

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
July 20, 2016–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of Staff as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of the June 15, 2016 Resume' Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2016-05  
Address: 17348 Perdido Key Dr.  
Request: Sale of Alcohol Within 100 Feet of Residential Zoning  
Requested by: MGFB Properties, Inc., Owner
  2. **Case No.:** CU-2016-08  
Address: 6404 Rambler Dr.  
Request: Recovered Materials Processing Facility  
Requested by: John Erwin, Agent for Joe Sinkovich, Owner
7. Discussion Items.
8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, August 17, 2016 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

CD/Audio recording of this meeting available upon request.

**Board of Adjustment**

**5.**

Meeting Date: 07/20/2016

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Attachments

06-15-16 Draft Minutes

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**DRAFT**

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT  
HELD June 15, 2016

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 8:40 A.M.)

Present: Auby Smith  
Bill Stromquist  
Jesse Casey  
Frederick J. Gant

Absent: Judy Gund  
Jennifer Rigby  
Blaise Adams

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning  
Brenda Wilson, Urban Planner, Planning & Zoning  
Kayla Meador, Sr Office Assistant  
Kristin Hual, Assistant County Attorney

**REGULAR BOA AGENDA**

1. The meeting was called to order at 8:30 A.M.
2. Staff members were sworn in and accepted as expert witnesses.
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to accept the BOA meeting package.

**Vote: 4 - 0 Approved**

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

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

The Clerk provided proof of advertisement and a motion was made to waive the reading of the ad.

**Vote: 4 - 0 Approved**

5. Approval of the May 18, 2016 Resume Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to approve the minutes from the May 18, 2016 meeting.

**Vote: 4 - 0 Approved**

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

1. **Case No.:** CU-2016-07

**Address:** 5900 BLK West Nine Mile Rd.

**Request:** Allow Place of Worship in LDR Zoning

**Requested by:** Wiley C. "Buddy" Page, Agent for Whitney Bank

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 At Large Member Jesse Casey, Seconded by Board Member Frederick J. Gant

Motion was made to accept Staff Findings and approve the Conditional Use.

**Vote:** 4 - 0 Approved

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

The next Board of Adjustment Meeting is scheduled for Wednesday, July 20, 2016 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Meeting adjourned at 8:40 A.M.

CD/Audio recording of this meeting is available upon request.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 07/20/2016  
**CASE:** V-2016-05  
**APPLICANT:** MGFB Properties, Inc., Owner  
**ADDRESS:** 17348 Perdido Key Dr.  
**PROPERTY REFERENCE NO.:** 01-4S-33-1002-110-004,  
01-4S-33-1002-250-004,  
01-4S-33-1002-280-004,  
01-4S-33-1002-390-004  
**ZONING DISTRICT:** CG-PK  
**FUTURE LAND USE:** MU-PK

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**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is requesting a variance to the subject property to reduce the distance from 100 feet to 25 feet from the residential zoning district for restaurants selling alcoholic beverage.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 3-4.7 (b) (3)**

f. Restaurants. Those selling alcoholic beverages shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) measured as the shortest distance between any exterior wall of the restaurant and the boundary line of the residential zoning.

**CRITERIA**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 2-6.3**

**CRITERION (1)**

**Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.**

**FINDINGS-OF-FACT**

The proposed structure on the site plan, as submitted by the applicant, would result in

the restaurant being less than the required 100 feet from the residential zoning district to the east, if the restaurant owners plan to sell alcoholic beverages.

### **CRITERION (2)**

**The special conditions and circumstances do not result from the actions of the applicant.**

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

Based on the application, staff does not find special conditions and circumstances unique to this site. The placement of the building within the 100' foot distance limitation is an action of the Applicant.

### **CRITERION (3)**

**Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.**

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

Granting the variance requested will confer on the Applicant special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district.

### **CRITERION (4)**

**Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant..**

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

Staff finds that the strict application of the code would not create an unnecessary and undue hardship on the Applicant.

### **CRITERION (5)**

**The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure .**

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

The requested variance is not the minimum variance that will make possible the reasonable use of the land, building or structure given that, based on the submitted site plan, the site could be redesigned to avoid the 100' foot distance limitation.



## **CRITERION 6**

**The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.**

## **FINDING OF FACT:**

The granting of the variance would not be consistent with the general intent and purpose of the Land Development Code.

## **STAFF RECOMMENDATION**

Staff recommends denial of the variance request as it does not meet all of the required variance criteria.

## **BOA DECISION**

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### **Attachments**

V-2016-05 Working Case File

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**V-2016-05**

**17348 Perdido Key Dr.**



PERDIDO BAY

ALABAMA

OLD RIVER

ALABAMA

GULF OF MEXICO

HERON CT

ANAL CRT

ISLAND CT

ONO NORTH LOOP WEST

RIVER RD

SAINT JOHN DR

ONO BLVD

GRAND KEY DR

KEY LARGO PL

PERDIDO-KEY-DR

PERDIDO BEACH 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-2016-05 LOCATION MAP



-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD

BALDWIN  
COUNTY  
AL



OLD RIVER

CG-PK

MDR-PK

KEY LARGO PL

PERDIDO KEY DR

BALDWIN  
COUNTY  
AL

HDR-PK

CG-PK

BALDWIN  
COUNTY  
AL

GULF OF MEXICO



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Andrew Holmer  
Planning and Zoning Dept.

### V-2016-05 500' RADIUS MAP



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

BALDWIN  
COUNTY  
AL



OLD RIVER

MU-PK

KEY LARGO PL

PERDIDO KEY DR

MU-PK

BALDWIN  
COUNTY  
AL

MU-PK

BALDWIN  
COUNTY  
AL

GULF OF MEXICO



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Andrew Holmer  
Planning and Zoning Dept.

# V-2016-05 FUTURE LAND USE



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

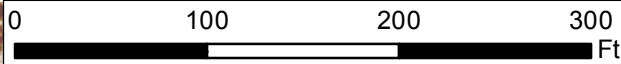
OLD RIVER

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-2016-05 AERIAL MAP



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



V-2016-05

PBA160600010



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

http://myescambia.com/business/ds

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: V-201605 Accepted by: ADH/DFL BOA Meeting: 07-20-16

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

Variance Request for: 100' setback between residential and restaurant.

1. Contact Information:

A. Property Owner/Applicant: MGFB Properties, Inc.

Mailing Address: 17401 Perdido Key Drive, Pensacola, FL 32507

Business Phone: \_\_\_\_\_ Cell: 251-509-5423

Email: cameron@florabama.com

17401

B. Authorized Agent (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 17348 Perdido Key Dr., Pensacola, FL 32507

Parcel ID (s): 0145 331 00211004 0145 331002 250004

0145 331 00228004 0145 331002 390004

B. Total acreage of the subject property: 2 Acres

C. Existing Zoning: CG-PK

FLU Category: \_\_\_\_\_

D. Is the subject property developed (if yes, explain): Yes - Restaurant

Buildings and Parking

E. Sanitary Sewer: [checked] Septic: \_\_\_\_\_

**3. Amendment Request**

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

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B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district:

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2. The special conditions and circumstances do not result from the actions of the applicant.

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### **3. Amendment Request**

**A. Please provide a general description of the proposed request, explaining why it is necessary and / or appropriate.**

The variance request is to reduce the setback (between a future restaurant and the eastern residential property line) from 100' to 25'. This is necessary because the property is bordered by a restaurant on one side and residential on the other side. In either case, whether developed as residential or restaurant, there would be a 100' setback from either property line. This would take up half of the property, which is only 200' wide.

**B. For Variance Request – Please address ALL the following approval conditions for your Variance request. (use supplement sheets as needed).**

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to the other lands, structures or buildings in the same zoning district.

This property is bordered by restaurant on the west and residential on the east. In either case, whether developed as residential or restaurant, there would be a 100' setback from either property line. This would take up half of the property, which is only 200' wide.

2. The special conditions and circumstances do not result from the actions of the applicant.

This special conditions have existed since the development of the Waffle House to the west and the single family neighborhood to the east.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

All properties in this zoning district can submit to Escambia County through this very same variance process.

4. Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant.

There is clearly undue hardship associated with the development of this property. Because there are restaurants on one side and residential on the other, there is a 100' setback from either the east or the west depending upon the proposed use. Furthermore, a restaurant is an appropriate use under the

newly adopted Perdido Key Master Plan for this entrance / gateway area as part of the greater entertainment district at the west end of the county.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The required setback for CGPK for this type of use is 10' (except for the 100' setback requirement between restaurant and residential). It is critical to get as much of the restaurant seating on or near the water as possible. This requires the property to be essentially laid out so that the seating / tables are all along the waterfront. Therefore, it is critical to allow the seating and serving area to run as much of the width of the property as possible. Bathrooms, kitchen, support services can be south of the serving area. With only 200' of property, it is critical to have the 25' setback.

6. The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.

The restaurant use and the reduced side yard setback is consistent with both the general intent and the purpose of the land development code. This restaurant use is also consistent with the area, the master plan, and will in fact provide additional dining options to the public welfare.

5. Submittal Requirements

A. ✓ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. ✓ Application Fees: To view fees visit the website: <http://myescambia.com/business/board-adjustment> or contact us at 595-3448

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. ✓ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. \_\_\_\_\_ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. NA Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrence Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

[Signature]  
Signature of Owner/Agent

Cameron Price  
Printed Name Owner/Agent

6-16-16  
Date

[Signature]  
Signature of Owner

Cameron Price  
Printed Name of Owner

6-16-16  
Date

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

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

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary (notary seal)

Prepared by and Return to Dean Holder,  
an employee of First International Title, Inc.  
651 Grand Panama Blvd, Suite 104  
Panama City Beach, FL 32407  
File No.: 75759-56

## **WARRANTY DEED**

This indenture made on December 16, 2015, by **Kempco Development L.L.C., a Florida limited liability company**, hereinafter called the "grantor",

to **MGFB Properties, Inc., a Florida corporation** whose address is: 17401 Perdido Key Drive, 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:

**PARCEL 1:**

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY NO. 292 AND THE ALABAMA-FLORIDA STATE LINE; RUN THENCE N76°22'32"E ALONG SAID NORTH RIGHT OF WAY LINE 372.72 FEET TO THE POINT OF BEGINNING; THENCE RUN N76°05'33"E ALONG SAID NORTH RIGHT-OF-WAY LINE 200 FEET; THENCE RUN N01°14'24"E, LEAVING SAID NORTH RIGHT-OF-WAY, FOR A DISTANCE OF 408.14 FEET TO A POINT ON THE WEST LINE OF KEY WEST SUBDIVISION RECORDED IN PLAT BOOK 15, PAGE 65, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND LYING 56 FEET, MORE OR LESS, FROM THE MEAN HIGH WATER LINE ON THE SOUTH MARGIN OF OLD RIVER; THENCE CONTINUE N01°14'24"E FOR A DISTANCE OF 56 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE ON THE SOUTH MARGIN OF OLD RIVER; THENCE RUN SOUTHWESTERLY ALONG THE MEANDERS OF SAID MEAN HIGH TIDE LINE FOR 194 FEET, MORE OR LESS, TO THE WEST LINE OF THE PROPERTY DESCRIBED HEREIN; THENCE S01°30'32"W, LEAVING SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 7 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED HEREIN AND LYING N80°14'04"W A DISTANCE OF 194.55 FEET FROM THE DESCRIBED POINT LYING ON THE EAST LINE OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE S01°30'32"W FOR A DISTANCE OF 279.68 FEET ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6832, PAGE 1797, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN S01°03'34"W FOR A DISTANCE OF 209.56 FEET ALONG THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3583, PAGE 156, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PROPERTY BEING SITUATED IN FRACTIONAL SECTION 1, TOWNSHIP 4 SOUTH, RANGE 33 WEST, ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Numbers: 014S33-1002-110-004; 014S33-1002-390-004; 014S33-1002-250-004 and 014S33-1002-280-004

**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.

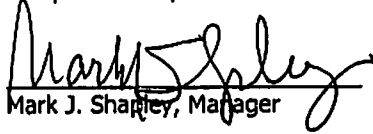
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

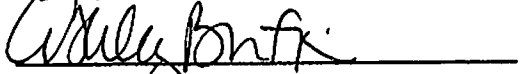
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.

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

Kempco Development L.L.C.

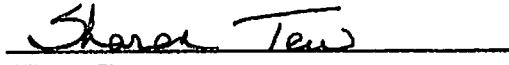
  
Mark J. Shapley, Manager

*Signed, sealed and delivered in our presence:*



Witness Signature

Print Name: Ashley Bhatik




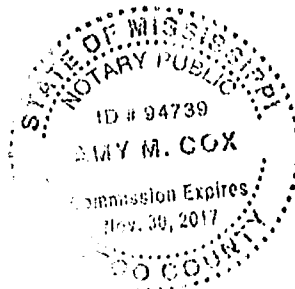
Witness Signature

Print Name: Sharon Tew

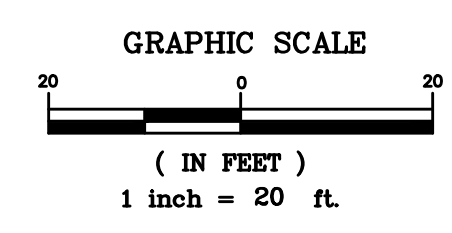
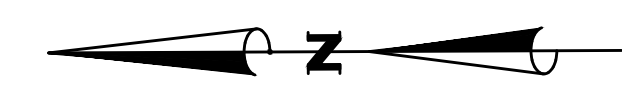
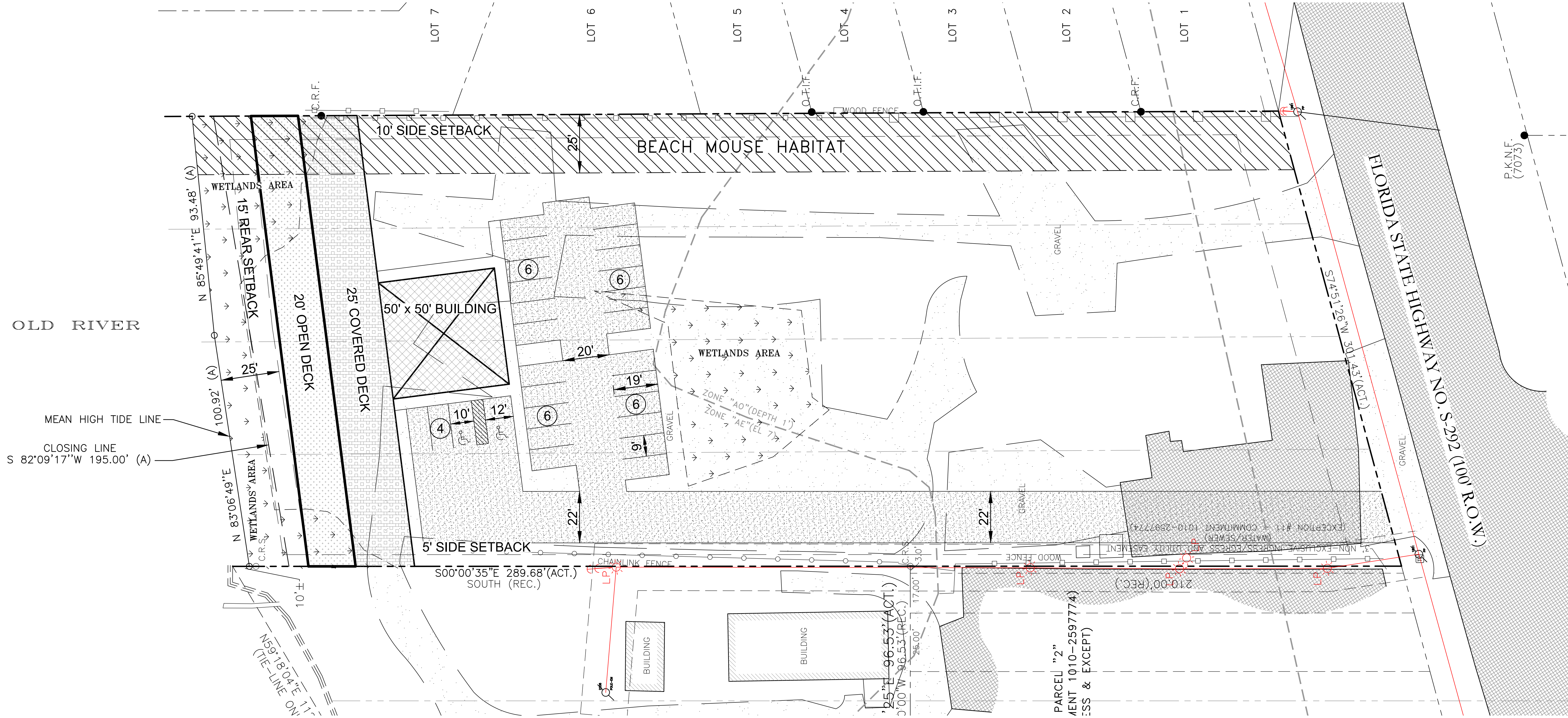
State of Mississippi  
County of Madison

The Foregoing Instrument Was Acknowledged before me on December 16<sup>th</sup> 2015 by Mark J. Shapley, as Manager of Kempco Development L.L.C., a Florida limited liability company, who is/are personally known to me or who has/have produced a valid Drivers license as identification.

  
Notary Public Amy M. Cox  
My Commission expires: NOV. 30, 2017







NUMBER:	REVISION:	DATE:

**Sawgrass**  
CONSULTING, LLC  
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT

11143 Old Highway 31 Spanish Fort, AL 36527 Phone: (251) 544-7900  
818 N. McKenzie Street Foley, AL 36535 Phone: (251) 970-7900

LAYOUT 1

BBQ PROPERTY

FLORA-BAMA

SCALE:	1" = 20'
DATE:	MAY, 2016
DRAWN BY:	JLG
CHECKED BY:	EEG
SHEET:	1 OF 1





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

**MGFB PROPERTIES INC  
17401 PERDIDO KEY DRIVE  
PENSACOLA, FL 32507**

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



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

**WAFFLE HOUSE INC  
TAX DEPT  
PO BOX 6450  
NORCROSS, GA 30091-6450**

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

**VARAZO SAVA  
221 KEY LARGO PL  
PENSACOLA, FL 32507**

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

**VADNAIS ROBERT F  
716 WILLINGTON SQUARE WAY  
NEWARK, DE 19711**

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

**SMALLWOOD WESLEY B**  
**514 W BARKSDALE DR**  
**MOBILE, AL 36606**

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

**WALTERS JAMES A &**  
**6216 DOLPHIN CT**  
**SATSUMA, AL 36572**

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

**REYNOLDS MIKE**  
**PO BOX 197**  
**MAPLESVILLE, AL 36750**

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

**MCDONOUGH RONALD D & PAMELA B**  
**316 BRAWOOD DR**  
**MOBILE, AL 36608**

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

**WILLIAMS JASON D &  
917 COTTAGE HILL AVE  
MOBILE, AL 36693**

**TRICE JACK STEWART  
11 HIDDEN LAKES DR  
CARROLLTON, GA 30116**

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

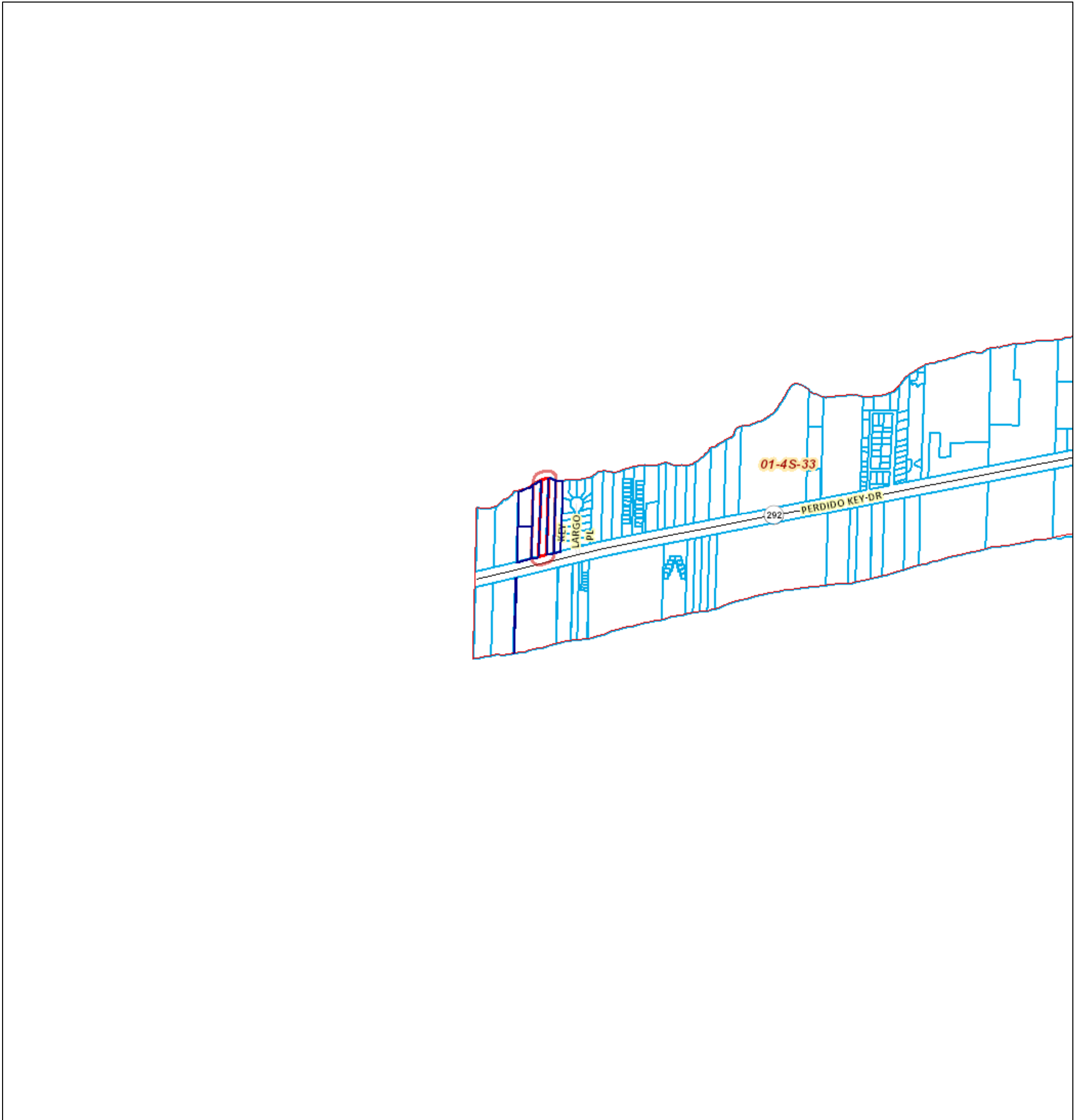


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

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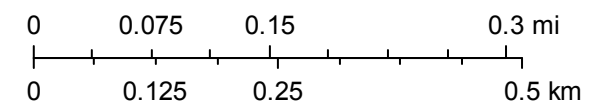
# Chris Jones Escambia County Property Appraiser



June 22, 2016

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

1:7,723





**Development Services Department  
Building Inspections Division**

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

## RECEIPT

Receipt No. : **666477**

Date Issued. : 06/16/2016

Cashier ID : KLHARPER

Application No. : PBA160600010

Project Name : V-2016-05

Address : 12401 PERDIDO KEY DR.  
Pensacola, FL, 32507

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>			
	2875	\$428.50	App ID : PBA160600010
		<b>\$428.50</b>	Total Check

Received From : MGFB PROPERTIES INC

Total Receipt Amount : **\$428.50**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA160600010	759543	428.50	\$0.00	17348 PERDIDO KEY DR, PENSACOLA, 32507

**Total Amount :**

**428.50**

\$0.00

Balance Due on this/these  
Application(s) as of 6/21/2016

**Board of Adjustment**

**6. 2.**

**Meeting Date:** 07/20/2016  
**CASE:** CU-2016-08  
**APPLICANT:** John Erwin, Agent for Joe Sinkovich, Owner  
**ADDRESS:** 6404 Rambler Dr.  
**PROPERTY REFERENCE NO.:** 39-1S-30-2101-004-001  
**ZONING DISTRICT:** HC/LI  
**FUTURE LAND USE:** MU-U  
**OVERLAY DISTRICT:** N/A

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**SUBMISSION DATA:**

**REQUESTED CONDITIONAL USE:**

The Applicant is requesting a conditional use to include the use of outside storage of heavy vehicles and portable roll-off containers and the inside storage of petroleum products. This conditional use is relying on Development Order# 07032186 approved on May 23, 2007. This Development Order was issued under the Escambia County Land Development Code that was in effect at that time.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:6.05.18. (C)(3)**

3. Solid waste transfer stations, collection points, and/or processing facilities.

**CRITERIA:**

**Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section 2-6.4**

**CRITERION (a)**

**General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.

**FINDINGS-OF-FACT**

The proposed use is currently being conducted and in operation. The oil storage operations occur in a 12,000 square foot metal building located on the west side of the property. The property is screened by a wood privacy fence.

**CRITERION (b)**

**Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

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

The facilities and services adequately provide capacity to serve the requested use and are consistent with capacity requirements within the 12,000 square foot metal building.

#### **CRITERION (c)**

**On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

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

The requested use does not modify the current ingress to and egress from the site. Existing traffic flow and control, on-site parking and loading, and emergency vehicle access will not be modified by the requested use.

#### **CRITERION (d)**

**Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

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

The scale, intensity, and operation of the requested use will not generate any nuisances or hazards for adjoining properties and other properties in the immediate area as submitted by the applicant. Based on the submitted application, operations are conducted during commercial business hours of 6 a.m. to 6 p.m. Monday through Saturday with minimal noise from commercial vehicles typically at the start of the shift and end of the shift. Also, as stated on the submitted application, occasional after hours use will be required for emergency response situations.

#### **CRITERION (e)**

**Solid waste.** All onsite solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

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

Onsite portable roll-off containers are screened by a privacy fence and shall be empty unless being actively used by operations on the property as stated by the application.

#### **CRITERION (f)**

**Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

**FINDINGS OF FACT:**

The operations are screened by a privacy fence. Based on the applicant's request the storage of petroleum products will occur inside the 12,000 square foot building.

**CRITERION (g)**

**Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

**FINDINGS OF FACT:**

No additional signs and lighting are proposed for the requested use.

**CRITERION (h)**

**Site characteristics.** The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

**FINDINGS OF FACT:**

The requested use will not change the existing site characteristics.

**CRITERION (i)**

**Use requirements.** The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

**FINDINGS OF FACT:**

The proposed conditional use is consistent with all other relevant provisions of this Code.

**STAFF FINDINGS**

Staff recommends that the Board approve the proposed conditional use as requested by the applicant.

**BOA DECISION**

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**Attachments**

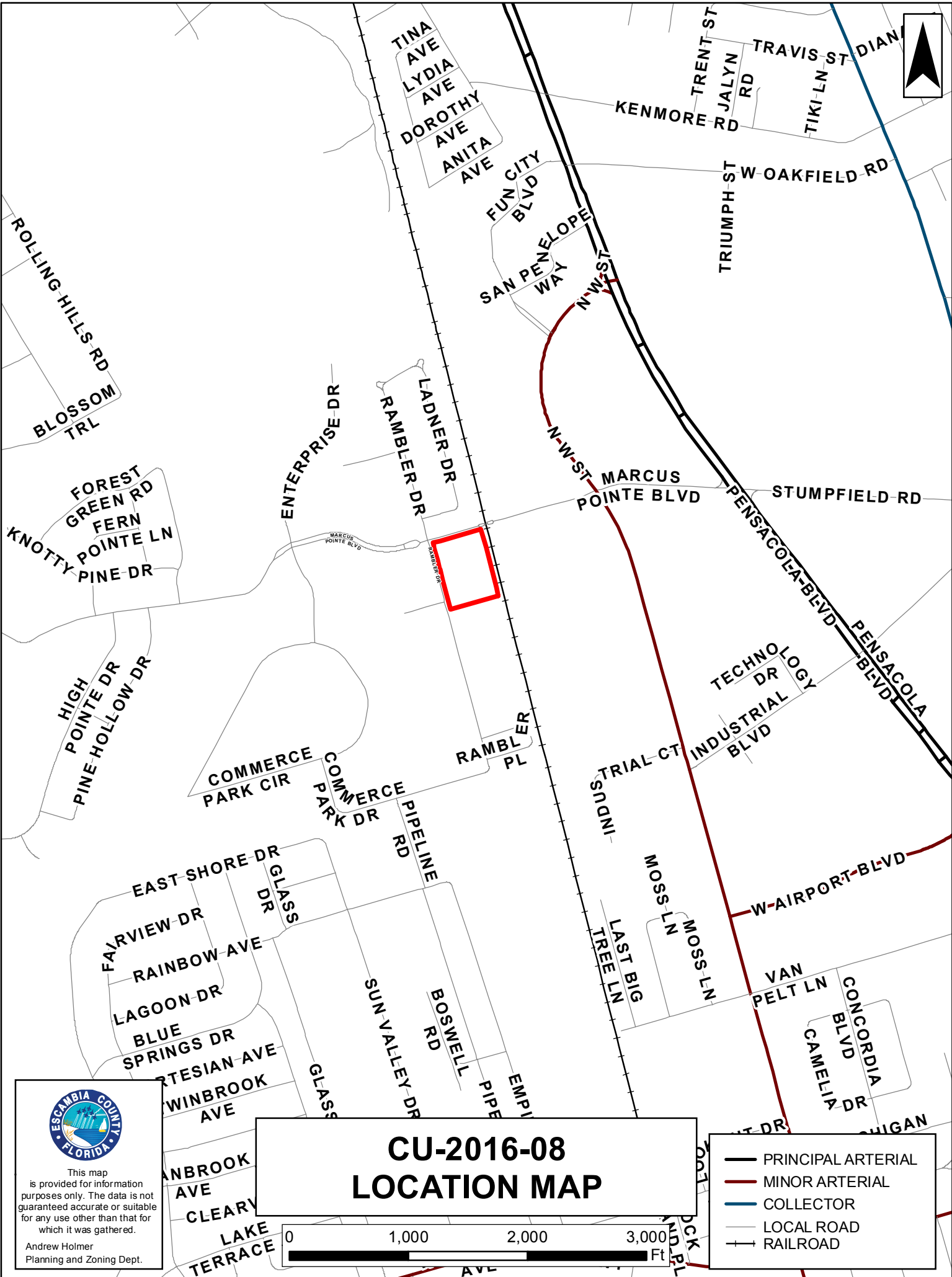
CU-2016-08 Working Case File


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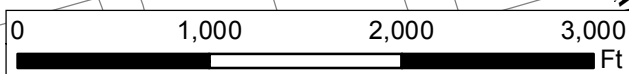
**CU-2016-08**






**6404 Rambler Dr.**



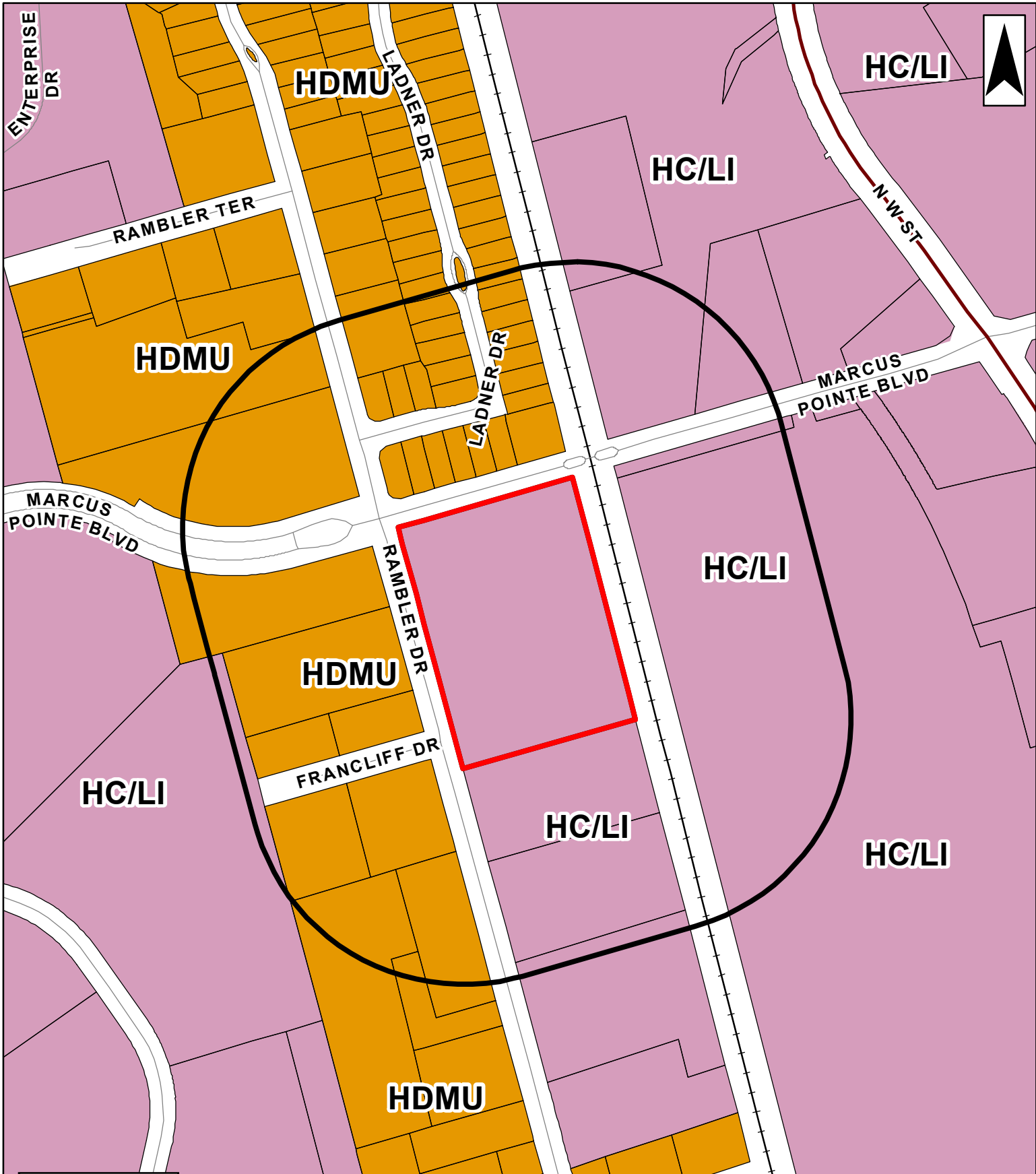
  
 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.  
 Andrew Holmer  
 Planning and Zoning Dept.

# CU-2016-08 LOCATION MAP



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





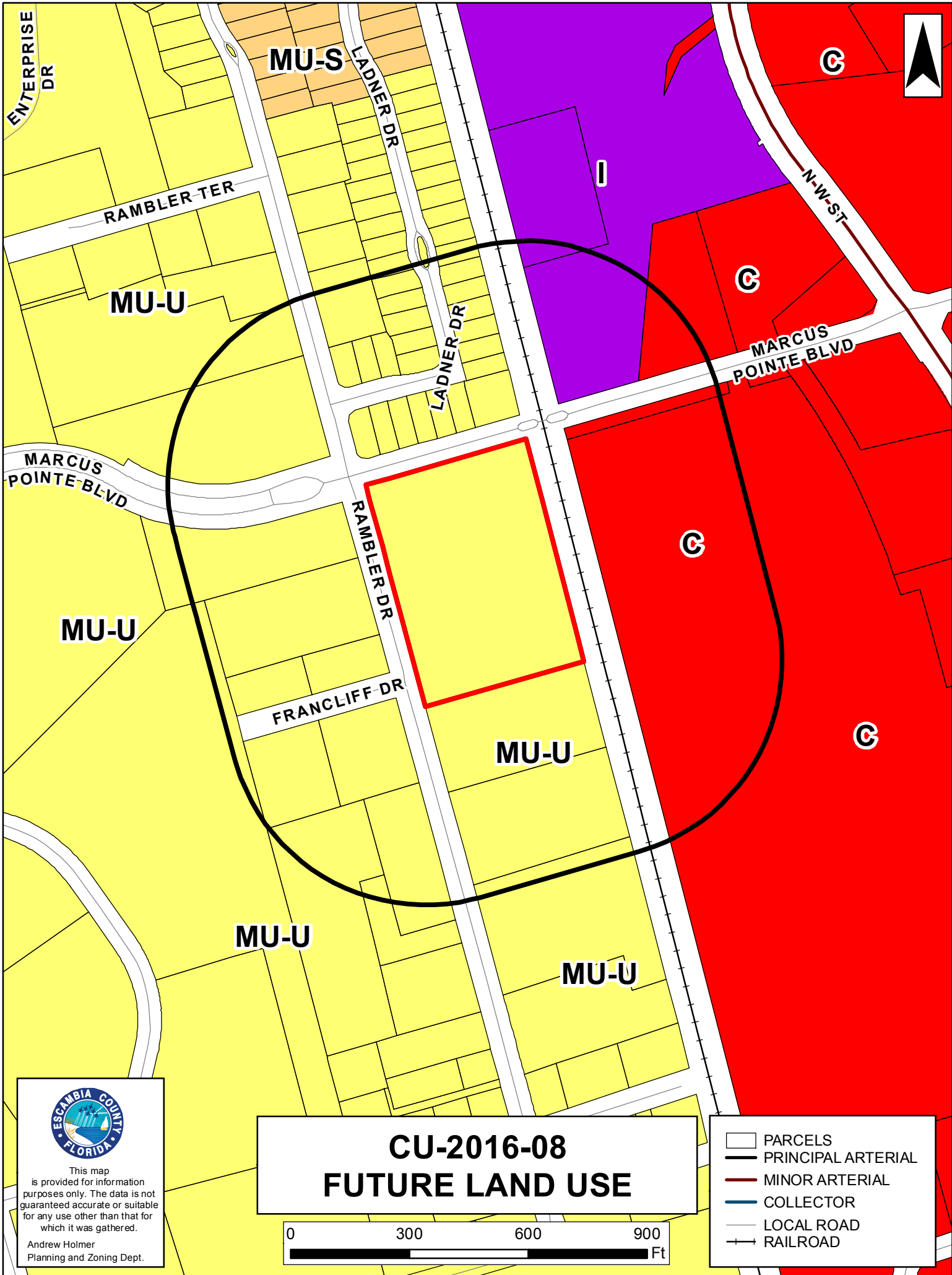
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Andrew Holmer  
Planning and Zoning Dept.

**CU-2016-08**  
**500' RADIUS ZONING**



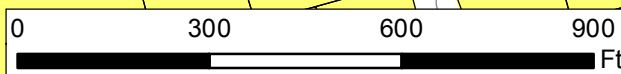
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



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.

## CU-2016-08 FUTURE LAND USE



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

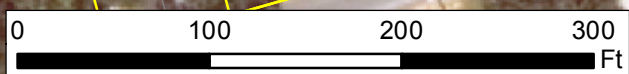




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Andrew Holmer  
Planning and Zoning Dept.

# CU-2016-08 AERIAL/WETLANDS MAP



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- WETLANDS\_2006



CU-2016-08  
PBA 16050009



### Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

### Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: CU-2016-08 Accepted by: DJCM BOA Meeting: 07-20-16

Conditional Use Request for: OIL Transfer

Variance Request for: \_\_\_\_\_

✓ 1. **Contact Information:**

A. Property Owner/Applicant: JOE SINKOVICH  
 Mailing Address: 6404 RAMBLER DR. Unit B  
 Business Phone: 901 233 4739 Cell: 901 233 4739  
 Email: JOE.SINKOVICH@THEARMOREDFRYG.COM

\* B. Authorized Agent (if applicable): JOHN ERWIN  
 Mailing Address: 6404 RAMBLER DR. Unit A  
 Business Phone: 850 471 2446 Cell: 850 292-6511  
 Email: COASTALCONTAINERZ@Gmail.com

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

✓ 2. **Property Information:**

A. Existing Street Address: 6404 RAMBLER DR. Unit A  
 Parcel ID (s): 3915302101004001

\* B. Total acreage of the subject property: \_\_\_\_\_

C. Existing Zoning: HC/L1  
 FLU Category: \_\_\_\_\_

D. Is the subject property developed (if yes, explain): 1/25, two existing METAL BUILDINGS

E. Sanitary Sewer: X Septic: \_\_\_\_\_

3. Amendment Request

A. Please provide a general description of the proposed request, explaining why it is necessary and/or appropriate.

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B. For Variance Request – Please address *ALL* the following approval conditions for your Variance request. (use supplement sheets as needed)

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same zoning district.

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2. The special conditions and circumstances do not result from the actions of the applicant.

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3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings or structures in the same zoning district.

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4. Strict application of the provisions of the land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would create an unnecessary and undue hardship on the applicant.

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5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

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6. The granting of the variance will be consistent with the general intent and purpose of the land development code and that such variance will not be injurious to the area or otherwise detrimental to the public welfare.

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**C. For Conditional Use Request – Please address ALL the following approval conditions for your Conditional Use request. (use supplement sheets as needed)**

- ✓ 1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

See Attached

- ✓ 2. **Facilities and services.** Public facilities and services, especially those with adopted levels of service, will be available, will provide adequate capacity to serve the proposed use consistent with capacity requirements.

See Attached

- ✓ 3. **On-site circulation.** Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.

See Attached

- ✓ 4. **Nuisances and hazards.** The scale, intensity, and operation of the use will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances or hazards for adjoining properties and other properties in the immediate area.

See Attached

- ✓ 5. **Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

See Attached

- ✓ 6. **Screening and buffering.** Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.

SEE Attached



- ✓ 7. **Signs and lighting.** All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.

SEE ATTACHED

- ✓ 8. **Site characteristics.** The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space and aesthetic considerations.

SEE ATTACHED

- ✓ 9. **Use requirements.** The proposed use complies with any additional conditional use requirements of the applicable zoning district, use, or other provisions of the LDC.

SEE ATTACHED

4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

(if applicable)

As owner of the property located at 6404 RAMBLER DR  
VENUSFLA, Florida, property reference number(s) # 3918302101004001

I hereby designate John Erwid

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. This Limited Power of Attorney is granted on this 24 day of MAY the year of, 2016, 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: Johnathan Erwid Email: CoastalContainer1@gmail.com  
Address: 6404 Rambler Dr. Phone: 292-6511

<u>Joe Sinkovich</u>	<u>Joe Sinkovich</u>	<u>5-24-2016</u>
Signature of Property Owner	Printed Name of Property Owner	Date
_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

STATE OF Florida COUNTY OF Escambia  
The foregoing instrument was acknowledged before me this 24 day of May 2016  
by Deborah F. Lockhart Joe Sinkovich  
Personally Known  OR Produced Identification . Type of Identification Produced: \_\_\_\_\_

<u>Deborah F. Lockhart</u>	<u>Deborah F. Lockhart</u>
Signature of Notary	Printed Name of Notary



(Notary Seal)

Site Plan

Last Updated: 03/31/16

5. Submittal Requirements

A. \_\_\_\_\_ Completed application: All applicable areas of the application shall be filled in and submitted to the Planning and Zoning Department, 3363 West Park Place, Pensacola, FL 32505.

B. \_\_\_\_\_ Application Fees: To view fees visit the website: <http://myescambia.com/business/board-adjustment> or contact us at 595-3448

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

C. \_\_\_\_\_ Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

D. \_\_\_\_\_ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)

E. \_\_\_\_\_ Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

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

Signature of Owner/Agent	Printed Name Owner/Agent	Date
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Signature of Owner	Printed Name of Owner	Date
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STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_.

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

Signature of Notary	Printed Name of Notary	(notary seal)
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January 5, 2016

Development Services Department  
Board of Adjustments  
3363 West Park Place  
Pensacola, FL 32505

Re: Letter of Request: **Conditional Use Permit – Property at 6404 Rambler Drive Pensacola, FL 32505**

Dear Sir or Madam:

This letter is to request a conditional use permit for the property located at 6404 Rambler Drive, Pensacola, FL 32505 to include the use of outside storage of heavy vehicles and portable roll off containers and the inside storage of petroleum products.

Below are the responses to the conditional use criteria:

a. **General compatibility.**

- a. The proposed use is currently being conducted and operated inside a 12,000 square foot steel warehouse building located on the west side of the property and on a ½ acre of open land screened by privacy fence, adjacent building and railroad.

b. **Facilities and services.**

- a. The proposed use is for private commercial use by property owner and lessee and is not open for public use.

c. **On-site circulation.**

- a. The proposed use does not change or modify the current use of entrance to the property and does not disrupt traffic flows.

d. **Nuisances and hazards.**

- a. The proposed use will be during commercial business hours of 6 AM to 6 PM Monday through Saturday with minimal noise from commercial vehicles typically at start of shift (7 am – 8am) and end of shift (4 pm - 6 pm). Occasional after hours commercial use will be required for emergency response situations only such as natural disasters or offsite emergency response work.

e. **Solid waste.**

- a. All onsite portable roll off containers are located on a ½ acre area on the southeast corner of the property screened by privacy fence, adjacent building to the north, railroad to the east and adjacent commercial property to the south. All onsite containers shall be empty except for the roll off containers actively utilized by commercial operations on the property.



f. Screening and buffering.

- a. The outside storage is more than 400 feet from the closest house and is adequately screened by a privacy fence to the east, adjacent building to the north, railroad to the east and other commercial property to the south.
- b. Storage of all petroleum products will occur indoors inside of fully enclosed purpose-built steel storage tanks which are regularly inspected and certified by the Florida Department of Environmental Protection.

g. Signs and lighting.

- a. The proposed use will not change the exterior sign or lighting on the property.

h. Site and characteristics.

- a. The proposed use does not change the site characteristics. The outside storage utilizes the ½ acre land on south east corner of property with sufficient access to the storage area. Commercial motor vehicles will be parked on the south end of the property and will not block access or driveway to the property. All other proposed uses are conducted inside the warehouse building.

i. Use requirements.

- a. The outside storage areas are adequately screened and buffered and the petroleum storage inside meets all requirements for use as noted above and is inspected and certified by the Florida Department of Environmental Protection for this specific purpose.

We appreciate your time. If you have any questions, please feel free to contact me at 850-292-6511.

Sincerely,



Jonathan Erwin

Lessee: 6404 Rambler Drive – Unit “A”

President: Southern Disposal, Inc.

President: Lesco Group, Inc.

cc: Joe Sinkovich, Property Owner

Date of Issuance

Escambia County

Case Number

9/24/2015

Office of Environmental Enforcement  
Escambia County Central Office Complex  
3363 West Park Place, Pensacola, FL 32505  
PHONE: (850) 595-1820 FAX: (850) 595-0149

CE150901706

# NOTICE OF VIOLATION

Location: 6404 RAMBLER DR PENSACOLA, 32505  
Parcel: 391S302101004001

RESPONDENT: SINKOVICH JOE  
1600 E GONZALEZ PENSACOLA, FL 32501

<p>Comply within 10 days of receipt of this notice</p>	<p><b>Warning</b> Failure to correct this violation and notify this Officer of Compliance will result in fines or a hearing. If the Hearing is scheduled you may be assessed \$1,100 or more for costs of said hearing, plus possible fines; the County may abate the violations and place a Lien on the property.</p>
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## Ordinance Description

Violation 01 Sec. 3-2.11 The Heavy Commercial and Light Industrial district (HC/LI). (c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Commercial district: (5) Industrial and related. (d) Solid waste processing facilities, including solid waste collection points, solid waste transfer facilities, materials recovery facilities, recovered materials processing facilities, recycling facilities and operations, resource recovery facilities and operations, and volume reduction plants.

### Officer Comments

MEET WITH ESCAMBIA COUNTY PLANNING AND ZONING AND APPLY FOR CONDITIONAL USE PERMIT TO OPERATE RECOVERED MATERIALS PROCESSING FACILITY TO INCLUDE THE USE OF OUTSIDE STORAGE. COMPLY AND MAINTAIN THE ABOVE MARKED VIOLATIONS WITHIN THE TIME SPECIFIED TO AVOID FURTHER ENFORCEMENT ACTIONS. CONTACT OFFICER J. BROWN WITH QUESTIONS OR FURTHER INSTRUCTIONS AT (850) 554-5748.



Signature of Officer: OFFICER J. BROWN (850) 554-5748



Signature of Respondent

Amanda Erwin

341-0123

*Conditional Use  
Oil Transfer*

[ECPA Home](#)



Chris Jones  
Escambia County Property Appraiser

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

[Back](#)

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information		Assessments				
<b>Reference:</b>	391S302101004001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	040889600	2015	\$149,911	\$249,149	\$399,060	\$399,060
<b>Owners:</b>	SINKOVICH JOE	2014	\$149,911	\$250,878	\$400,789	\$400,789
<b>Mail:</b>	1600 E GONZALEZ PENSACOLA, FL 32501	2013	\$146,775	\$531,419	\$678,194	\$678,194
<b>Situs:</b>	6404 RAMBLER DR 32505	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	WAREHOUSE, DISTRIBUT	<a href="#">Amendment 1/Portability Calculations</a>				
<b>Taxing Authority:</b>	COUNTY MSTU					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector						

Sales Data						2015 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	
12/30/2013	7120	1419	\$355,800	WD	<a href="#">View Instr</a>	
04/22/2013	7006	1340	\$100	CT	<a href="#">View Instr</a>	
06/2004	5443	1952	\$90,000	WD	<a href="#">View Instr</a>	
05/2004	5421	372	\$90,000	WD	<a href="#">View Instr</a>	
11/2003	5341	624	\$100	WD	<a href="#">View Instr</a>	
03/2000	4541	1860	\$15,000	WD	<a href="#">View Instr</a>	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
						<b>Legal Description</b>
						BEG AT INTER OF CENTER LI OF ST LOUIS & SAN FRANCISCO RR & CENTER LI OF COUNTY RD TH W 50 FT S 33 FT FOR POB TH...
						<b>Extra Features</b>
						CONCRETE PAVING

**Parcel Information**

**Section Map Id:**  
39-1S-30-1

**Approx. Acreage:**  
4.0500

**Zoned:**   
HC/LI

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

[Launch Interactive Map](#)

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

Buildings	
Address: 6404 RAMBLER DR, Year Built: 2000, Effective Year: 2000	
<b>Structural Elements</b>	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-0	
EXTERIOR WALL-METAL-MODULAR	

<p><b>FLOOR COVER-CONCRETE-FINISH</b>  <b>FOUNDATION-SLAB ON GRADE</b>  <b>HEAT/AIR-NONE</b>  <b>INTERIOR WALL-UNFINISHED</b>  <b>NO. PLUMBING FIXTURES-3</b>  <b>NO. STORIES-1</b>  <b>ROOF COVER-METAL/MODULAR</b>  <b>ROOF FRAMING-STEEL TRUSS/FRM</b>  <b>STORY HEIGHT-33</b>  <b>STRUCTURAL FRAME-RIGID FRAME</b></p>	<p>112</p> <p style="font-size: 2em;">BAS</p> <p>112</p>	
<p>Areas - 13440 Total SF  <b>BASE AREA - 13440</b></p>		
<p>Year Built: 2000, Effective Year: 2000</p>		
<p><b>Structural Elements</b>  <b>DECOR/MILLWORK-AVERAGE</b>  <b>DWELLING UNITS-0</b>  <b>EXTERIOR WALL-METAL-MODULAR</b>  <b>FLOOR COVER-CONCRETE-FINISH</b>  <b>FOUNDATION-SLAB ON GRADE</b>  <b>HEAT/AIR-NONE</b>  <b>INTERIOR WALL-UNFINISHED</b>  <b>NO. PLUMBING FIXTURES-3</b>  <b>NO. STORIES-1</b>  <b>ROOF COVER-METAL/MODULAR</b>  <b>ROOF FRAMING-STEEL TRUSS/FRM</b>  <b>STORY HEIGHT-24</b>  <b>STRUCTURAL FRAME-RIGID FRAME</b></p>	<p>120</p> <p style="font-size: 2em;">BAS</p> <p>100</p> <p>120</p> <p>100</p>	
<p>Areas - 12000 Total SF  <b>BASE AREA - 12000</b></p>		

Images

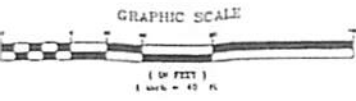


1/22/15

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

Last Updated:05/24/2016 (tc.1645)

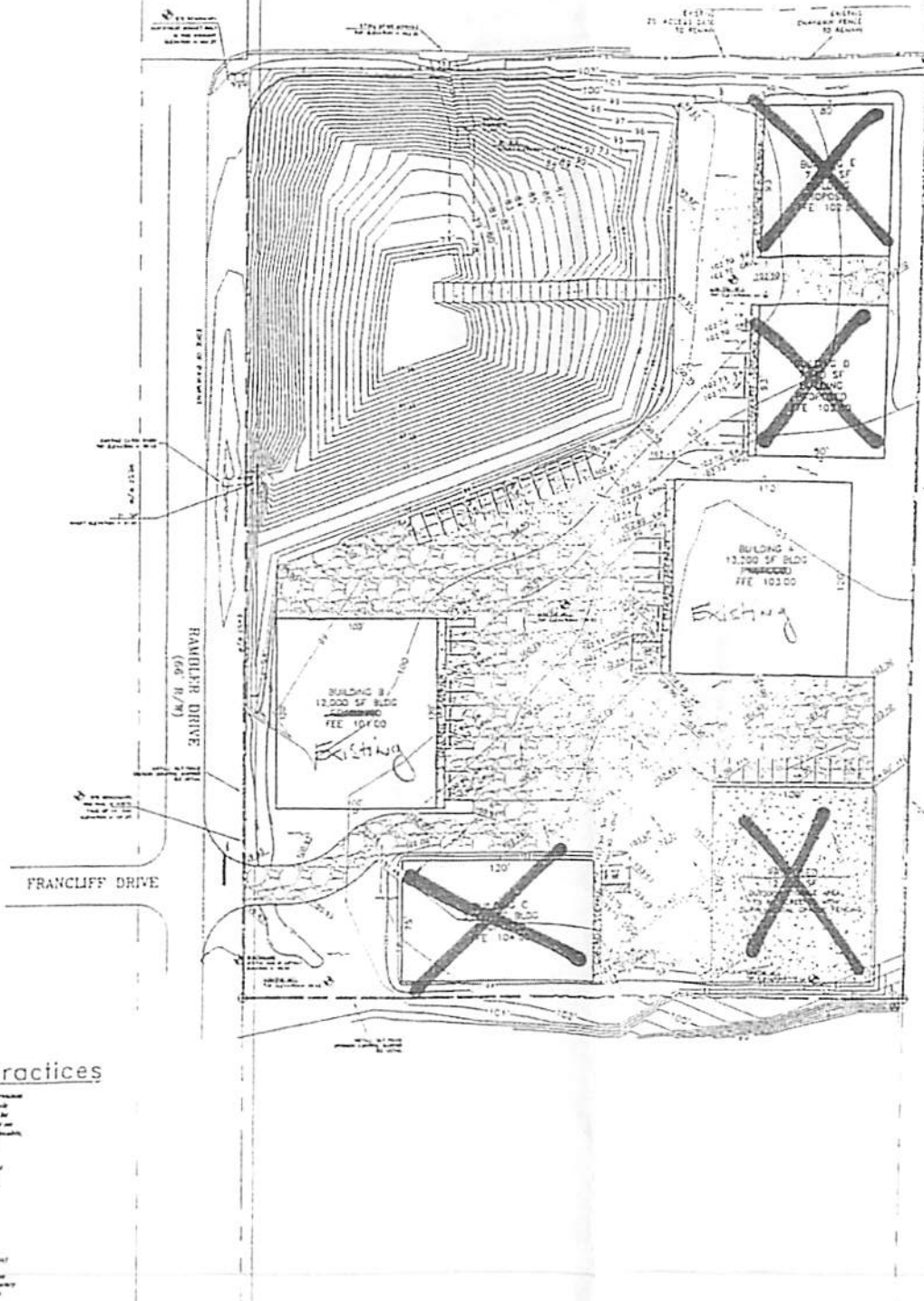




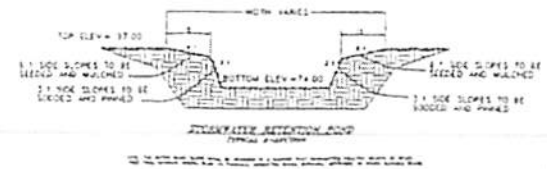
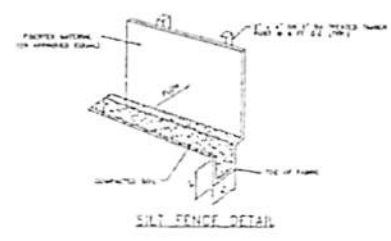
MARCUS POINT BLVD  
(R/W VARIES)

**ELEV**  
DENOTES EXISTING ELEVATIONS

**ELEV**  
DENOTES PROPOSED ELEVATIONS



1. ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND HEALTH HYDROLYZED ANIONIC SOIL FONDS AND SHOULDER TOPS AND SIDES SHALL BE SOODED
  2. SEDIMENT SHALL BE RETAINED ON THE SITE OF DEVELOPMENT
  3. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT DIMENSIONS OF ALL WORK INCLUDING PAVES, DRAINAGE STRUCTURES, TOPS OF POND, OUTLET STRUCTURES, OVERSPILLS, ETC. THESE RECORD DRAWINGS ARE TO BE PROVIDED TO THE PROJECT ENGINEER PRIOR TO REQUESTING FINAL INSPECTION
  4. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY ENGINEER AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION
  5. EROSION SHALL BE CONTROLLED BY THE USE OF A 4' HIGH BARRIER/SILT FENCE AS SHOWN ON PLANS AND SHALL BE SETUP PRIOR TO COMMENCING CONSTRUCTION. THE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR. AFTER PLACEMENT OF THE EROSION CONTROL BARRIER THE RETENTION AREA IS TO BE CONSTRUCTED UPON COMPLETION OF THE PROJECT. THE RETENTION AREA SHALL BE CLEARED OF SALT STABILIZATION OF ALL DISTURBED AREAS SHALL BE ACCOMPLISHED AND THE RETENTION AREA IS TO BE RECONSTRUCTED TO DESIGN CROSS-SECTION AND GRADED
  6. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION
  7. NO CONDITIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY
  8. RIGHT-OF-WAY SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)
  9. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION. ONE PROVIDE "AS-BUILT" CERTIFICATION THAT THE CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER
  10. ALL NEW ROOF DRAINS, DOWNSPUTS OR CUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/SEDIMENTATION AREAS
  11. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERIM INSPECTIONS AT 1800 185-184. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL
- NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH ESCAMBIA COUNTY STANDARDS



**Stabilization and Structural Practices**

Stabilization practices must include, but not be limited to, temporary seeding, mulching, protection and maintenance of existing vegetation. Protection of the existing vegetation should ensure the site does not become a "dead" area. Where disturbed soil is to remain for extended periods, temporary seeding should be considered prior to final stabilization. A credit shall be maintained of the date when such seeding practices occur, that re-vegetation or other measures shall be implemented as a part of the site plan and that stabilization practices are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, or about three (3) days, after construction activities have commenced or permanently.

Structural practices shall show forms that support walls, slabs, beams, column supports, or other structures, and include, but not be limited to, the discharge of pollutants from exposed areas at the site. Such practices may include, but not be limited to, all forms, walls, slabs, column supports, and other structures, including, but not limited to, the discharge of pollutants from exposed areas at the site. Such practices may include, but not be limited to, all forms, walls, slabs, column supports, and other structures, including, but not limited to, the discharge of pollutants from exposed areas at the site.

Excavation and stabilization shall be completed as soon as possible after the completion of the excavation. Protection of the excavation shall be completed as soon as possible after the completion of the excavation. Protection of the excavation shall be completed as soon as possible after the completion of the excavation.

The clearing operation will occur and key back shall be completed as necessary, upon the completion of the excavation. The clearing operation will occur and key back shall be completed as necessary, upon the completion of the excavation.

REGULATORY AS PER ESCAMBIA COUNTY

DATE: 11/13/10

PROJECT NO. DR-010

FILE NO. LAYOUT

ESCAMBIA FLORIDA

SITE PLANS FOR RAMBLER DRIVE STORAGE ADDITION GRADING & DRAINAGE PLAN

APPROVED 11/13/10

DRG





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

**SINKOVICH JOE  
1600 E GONZALEZ  
PENSACOLA, FL 32501**

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



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

**MENDOZA MARK  
6483 RAMBLER DR  
PENSACOLA, FL 32505-1849**

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

**PACK PATSY  
30 HERITAGE PARK CIR  
NORTH LITTLE ROCK, AR 72116**

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

**SPRATT JAMES P  
6482 RAMBLER DR  
PENSACOLA, FL 32505**

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



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

**SIMMONS RICHARD A & DELORES A**  
**701 LADNER DR**  
**PENSACOLA, FL 32505**

**OVERTON PATRICK S**  
**708 LADNER DR**  
**PENSACOLA, FL 32505**

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



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

**REDISH J L**  
**700 LADNER DR**  
**PENSACOLA, FL 32505**

**PATEL PRAKASHCHANDRA**  
**PO BOX 509**  
**PENSACOLA, FL 32591**

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

**COOK REDISH ENTERPRISES INC**  
**PO BOX 6006**  
**PENSACOLA, FL 32503**

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

**ESCAMBIA COUNTY**  
**221 PALAFOX PL STE 420**  
**PENSACOLA, FL 32502**

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

**ESCAMBIA TRADE CENTER LTD**  
**120 E MAIN ST STE A**  
**PENSACOLA, FL 32502**

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

**CARDWELL WILLIAM H**  
**952 MARCUS POINTE BLVD**  
**PENSACOLA, FL 32505**

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

**MARRETTA MAXINE CRAWLEY**  
**2002 DOWNING DR**  
**PENSACOLA, FL 32505**

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

**BERRYMAN JUSTIN**  
**741 LADNER DR**  
**PENSACOLA, FL 32505**

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

**FEAZEL ALISHA A**  
**737 LADNER DR**  
**PENSACOLA, FL 32505**

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

**EATON PAUL R**  
**733 LADNER DR**  
**PENSACOLA, FL 32505**

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

**MESSICK FAYE D  
728 LADNER DRIVE  
PENSACOLA, FL 32505**

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

**EHLERS JAMES S  
729 LADNER DR  
PENSACOLA, FL 32505**

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

**TRUONG NO &  
713 LADNER DR  
PENSACOLA, FL 32505**

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

**KECK LESLEY S  
727 LADNER DR  
PENSACOLA, FL 32505**

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

**GAVKAR YASHWANT**  
**3025 LIANA LN**  
**PENSACOLA, FL 32505**

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

**ROBBINS CYNTHIA L**  
**725 LADNER DR**  
**PENSACOLA, FL 32505**

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

**PATEL PRAKASH M & BHARATI N**  
**721 LADNER DR**  
**PENSACOLA, FL 32505**

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

**SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT**  
**C/O NHMS LLC**  
**2600 DOUGLAS RD STE 800**  
**CORAL GABLES, FL 33134**

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

**GONZALEZ EDGAR A &  
8095 FOXTAIL LOOP  
PENSACOLA, FL 32505**

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

**BRADY THOMAS F  
740 LADNER DR  
PENSACOLA, FL 32505**

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

**MARKS MARY ELLEN  
709 LADNER DR  
PENSACOLA, FL 32503**

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

**NGUYEN CUONG MONG  
736 LANDNER DR  
PENSACOLA, FL 32505**

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

**ANGEL LAWRENCE E & LILLIE P**  
**6409 RAMBLER DR**  
**PENSACOLA, FL 32505**

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

**RALLIS CHRISTOS**  
**732 LADNER DR**  
**PENSACOLA, FL 32505**

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

**GREATER GULF COAST AUTO**  
**6205 PEACHTREE DUNWOODY RD**  
**ATLANTA, GA 30328**

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

**STRICKLAND HOWARD E &**  
**6406 RAMBLER DR**  
**PENSACOLA, FL 32505**

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

**HAROLD FRANK M**  
**PO BOX 6031**  
**PENSACOLA, FL 32503**

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

**GRISSOM AMY MELINDA**  
**915 FRANCLIFF DR**  
**PENSACOLA, FL 32505**

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

**HARRIS BETTY A**  
**PO BOX 17361**  
**PENSACOLA, FL 32522**

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

**SUNRISE ERECTORS**  
**2721 SEA LARK LN**  
**MILTON, FL 32583**

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

**LIVE OAK MOBILE HOMES  
8249 WELCOME RD  
MILTON, FL 32583**

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

**MANLY JON L &  
6401 RAMBLER DR  
PENSACOLA, FL 32505**

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

**HEDGES GREG & TRACIE  
6372 RAMBLER DR  
PENSACOLA, FL 32505**

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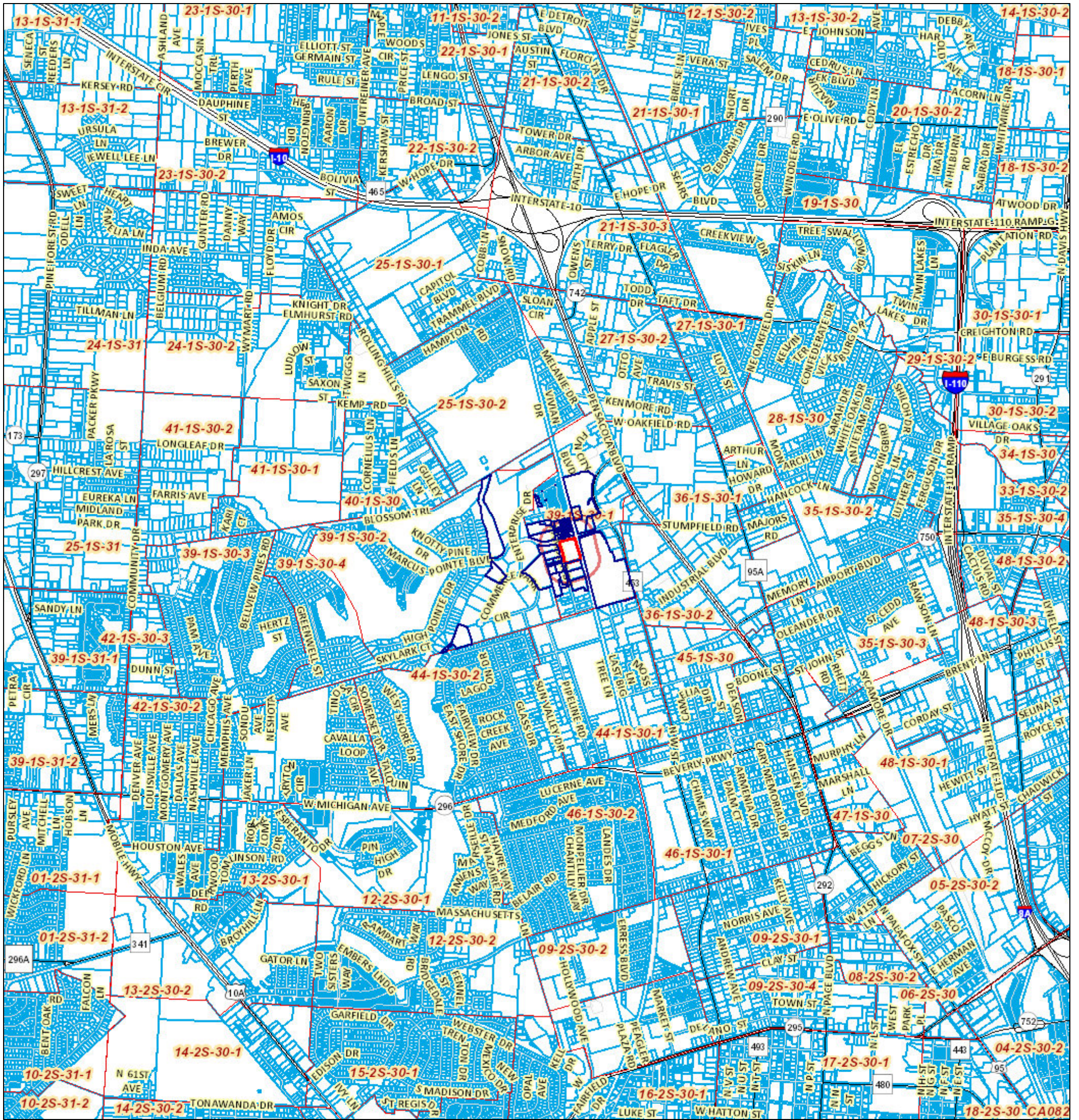


Escambia County  
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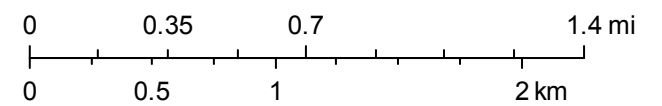
# Chris Jones Escambia County Property Appraiser



June 22, 2016

1:30,756

- ⋯ 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. : **664449**

Date Issued. : 05/24/2016

Cashier ID : VHOWENS

Application No. : PBA160500009

Project Name : CU-2016-08

Address : 6404 RAMBLER DR., UNIT 3  
Pensacola, FL, 32505

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	5010	\$1,275.50	App ID : PBA160500009
		<b>\$1,275.50</b>	<b>Total Check</b>

Received From : SINKOVICH JOE

Total Receipt Amount : **\$1,275.50**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA160500009	757459	1,275.50	\$0.00	6404 RAMBLER DR, PENSACOLA, 32505

<b>Total Amount :</b>	<b>1,275.50</b>	<b>\$0.00</b>	Balance Due on this/these Application(s) as of 5/24/2016
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