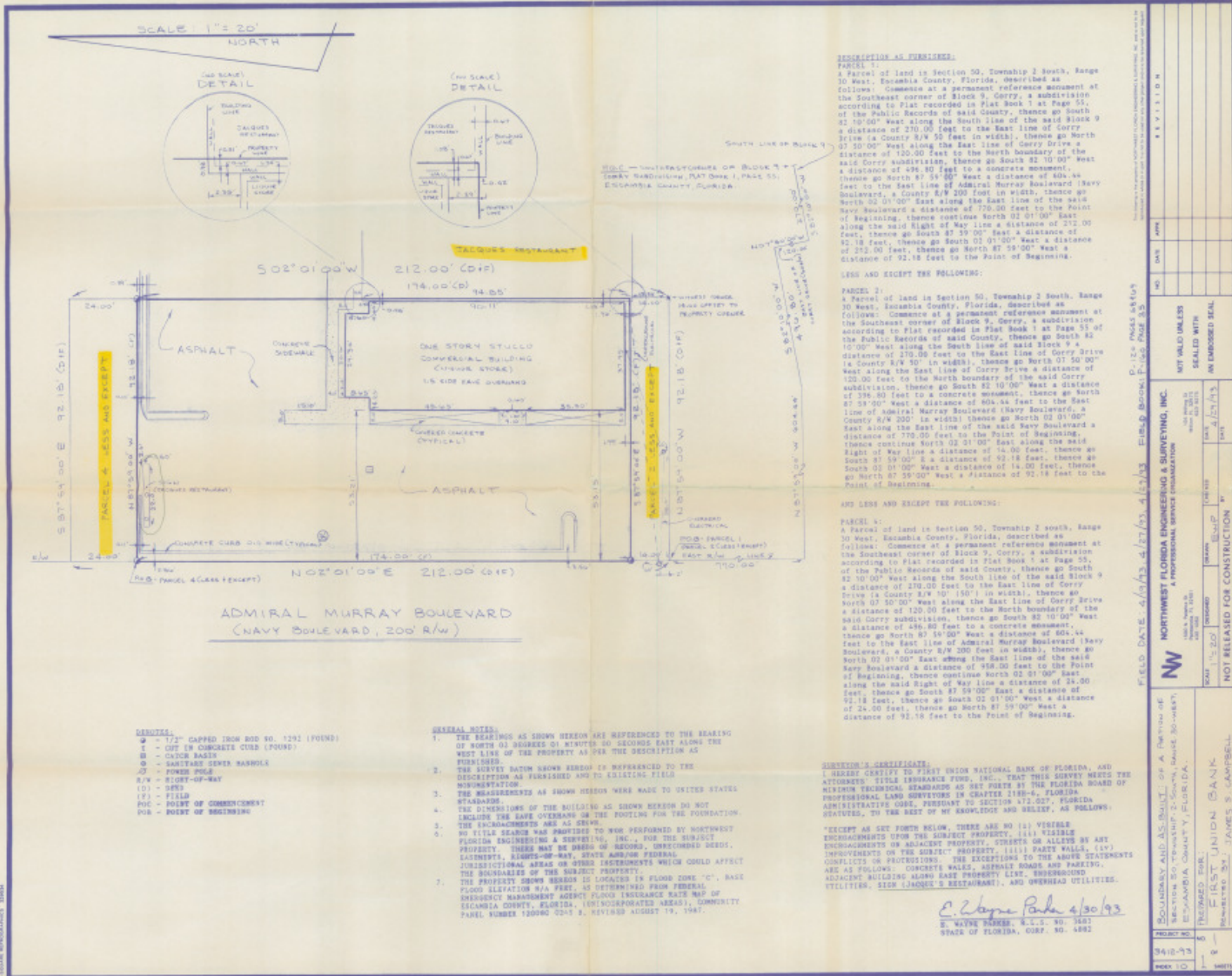
- Ø 10" Sch 40 (Round Pipe)
- HSS 10 x 10 x 5/16 (Sq. Pole)
- HSS 12 x 12 x 1/4 (Sq. Pole) – This option has the least amount of steel.

**Augered Footing Option:**

- Ø3' x 11' deep

**Spread Footing Option:**

- 9' x 6' x 2'



- DETAILS:**
- ⊙ - 1/2" CAPPED IRON ROD NO. 1292 (FOUND)
  - ⊖ - OFF (3 CONCRETE CURB (FOUND)
  - ⊖ - CURB BASH
  - ⊖ - SHASTERS SEWER BASHOLE
  - ⊖ - POWER POLE
  - ⊖ - RIOT-OP-WAY
  - (D) - DIRT
  - (F) - FILL
  - PK - POINT OF BEGINNING
  - PK - POINT OF BEGINNING

- GENERAL NOTES:**
1. THE BEARINGS AS SHOWN HEREON ARE REFERENCES TO THE BEARING OF NORTH 01 DEGREES 01 MINUTE 20 SECONDS EAST ALONG THE WEST LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED.
  2. THE SURVEY DATUM ABOVE HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
  3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
  4. THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE SAFE OVERLAYS OR THE FOOTING FOR THE FOUNDATION. THE ENCROACHMENTS ARE AS SHOWN.
  5. NO TITLE SEARCH WAS MADE TO BE MADE BY NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC. FOR THE SUBJECT PROJECT. THERE MAY BE OTHER RECORDS, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
  6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C", BASE FLOOD ELEVATION 8.64 FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF FLORIDA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12000 0215 B, REVISED AUGUST 19, 1987.

**DESCRIPTION AS FURNISHED:**

**PARCEL 1:**  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South a distance of 270.00 feet to the East line of the said Block 9 Drive (a County 8 1/2' wide), thence go North 01 30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82 10'00" West a distance of 496.80 feet to a concrete monument, thence go North 87 59'00" West a distance of 806.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County 8 1/2' wide), thence go North 02 01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence go North 02 01'00" East along the said Right of Way line a distance of 27.00 feet, thence go South 87 59'00" East a distance of 82.18 feet, thence go South 02 01'00" West a distance of 212.00 feet, thence go North 87 59'00" West a distance of 92.18 feet to the Point of Beginning.

**LESS AND EXCEPT THE FOLLOWING:**

**PARCEL 2:**  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South 82 10'00" West along the South line of said Block 9 a distance of 270.00 feet to the East line of Gerry Drive (a County 8 1/2' wide), thence go North 01 30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82 10'00" West a distance of 196.80 feet to a concrete monument, thence go North 87 59'00" West a distance of 806.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County 8 1/2' wide), thence go North 02 01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence go North 02 01'00" East along the said Right of Way line a distance of 14.00 feet, thence go South 87 59'00" East a distance of 92.18 feet, thence go South 02 01'00" West a distance of 14.00 feet, thence go North 87 59'00" West a distance of 92.18 feet to the Point of Beginning.

**AND LESS AND EXCEPT THE FOLLOWING:**

**PARCEL 3:**  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South 82 10'00" West along the South line of the said Block 9 a distance of 270.00 feet to the East line of Gerry Drive (a County 8 1/2' wide), thence go North 01 30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82 10'00" West a distance of 496.80 feet to a concrete monument, thence go North 87 59'00" West a distance of 806.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County 8 1/2' wide), thence go North 02 01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence go North 02 01'00" East along the said Right of Way line a distance of 14.00 feet, thence go South 87 59'00" East a distance of 92.18 feet, thence go South 02 01'00" West a distance of 14.00 feet, thence go North 87 59'00" West a distance of 92.18 feet to the Point of Beginning.

**SURVEYOR'S CERTIFICATE:**  
 I, **James S. Campbell**, a duly Licensed Professional Land Surveyor in the State of Florida, do hereby certify that this survey was made by me or under my direct supervision and that the same was made in accordance with the provisions of the Florida Board of Professional Land Surveyors in Chapter 473, Florida Statutes, to the best of my knowledge and belief, as follows:

"EXCEPT AS SET FORTH BELOW, THERE ARE NO (1) VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY, (2) VISIBLE ENCROACHMENTS OR ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (3) ADJACENT WELLS, (4) ADJACENT RIGHTS OR PROVISIONS, THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS: CONCRETE WALLS, ASPHALT ROADS AND PARKING, ADJACENT BUILDING AND CONCRETE LINE, UNDERGROUND UTILITIES, SIGN (RESTAURANT), AND OVERHEAD UTILITIES.

*C. Wayne Baker* 4/30/93  
 C. WAYNE BAKER, R.L.S. NO. 3687  
 STATE OF FLORIDA, CORP. NO. 4882

|  |      |                   |                |                      |      |
|--|------|-------------------|----------------|----------------------|------|
| FIELD DATE: 4/30/93  |      | FILED BOOK: P. 33 |                | E. 121 PAGES 4/10/93 |      |
| NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.<br>A PROFESSIONAL SERVICE ORGANIZATION |      |                   |                | REVISION             |      |
| NO.  | DATE | BY                | DESCRIPTION    | NO.                  | DATE |
| 1  |      |                   | NOT WILD DRAWS |                      |      |
| 2  |      |                   | SEALED WITH    |                      |      |
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BOUNDARY AND AS-BUILT: OF A PART OF SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.  
 DRAWN BY: JAMES S. CAMPBELL  
 CHECKED BY: JAMES S. CAMPBELL  
 DATE: 4/30/93  
 NOT RELEASED FOR CONSTRUCTION

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 5025301000012001

Property Address: 610 N. Navy Blvd

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 31<sup>st</sup> DAY OF October, YEAR OF 2014.

  
\_\_\_\_\_  
Signature of Property Owner

Talal Kazbar  
\_\_\_\_\_  
Printed Name of Property Owner

10/31/14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



Board of County Commissioners • Escambia County, Florida

Keith Wilkins, Director  
Community & Environment Department

Clara Long, Division Manager  
Community Redevelopment Agency

November 18, 2014

Horace Jones, Division Manager  
Escambia County Planning & Zoning Division  
3363 West Park Place  
Pensacola, FL 32505

**SUBJECT: Warrington Chiropractic Clinic, 610 S. Navy Blvd.**  
**Letter of Support for Variance to Warrington Overlay District**

Horace,

This letter is to support the variance request by Dr. James Yenser of the Warrington Chiropractic Clinic at 610 S. Navy Boulevard in the Warrington CRA District.

The applicant seeks to add a 14-foot tall monument sign for his business which will exceed the Warrington Overlay District allowance of 12 feet. Dr. Yenser is seeking this height variance to address concerns of vandalism and damage from traffic passing through the parking lot entrance near the proposed sign. The CRA supports this request.

We have grants available to assist the applicant in improving the subject property with our Commercial Façade, Landscape and Infrastructure program (up to \$10,000 in matching funds) and our Sign Grant program (up to \$2,000 in matching funds.) If you have any questions or comments, please contact Max Rogers, AICP, Development Program Manager at 595-3499.

Sincerely,

A handwritten signature in blue ink that reads "Clara Long".

Clara Long, Division Manager  
Community Redevelopment Agency



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



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

**KAZBOUR PROPERTIES INC**  
**1326 LUMSDEN RD**  
**BRANDON, FL 33511**

**SMK INVESTMENT PROPERTIES LLC**  
**7512 LAKESIDE DR**  
**MILTON, FL 32583**

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

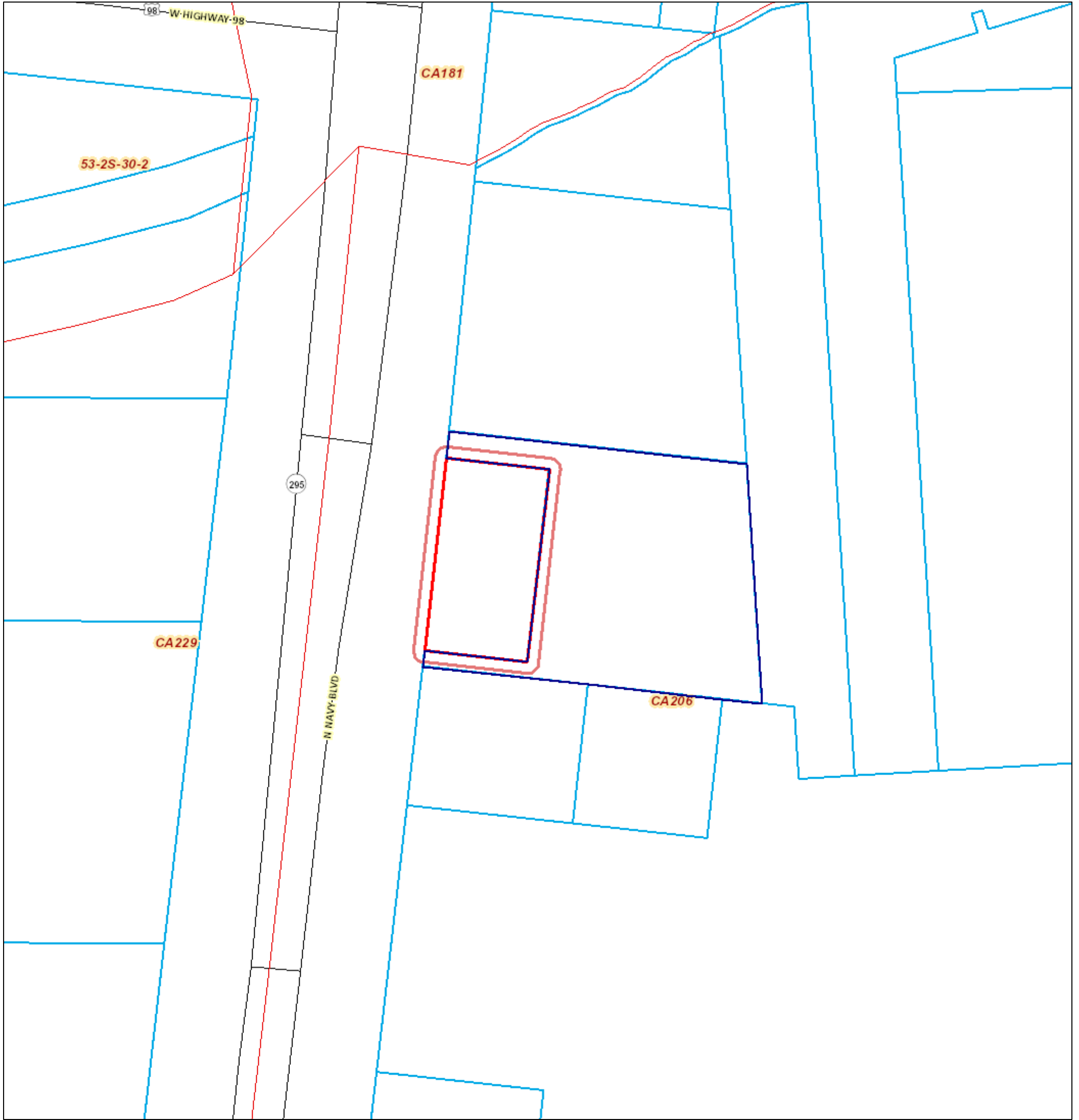


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

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.

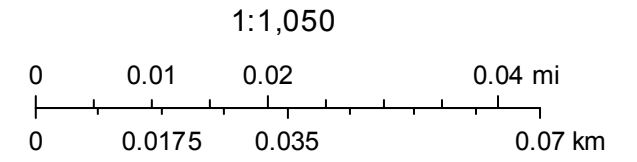
In accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in the public hearing should contact County Administrator's Office at 595-4947 at least seven days prior to the date of the hearing. If you have any questions, please contact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

# Chris Jones Escambia County Property Appraiser



December 1, 2014

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





**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **623757**

Date Issued. : 12/01/2014

Cashier ID : TMCOOEY

Application No. : PBA141200021

Project Name : V-2014-16

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid     | Comment               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 16618              | \$423.50        | App ID : PBA141200021 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

Received From : WARRINGTON CHIROPRACTIC CLINIC

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                  |
|---------------|-----------|-------------|---------|------------------------------|
| PBA141200021  | 714809    | 423.50      | \$0.00  | 610 NAVY BLVD, PENSACOLA, FL |

**Total Amount :**

**423.50**

\$0.00

Balance Due on this/these  
Application(s) as of 12/1/2014



**Board of Adjustment**

**7. 4.**

**Meeting Date:** 12/17/2014  
**CASE:** V-2014-17  
**APPLICANT:** James W. Yenzler, Agent for Kazbour Properties, Inc.  
**ADDRESS:** 610 S. Navy Blvd.  
**PROPERTY REFERENCE NO.:** 50-2S-30-1000-012-001  
**ZONING DISTRICT:** C-1, Retail Commercial District  
**FUTURE LAND USE:** C, Commercial

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a variance to the 12 foot sign height requirement imposed by the Warrington Redevelopment Plan. The requested variance would allow a sign of 14 feet, 10 inches and this request is supported by the Community Redevelopment Agency (CRA).

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended),  
Section: 6.07.01.1.6.c**

6. Signs.

c. Free-standing on-premises signs shall be "human scaled". There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 12 feet in height;

**CRITERIA**

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

**CRITERION (1)**

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

**FINDINGS-OF-FACT**

Section 2.05.02 of the Land Development Code defines special circumstances or conditions specifically as follows: "Such special conditions shall be limited to unusual physical characteristics inherent in the specific piece of property and not common to

properties similarly situated. Such physical characteristics include, but are not limited to, exceptional narrowness, shallowness, shape, topographic conditions, or the presence of sensitive environmental resources, any or all of which will result in peculiar or practical difficulties in the quiet enjoyment and use of the property”.

The Applicant is seeking this sign height variance to raise the sign to a point at which it would not be an obstacle to maneuvering through the site. This site pre-dates the LDC and the design from that time restricts the parking and maneuvering area in front of the building. These characteristics present practical difficulties necessitating the requested variance.

### **CRITERION (2)**

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

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

The variance is necessary to alleviate the unique practical hardships on site.

### **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**

Staff agrees with the CRA that the request is the minimum given the hardships on site.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the variance as requested.

**BOARD OF ADJUSTMENT FINDINGS:**

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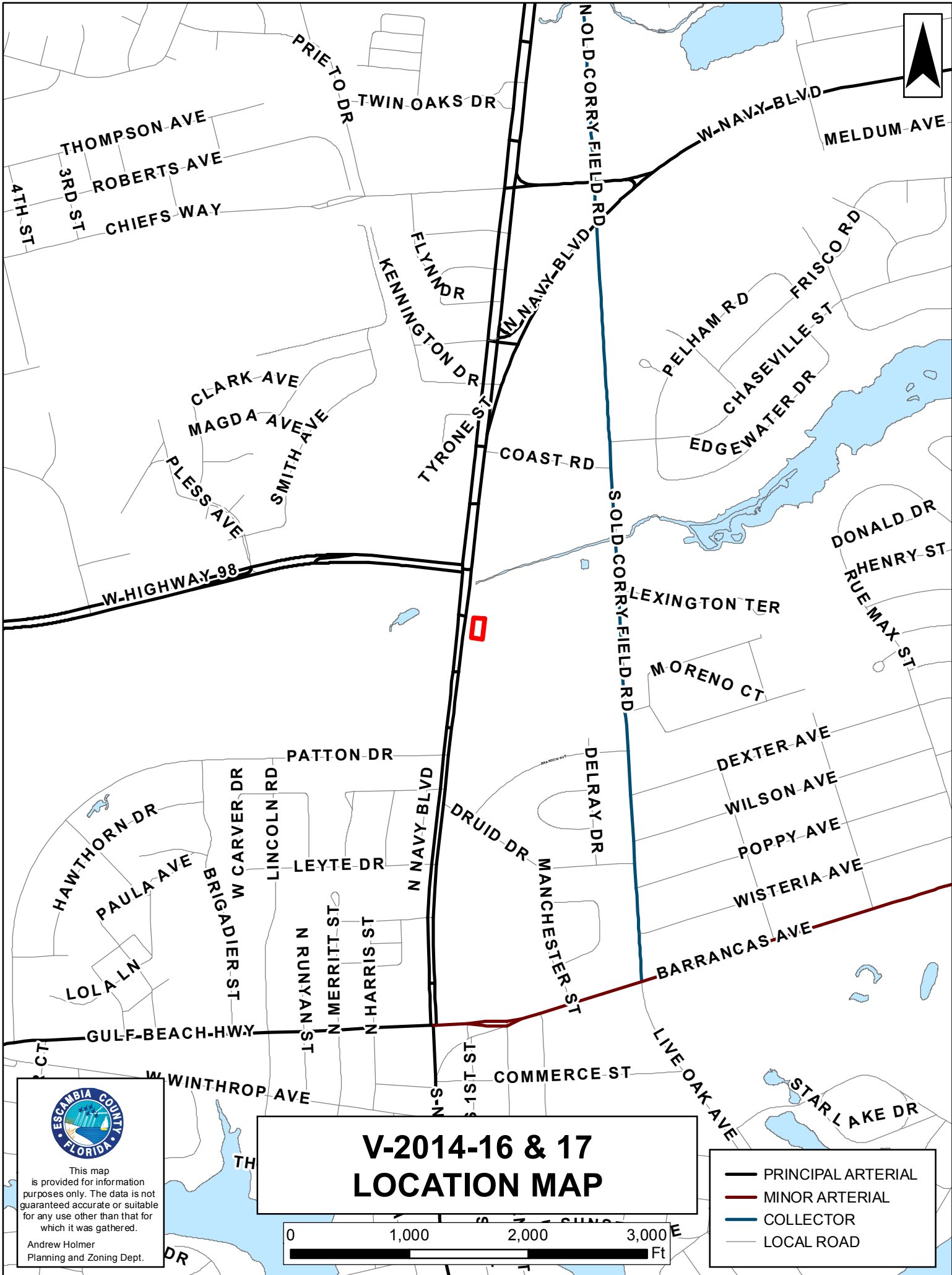
**Attachments**

Working Case File V-2014-17

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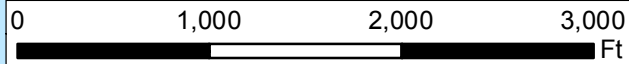

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**V-2014-17**



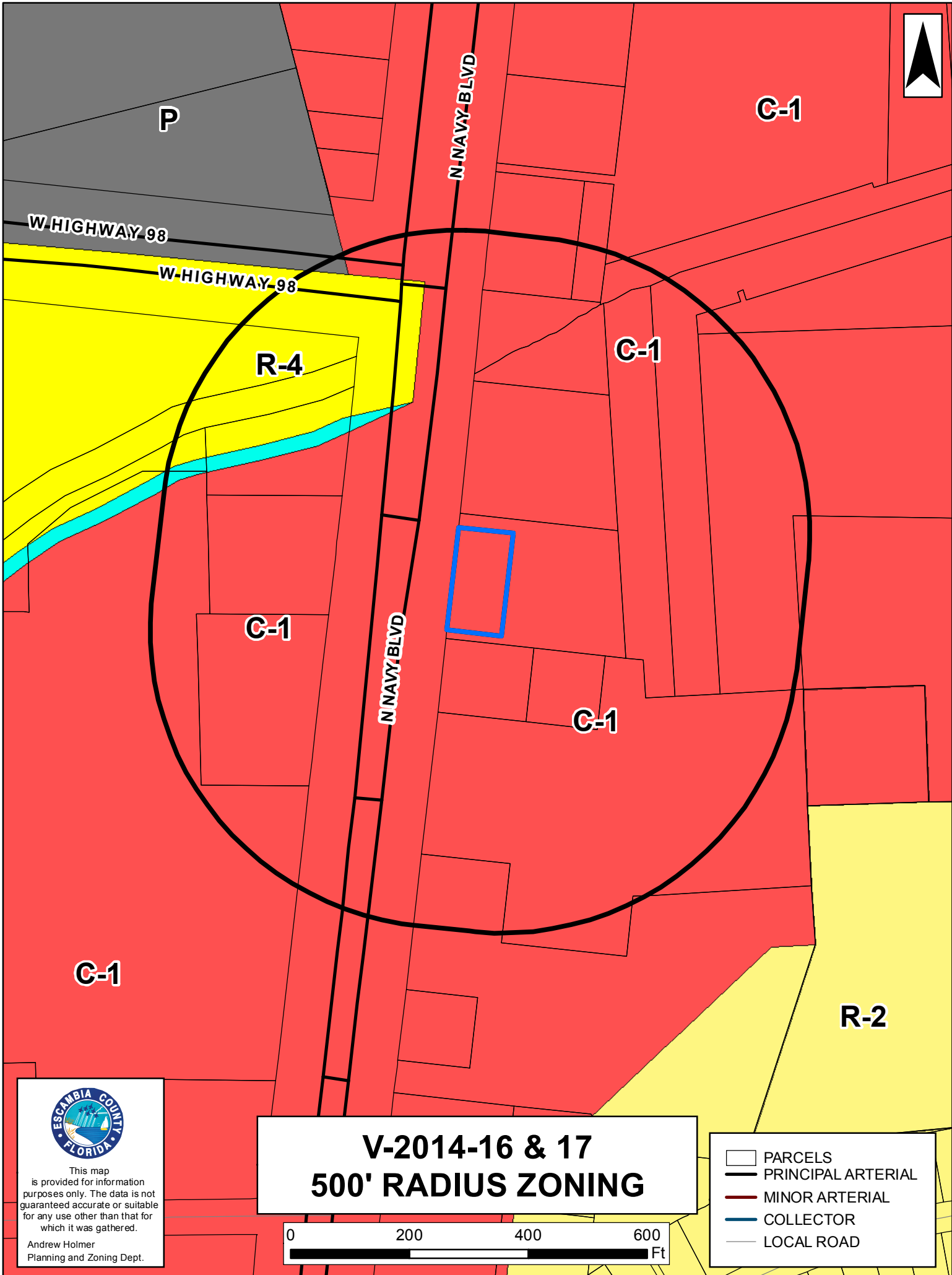
# V-2014-16 & 17 LOCATION MAP

- 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.



P

C-1

W-HIGHWAY 98

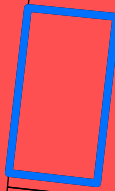
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N NAVY BLVD



C-1

C-1

R-2



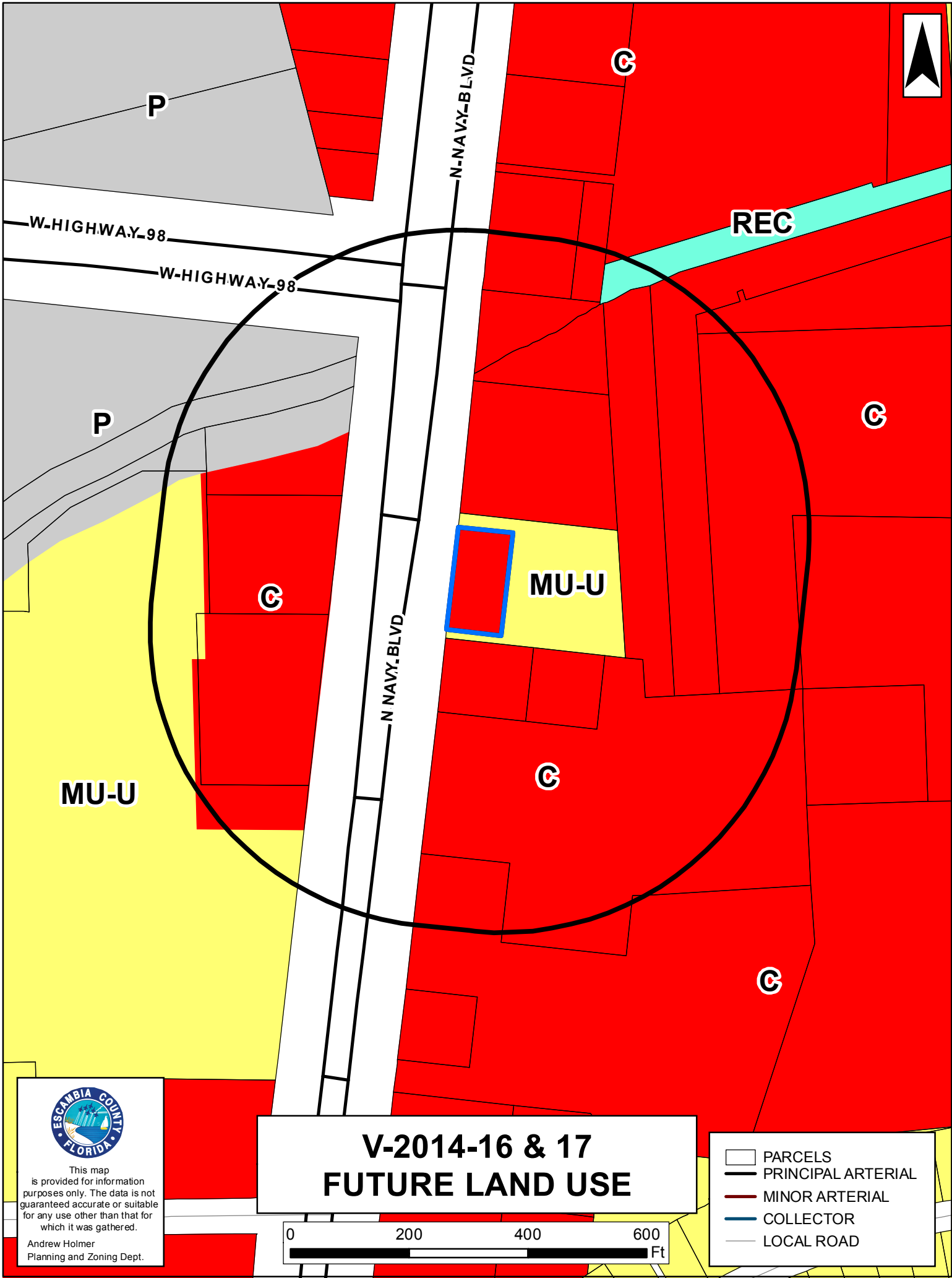
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# V-2014-16 & 17 500' RADIUS ZONING



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



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W-HIGHWAY-98

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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-2014-16 & 17 FUTURE LAND USE



- PARCELS
- PRINCIPAL ARTERIAL
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- COLLECTOR
- LOCAL ROAD



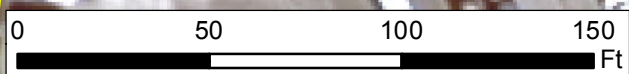
N NAVY BLVD








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.

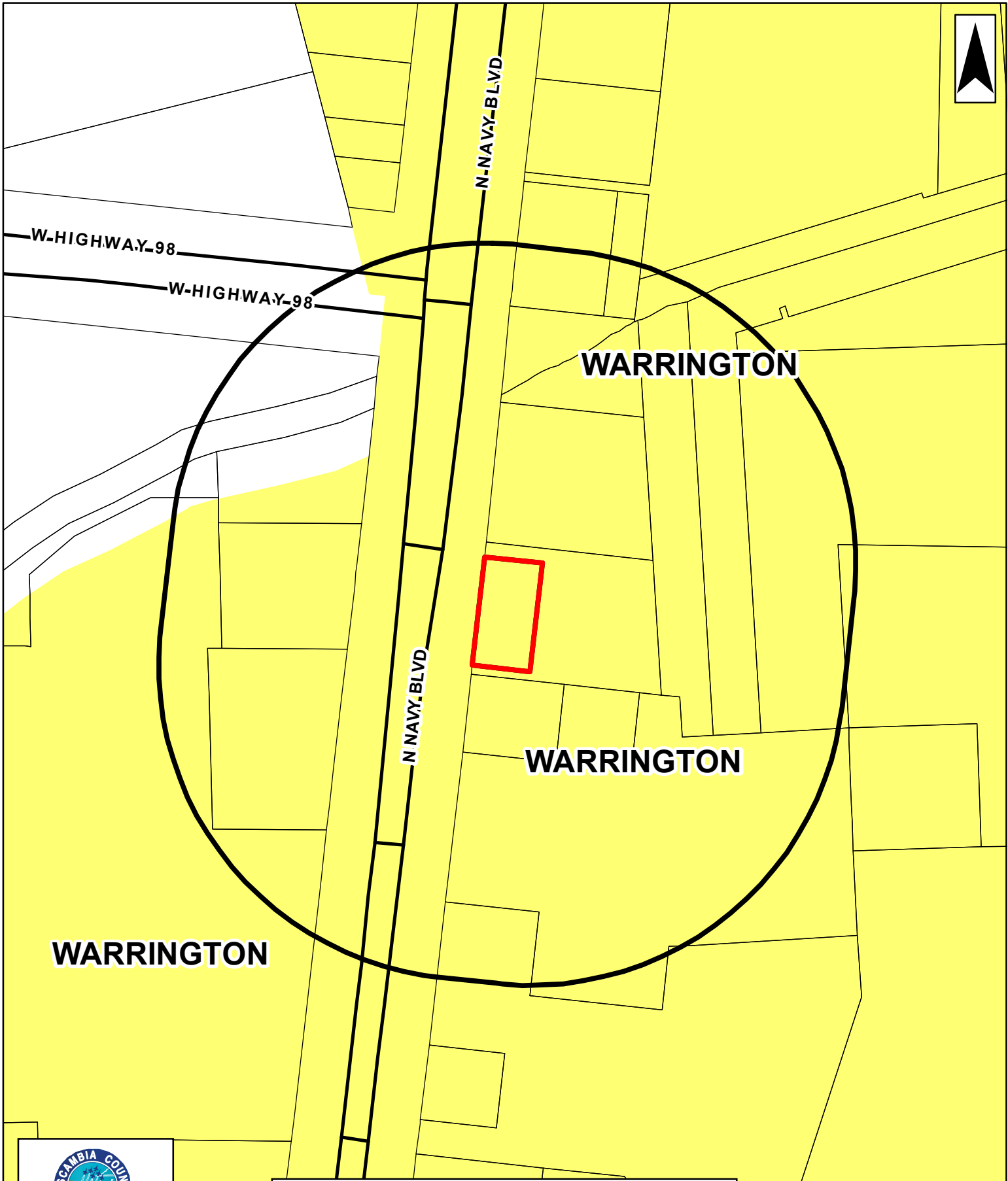
Andrew Holmer  
Planning and Zoning Dept.

# V-2014-16 & 17 AERIAL MAP



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





WARRINGTON

WARRINGTON

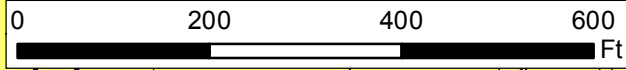
WARRINGTON



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-2014-16 & 17 CRA OVERLAY



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

**Warrington Chiropractic Clinic**  
610 S. Navy Boulevard - Pensacola, FL 32507  
Tel: (850) 457-7999

**11/24/2014**

**Mr. Andrew Holmer  
Board Of Adjustment  
3363 West Park Place  
Pensacola, FL 32505**

Subject: **Variance Request for Installation and Placement of an Additional Freestanding Sign on Property.**

**Requesting an additional 2 feet, 10 inches in height - exceeding the 12 foot maximum height allowance under the Warrington Overlay District.**

**Dear Mr. Holmer and members of the BOA,**

We hereby make request for a variance to Article 8.07.00 *On-Premises Signs* and as defined in Article 6.07.01 in the Warrington Overlay District. This variance request is contingent upon our original request for the additional freestanding sign being granted. We hereby request a variance to have the new freestanding sign installed at an overall height of 14'-10", which is 2'-10" taller than the 12'-0" maximum sign height allowance under the Warrington Overlay District. We have the support of Community Redevelopment Agency Division Manager, Clara Long. Please see attached copy of Ms Long's letter of support.

**Addressing the Criteria**

- 1:** The special circumstances and conditions that apply to this property are unique and do not apply generally to other lands or buildings in the vicinity.
- 2:** The variance would be necessary for the preservation and enjoyment of a substantial property right. The unnecessary hardship would be that, if not allowed the additional 2 feet, 10 inches ( 7 feet from grade to bottom of the sign) the digital displays could attract and become a target for vandalism with the pedestrian traffic.
- 3:** The authorization of the variance should not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, or general welfare of the inhabitants of Escambia County.
- 4:** This variance should not, in any manner, alter other provisions of this Code or the Comprehensive Plan, except this Code and the Plan may be amended in the manner prescribed by the law.
- 5:** This variance is the minimum necessary to make possible the use of the land, building or other improvements as approved by the BOA. The variance process exists as a remedy and relief in unique circumstances and conditions as described herein.

We thank the BOA for it's time and consideration of this request.

**Sincerely,**

**Dr. James W. Yenzer**

APPLICATION

Please check application type:

Administrative Appeal

Development Order Extension

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

Variance Request for: Article 8.07.03

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

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

Owner(s) Name: Kazbour Properties, Inc. Phone: 813-684-0622

Address: 1326 Lumsden Rd. Brandon, FL 33511 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: 610 S. Navy Boulevard - Pensacola, FL 32507

Property Reference Number(s)/Legal Description: 502S301000012001

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.

James W. Yenser  
Signature of Owner/Agent

James W. Yenser  
Printed Name Owner/Agent

11-26-14  
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26 day of November 20 14,  
by James W. Yenser.

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

 William Kirk Van Horn II  
Signature of Notary  
MY COMMISSION # FF 106135  
EXPIRES: March 25, 2018  
(Notary Seal must be affixed)  
Bonded Thru Budget Notary Services

William Van Horn II  
Printed Name of Notary

**FOR OFFICE USE ONLY** CASE NUMBER: V-2014-17

Meeting Date(s): 12-17-14 Accepted/Verified by: AW Date: 11-26-14

Fees Paid: \$ 423.50 Receipt #: 623759 Permit #: PBA141200022

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

As owner of the property located at 610 N. Navy Blvd  
Florida, property reference number(s) 5025 30 1000 012 001

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

Agent Name: James W. YENZER Email: yenzler@cox.net  
Address: 610 N. Navy Blvd Phone: 850-457-7999

[Signature]  
Signature of Property Owner

Talal Kazbour  
Printed Name of Property Owner

10/31/14  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

STATE OF Florida COUNTY OF Hillsborough


The foregoing instrument was acknowledged before me this 31 day of October 20 14  
by Talal Kazbour

Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

[Signature]  
Signature of Notary

Kim Rhoads  
Printed Name of Notary

(Notary Seal)

 KIM RHOADS  
MY COMMISSION # EE 008622  
EXPIRES: November 14, 2014  
Bonded Thru Budget Notary Services



# Chris Jones Escambia County Property Appraiser

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

[Back](#)

← Navigate Mode Account Reference → [Printer Friendly Version](#)

|  |   |
|--|---|
| <p><b>General Information</b></p> <p><b>Reference:</b> 502S301000012001<br/> <b>Account:</b> 080004150<br/> <b>Owners:</b> KAZBOUR PROPERTIES INC<br/> <b>Mail:</b> 1326 LUMSDEN RD<br/>         BRANDON, FL 33511<br/> <b>Situs:</b> 610 S NAVY BLVD 32507<br/> <b>Use Code:</b> STORE/OFFICE/SFR <br/> <b>Taxing Authority:</b> COUNTY MSTU<br/> <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> | <p><b>2014 Certified Roll Assessment</b></p> <p><b>Improvements:</b> \$134,111<br/> <b>Land:</b> \$45,711<br/> <b>Total:</b> \$179,822<br/> <u>Non-Homestead Cap:</u> \$179,822</p> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p> |
|--|---|

| <p><b>Sales Data</b></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>10/1994</td> <td>3657</td> <td>9</td> <td>\$90,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1992</td> <td>3217</td> <td>22</td> <td>\$150,000</td> <td>CT</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1989</td> <td>2734</td> <td>724</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>01/1984</td> <td>1868</td> <td>480</td> <td>\$212,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> | Sale Date | Book | Page      | Value | Type                          | Official Records (New Window) | 10/1994 | 3657 | 9 | \$90,000 | WD | <a href="#">View Instr</a> | 07/1992 | 3217 | 22 | \$150,000 | CT | <a href="#">View Instr</a> | 07/1989 | 2734 | 724 | \$100 | QC | <a href="#">View Instr</a> | 01/1984 | 1868 | 480 | \$212,000 | WD | <a href="#">View Instr</a> | <p><b>2014 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG AT SE COR OF BLK 9 CORRY S/D PB 1 P 55 S 82 DEG 10 MIN 0 SEC W ALG S LI OF BLK 9 270 FT TO E LI...</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT</p> |
|--|-----------|------|-----------|-------|-------------------------------|-------------------------------|---------|------|---|----------|----|----------------------------|---------|------|----|-----------|----|----------------------------|---------|------|-----|-------|----|----------------------------|---------|------|-----|-----------|----|----------------------------|--|
| Sale Date  | Book      | Page | Value     | Type  | Official Records (New Window) |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 10/1994  | 3657      | 9    | \$90,000  | WD    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 07/1992  | 3217      | 22   | \$150,000 | CT    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 07/1989  | 2734      | 724  | \$100     | QC    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |
| 01/1984  | 1868      | 480  | \$212,000 | WD    | <a href="#">View Instr</a>    |                               |         |      |   |          |    |                            |         |      |    |           |    |                            |         |      |     |       |    |                            |         |      |     |           |    |                            |  |

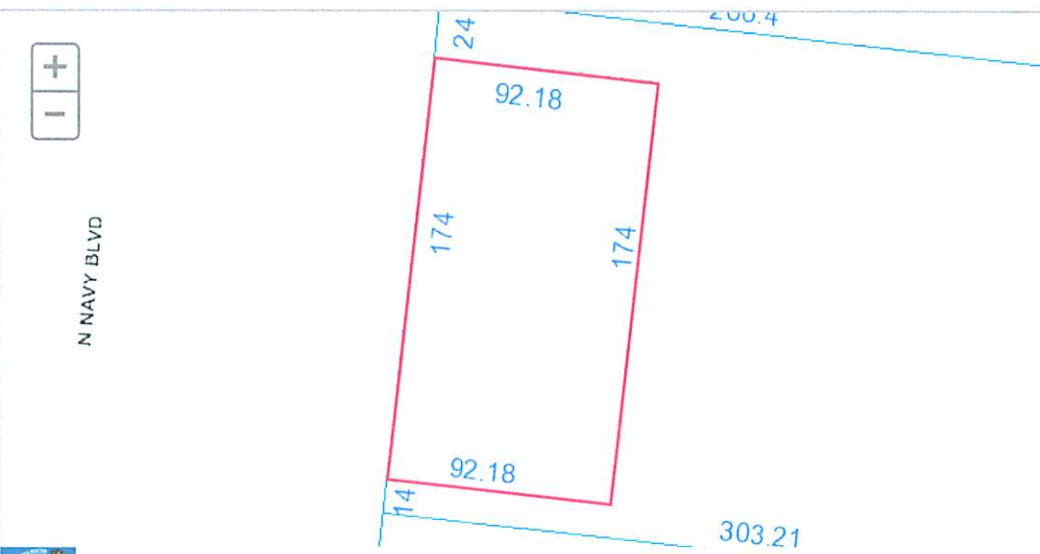
Parcel Information [Launch Interactive Map](#)

**Section Map Id:** CA206

**Approx. Acreage:** 0.3700

**Zoned:** C-1

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




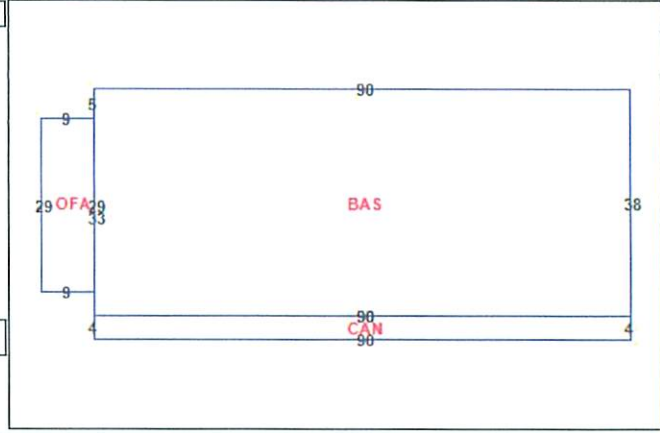
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Building 1 - Address 610 S NAVY BLVD, Year Built 1981, Effective Year 1981

**Structural Elements**  
**DECOR/MILLWORK-BELOW AVERAGE**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**FLOOR COVER-CARPET**  
**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-GABLE**  
**STORY HEIGHT-8.00**  
**STRUCTURAL FRAME-MASONRY PIL/STL**

 Areas - 4041 Total SF  
**BASE AREA - 3420**  
**CANOPY - 360**  
**OFFICE AVG - 261**



Images



6/12/07



1/12/12

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

Site Layout and Signage Placement for  
 Subject Property / 610 S. Navy Blvd.  
 Pensacola, FL 32507



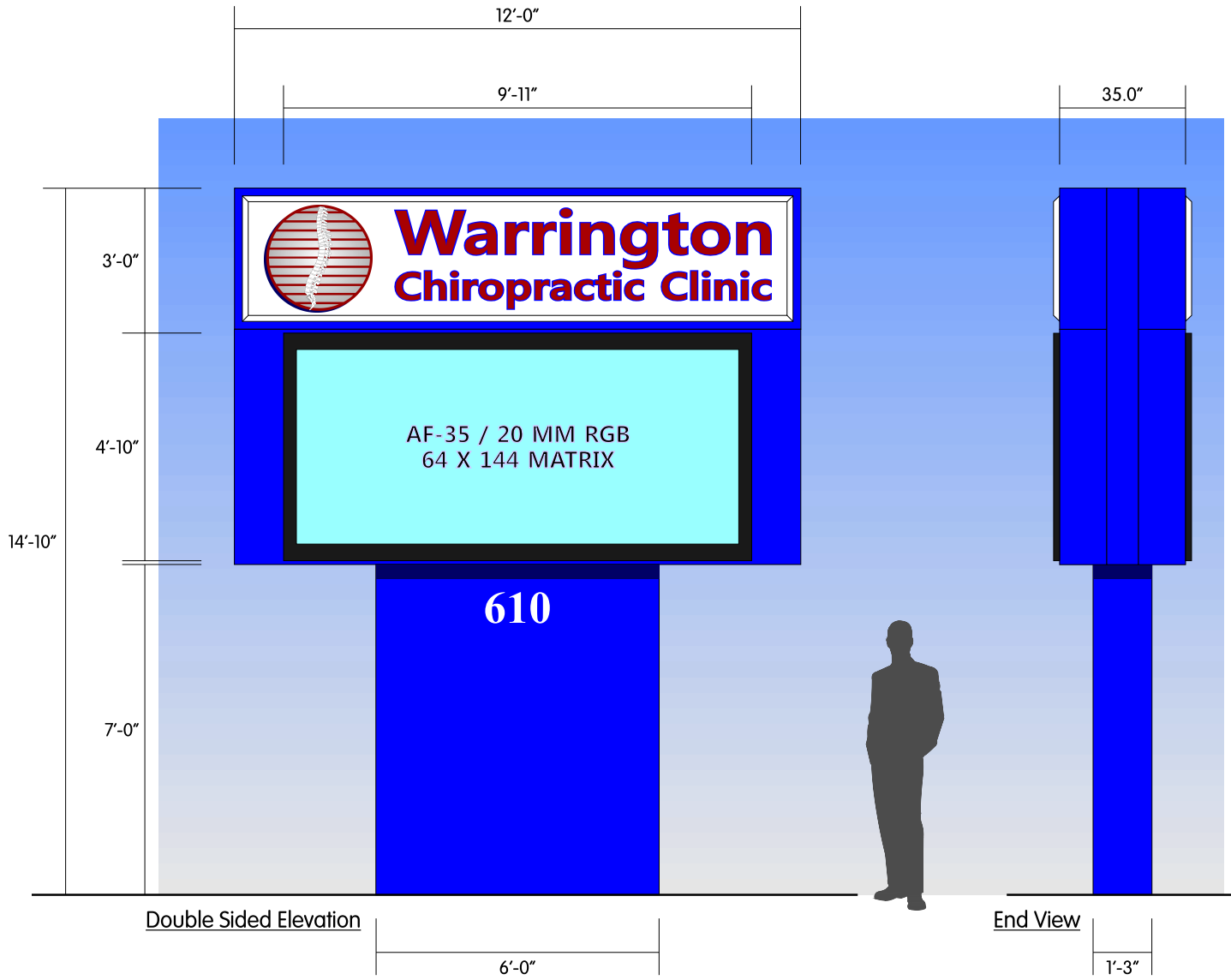
3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033

Client Warrington Chiropractic Clinic  
 Project Name Freestanding Monument Sign  
 Project Location 610 S. Navy Blvd. Pensacola, FL  
 Drawing # PAS11072014WCC1  
 Drawn By HBD  
 Date of Drawing 11/07/2014 Salesperson H. Dodd

**Color Matching**  
 The colors in this drawing when viewed on a computer screen or printed media may vary from the actual colors used on the completed product.  
 Paint finishes, graphics films and other colors will be per industry standard materials unless otherwise specified herein.

**ARTWORK NOTICE!**  
 This drawing was prepared and submitted in conjunction with a signage project being planned and proposed by Plastic Arts Sign Co, Inc and may not be displayed, duplicated or distributed in part or whole without written consent from Plastic Arts Sign Co, Inc. Unauthorized use is strictly prohibited and may result in legal action and/or statutory damages.  
 ALL RIGHTS RESERVED.





Proposed freestanding monument sign with 20 MM RGB color LED displays.

Sign area calculations: Upper sign section = 36.0 Sq Ft. LED display = 47.86 Sq Ft.  
 Total active sign areas = 83.86 Square feet.

**ARTWORK NOTICE!**  
 This drawing was prepared and submitted in conjunction with a signage order. The signage order must be accepted by Plastic Arts Sign Co., Inc. and may not be displayed, duplicated or distributed in part or whole without written consent from Plastic Arts Sign Co., Inc. Unauthorized use is strictly prohibited and may result in legal action and/or statutory damages.  
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|                  |                                  |
|------------------|----------------------------------|
| Client           | Warrington Chiropractic Clinic   |
| Project Name     | Freestanding Monument Sign       |
| Project Location | 610 S. Navy Blvd., Pensacola, FL |
| Drawing #        | PAS11072014WCC1                  |
| Drawn By         | HBD                              |
| Date of Drawing  | 11/07/2014                       |
|                  | Salesperson H. Dodd              |

**PAS**  
**PLASTIC ARTS SIGN CO.**  
 3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033



EXISTING SIGN  
LOCATION

PROPOSED NEW  
SIGN LOCATION

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**PAS**  
**PLASTIC ARTS SIGN CO.**  
 3931 Navy Blvd  
 Pensacola, FL 32507  
 Tel: 850.455.4114  
 Fax: 850.455.5033

## **Harold Dodd**

---

**From:** "Joshua D. Huber, PE" <Josh.Huber@IrbyEngineering.com>  
**Date:** Wednesday, November 19, 2014 10:41 AM  
**To:** "Harold Dodd" <harold@plasticartssigns.com>  
**Subject:** RE: Emailing: 5F RV Park\_24 Inch

Harold,

Here is the data on Warrington Chiropractic:

Basic Wind Speed (V) = 140 mph (FBC 2010 Fig. 1609C)  
Exposure Category = C  
Risk Category I

Support Pole Options:

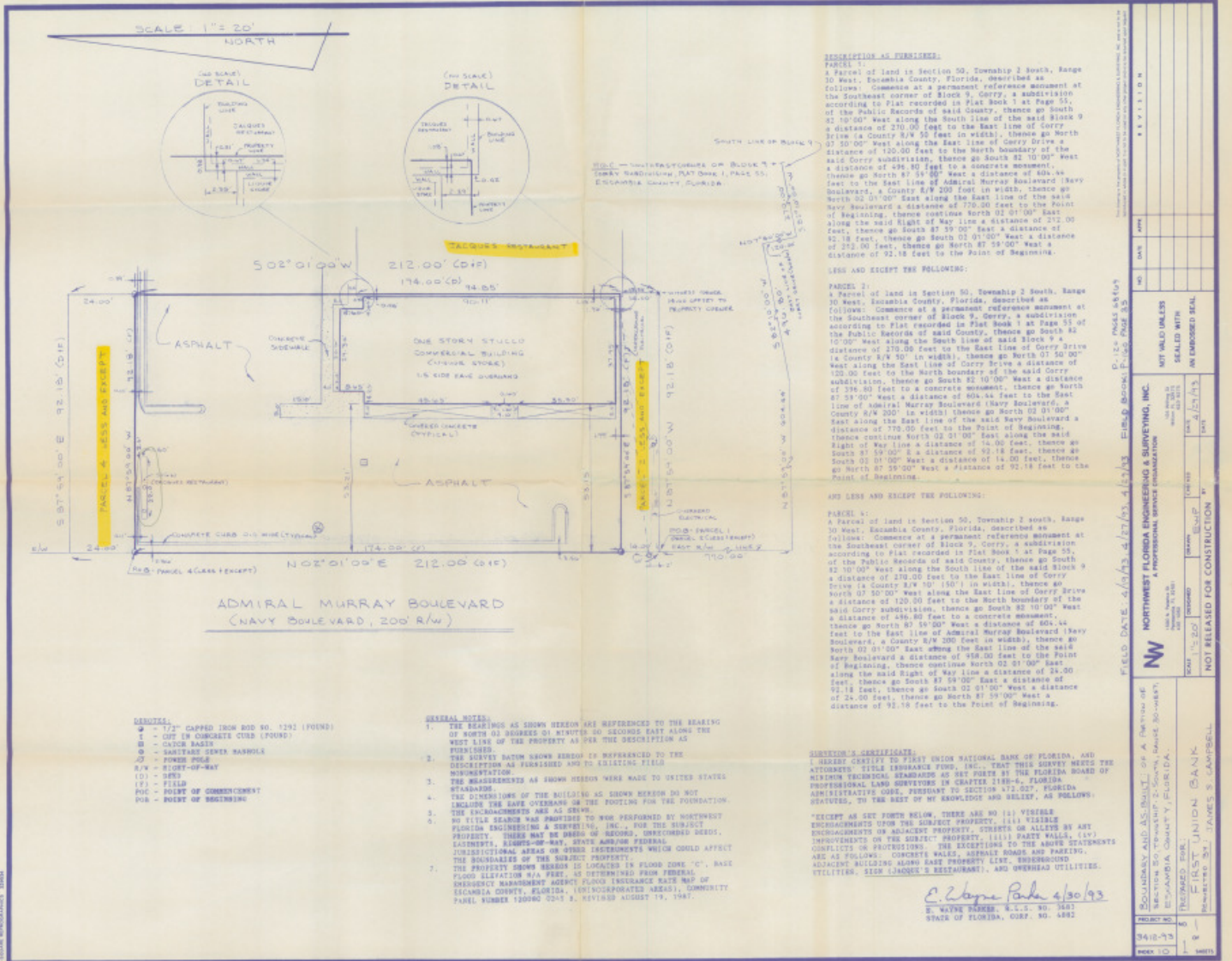
- Ø 10" Sch 40 (Round Pipe)
- HSS 10 x 10 x 5/16 (Sq. Pole)
- HSS 12 x 12 x 1/4 (Sq. Pole) – This option has the least amount of steel.

Augered Footing Option:

- Ø3' x 11' deep

Spread Footing Option:

- 9' x 6' x 2'



**DESCRIPTION AS PERMITTED:**

PARCEL 1:  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South a distance of 270.00 feet to the East line of the said Block 9 Drive (a County R/W 50 feet in width), thence go North 01°30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82°10'00" West a distance of 496.80 feet to a concrete monument, thence go North 87°55'00" West a distance of 406.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County R/W 200 feet in width), thence go North 02°01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence optime North 02°01'00" East along the said Right of Way line a distance of 270.00 feet, thence go South 87°55'00" East a distance of 82.18 feet, thence go South 02°01'00" West a distance of 212.00 feet, thence go North 87°55'00" West a distance of 92.18 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

PARCEL 2:  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South 82°10'00" West along the South line of said Block 9 a distance of 270.00 feet to the East line of Gerry Drive (a County R/W 50 feet in width), thence go North 01°30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82°10'00" West a distance of 496.80 feet to a concrete monument, thence go North 87°55'00" West a distance of 406.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County R/W 200 feet in width), thence go North 02°01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence optime North 02°01'00" East along the said Right of Way line a distance of 14.00 feet, thence go South 87°55'00" E a distance of 92.18 feet, thence go South 02°01'00" West a distance of 14.00 feet, thence go North 87°55'00" West a distance of 92.18 feet to the Point of Beginning.

AND LESS AND EXCEPT THE FOLLOWING:

PARCEL 3:  
 A Parcel of land in Section 50, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commence at a permanent reference monument at the Southeast corner of Block 9, Gerry, a subdivision according to Plat recorded in Plat Book 1 at Page 51, of the Public Records of said County, thence go South 82°10'00" West along the South line of the said Block 9 a distance of 270.00 feet to the East line of Gerry Drive (a County R/W 50 feet in width), thence go North 01°30'00" West along the East line of Gerry Drive a distance of 120.00 feet to the North boundary of the said Gerry subdivision, thence go South 82°10'00" West a distance of 496.80 feet to a concrete monument, thence go North 87°55'00" West a distance of 406.44 feet to the East line of Admiral Murray Boulevard (Navy Boulevard, a County R/W 200 feet in width), thence go North 02°01'00" East along the East line of the said Navy Boulevard a distance of 770.00 feet to the Point of Beginning, thence optime North 02°01'00" East along the said Right of Way line a distance of 14.00 feet, thence go South 87°55'00" E a distance of 92.18 feet, thence go South 02°01'00" West a distance of 14.00 feet, thence go North 87°55'00" West a distance of 92.18 feet to the Point of Beginning.

- DETAILS:**
- ⊙ - 1/2" CAPPED IRON ROD NO. 1292 (FOUND)
  - ⊙ - OFF (3 CONCRETE CURB (FOUND)
  - ⊙ - CURB BASH
  - ⊙ - SASHLESS CURB BASHOLE
  - ⊙ - POWER POLE
  - R/W - RIGHT-OF-WAY
  - (D) - DRED
  - (F) - FILL
  - PKC - POINT OF COMMENCEMENT
  - POB - POINT OF BEGINNING

- GENERAL NOTES:**
1. THE BEARINGS AS SHOWN HEREON ARE REFERENCES TO THE BEARING OF NORTH 01 DEGREES 01 MINUTE 50 SECONDS EAST ALONG THE WEST LINE OF THE PROPERTY AS PER THE DESCRIPTION AS PERMITTED.
  2. THE SURVEY DATUM ABOVE HEREON IS REFERENCED TO THE DESCRIPTION AS PERMITTED AND TO EXISTING FIELD MONUMENTATION.
  3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
  4. THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE SAFE OVERLAYS OR THE FOOTING FOR THE FOUNDATION. THE ENCROACHMENTS ARE AS SHOWN.
  5. NO TITLE SEARCH WAS MADE TO BE MADE BY NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE OTHER RECORDS, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY.
  6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C", BASE FLOOD ELEVATION 614 FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12000, DATE 8, REVISED AUGUST 19, 1987.

**SURVEYOR'S CERTIFICATE:**

I, **Charles W. Baker**, being duly sworn, depose and say that this survey meets the ATTESTED TITLE REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 478, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS FOLLOWS:

"EXCEPT AS SET FORTH BELOW, THERE ARE NO (1) VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY, (2) VISIBLE ENCROACHMENTS OR ADJACENT PROPERTY, STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (3) PAVED WALLS, (4) CONFLICTS OR PROJECTIONS, THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS: CONCRETE WALLS, ASPHALT ROADS AND PARKING, ADJACENT BUILDING EIA FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12000, DATE 8, REVISED AUGUST 19, 1987.

*C. W. Baker* 4/30/93  
 S. WAYNE DENKER, R.L.S. NO. 3687  
 STATE OF FLORIDA, COM. NO. 4882

|   |               |                                     |               |                                  |               |
|---|---------------|-------------------------------------|---------------|----------------------------------|---------------|
| FIELD DATE: 4/30/93   |               | FILED BOOK: P. 33                   |               | E. 121 PAGES                     |               |
| NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.   |               | A PROFESSIONAL SERVICE ORGANIZATION |               | REGISTERED PROFESSIONAL SURVEYOR |               |
| BOUNDARY AND AS-BUILT: 24' NORTHWEST SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. |               | MUTUAL DUES                         |               | SEAL WITH                        |               |
| DRAWN BY: JAMES S. CAMPBELL   |               | CHECKED BY: JAMES S. CAMPBELL       |               | DATE: 4/30/93                    |               |
| NOT RELEASED FOR CONSTRUCTION   |               | DATE: 4/30/93                       |               | BY: JAMES S. CAMPBELL            |               |
| NO. 3412-93   | DATE: 4/30/93 | BY: JAMES S. CAMPBELL               | DATE: 4/30/93 | BY: JAMES S. CAMPBELL            | DATE: 4/30/93 |

## CONCURRENCY DETERMINATION ACKNOWLEDGMENT

### For Rezoning Requests Only

Property Reference Number(s): 5025301000012001

Property Address: 610 N. Navy Blvd

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 31<sup>st</sup> DAY OF October, YEAR OF 2014.

  
\_\_\_\_\_  
Signature of Property Owner

Talal Kazbar  
\_\_\_\_\_  
Printed Name of Property Owner

10/31/14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date



Board of County Commissioners • Escambia County, Florida

Keith Wilkins, Director  
Community & Environment Department

Clara Long, Division Manager  
Community Redevelopment Agency

November 18, 2014

Horace Jones, Division Manager  
Escambia County Planning & Zoning Division  
3363 West Park Place  
Pensacola, FL 32505

**SUBJECT: Warrington Chiropractic Clinic, 610 S. Navy Blvd.**  
**Letter of Support for Variance to Warrington Overlay District**

Horace,

This letter is to support the variance request by Dr. James Yenser of the Warrington Chiropractic Clinic at 610 S. Navy Boulevard in the Warrington CRA District.

The applicant seeks to add a 14-foot tall monument sign for his business which will exceed the Warrington Overlay District allowance of 12 feet. Dr. Yenser is seeking this height variance to address concerns of vandalism and damage from traffic passing through the parking lot entrance near the proposed sign. The CRA supports this request.

We have grants available to assist the applicant in improving the subject property with our Commercial Façade, Landscape and Infrastructure program (up to \$10,000 in matching funds) and our Sign Grant program (up to \$2,000 in matching funds.) If you have any questions or comments, please contact Max Rogers, AICP, Development Program Manager at 595-3499.

Sincerely,

A handwritten signature in blue ink that reads "Clara Long".

Clara Long, Division Manager  
Community Redevelopment Agency



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



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Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**KAZBOUR PROPERTIES INC**  
**1326 LUMSDEN RD**  
**BRANDON, FL 33511**

**SMK INVESTMENT PROPERTIES LLC**  
**7512 LAKESIDE DR**  
**MILTON, FL 32583**

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.



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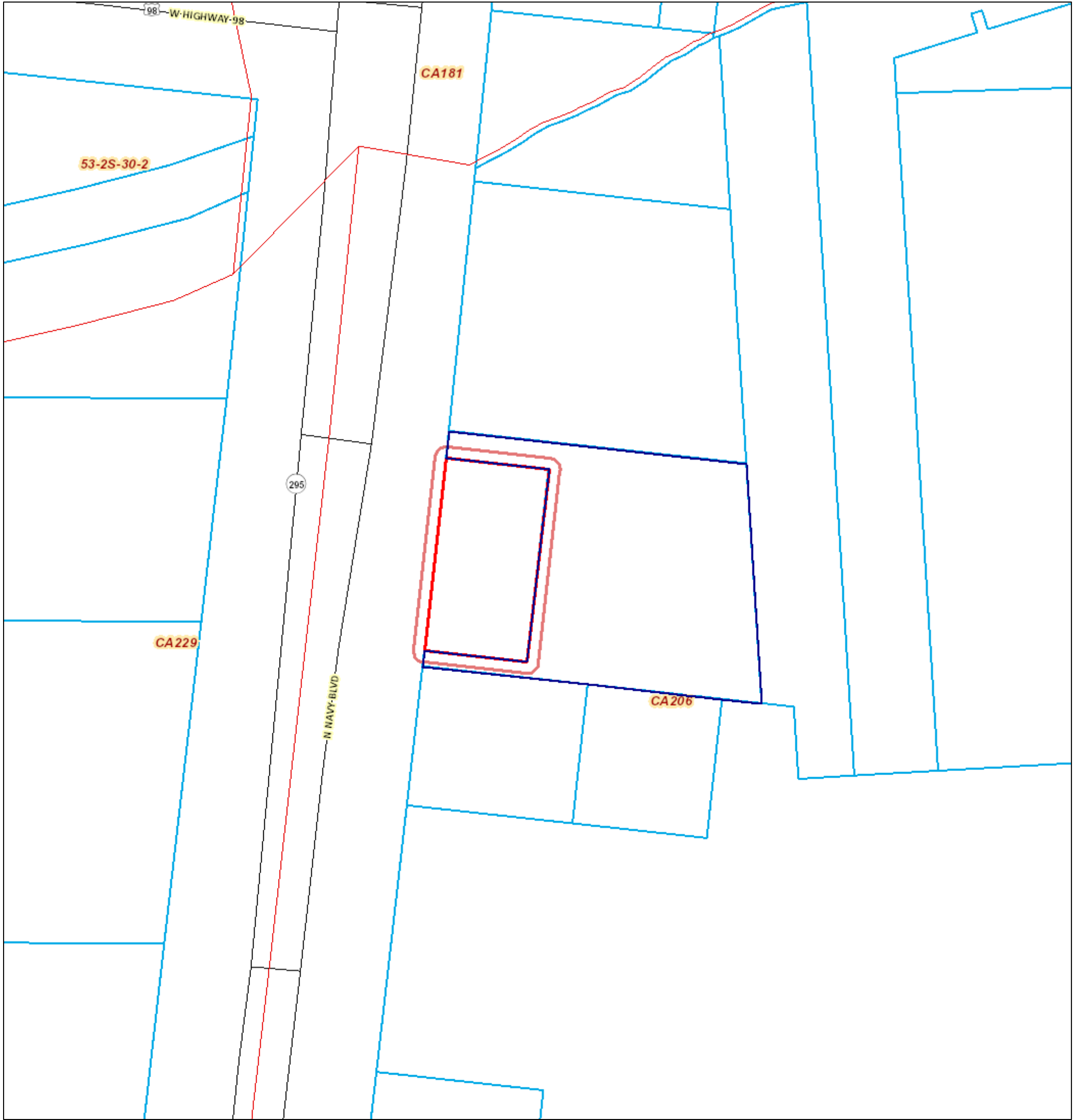


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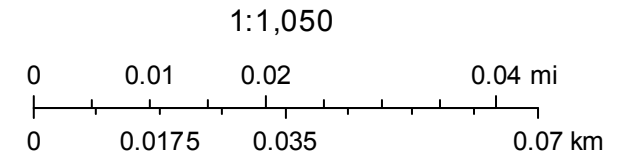
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# Chris Jones Escambia County Property Appraiser



December 1, 2014

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







**Development Services Department**

**Building Inspections Division**

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

**RECEIPT**

Receipt No. : **623759**

Date Issued. : 12/01/2014

Cashier ID : TMCOOEY

Application No. : PBA141200022

Project Name : V-2014-17

**PAYMENT INFO**

| Method of Payment | Reference Document | Amount Paid     | Comment               |
|-------------------|--------------------|-----------------|-----------------------|
| <b>Check</b>      | 16618              | \$423.50        | App ID : PBA141200022 |
|                   |                    | <b>\$423.50</b> | <b>Total Check</b>    |

Received From : WARRINGTON CHIROPRACTIC CLINIC

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

**APPLICATION INFO**

| Application # | Invoice # | Invoice Amt | Balance | Job Address                  |
|---------------|-----------|-------------|---------|------------------------------|
| PBA141200022  | 714816    | 423.50      | \$0.00  | 610 NAVY BLVD, PENSACOLA, FL |

**Total Amount :**

**423.50**

\$0.00

Balance Due on this/these  
Application(s) as of 12/1/2014