

AGENDA  
ESCAMBIA COUNTY BOARD OF ADJUSTMENT  
September 21, 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 August 17, 2016 Resume Minutes.
6. **Consideration of the following cases:**
  1. **Case No.:** V-2016-07  
Address: 5591 Highway 29 North  
Request: Sign Variance  
Requested by: Calvary Apostolic Tabernacle, Pastor Michael Mills
  2. **Case No.:** V-2016-08  
Address: 4835 Mobile Highway  
Request: Drive-through Within 200 Feet of Residential Zoning  
Requested by: Wiley C. "Buddy" Page, Agent for Gulf States Storage of Mobile Highway, LLC
7. Discussion Items.
8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, October 19, 2016 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Audio CD of meeting is available upon request.

**Board of Adjustment**

**5.**

Meeting Date: 09/21/2016

---

---

Attachments

Draft Minutes August 17, 2016

---

---

# DRAFT

## DRAFT

### RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD August 17, 2016

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:07 A.M.)

Present: Auby Smith  
Bill Stromquist  
Jesse Casey  
Judy Gund  
Jennifer Rigby

Absent: Frederick J. Gant  
Blaise Adams

Staff Present: Kristin Hual, Assistant County Attorney  
Horace Jones, Director, Development Services  
Andrew Holmer, Division Manager, Planning & Zoning  
John Fisher, Senior Urban Planner, Planning & Zoning  
Debbie Lockhart, Administrative Assistant  
Caleb MacCartee, Urban Planner, Planning & Zoning

#### REGULAR BOA AGENDA

1. The meeting was called to order at 8:00 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  
Judy Gund

Motion was made to accept the BOA meeting package.

**Vote:** 5 - 0 Approved

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

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

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

**Vote:** 5 - 0 Approved

5. Approval of the July 20, 2016 Resume Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to approve the minutes from the July 20, 2016 meeting.

**Vote:** 5 - 0 Approved

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

1. **Case No.:** V-2016-06

Address: 10399 Vintage Drive

Request: Variance to Rear Setback

Requested by: Horizon Sunrooms, Agent for Phyllis D. Snyder, 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 was made by Bill Stromquist and Seconded by Judy Gund to accept into evidence pictures provided by the applicant with staff stating the pictures are already part of the meeting package.

**Vote:** 5 -0 Approved

Motion by Vice Chairman Bill Stromquist, Seconded by At Large Member Jesse Casey

Motion was made to amend Staff Findings of Fact and approve the variance as requested.

**Vote:** 5 - 0 Approved

7. **Discussion Items:**

1. Conditional Use Case #CU-2016-08

The applicant sent a letter requesting that this case be withdrawn.

Motion made by Jesse Casey and Seconded by Bill Stromquist to accept

the withdrawal.

**Vote:** 5 - 0 Approved

2. Variance Case #V-2016-05

Staff requested a 90 day continuance based on changes to the applicant's plans.

Motion by Bill Stromquist and seconded by Jesse Casey to grant the continuance.

**Vote:** 5 - 0 Approved

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, September 21, 2016 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. The meeting was adjourned at 9:07 A.M.

Audio CD of this meeting is available upon request.

**Board of Adjustment**

**6. 1.**

**Meeting Date:** 09/21/2016  
**CASE:** V-2016-07  
**APPLICANT:** Pastor Michael Mills  
**ADDRESS:** 5591 Highway 29 North  
**PROPERTY REFERENCE NO.:** 09-2N-31-3102-000-000  
**ZONING DISTRICT:** RMU-Rural Mixed-Use District Use  
**FUTURE LAND USE:** RC- Rural Community

---

**SUBMISSION DATA:**  
**REQUESTED VARIANCE:**

The Applicant is seeking variances to install a new freestanding sign with 12.75 square feet of area and 8.66 feet of height above what the Land Development Code allows. The existing monument sign and a freestanding sign will be removed.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 5.8-7(a)(1)**

**(1) Nonresidential uses.** Includes houses of worship, educational institution, library, community center and civic organization and other permitted nonresidential uses. (Note: Home occupations are accessory to the principal activity and signage is specifically not allowed.

Permitted signs are:

One sign:

Area maximum, freestanding . . . 32 sq. ft. OR

Area maximum, wall . . . 10% of the wall surface facing the roadway not to exceed 200 sq. ft.

Height maximum . . . 6 ft. From grade

Setback minimum . . . 10 ft.

**CRITERIA**

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

**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**

While properties to the North and South of the site have taller signs, there are no special conditions peculiar to this parcel that require variances to signage requirements.

**CRITERION (2)**

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

**FINDINGS-OF-FACT**

Staff finds no special conditions or circumstances that require sign variances.

**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 requested variances would allow the Applicant to advertise with signage similar to neighboring properties.

**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**

Strict application of the provisions of the land development code would not deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district.

**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 variances are not the minimum necessary to make use of the land. The existing signage has been in place and serving its purpose for years.



## **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 requested variances would not be consistent with the general intent and purpose of the land development code but would also not be injurious to the area or otherwise detrimental to the public welfare.

## **STAFF RECOMMENDATION**

Staff finds that the request does not meet all of the required criteria and recommends denial of the request as submitted.

## **BOA DECISION**

---

### **Attachments**

Working Case File V-2017-07

---

**V-2016-07**

**5591 Highway 29 North**



LEVI RD

LUCILLE ST

CREST LN

CREST WAY  
CREST PL

CAMDE LN

OMEGA DR

SCHAAG RD

ROLLING OAKS DR

DUXBURY AVE

CHANCE RD

CHESTNUT RD

CHANCE RD

LANK RD

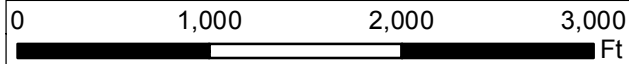
N-HIGHWAY-29  
N-HIGHWAY-29



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-2016-07 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



RMU

RMU

CHANCE RD

RMU

N-HIGHWAY-29

N-HIGHWAY-29

RMU

RMU

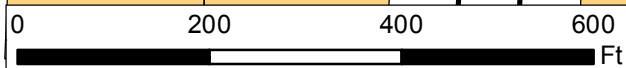
RUMFORD RD








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-2016-07 500' RADIUS ZONING



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



RC

RC

N-HIGHWAY-29

CHANCE RD

RC

RC

N-HIGHWAY-29

RC

RC

RUMFORD 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-2016-07 FUTURE LAND USE



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



CHANCE RD

N HIGHWAY 29

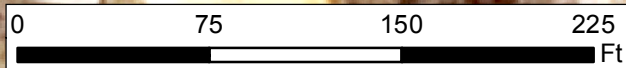
N HIGHWAY 29








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-2016-07 AERIAL MAP



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

V-2016-07  
PBA 160800012



2886 Chance Road  
Molino, FL 32577

(850) 587-2368

August 17<sup>th</sup>, 2016

Escambia County Board Of Adjustment  
3363 West Park Place  
Pensacola, FL 32505

Subject: Variance request to install a new freestanding sign with more square footage and height than what is defined and allowed under Article 8.07.00 *On-premise Signs* in the sign ordinance.

Dear Board Members,

We (the church) hereby make request for a variance to have a new freestanding sign manufactured and installed with 12.75 additional square feet and 8.66 additional height. The church property is zoned RMU and under the guidelines in the sign ordinance, freestanding signs in a RMU zone are limited to 32 square feet and 6' height above grade. The new sign that we are requesting would have a combined sign area of 44.75 square feet and a height of 14'-8" above grade.

As part of our plan to improve the overall aesthetics and visual appeal of the church property, it is our wish to remove the two existing dilapidated freestanding signs and replace with the new and more modern sign depicted in the attached rendering. Our goals and objectives for the new sign would not only be to enhance the looks of the property, but also to reach out to and attract potential new church members with message content displayed on the digital portion of the sign. We feel that the additional size and height of the new sign is the minimum necessary to provide the visibility and legibility to passing motorists on Hwy 29 - particularly to the north bound motorists.

In closing, we thank the board for its time and consideration of this request.

Sincerely yours,

Pastor Michael Mills

Calvary Apostolic Tabernacle

V-2016-07  
PBA 160800012



### 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-2016-07 Accepted by: CTM/DFL BOA Meeting: 09-21-16

Condition Use Request for: \_\_\_\_\_

Variance Request for: Sign Variance

**1. Contact Information:**

A. Property Owner/Applicant: Pastor Michael Mills

Mailing Address: PO Box 116 Molino, FL 32577

Business Phone: 850-587-2368 Cell: \_\_\_\_\_

Email: millsoutreach@gmail.com

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: 2886 Chance Street - Molino, FL 32577 Address and Parcel  
Parcel ID (s): 402N3130000005002 Number are incorrect  
Correct Parcel ID See attached for  
# 09-2N-31-3102-000-000 Address Correction to  
5591 N. Hwy. 29

B. Total acreage of the subject property: 0.7300

C. Existing Zoning: RMU

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

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

Existing church / house of worship

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



**3. Amendment Request**

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

---

---

---

---

---

**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.**

The church property is zoned RMU and as stated in Sec. 5.8-7 in the LDC,

freestanding signs are limited to 32 square feet and 6' height above grade.

The RMU zoning of the property is the special conditions and circumstances.

---

---

---

---

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

The church was built in the 1980s under a different pastor and membership. The special

conditions and circumstances are existing and do not result from actions of this applicant.

---

---

---

---

---

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.

---

It will not. There are already other freestanding signs in the vicinity that are larger than 32 square feet and taller than 6 feet. I.e., Jimmy's Grill is located immediately south of the church property and has a larger and taller sign than allowed under the sign ordinance.

---

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.

---

We feel that it would. By limiting the sign to 32 square feet and 6 ft. height, the hardship would be that the sign would be too small in area and too low to the ground to be adequately visible.

---

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

---

We feel that the additional sign area, square footage and height of the new sign would be the minimum needed for the sign to be effective with the motorists on Hwy 29.

---

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 granting of this variance will not impair air, light to adjacent properties or increase congestion in the streets, imperil public safety, diminish or impair surrounding property values, impair the health, safety, comfort or general welfare of the inhabitants of Escambia Country.

---

**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.*

---

---

---

---

---

---

---

---

---

---

---

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.

---

---

---

---

---

---

---

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.

---

---

---

---

---

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.

---

---

---

---

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.

---

---

---

---

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.

---

---

---

---

---

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_  
\_\_\_\_\_, Florida, property reference number(s) \_\_\_\_\_

\_\_\_\_\_ I hereby designate \_\_\_\_\_

\_\_\_\_\_ for the sole purpose of completing this application and making a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on the above referenced property. This Limited Power of Attorney is granted on this \_\_\_\_ day of \_\_\_\_\_ the year of \_\_\_\_\_, and is effective until the Board of County Commissioners or the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Bureau.

Agent Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

by \_\_\_\_\_.

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

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

\_\_\_\_\_  
Printed Name of Notary

(Notary Seal)

**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

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

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

\_\_\_\_\_  
Date

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

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

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

\_\_\_\_\_  
Printed Name of Notary

(notary seal)

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  
Pastor Michael Mills  
Signature of Owner

Printed Name Owner/Agent  
Pastor Michael Mills  
Printed Name of Owner

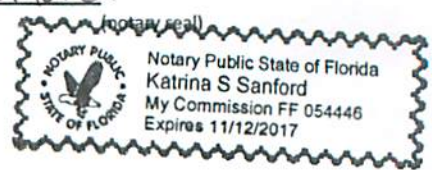
Date  
8-18-2016  
Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument, was acknowledged before me this 18<sup>th</sup> day of August 20 16, by Pastor Michael Mills

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

Katrina S. Sanford  
Signature of Notary

Katrina S. Sanford  
Printed Name of Notary



## Debbie F. Lockhart

---

**From:** Michael Mills [millsoutreach@gmail.com]  
**Sent:** Tuesday, August 30, 2016 4:02 PM  
**To:** Debbie F. Lockhart  
**Subject:** Re: Varaince Request #V-2016-07 (Sign Variance)

The address on the corporate papers indicates -

5591 Hwy 29 N  
Molino FL

Sent from my iPhone

On Aug 30, 2016, at 10:19 AM, "Debbie F. Lockhart" <[DFLOCKHA@co.escambia.fl.us](mailto:DFLOCKHA@co.escambia.fl.us)> wrote:

Pastor Mills,

In reviewing your application for the above referenced Sign Variance, we found that the property address and the parcel ID number are both incorrect. Please email me the correct information so that we may proceed with your case for the September 21, 2016 Board of Adjustment meeting. Please let me know if you have any questions or concerns.

Thanks,

*Debbie Lockhart*  
Administrative Assistant  
Escambia County  
Development Services Department  
Planning Division  
Ph: 850-595-3448

 **Please consider the environment before printing this e-mail. Think Green.**

---

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.





THE COUNTY OF ESCAMBIA  
PENSACOLA, FLORIDA

Development Services  
Department

Geographic Information Systems  
Addressing Office  
Phone (850) 595-3458  
Fax (850) 595-3482  
E-mail: [klsmith@co.escambia.fl.us](mailto:klsmith@co.escambia.fl.us)

Horace Jones  
Director

Lynette Smith  
Address Coordinator  
Escambia County Florida

August 25, 2016

To whom it may concern:

Please be advised that the address assigned to parcel reference number 09-2N-31-3102-000-000 is **5591 N Highway 29**. The property appraiser's office called to confirm that this is the address for Calvary Apostolic Tabernacle, Inc. We did find documentation online to verify the church is using this address. You may call me at 850-595-3458 should you have any questions regarding the address.

Thank You,

*Lynette Smith*

GIS Technician, Escambia County, Florida

Source: Escambia County Property Appraiser

← Navigate Mode  Account  Reference →

[Restore Full Page Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 092N313102000000</p> <p><b>Account:</b> 120194450</p> <p><b>Owners:</b> LOCAL UNITED PENTECOSTAL CHURCH OF MOLINO FLORIDA AND TRUSTEES</p> <p><b>Mail:</b> PO BOX 116 MOLINO, FL 32577</p> <p><b>Situs:</b> 5591 HIGHWAY 29 NORTH 32577</p> <p><b>Use Code:</b> CHURCH</p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$17,917</td> <td>\$220,802</td> <td>\$238,719</td> <td>\$234,207</td> </tr> <tr> <td>2015</td> <td>\$17,917</td> <td>\$208,647</td> <td>\$226,564</td> <td>\$212,916</td> </tr> <tr> <td>2014</td> <td>\$17,899</td> <td>\$208,113</td> <td>\$226,012</td> <td>\$193,560</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$17,917	\$220,802	\$238,719	\$234,207	2015	\$17,917	\$208,647	\$226,564	\$212,916	2014	\$17,899	\$208,113	\$226,012	\$193,560
Year	Land	Imprv	Total	Cap Val																	
2016	\$17,917	\$220,802	\$238,719	\$234,207																	
2015	\$17,917	\$208,647	\$226,564	\$212,916																	
2014	\$17,899	\$208,113	\$226,012	\$193,560																	

<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>None</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						<p><b>2016 Certified Roll Exemptions</b></p> <p>RELIGIOUS</p> <p><b>Legal Description</b></p> <p>BEG AT SW COR OF SEC N 88 DEG 13 MIN 50 SEC E ALG S LI OF SEC 1318 1/10 FT N 1 DEG 29 MIN 35 SEC W 1981 4/10 FT N...</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

**Parcel Information** [Launch Interactive Map](#)

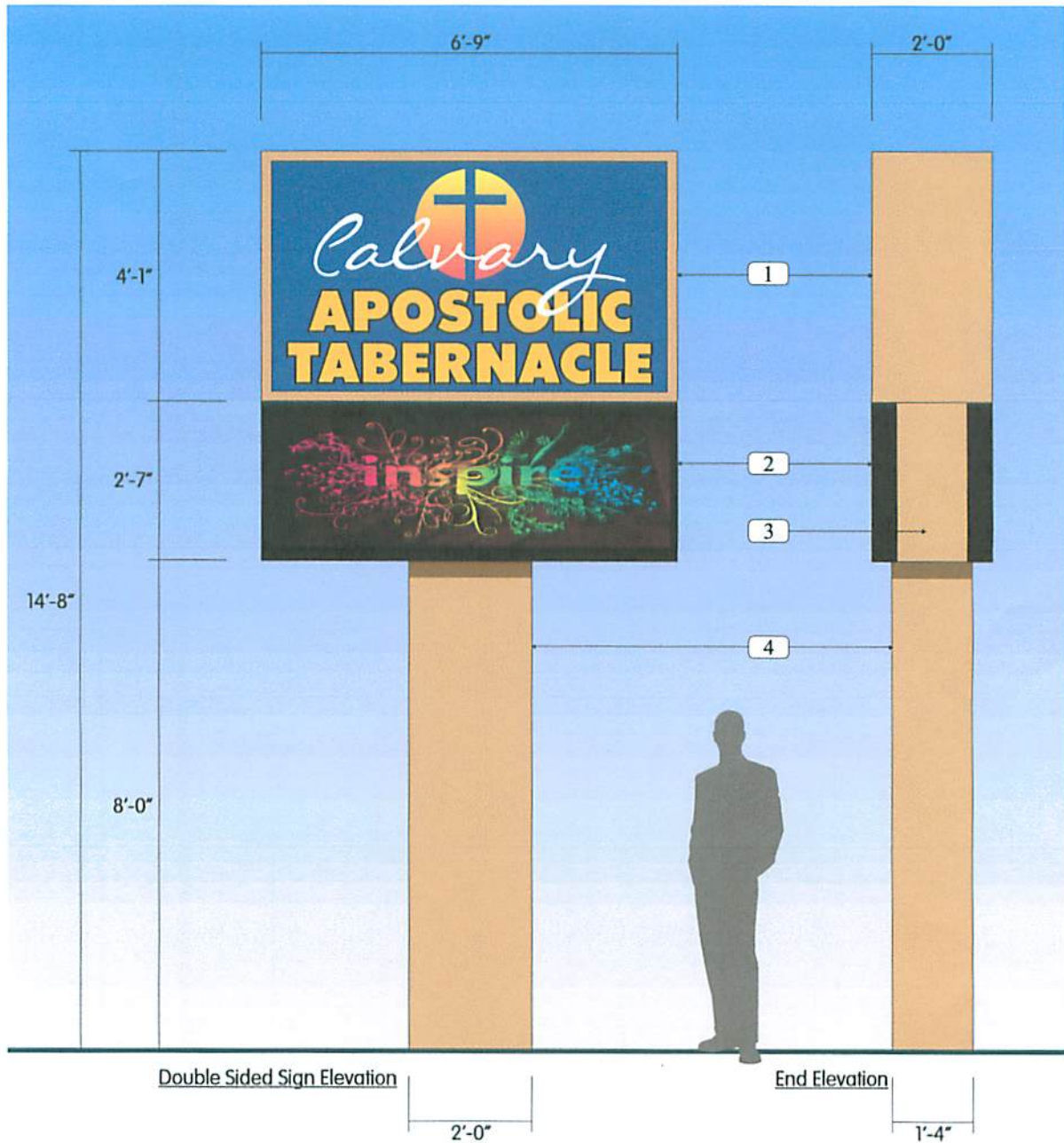
**Section Map Id:**  
09-2N-31

**Approx. Acreage:**  
2.0500

**Zoned:**  
RMU

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

View Florida Department of Environmental Protection (DEP) Data



**General Project Description:**

Double sided illuminated freestanding constructed per (1) Fabricated aluminum sign cabinet w/ internal steel framework, internal illumination w/ high output energy efficient fluorescent lamps and ballasts, flat polycarbonate faces w/ translucent graphics applied on 1st surface. (2) GS6 Series outdoor LED displays by Daktronics, 19.8 MM resolution with a 32 X 100 pixel matrix (3,200 LEDs per display face), RGB w/ 281 trillion colors, 5" deep aluminum cabinet const., cloud based wireless communication from remote computer to sign (requires Internet access and account). (3) Fabricated aluminum panels. (4) Fabricated aluminum pole cover to conceal the pipe and enhance overall aesthetics of the sign. Sign to be installed on a single steel pipe, which will be anchored and secured below grade in concrete and rebar footer. Steel pipe and footer to be professionally engineered per current FBC wind load criteria. \*Sign may require an additional electrical circuit and this work not included and to be by others.

**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.**

**Color Matching**  
 The colors in this drawing when viewed on a computer screen or printed media may vary from the colors used in the actual graphics files, prints and/or paint finishes used in production of the signage.

DATE: 07/05/2016  
 CLIENT: Calvary Apostolic Tabernacle  
 PROJECT NAME: Freestanding Monument Sign  
 PROJECT LOCATION: 2886 Chance Road Moline, FL 32577  
 DRAWING #: PAS07052016CAT-1  
 DRAWN BY: HBD  
 SALES PERSON: H. Dodd



3931 Navy Boulevard  
 Pensacola, FL 32507  
 Tel.: 850-455-4114



Location of proposed new sign. Existing sign will be removed.

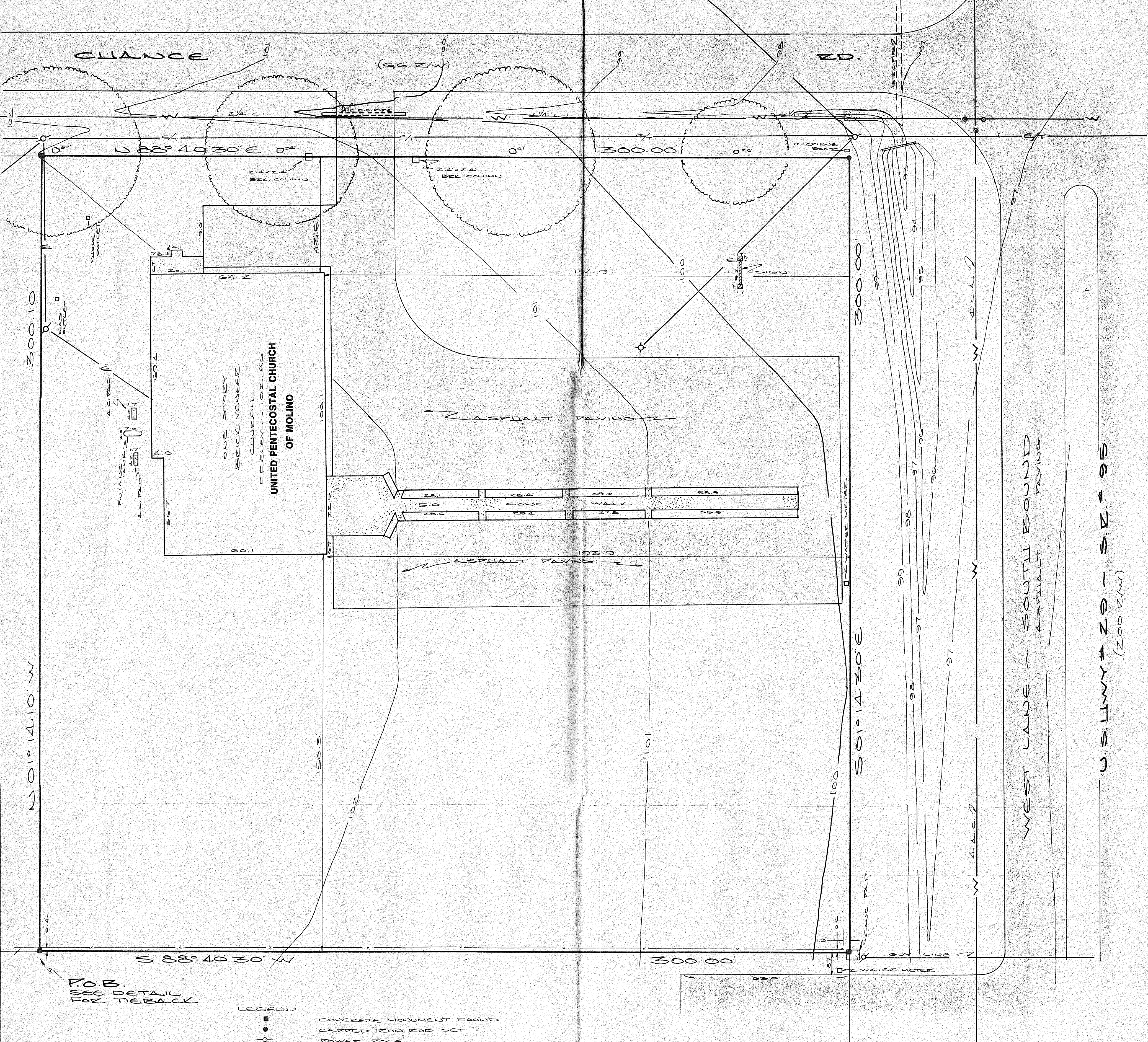
Existing brick monument sign will be removed.



## Location and Placement for Proposed Sign



Location of proposed sign.



- SURVEYOR'S NOTES:**
- UTILITIES - UTILITY INFORMATION SHOWN AS PER FIELD LOCATION AND INFORMATION FURNISHED BY UTILITY COMPANIES INVOLVED. NO ATTEMPT WAS MADE BY THIS FIRM TO PHYSICALLY UNCOVER UNDERGROUND UTILITIES TO VERIFY LOCATIONS.
    - A - TELEPHONE - SOUTHERN BELL CO., 418 W GARDEN ST., PENSACOLA, FLA. 32501, (904-436-1610)
    - B - ELECTRIC - GULF POWER CO., 75 W FACE BLVD., PENSACOLA, FLA. 32501, (904-436-6200)
    - C - WATER - MOLINO UTILITIES - LWY 182-E, MOLINO FLA. (904-587-5500)
    - D - PROPERTY HAS A SEPTIC TANK
  - ABSTRACT SHOULD BE EXAMINED TO DETERMINE IF EASEMENTS EXIST ON OR ACROSS PROPERTY. NO ATTEMPT HAS BEEN MADE BY THIS FIRM TO LOCATE SUCH AS RECORDS SEARCH.
  - ADDITIONAL UTILITIES MAY EXIST OR BE NEAR PARCEL. CAUTION SHOULD BE EXERCISED BEFORE EXCAVATING.
  - BEUCH MARKS:
    - BM - NAIL IN SOUTH SIDE OF POWER POLE AT SOUTH WEST CORNER OF CHANCE RD AND 6E+90 ELEV. = 100.00 (ASSUMED)
    - ONLY TREES 15" IN DIAMETER OR LARGER LOCATED

**A TOPOGRAPHICAL SURVEY WITH TREE LOCATIONS,  
BOUNDARY SURVEY, AND LOCATION OF IMPROVEMENTS  
OF A PORTION OF  
SECTION 9, T-2-N, R-31-W,  
ESCAMBIA COUNTY, FLORIDA  
FOR  
MR. RUSTY KNOWLES**

- LEGEND:**
- CONCRETE MONUMENT FOUND
  - CAPPED IRON ROD SET
  - POWER POLE
  - LIGHT POLE
  - FIRE HYDRANT
  - WATER VALVE BOX
  - WATER LINE
  - ELECTRIC LINE
  - TELEPHONE LINE
  - CONTOUR LINE
  - OAK TREE

**\*LEGAL DESCRIPTION:**  
That portion of Section 9, Township 2 North, Range 31 West, Escambia County, Florida, described as follows:  
Commencing at the Southwest corner of said Section; thence North 88°15'50" East along the South line of said Section a distance of 1318.1 feet to a concrete monument; thence North 1°29'35" West, 1981.6 feet to a concrete monument; thence North 88°15'15" East, 661.3 feet to a concrete monument; thence North 1°15'55" West, 329.0 feet to a concrete monument; thence North 88°40'30" East, 297.5 feet to a concrete monument for the Point of Beginning; thence North 1°14'10" West, 300.1 feet to a concrete monument in the South Right of Way line, of a 66-foot County Road; thence North 88°40'50" East along said Right of Way line, 390.0 feet to a concrete monument in the West Right of Way line of Florida State Road No. 95 being a 200-foot Right of Way; thence South 1°14'30" East along said Right of Way line, 300.0 feet to a concrete monument; thence South 88°40'30" West, 300.0 feet to the Point of Beginning, containing 2.07 acres more or less.

Source of Information: PUBLIC RECORDS, AERIAL PHOTOS, LEGAL DESCRIPTIONS		NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL
Bearing Reference: <u>LEGAL</u>	Elevation Reference: <u>ASSUMED</u>	
Ordered By: <u>MR. RUSTY KNOWLES</u> Job No.: <u>2022-001</u> File No.: <u>C-1580</u>		I hereby certify the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors, pursuant to F.S. 475.405, Page 2122, 2022, Section 472.027, Florida Statutes.
Date of Plat: <u>11-24-22</u>	Date of Survey: <u>11-23-22</u>	
Scale: <u>1"=20'</u>	Registered Land Surveyor: <u>[Signature]</u> No. <u>1748</u>	Recertified: <u>RE-2-22</u>
Encroachments: <u>—</u>		

OSCAR W. PITTMAN  
REGISTERED LAND SURVEYOR  
3407 NORTH L STREET  
PENSACOLA, FLORIDA 32505



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



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

**LOCAL UNITED PENTECOSTAL CHURCH OF MOLINO**  
**PO BOX 116**  
**MOLINO, FL 32577**

**CARTER JAMES E**  
**6633 HWY 29N**  
**MOLINO, FL 32577**

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

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

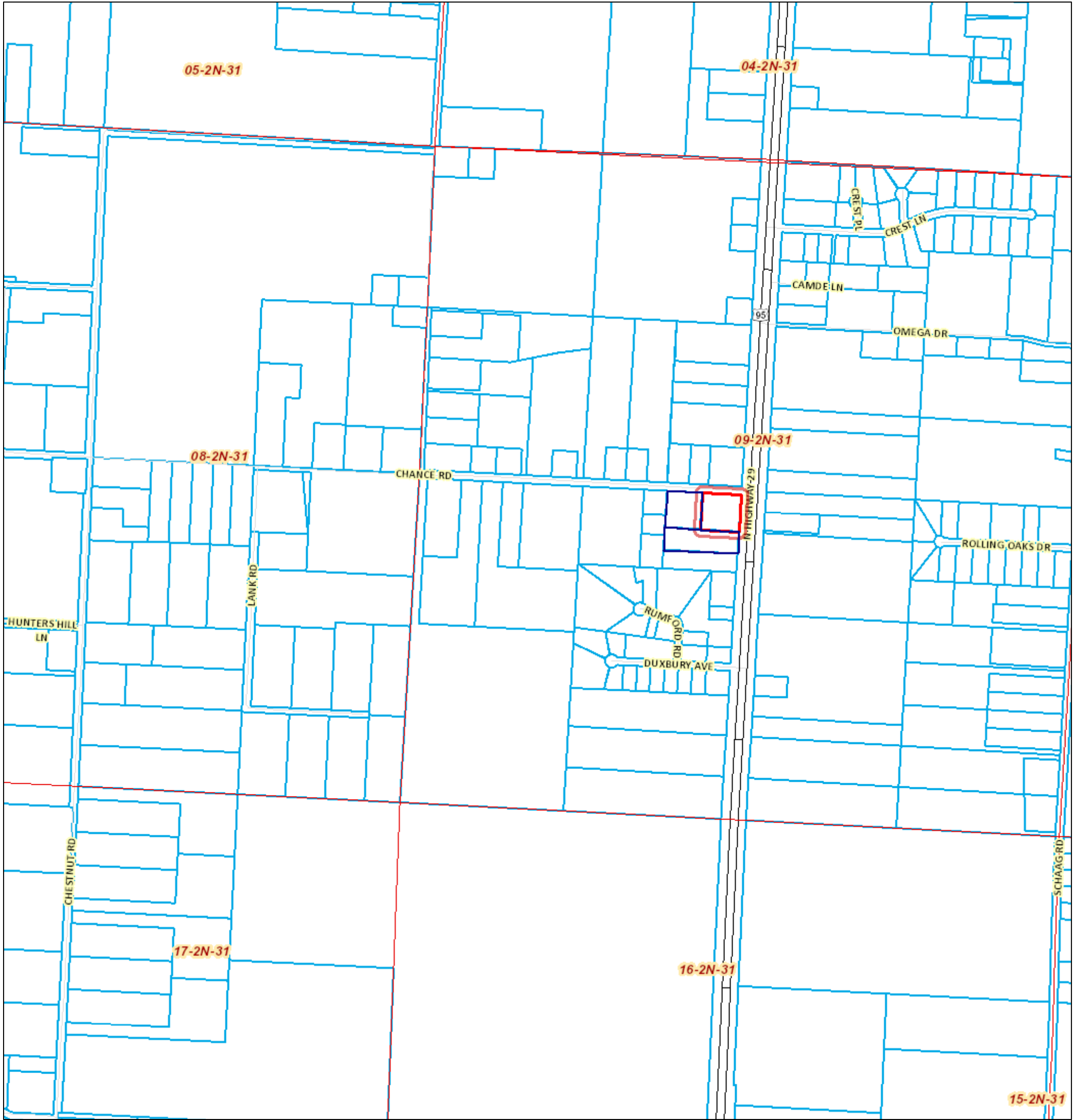


Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

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.

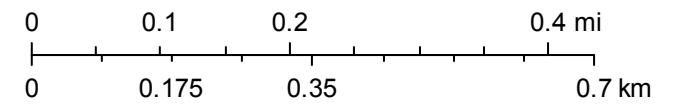
# Chris Jones Escambia County Property Appraiser



August 31, 2016

1:9,409

- ⋮ 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. : **671773**

Date Issued. : 08/18/2016

Cashier ID : CASTILLS

Application No. : PBA160800012

Project Name : V-2016-07

Address : 2886 Chance Rd.  
Molino, FL, 32577

**PAYMENT INFO**

Method of Payment	Reference Document	Amount Paid	Comment
<b>Cash</b>		\$5.00	App ID : PBA160800012
		<b>\$5.00</b>	<b>Total Cash</b>

Received From : CALVARY APOSTOLIC TABERNACLE INC

Total Receipt Amount : **\$5.00**

Change Due : \$0.00

**APPLICATION INFO**

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA160800012	764945	428.50	\$0.00	600 BLK MOLINO RD, MOLINO, 32577

**Total Amount :**

**428.50**

\$0.00

Balance Due on this/these  
Application(s) as of 8/18/2016





**Development Services Department  
Building Inspections Division**

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

## RECEIPT

Receipt No. : **671771**

Date Issued. : 08/18/2016

Cashier ID : CASTILLS

Application No. : PBA160800012

Project Name : V-2016-07

Address : 2886 Chance Rd.  
Molino, FL, 32577

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	1016	\$423.50	App ID : PBA160800012
		<b>\$423.50</b>	<b>Total Check</b>

Received From : CALVARY APOSTOLIC TABERNACLE INC

Total Receipt Amount : **\$423.50**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA160800012	764945	428.50	\$0.00	600 BLK MOLINO RD, MOLINO, 32577

**Total Amount :**

**428.50**

\$0.00

Balance Due on this/these  
Application(s) as of 8/18/2016



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

**INTEROFFICE MEMORANDUM**

TO: Andrew Holmer, Development Services Manager  
Development Services Department

FROM: Tommy Brown, Transportation Planner  
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager  
Transportation & Traffic Operations Division

DATE: August 22, 2016

RE: Transportation & Traffic Operations (TTO) Comments on Board of  
Adjustment Cases for September 21, 2016 Meeting

TTO Staff has reviewed the agenda for the upcoming Escambia County Board of Adjustment meeting dated August 20, 2016. Please see staff comments below:

- V-2016-07 – No comments at this time.

cc: Horace Jones, Development Services Department Director  
Joy Blackmon, P.E., Public Works Department Director  
Colby Brown, P.E., Public Works Department Deputy Director

H:\TTO\MTG-000 Meetings\Board of Adjustment\TTO Staff Comments\_BOA Aug 17, 2016.doc

**Board of Adjustment**

**6. 2.**

**Meeting Date:** 09/21/2016  
**CASE:** V-2016-08  
**APPLICANT:** Wiley C. "Buddy" Page, Agent for Gulf States Storage of Mobile Highway, LLC  
**ADDRESS:** 4835 Mobile Highway  
**PROPERTY REFERENCE NO.:** 15-2S-30-4101-000-000  
**ZONING DISTRICT:** Com, Commercial  
**FUTURE LAND USE:** C, Commercial

---

**SUBMISSION DATA:**

**REQUESTED VARIANCE:**

The Applicant is seeking a variance to allow a restaurant with drive-through service within 200 feet of MDR zoning.

**RELEVANT AUTHORITY:**

**Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 3-2.10.(b)(3)g.**

**g. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant or brewpub with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless separated by a 50-foot or wider street right-of-way.**

**CRITERIA**

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

**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**

While the parcel in question does abut a parcel zoned MDR, that parcel is owned by Escambia County and is used as a stormwater pond. The intent of this code section is to

shield the higher intensity use (drive-through) from the lower intensity use of residential zoning. The granting of the request would not have a negative impact on the county parcel.

**CRITERION (2)**

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

**FINDINGS-OF-FACT**

The conditions are not a result of actions or proposed use by 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 requested variance would not confer special privilege given the unique use of the adjoining MDR parcel.

**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**

The unique features of this parcel in relation to the adjoining zoning does create an undue hardship for the proposed use.

**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 the minimum necessary to alleviate the hardship associated with the proposed use of the land.

**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:**

Granting the request would be consistent with the intent and purpose of the land development code and would not have a negative impact on the adjoining zoning district.

**STAFF RECOMMENDATION**

Staff recommends approval of the variance as requested.

**BOA DECISION**

---

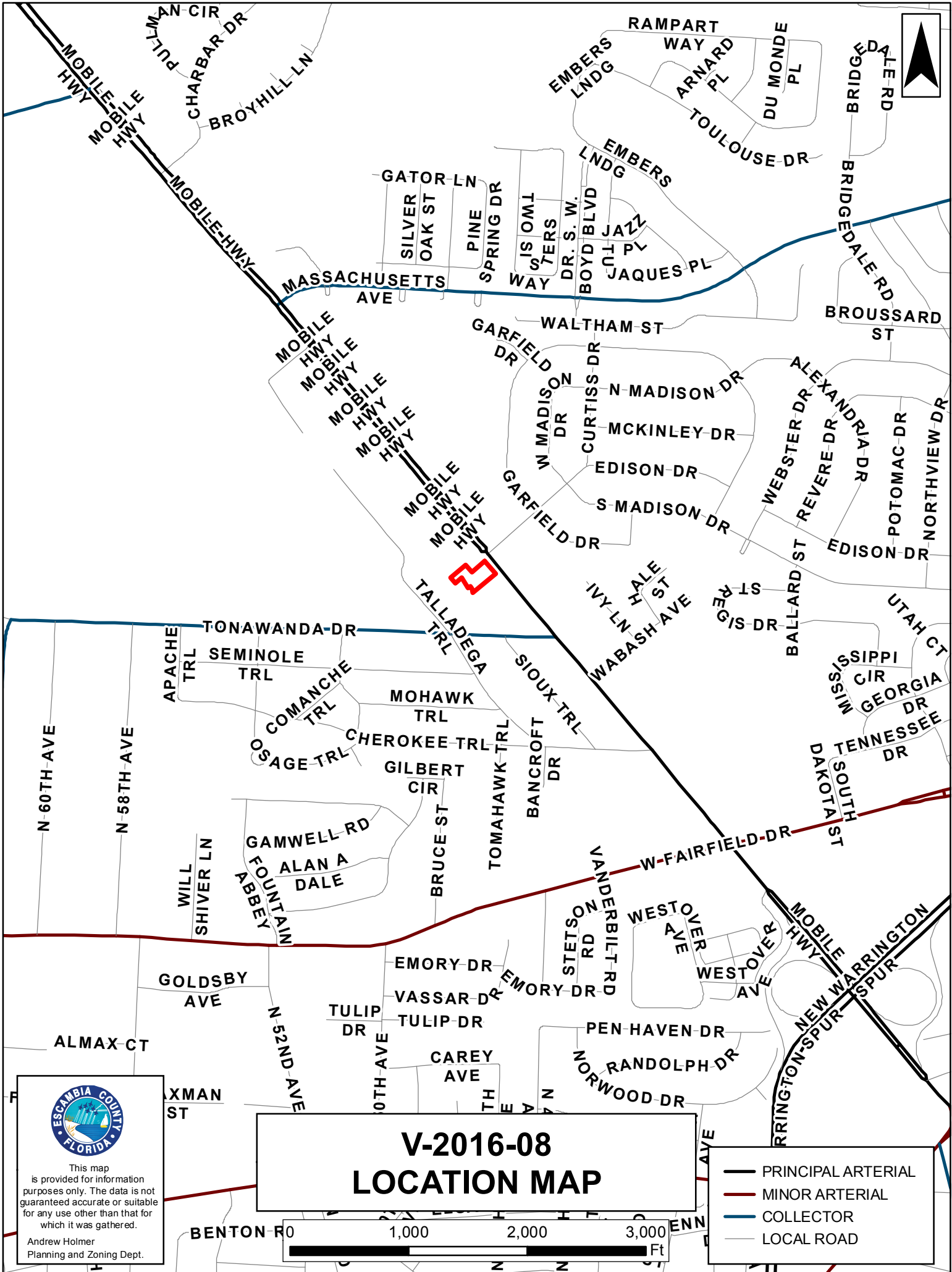
**Attachments**

Working Case File V-2016-08

---





**V-2016-08**

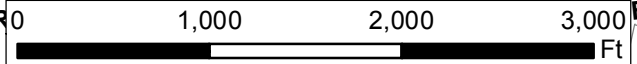

**4835 Mobile Hwy.**



V-2016-08

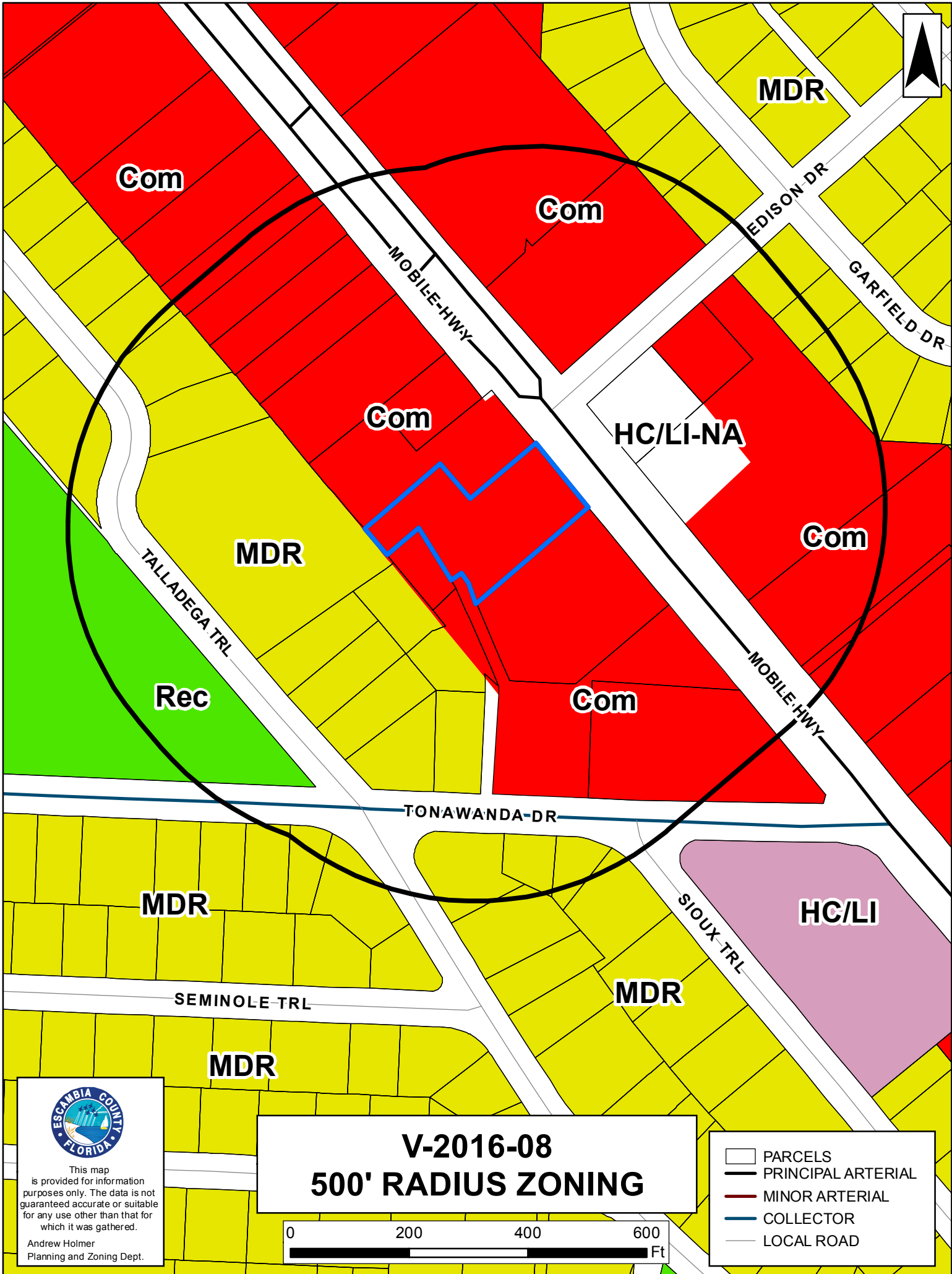
# LOCATION MAP

-  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.



Com

MDR

Com

Com

HC/LI-NA

Com

MDR

Rec

Com

TONAWANDA-DR

MDR

HC/LI

SIoux-TRL

SEMINOLE-TRL

MDR

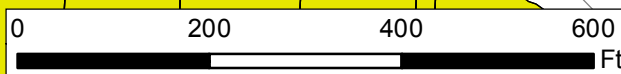
MDR



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.

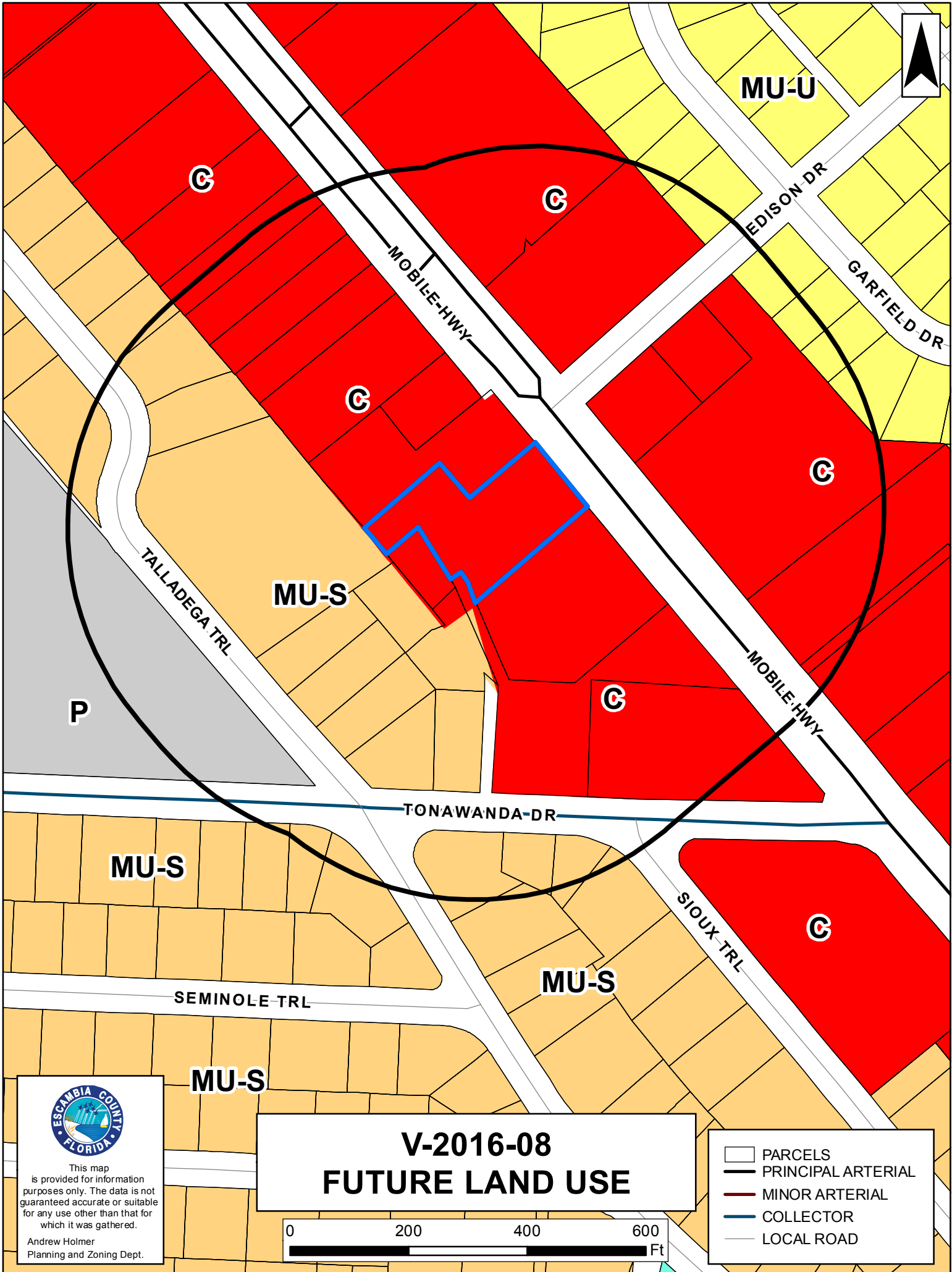
Andrew Holmer  
Planning and Zoning Dept.

# V-2016-08 500' RADIUS ZONING



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





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

Andrew Holmer  
Planning and Zoning Dept.

# V-2016-08 FUTURE LAND USE



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



EDISON DR

MOBILE HWY

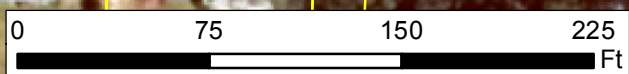
MOBILE HWY








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-2016-08 AERIAL MAP



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



**3. Amendment Request**

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

LDC Sec. 3-2.10(b)(3)(g) prohibits a drive-through service operation to be located on properties that abutt adjacent properties having a MDR medium density residential zoning classification.

---

---

---

**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.**

This property abutts one MDR property located at it's southern property line, however said abutted property belongs to Escambia County and is developed as a stormwater retention pond serving the neighborhood.

---

---

---

---

---

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

This situation has been created by its zoning designation as MDR rather than the more appropriate "Public" or "Government" designations.

---

---

---

---

---

- 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.**

It will not.

---

---

---

---

---

- 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.**

Strict application would do so. A visual presentation at the hearing will demonstrate this.

---

---

---

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

Approval of this request will be the minimum variance.

---

---

---

- 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.**

If approved, this variance will not be injurious to the area or the public welfare.

---

---

---

---

- 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.

Signage and lighting details will be a part of the construction plans which will be submitted to the County for review, compatibility and approval.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 4825 Mobile Hwy  
Pensacola, Florida, property reference number(s) 15-2S-30-4101-000-000

\_\_\_\_\_ I hereby designate Wiley C. "Buddy" Page  
 \_\_\_\_\_ 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 \_\_\_\_\_ 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: Wiley C. "Buddy" Page Email: budpage1@att.net  
 Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850.232.9853

Charles S. Liberis Signature of Property Owner  
 Printed Name of Property Owner Charles S. Liberis, Manager on behalf of Gulf States Storage of Mobile Highway, LLC  
 Date 9/2/16

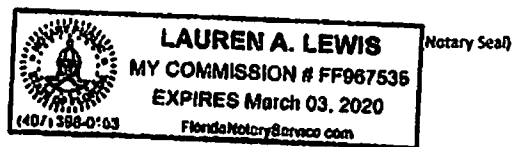
STATE OF FL COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 2nd day of September 2016, by Charles Liberis

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

Lauren Lewis  
 Signature of Notary

Lauren Lewis  
 Printed Name of Notary



5. Submittal Requirements

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

D. X 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. X 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]  
 Signature of Owner/Agent

[Signature]  
 Signature of Owner

Printed Name Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_  
 Charles S. Liberis, Manager on behalf of Gulf States Storage of Mobile Highways, LLC 9/2/16  
 Printed Name of Owner \_\_\_\_\_ Date \_\_\_\_\_

STATE OF FL COUNTY OF Escambia The foregoing instrument was acknowledged before me this and day of September 2016 by Charles Liberis.

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

[Signature]  
Signature of Notary

[Signature]  
Printed Name of Notary (notary seal)



# County's Talledega Pond

NEW BRIDGE  
EQUALLY  
1/4"

TOP OF BRIDGE  
1/4" = 10'-0"

SOUTHWESTERLY LINE OF LOT 24, BLOCK 44,  
PENSACOLA HOME ORCHARD CO.  
DEED BOOK 87, PAGE 524

N. 43°44'45" W. 63.74' (E.A.D.)

N. 45°18'15" E. 148.00' (E.A.D.)  
CONTINUED N. 71'-0" FROM 445' EAST 1644'

SOUTHWESTERLY LINE OF  
OR BOOK 6298, PAGE 1307

N. 43°44'45" W. 79.00' (E.A.D.)

N. 13°22'11" W. 119.30' (E.A.D.)

NORTHWESTERLY LINE OF 10K BOOK C298, PAGE 1302

N. 26°32'11" W. 172.15' (E.A.D.)  
NORTHWESTERLY LINE OF 10K BOOK 1457, PAGE 1302

N. 45°18'15" E. 148.00' (E.A.D.)

NORTHWESTERLY LINE OF 10K BOOK 3052, PAGE 1302

13 Parking Spaces Required  
20 Parking Spaces Provided

**DUNKIN DONUTS**  
1,813 SF.  
10.4 Acres

4344445 E. 135.43' (E.A.D.)  
REFERENCE BEARING

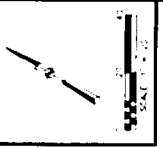
MOBILE HWY

(STAIL AREA)  
POWERLINE OLD

Disclaimer:  
This plan is prepared for the project and site conditions shown hereon. It is not to be used for any other project or site conditions without the written consent of the engineer.

Dunkin Donuts @ 4835 Mobile Hwy  
Pensacola, Florida  
GSC Properties, LLC.  
Date: September 1, 2016

**PARKING SUMMARY**  
Dunkin Donuts Req'd = 13 Spaces  
Dunkin Donuts Provided = 20 Spaces





[ECPA Home](#)

[hypSeal]

[hypHeadOfficer]

[hypHeadCnty]

[hypHeadOffice]

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

[Back](#)

[Navigate Mode](#)  [Account](#)  [Reference](#)

[Printer Friendly Version](#)

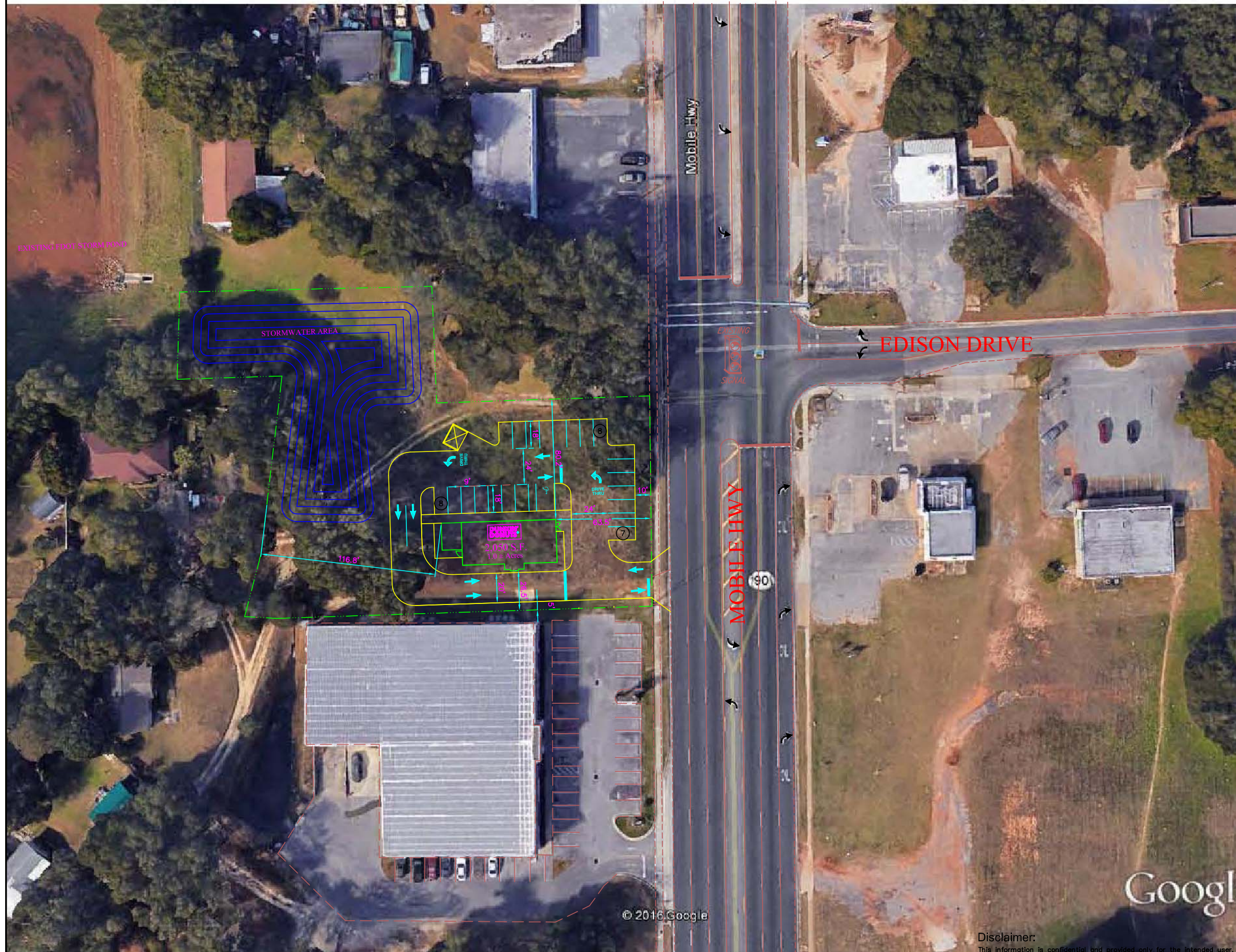
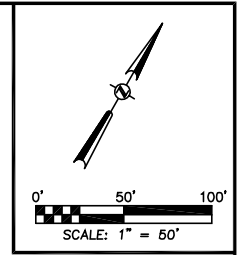
<p><b>General Information</b></p> <p><b>Reference:</b> 152S304101000000</p> <p><b>Account:</b> 055539000</p> <p><b>Owners:</b> GULF STATES STORAGE OF MOBILE HIGHWAY LLC</p> <p><b>Mail:</b> 212 W INTENDENCIA ST PENSACOLA, FL 32502</p> <p><b>Situs:</b> 4825 MOBILE HWY 32506</p> <p><b>Use Code:</b> VACANT COMMERCIAL <input checked="" type="checkbox"/></p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$158,074</td> <td>\$0</td> <td>\$158,074</td> <td>\$127,594</td> </tr> <tr> <td>2015</td> <td>\$158,074</td> <td>\$0</td> <td>\$158,074</td> <td>\$115,995</td> </tr> <tr> <td>2014</td> <td>\$105,450</td> <td>\$0</td> <td>\$105,450</td> <td>\$105,450</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Amendment 1/Portability Calculations</a></p>	Year	Land	Imprv	Total	Cap Val	2016	\$158,074	\$0	\$158,074	\$127,594	2015	\$158,074	\$0	\$158,074	\$115,995	2014	\$105,450	\$0	\$105,450	\$105,450																												
Year	Land	Imprv	Total	Cap Val																																													
2016	\$158,074	\$0	\$158,074	\$127,594																																													
2015	\$158,074	\$0	\$158,074	\$115,995																																													
2014	\$105,450	\$0	\$105,450	\$105,450																																													
<p><b>Sales Data</b></p> <p style="text-align: right;"><b><u>MLS Listing #493065</u></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>08/14/2015</td> <td>7393</td> <td>1385</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>05/28/2015</td> <td>7351</td> <td>1148</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>10/05/2011</td> <td>6808</td> <td>71</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>08/1998</td> <td>4293</td> <td>1254</td> <td>\$275,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1998</td> <td>4293</td> <td>1249</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/1998</td> <td>4293</td> <td>1252</td> <td>\$100</td> <td>QC</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>03/1987</td> <td>2366</td> <td>351</td> <td>\$210,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/14/2015	7393	1385	\$100	QC	<a href="#">View Instr</a>	05/28/2015	7351	1148	\$100	QC	<a href="#">View Instr</a>	10/05/2011	6808	71	\$100	QC	<a href="#">View Instr</a>	08/1998	4293	1254	\$275,000	WD	<a href="#">View Instr</a>	07/1998	4293	1249	\$100	QC	<a href="#">View Instr</a>	06/1998	4293	1252	\$100	QC	<a href="#">View Instr</a>	03/1987	2366	351	\$210,000	WD	<a href="#">View Instr</a>	<p><b>2016 Certified Roll Exemptions</b></p> <hr/> <p><b>Legal Description</b> <input checked="" type="checkbox"/></p> <p>BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 30 WEST; ESCAMBIA COUNTY,...</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																												
08/14/2015	7393	1385	\$100	QC	<a href="#">View Instr</a>																																												
05/28/2015	7351	1148	\$100	QC	<a href="#">View Instr</a>																																												
10/05/2011	6808	71	\$100	QC	<a href="#">View Instr</a>																																												
08/1998	4293	1254	\$275,000	WD	<a href="#">View Instr</a>																																												
07/1998	4293	1249	\$100	QC	<a href="#">View Instr</a>																																												
06/1998	4293	1252	\$100	QC	<a href="#">View Instr</a>																																												
03/1987	2366	351	\$210,000	WD	<a href="#">View Instr</a>																																												

**Parcel Information**

[Launch Interactive Map](#)

**Section Map Id:**  
15-2S-30-1

**Approx. Acreage:**  
2.3300



EXISTING FDOT STORM POND

STORMWATER AREA

2,050 S.F.  
1.0 Acres

Mobile Hwy

EDISON DRIVE

EXISTING  
SIGNAL

MOBILE HWY  
90

© 2016 Google

Disclaimer:  
This information is confidential and provided only for the intended user.  
All areas calculated are approximate, and are to be utilized for planning  
purposes only, and can be changed without notice.

Dunkin Donuts @ 4847 Mobile Hwy  
Pensacola, Florida  
CSC Properties, LLC.  
Date: May 5, 2016

**PARKING SUMMARY**  
Dunkin Donuts Req'd = 21 Spaces  
Dunkin Donuts Provided = 23 Spaces

• Engineering Consultants •  
PO BOX 450006 • Kissimmee, FL 34745  
Phone: (407) 738-1979 Fax: (407) 348-7552



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

**GULF STATES STORAGE OF MOBILE HIGHWAY LLC  
212 W INTENDENCIA ST  
PENSACOLA, FL 32502**

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



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

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

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



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

**TURMAN RODNEY 1/2 INT &  
205 EDEN LN  
CANTONMENT, FL 32533**

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



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

**JUNIOR FOOD STORES OF WEST FLORIDA INC  
C/O THE KROGER CO.  
1014 VINE ST  
PROPERTY TAX - 7TH FLOOR  
CINCINNATI, OH 45202**

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

**BELL KARA &  
PO BOX 5221  
NICEVILLE, FL 32578**

**TURMAN ENTERPRISES INC  
4825 MOBILE HWY  
PENSACOLA, FL 32506**

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



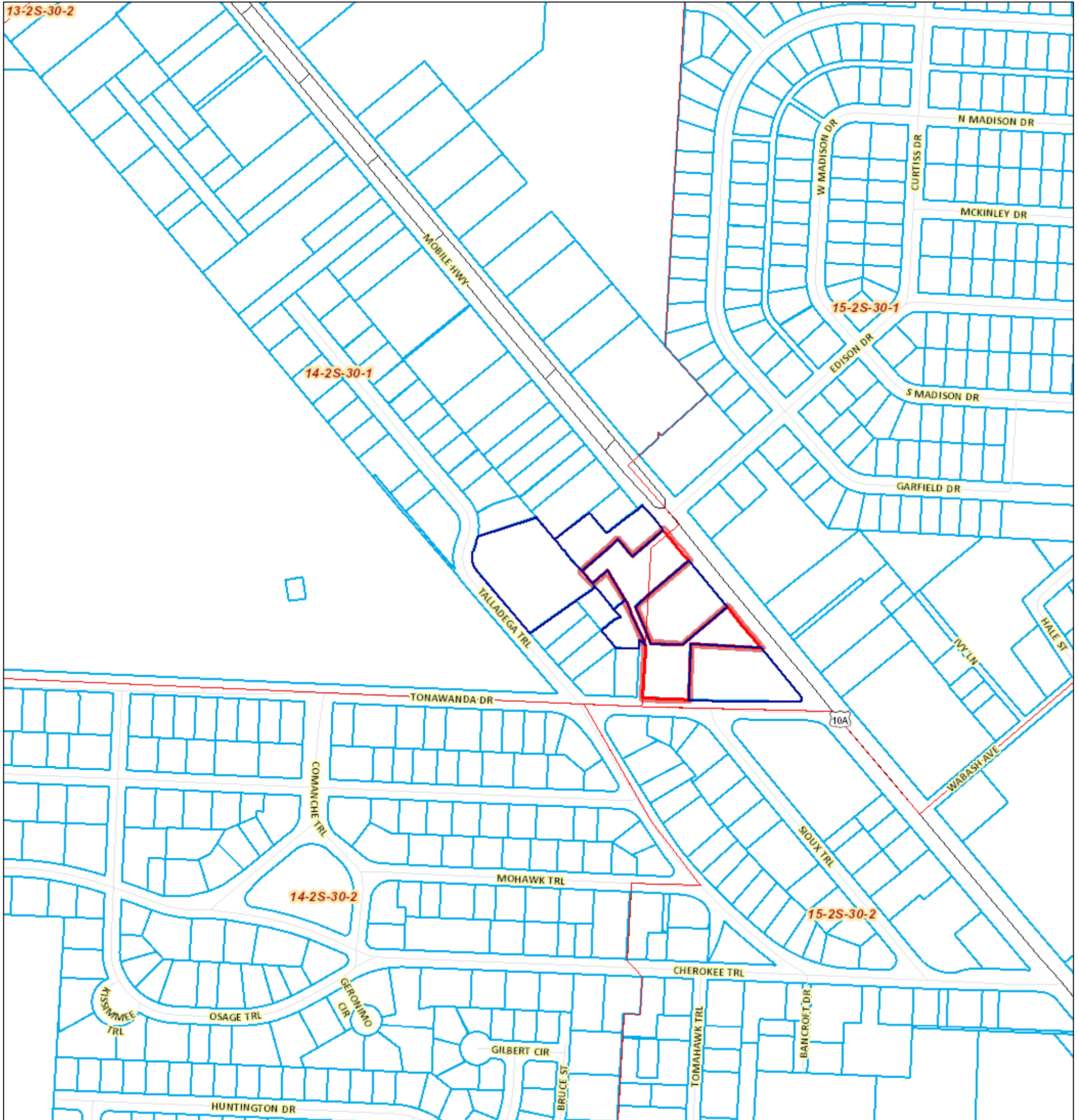
Escambia County  
Development Services Department  
3363 West Park Place  
Pensacola, FL 32505

**GUEDRY DALE M  
3935 EWELL RD  
LAKELAND, FL 33811**

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.

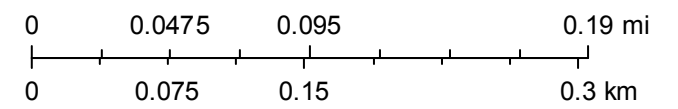
# Chris Jones Escambia County Property Appraiser



September 2, 2016

1:4,149

- ⋯ 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. : **673119**

Date Issued. : 09/02/2016

Cashier ID : KLHARPER

Application No. : PBA160800013

Project Name : V-2016-08

### PAYMENT INFO

Method of Payment	Reference Document	Amount Paid	Comment
<b>Check</b>	7055	\$428.50	App ID : PBA160800013
		<b>\$428.50</b>	Total Check

Received From : CSC PROPERTIES LLC

Total Receipt Amount : **\$428.50**

Change Due : \$0.00

### APPLICATION INFO

Application #	Invoice #	Invoice Amt	Balance	Job Address
PBA160800013	765985	428.50	\$0.00	

**Total Amount :**

**428.50**

\$0.00

Balance Due on this/these  
Application(s) as of 9/2/2016



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

**INTEROFFICE MEMORANDUM**

TO: Andrew Holmer, Development Services Manager  
Development Services Department

FROM: Tommy Brown, Transportation Planner  
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager  
Transportation & Traffic Operations Division

DATE: August 22, 2016

RE: Transportation & Traffic Operations (TTO) Comments on Board of  
Adjustment Cases for September 21, 2016 Meeting

TTO Staff has reviewed the agenda for the upcoming Escambia County Board of Adjustment meeting dated August 20, 2016. Please see staff comments below:

- V-2016-07 – No comments at this time.
- V-2016-08 – No comments at this time

cc: Horace Jones, Development Services Department Director  
Joy Blackmon, P.E., Public Works Department Director  
Colby Brown, P.E., Public Works Department Deputy Director

H:\TTO\MTG-000 Meetings\Board of Adjustment\TTO Staff Comments\_BOA Aug 17, 2016.doc