



City of Pensacola

Zoning Board of Adjustments

Agenda - Final

Wednesday, July 20, 2022, 3:00 PM

Hagler/Mason Conference Room,
2nd Floor

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

1. [22-00759](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM APRIL 20, 2022

Attachments: [ZBA Minutes 4.20.22](#)

REQUESTS

2. [22-00760](#) ZBA 2022-008
1004 BAYOU BLVD
R-1AAA

Attachments: [1004 BAYOU BLVD Completed Application](#)
[1004 BAYOU BLVD FINAL PLAN](#)
[1004 BAYOU BLVD GARAGE FINAL](#)
[1004 BAYOU BLVD SITE PLAN](#)
[1004 BAYOU BLVD SURVEY](#)
[1001 BAYOU BLVD Site Photos](#)

3. [22-00763](#) ZBA 2022-009
3081 MAGNOLIA AVENUE
R-1AAA

Attachments: [3081 Magnolia Ave Completed Application](#)
[Survey](#)
[3081 Magnolia Avenue 2018 ZBA-APPROVED SITE PLAN](#)
[HUBBARD Rev5 22 0613 01 11x17](#)

ADJOURNMENT

ADDITIONAL INFORMATION:

SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.

JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:

Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

If a Notice of Appeal has not been received within thirty-five {35} days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Official that they have ten {10} days to remove or correct the violation.

ADA Statement:

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00759

Zoning Board of Adjustments

7/20/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: Click or tap to enter a date.

SUBJECT:

Zoning Board of Adjustments Meeting Minutes from April 20, 2022

BACKGROUND:

Click or tap here to enter text.

an existing driveway with the applicant. Planner Harding asks Chairperson White that the applicant state her name and address for the record. Ms. Kite continues to explain her request to the Board. Chairperson White asks Board Members if they have any questions for the applicant. Member Jacquay asks about the neighbor's approval. Ms. Kite did not think they would have any objection. Member Jacquay also asks about the existing fence. Ms. Kite explains the neighbors fence doesn't start until past the driveway. Board Member Weeks states his concern with fire separation of the structures. Ms. Kite states she spoke with contractor and he wasn't aware of any fire rating issues. Member Weeks also states his concern that the variance seems excessive. Board Member Shelley comments that the applicant is trying to not have the posts in the middle of the driveway. Vice Chairperson Del Gallo confirms the required setbacks with staff. Planner Hargett confirms side and front setbacks. Chairperson White asks the Board if they have further questions for the applicant, seeing none he asks for a motion. First variance to be considered is the side yard setback reduction from 5 feet to 6 inches.

Vice Chairperson Del Gallo made a motion to deny, seconded by Board Member Weeks. Further discussion by Board Member Weeks stating his concern that the structure would be too close to the side property line. Board Member Taylor asks if they could table the request do the applicant could address the issues and concerns of the Board. Planner Harding explains to the Board since there is a motion already on the table, if that motion fails then the Board could make another motion. Planner Harding also reminds the Board when making a motion to deny or seconding a motion, they must state which criteria they are using.

Vice Chairperson Del Gallo made a motion to deny based on Variance Criteria 2. That the special condition and circumstances do not result from the action of the applicant.

Motion to deny carried 7 to 2, Member Shelley, Member Taylor dissenting.

Chairperson White states the second variance to be considered is the front yard setback reduction of 20 feet to 14 feet.

Vice Chairperson Del Gallo motions to deny based on Variance Criteria 2. That the special condition and circumstances do not result from the action of the applicant. **Seconded by Board Member Weeks**

Board Member Weeks further explains why he seconded the motion to deny, he felt it would not be sufficient for two cars.

Motion to deny carries 7 to 2, Chairperson White and Board Member Shelley dissenting.

4) ZBA 2022-007

1211 N. De Villiers

R1A

Jordan Yee is requesting a variance to reduce the rear yard setback from 10 FT to 5 FT to accommodate a 2 story SDU (Accessory Dwelling Unit) with no garage. The parcel has double frontage, N Devillers Street and A Street. Due to the angle of the rear property line and an existing heritage Magnolia tree the proposed ADU would not be able to comply with the R-1A zoning regulations.

Chairperson White introduces second applicant. Mr. Jordan Yee introduces himself and state his name and address for the record. Mr. Yee explains the request to the Board and why the homeowner want to build an ADU. Mr. Yee further explains the double frontage lot and pruning of a magnolia heritage tree. Chairperson White clarifies photos of the magnolia heritage tree with Mr. Yee.

Vice Chairperson Del Gallo wanted clarification on why the ADU could bot be shifted to the Devillers Street property line and understood this to be because of the tree. Vice Chairperson Del Gallo further request MR. Yee to explain the other ADU's within the neighboring area. Mr. Yee explains they are trying to keep with the old characteristics of the neighborhoods.

Board Member Shelley asks if there were any concerns from the neighbors and Planner Hargett states that there was not. Board Member Weeks asks if there was a reason why the structure could not be rotated 90 degrees to meet setbacks. Mr. Yee explained he tried to rotate the plan to mirror and from a space and architectural design standpoint it would not work. Mr. Yee further explains the heritage tree has a very low branch in which he was referencing earlier. Mr. Yee believes by shifting the ADU to the west this would save the branch and the owner would be able to maintain the tree.

Mr. Yee understands the 7 criteria for granting variances and has had several discussions with city staff that this request would be reasonable. Mr. Yee further explains the differences in building an ADU above a garage versus an ADU not above a garage.

Board Member Williams asks about the 25% rear yard coverage. Senior Planner Statler states this requirement has been met. Board Member Weeks asks about trimming of the tree. Mr. Yee responds that it will requires some trimming but not as much. Board Member Weeks expresses his concern about the trimming of the tree.

Chairperson White asks if there are any questions for staff, being none, he asks for a motion.

Board Member Jacquay motions to approve, seconded by Board Member Shelley.

Motion carried 7 to 2; Vice Chairperson Del Gallo and Board Member

Zoning Board of Adjustment Meeting

April 20, 2022

4

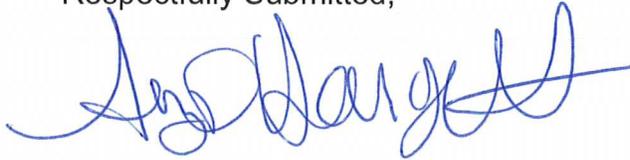
Williams dissenting.

DISCUSSION –

ADJOURNMENT –

There being no further business, the meeting adjourned at 3:38 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Amy Hargett", with a long horizontal flourish extending to the right.

Planner Amy Hargett
Secretary to the Board



Memorandum

File #: 22-00760

Zoning Board of Adjustments

7/20/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 7/13/2022

SUBJECT:

ZBA 2022-008
1004 Bayou Blvd
R-1AAA

BACKGROUND:

Chris Phillips is requesting 4 variances to accommodate the construction of a new single-family dwelling and a detached garage with living quarters.

1. Reduction of the secondary side setback (Bayou Blvd) from 15' to 7.5' to accommodate a single-family dwelling.
2. Reduction of the secondary side setback (Lee Street) from 15' to 7.5' to accommodate a single-family dwelling.
3. Reduction of the secondary side setback (Bayou Blvd) from 15' to 5' to accommodate a detached garage with living quarters.
4. Reduction of the front setback (Perry Ave) from 30' to 15' to accommodate a detached garage with living quarters.

This property is unique in both shape and topography. The existing triangular parcel consists of two smaller, triangular platted lots as well as a portion which lies along Bayou Texar. The uniqueness of this parcel lies not only with its configuration, but also with the fact it is bounded by streets on three sides and is bisected by Bayou Blvd on one side. The Ordinance requires frontage along streets to be treated as either primary or secondary frontage. This provides a 50% reduction of the minimum front yard on the secondary frontage - in this case, reducing the minimum required side yard to 15 feet.

2022-008
ZBA



City of
Pensacola
*America's First Settlement
And Most Historic City*

- Zoning Board of Adjustment**
- Architectural Review Board**
- Planning Board**
- Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-3 T. 12-3.1 Zoning R1AAA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1004 Bayou Boulevard Pensacola, FL 32503

Current use of property: Vacant Residential Lot

1. Describe the requested variance(s): Attached

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:
Attached

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

Attached

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

Attached

5. Explain what other condition(s) may justify the proposed variance(s):

Attached

Application Date: 06/27/2022

Applicant: Chris Phillips

Applicant's Address: 4206 N 12th Avenue Pensacola, FL 32503

Email: chris@hotspotscharters.com Phone: (850) 255-7288

Applicant's Signature: 

Property Owner: Chris Phillips

Property Owner's Address: 4206 N 12th Avenue Pensacola, FL 32503

Email: chris@hotspotscharters.com Phone: (850) 255-7288

Property Owner's Signature: 

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Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

1004 Bayou Boulevard

Pensacola, Florida 32503

1. Describe the requested variance(s): 1) Reduce the Secondary Side setback (Bayou Blvd) from 15' to 7.5' to accommodate a new single-family dwelling; 2) Reduce the Secondary Side setback (Lee Street) from 15' to 7.5' to accommodate a new single-family dwelling; 3) Reduce the Secondary Side setback (Bayou Blvd) from 15' to 5' to accommodate a new detached garage with living quarters; 4) Reduce the Front setback (Perry Ave) from 30' to 15' to accommodate a new detached garage with living quarters.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions: Variances are being requested in order to build the single-family dwelling and detached garage in the safest location on the property. The corner of the property located near the Lee Street and Bayou Boulevard intersection where the single-family dwelling is placed on the site plan is the furthest away from the busy Perry Avenue traffic. The detached garage is placed as far away from Perry Avenue as possible as well, while maintaining a useable yard between the house and detached garage. In this location, the detached garage is also protected from traffic by the trees located in the corner where Bayou Boulevard and Perry Avenue split.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district: Safety is the biggest concern with the the property and location where the single-family dwelling should be built. Since owning the property the power pole located on the property along Perry Avenue has been knocked down by a car.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity: All neighboring properties are divided by streets, so nearby property owners will not be intruded on if variances are approved.

5. Explain what other condition(s) may justify the proposed variance(s): The property between Bayou Texar and Bayou Boulevard, across the street from where the single-family dwelling would be built, is part of the same lot.



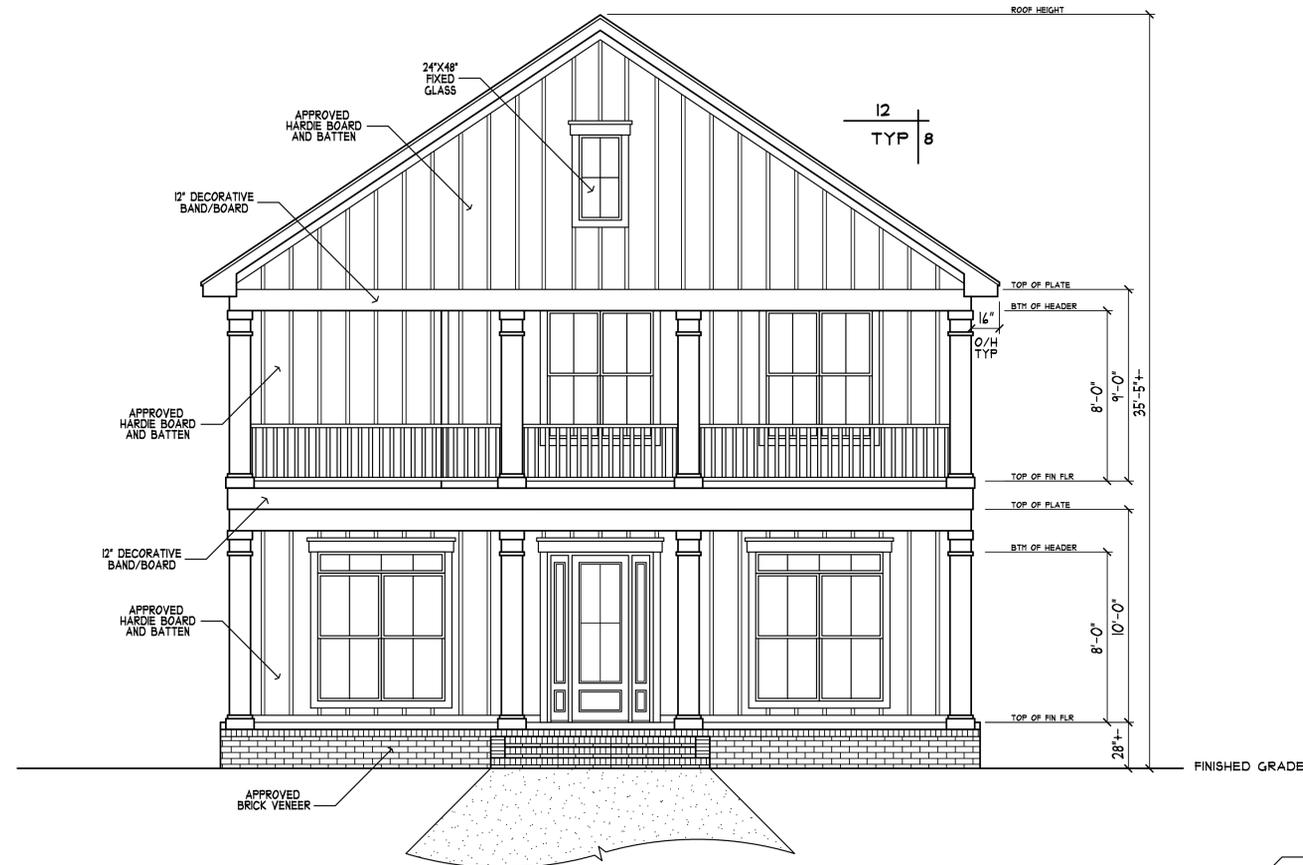
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 4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.
 850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

PHILLIPS RESIDENCE
 BAYOU BLVD

PROJECT INFO:	PHILLIPS
JOB NAME&NO:	2201B
CAD FILE NO.	HP U
DRAWN BY:	HP U
DATE:	3/15/2022
REVISIONS:	00/00/00

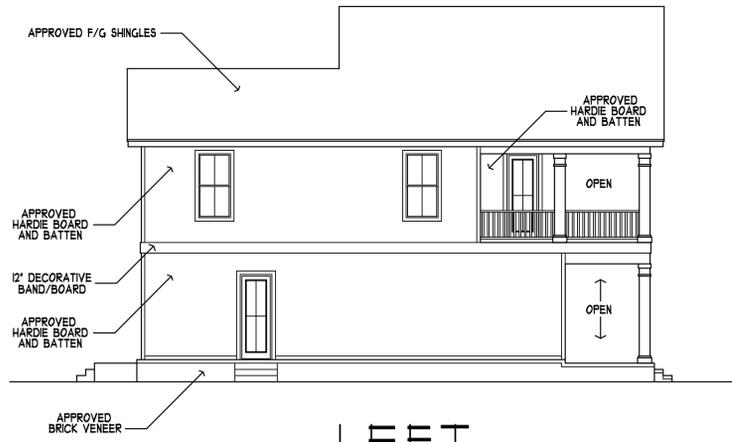
SHEET # **A1**



NOTE:
 16" OVERHANG TYPICAL VINYL EAVES & SOFFITS
 OPTIONAL HARDIE BOARD

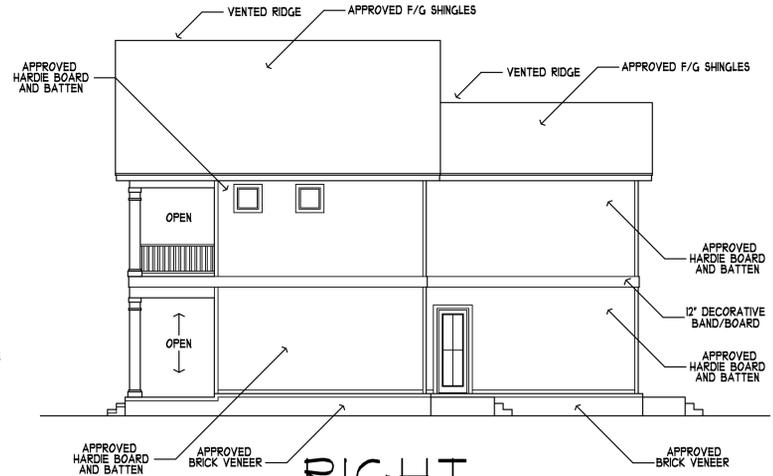
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT

SCALE: 1/8" = 1'-0"



RIGHT

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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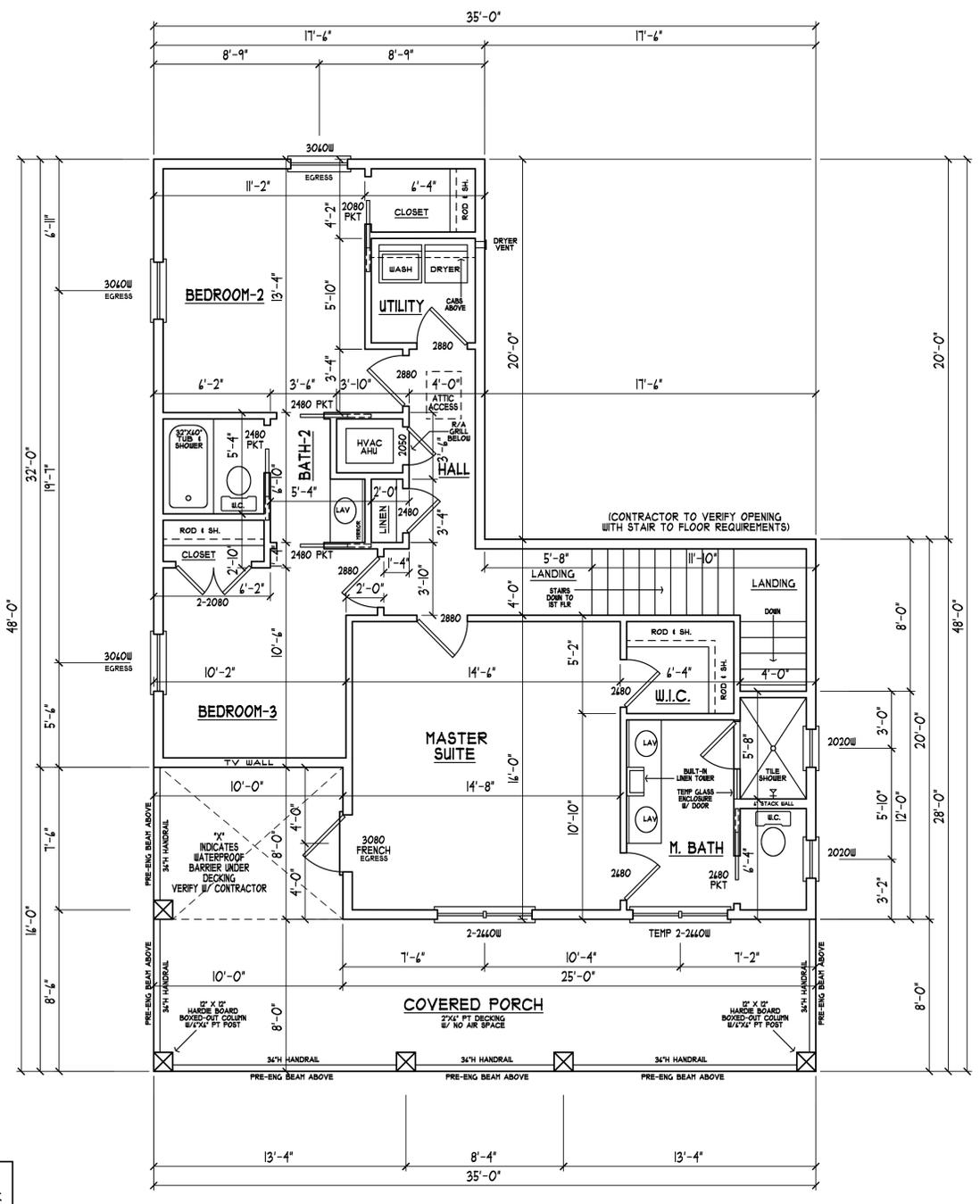
PHILLIPS RESIDENCE
 BAYOU BLVD

PROJECT INFO:	PHILLIPS
JOB NAME/NO:	2201B
CAD FILE NO.:	HP U
DRAWN BY:	3/15/2022
DATE:	00/00/00
REVISIONS:	

SHEET * **A2**

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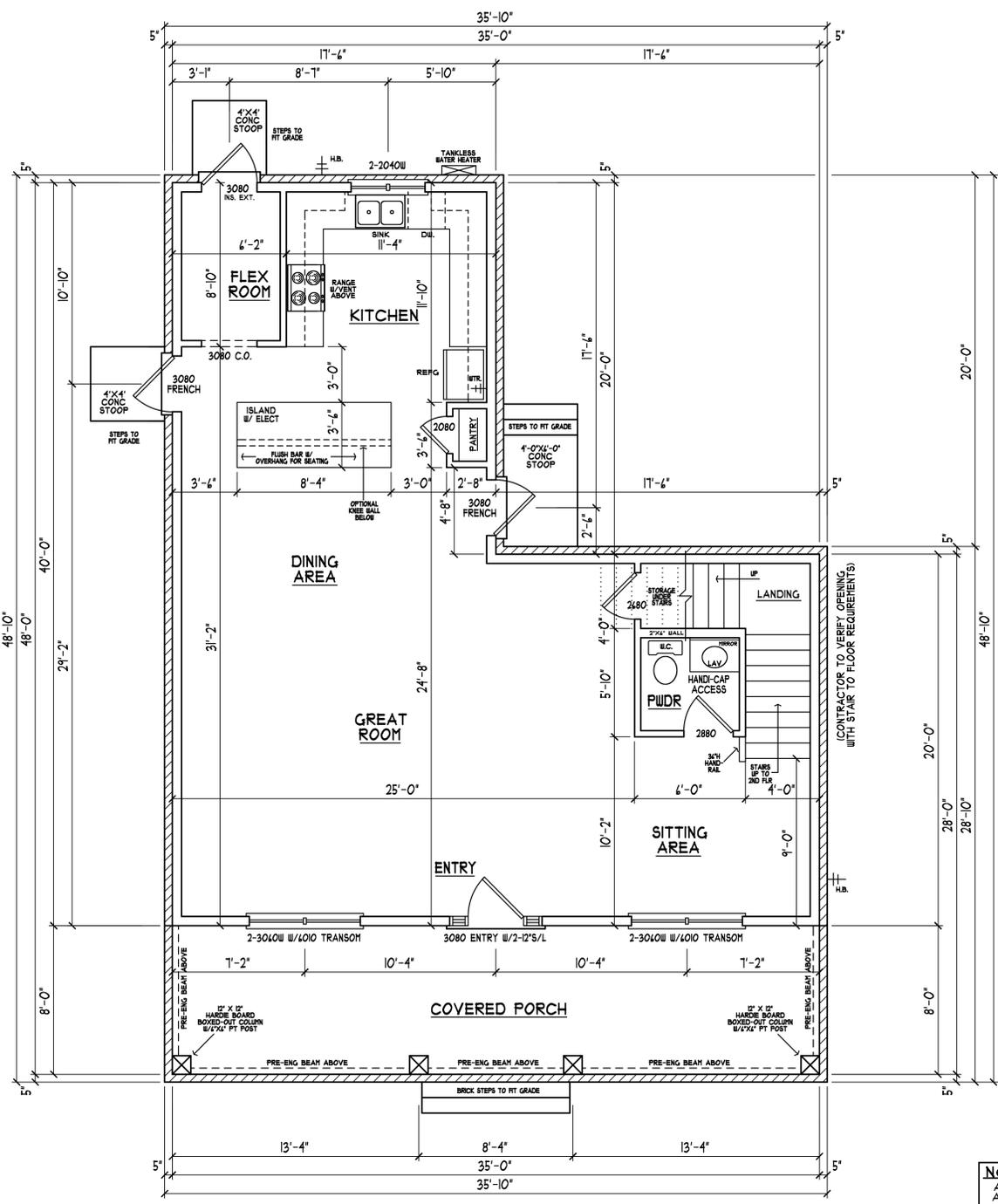
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

1ST FLR LIVING AREA	1050 S.F.
2ND FLR LIVING AREA	907 S.F.
TOTAL LIVING AREA	1957 S.F.
1ST FLR COV'D PORCH	280 S.F.
2ND FLR COV'D PORCH	360 S.F.
TOTAL UNDER ROOF	2597 S.F.



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



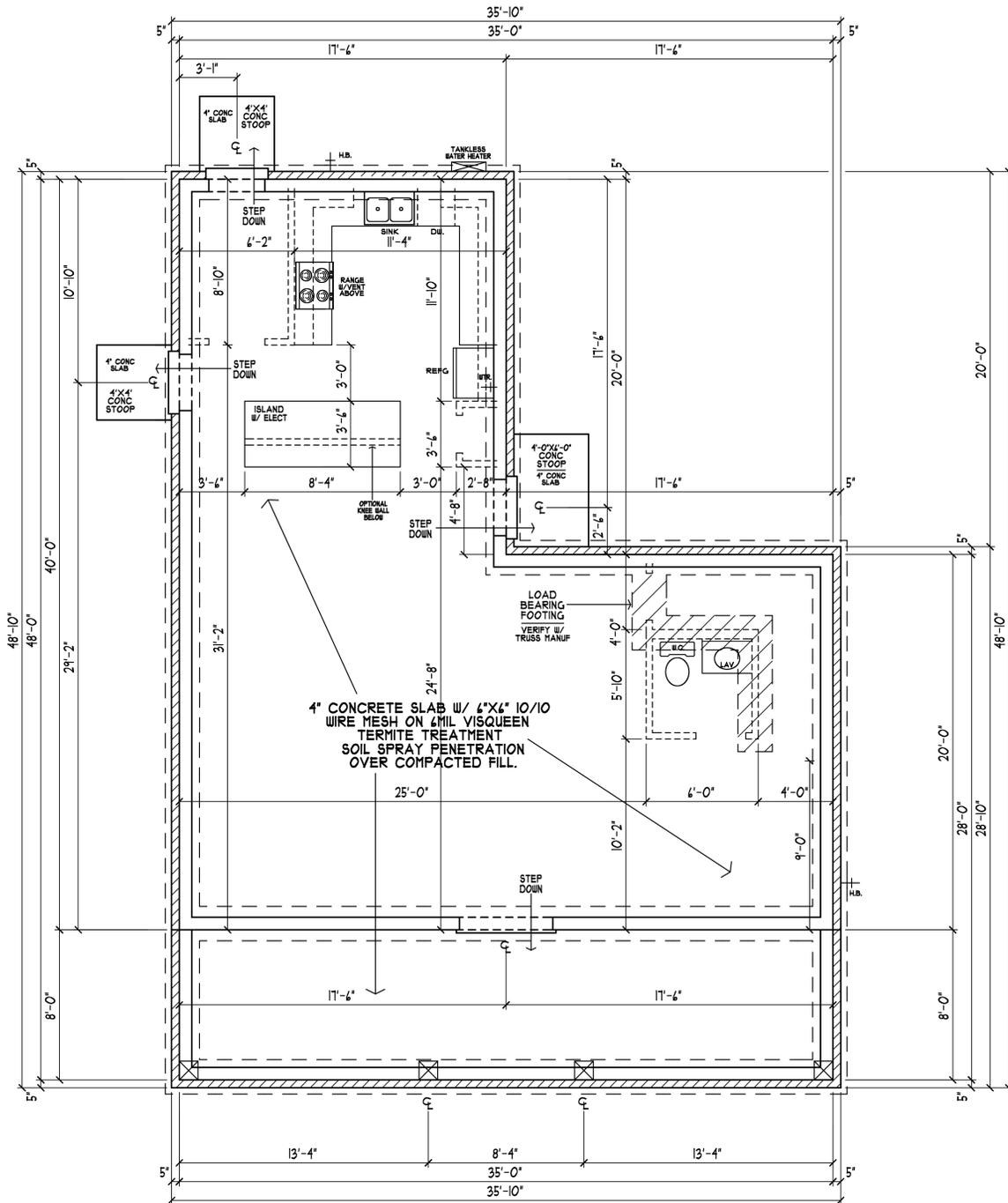
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PHILLIPS
 RESIDENCE
 BAYOU BLVD

PROJECT INFO:	PHILLIPS
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SHEET # **A3**

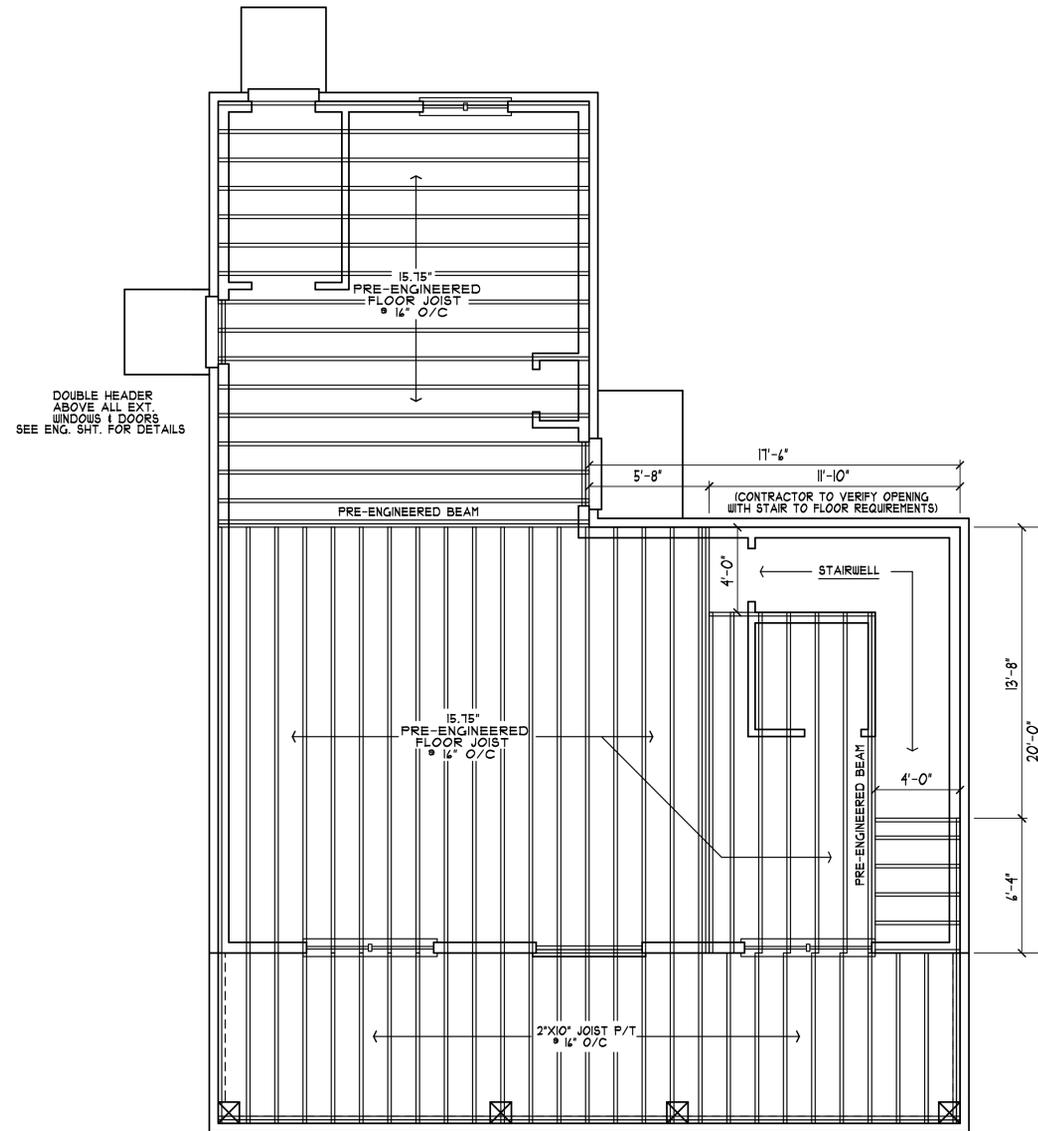


FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITES TREATMENTS

NOTE:
 OPTIONAL FIBERMESH IN LIEU OF 4"X4" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
 CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION



FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 FLOOR FRAMING PLAN IS SUGGESTIVE ONLY. SEE TRUSS COMPANY FOR EXACT FLOOR SYSTEM LAYOUT.

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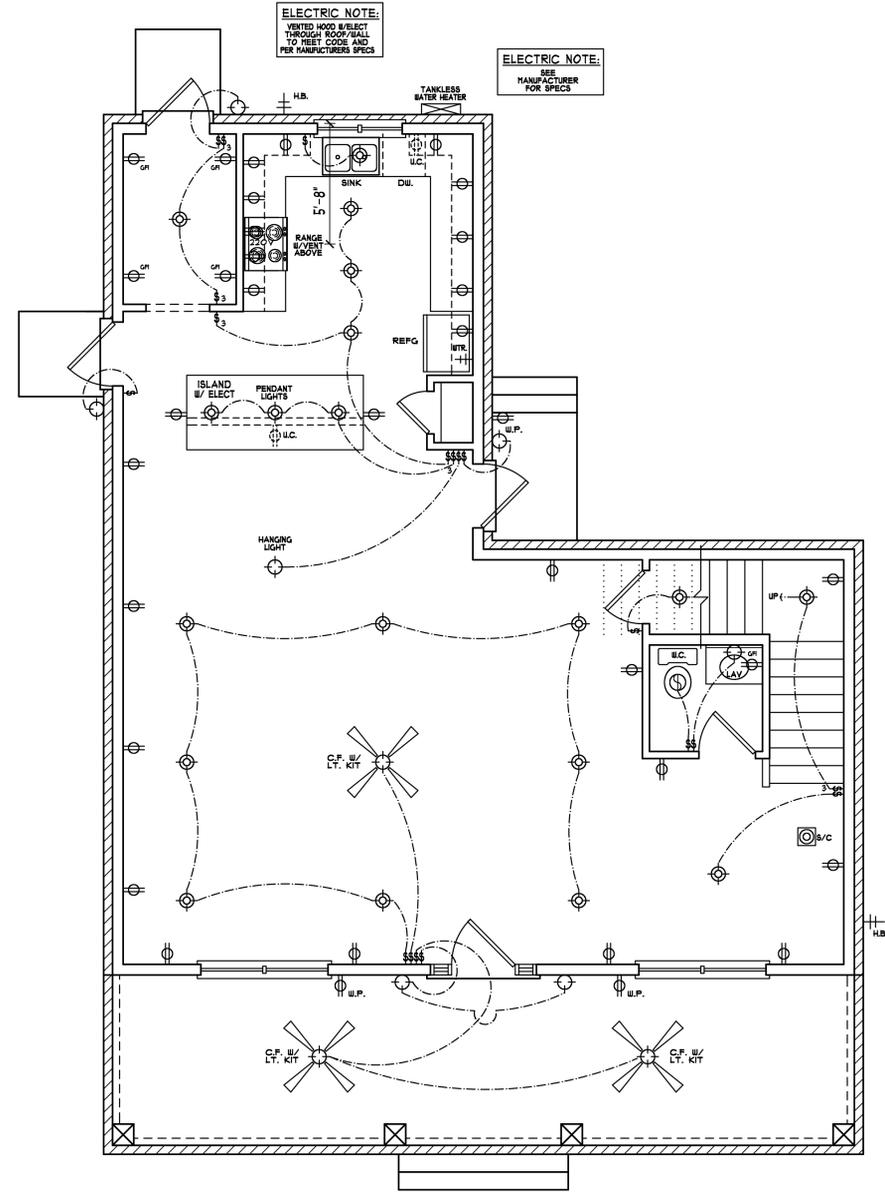
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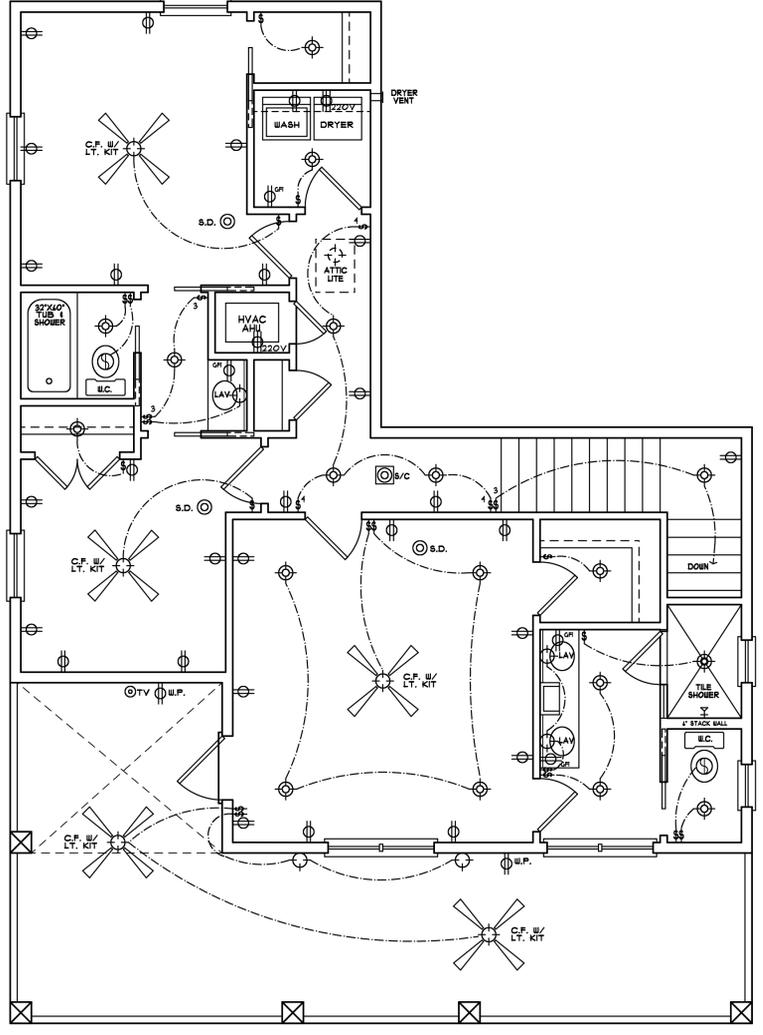
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DRAWN BY:	3/15/2022
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REVISIONS:	

SHEET * **A4**

ELECTRICAL LEGEND	
⊗	CEILING FAN W/ DUAL POLE & LITE KIT
⊕	WATERPROOF RECEPTACLE
⊙	SMOKE DETECTOR
⊙	SMOKE/CARBON MONOXIDE DETECTOR COMBO
⊕	LITE SWITCH
⊕	SPEAKER
⊕	EXHAUST FAN
⊕	220 VOLT RECEPTACLE
⊕	DOORBELL
⊕	TELEPHONE
⊕	RECESSED LITE
⊕	110 VOLT RECEPTACLE
⊕	GROUND FAULT INDICATOR
⊕	CEILING MOUNT LITE
⊕	WALL MOUNT LITE
⊕	3-WAY LITE SWITCH
⊕	48" FLUORESCENT LITE
⊕	TELEVISION-CABLE



FIRST FLOOR ELECT PLAN
 SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECT PLAN
 SCALE: 1/4" = 1'-0"

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND MAIN HALLWAY.
 SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN).
 C/M DETECTS. TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.
 COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY-CONSULT OWNERS FOR FURTHER INFORMATION ON TYPENUMBER AND LOCATION OF ALL ELECTRICAL RELATED UNITS.

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
 AIR UNIT SIZES, TYPE AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.
 ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT.
 SERVICE PANEL SHALL BE GROUNDED.
 ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED.
 ALL KITCHEN OUTLETS TO BE GFI TYPE
 SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.

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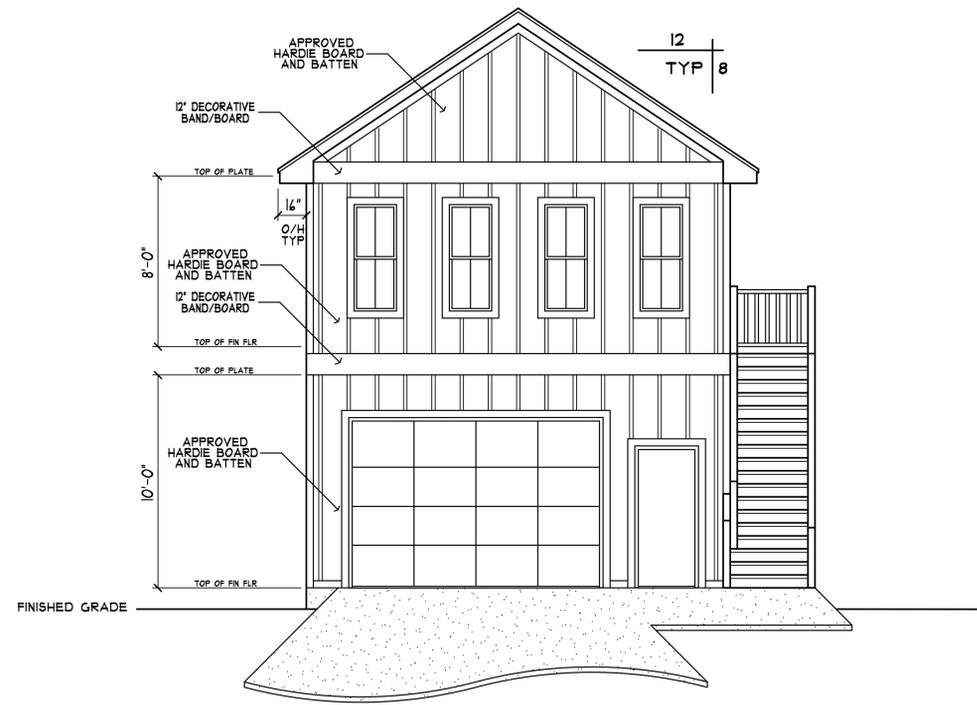
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PHILLIPS RESIDENCE
 GARAGE
 APARTMENT

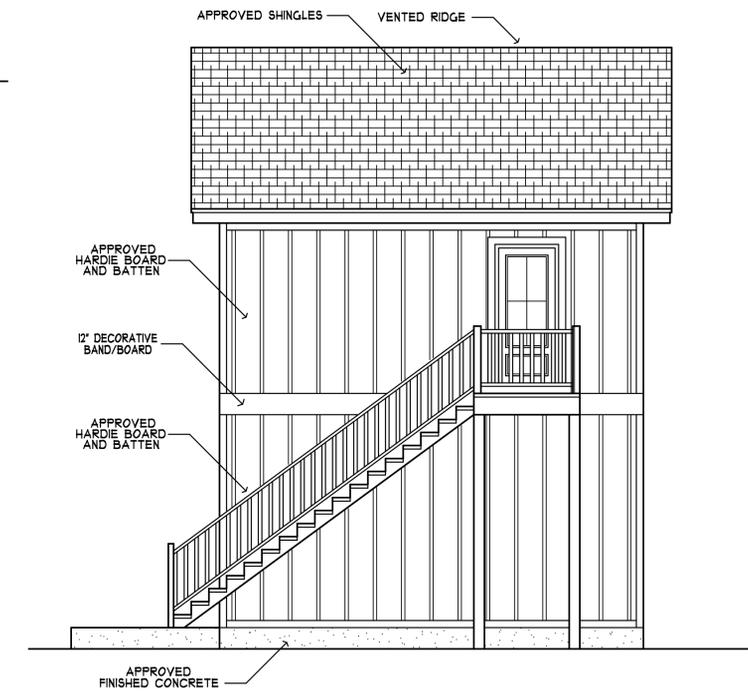
PROJECT INFO:	PHILLIPS
JOB NAME/NO.	22018GA
CAD FILE NO.	HPU
DRAWN BY:	3/24/2022
DATE:	00/00/00
REVISIONS:	

SHEET # **A1**

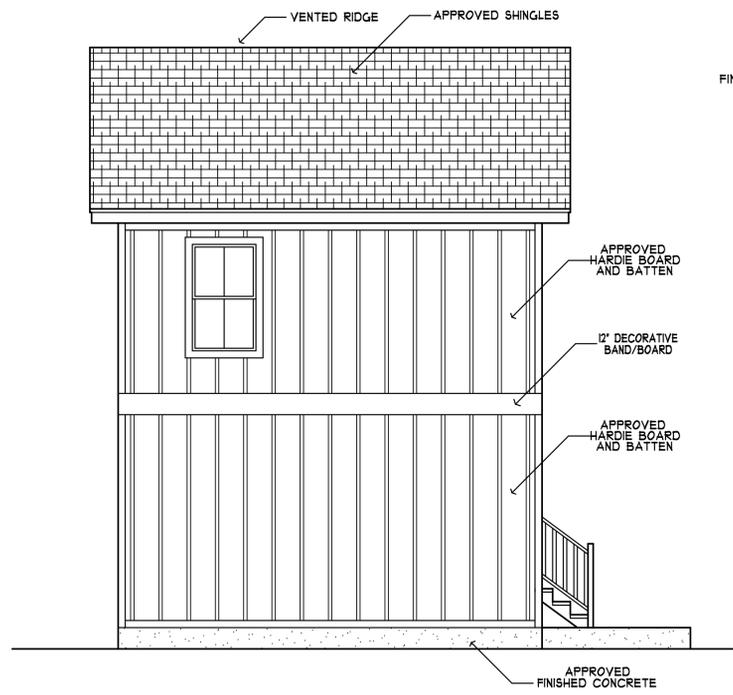


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

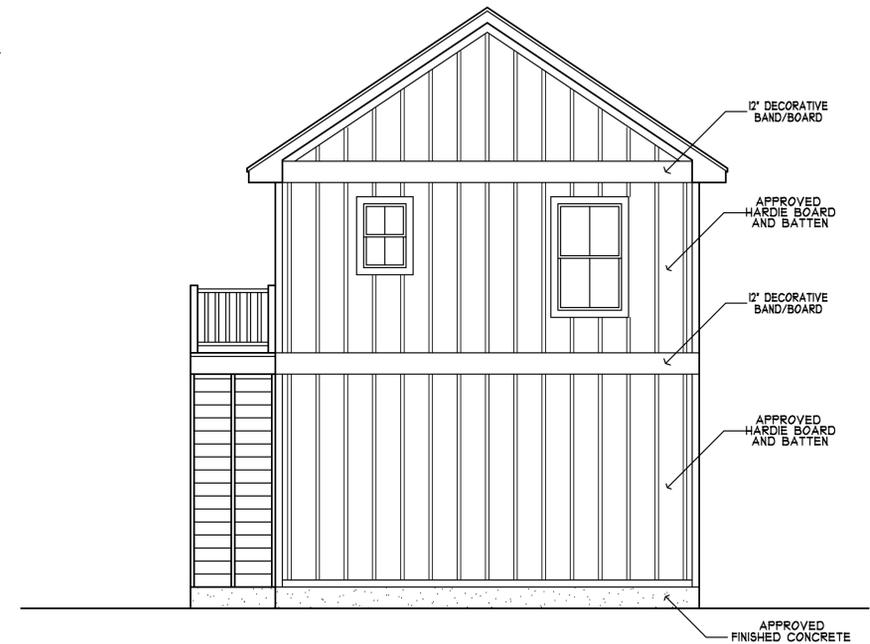
NOTE:
 1/4" OVERHANG TYPICAL VINYL EAVES & SOFFITS
 OPTIONAL HARDIE BOARD



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



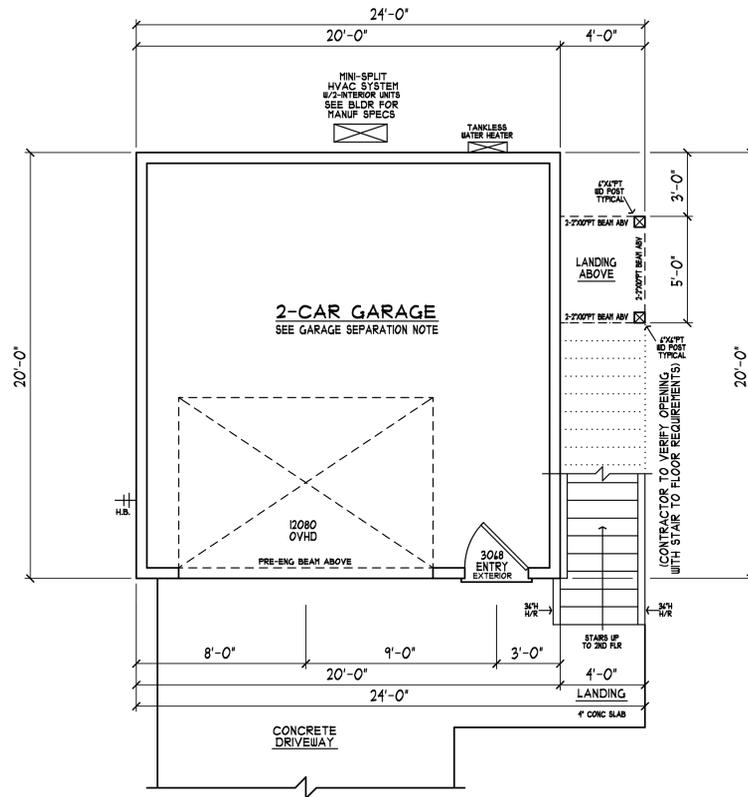
REAR ELEVATION
 SCALE: 1/4" = 1'-0"

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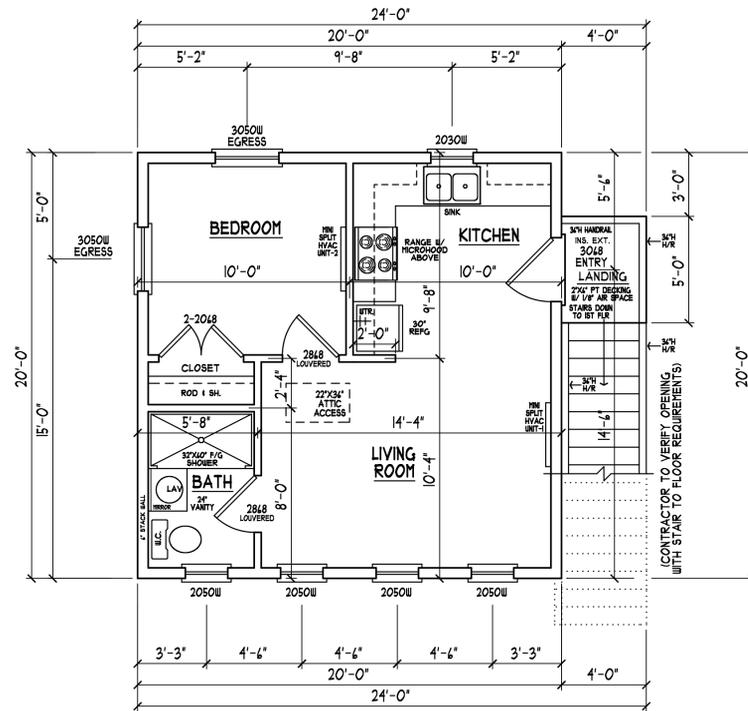
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
1ST FLR CEILING HEIGHTS TO BE 10'-0" HIGH UNLESS NOTED OTHERWISE.

NOTE:
ALL EXTERIOR WALLS AND PLUMBING STACK WALLS TO BE 2"x4"

AREA CALCULATIONS	
LIVING AREA	400 S.F.
2-CAR GARAGE	400 S.F.
TOTAL UNDER ROOF	800 S.F.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
2ND FLR CEILING HEIGHTS TO BE 8'-0" HIGH UNLESS NOTED OTHERWISE.

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PHILLIPS RESIDENCE
GARAGE
APARTMENT

PROJECT INFO:	PHILLIPS
JOB NAME/NO.	PHILLIPS
CAD FILE NO.	22018GA
DRAWN BY:	HPU
DATE:	3/24/2022
REVISIONS:	00/00/00

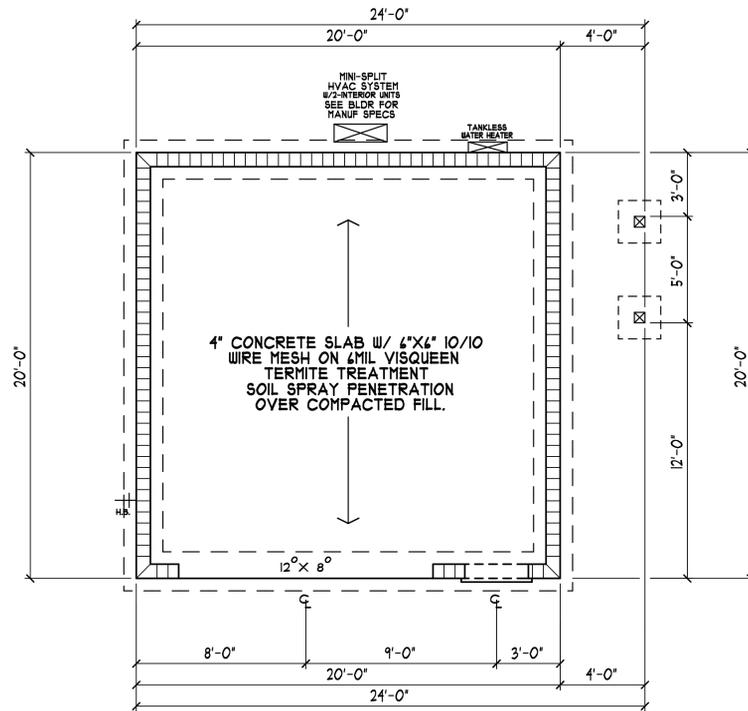
SHEET # **A2**

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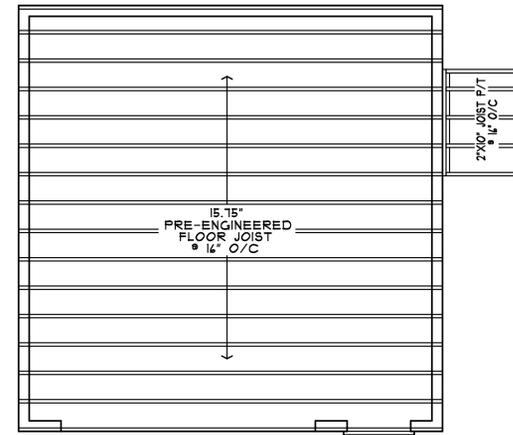
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE:
CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITE TREATMENTS

NOTE:
OPTIONAL FIBERMESH IN LIEU OF 4"X4" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION



DOUBLE HEADER ABOVE ALL EXT. WINDOWS & DOORS
SEE ENG. SHT. FOR DETAILS

FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE:
FLOOR FRAMING PLAN IS SUGGESTIVE ONLY. SEE TRUSS COMPANY FOR EXACT FLOOR SYSTEM LAYOUT.

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PHILLIPS RESIDENCE
GARAGE
APARTMENT

PROJECT INFO:	PHILLIPS
JOB NAME/NO.	22018GA
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REVISIONS:	

SHEET # **A3**



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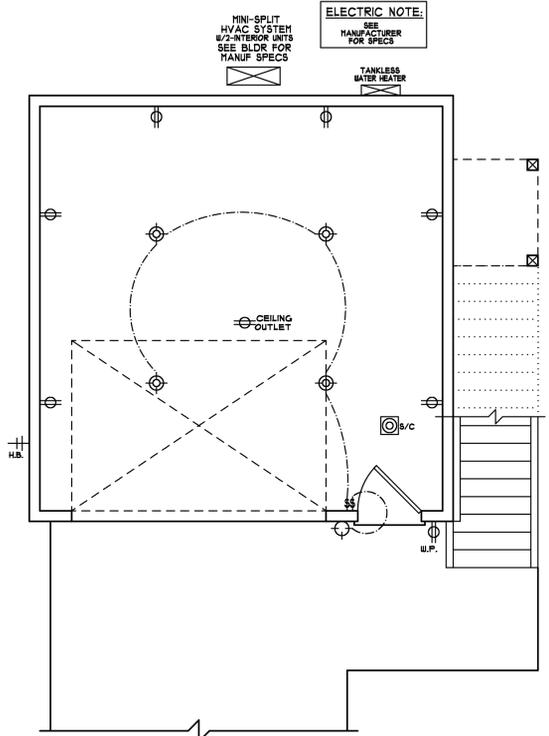
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 APARTMENT

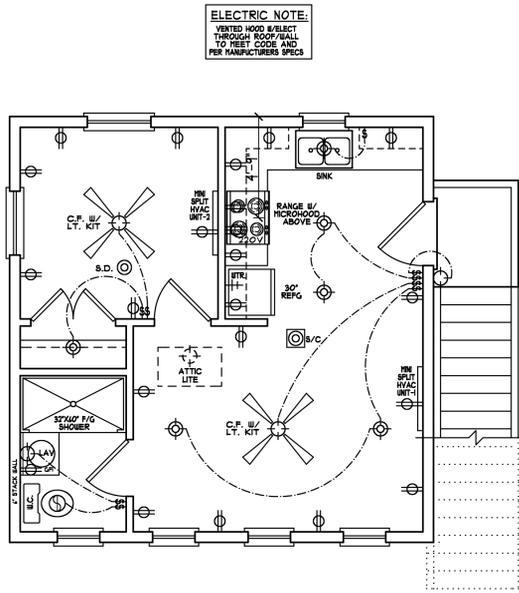
PROJECT INFO:	PHILLIPS
JOB NAME/NO.	22018GA
CAD FILE NO.	HPU
DRAWN BY:	3/24/2022
DATE:	00/00/00
REVISIONS:	

SHEET # **A4**

ELECTRICAL LEGEND	
⊗	CEILING FAN W/ DUAL POLE & LITE KIT
⊕	WATERPROOF RECEPTACLE
⊙	SMOKE DETECTOR
⊙/c	SMOKE/CARBON MONOXIDE DETECTOR COMBO
⊕	LITE SWITCH
⊕	SPEAKER
⊕	EXHAUST FAN
⊕	220 VOLT RECEPTACLE
⊕	DOORBELL
⊕	TELEPHONE
⊕	RECESSED LITE
⊕	110 VOLT RECEPTACLE
⊕	GROUND FAULT INDICATOR
⊕	CEILING MOUNT LITE
⊕	WALL MOUNT LITE
⊕	3-WAY LITE SWITCH
⊕	48" FLUORESCENT LITE
⊕	TELEVISION-CABLE



FIRST FLOOR ELECTRICAL
 SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL
 SCALE: 1/4" = 1'-0"

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND MAIN HALLWAY.
 SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN).
 C/M DETECTS TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP.
 COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY-CONSULT OWNERS FOR FURTHER INFORMATION ON TYPE/NUMBER AND LOCATION OF ALL ELECTRICAL RELATED UNITS.

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
 AIR UNIT SIZES, TYPE AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.

ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT.

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED.

ALL KITCHEN OUTLETS TO BE GFI TYPE

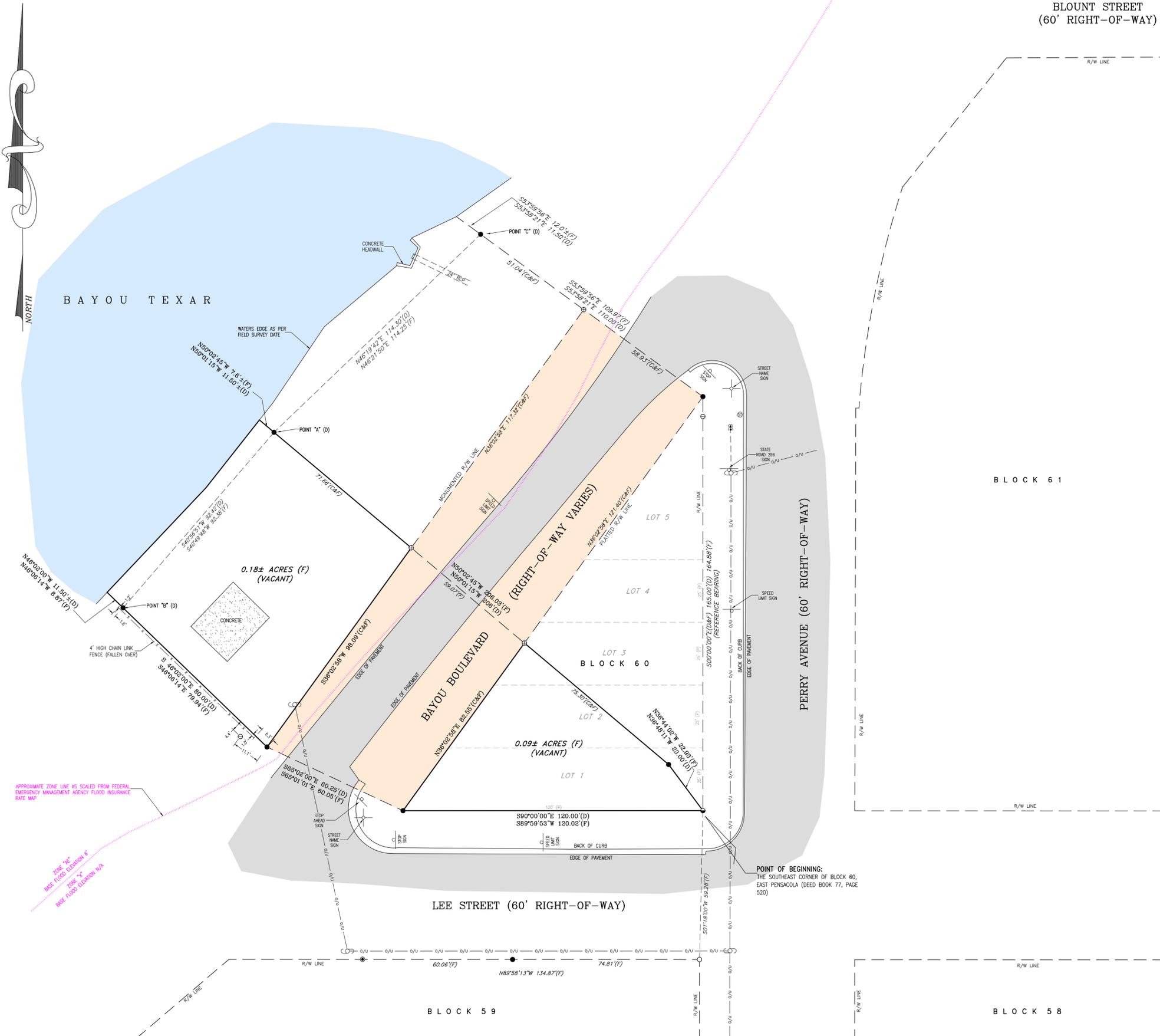
SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.

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BOUNDARY SURVEY

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LEGAL DESCRIPTION

FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8135, AT PAGE 1676, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 1

A PORTION OF BLOCK 60, EAST PENSACOLA PLAT, AS RECORDED IN DEED BOOK 77, AT PAGE 520 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LAND LYING BETWEEN BLOCK 60 AND THE WATERS OF BAYOU TEXAR ACCORDING TO THE MAP OF EAST PENSACOLA HEIGHTS, BY J.E. KAUSER, DATED JANUARY 1893, AND RECORDED IN DEED BOOK 77, PAGE 520 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 60, THENCE RUN N36°48'11"W, A DISTANCE OF 23.00 FEET; THENCE RUN N50°01'15"W, A DISTANCE OF 206 FEET TO A POINT KNOWN AS POINT "A"; THENCE CONTINUE N-50°26'22"-W [N50°01'15"W], A DISTANCE OF 11.50 FEET, MORE OR LESS, TO WATERS OF BAYOU TEXAR; THENCE FROM POINT "A", RUN S40°56'51"W, A DISTANCE OF 92.42 FEET TO A POINT KNOWN AS POINT "B"; THENCE RUN N 46°02'00"W, A DISTANCE OF 11.50 FEET, MORE OR LESS, TO THE AFORESAID WATERS OF BAYOU TEXAR; THENCE FROM POINT "B", RUN S 46°02'00"E, A DISTANCE OF 80.00 FEET; THENCE RUN S 65°02'00"E, A DISTANCE OF 60.25 FEET TO THE SOUTHWEST CORNER OF SAID "BLOCK 60"; THENCE RUN S 90°00'00"E, ALONG NORTHERLY RIGHT OF WAY LINE OF LEE STREET (60' R/W) A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, LESS BAYOU BOULEVARD RIGHT OF WAY.

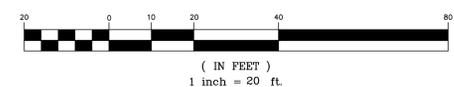
GENERAL NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE DEED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF PERRY AVENUE.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE LEGAL DESCRIPTION AS FURNISHED, THE REVISED MAP OF EAST PENSACOLA AS RECORDED IN DEED BOOK 77 AT PAGE 520 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND TO EXISTING FIELD MONUMENTATION.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
8. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" BASE FLOOD ELEVATION NOT APPLICABLE AND IN ZONE "AE", BASE FLOOD ELEVATION 6 FEET, AS DETERMINED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA NUMBERED 12033C0391 G, DATED SEPTEMBER 29, 2006.
9. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.

LEGEND:

- R/W - RIGHT OF WAY
- P - PLAT
- F - FIELD
- D - DESCRIPTION
- C - CALCULATED
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- RCP - REINFORCED CONCRETE PIPE
- ⊙ - 1/2" CAPPED METAL ROD LS #5791 (SET)
- ⊙ - 1/2" CAPPED METAL ROD LS #3774 (FOUND)
- ⊙ - 1/2" CAPPED METAL ROD LB #7107 (FOUND)
- ⊙ - 1/2" CAPPED METAL ROD LB #1110
- - 1/2" METAL ROD, NO IDENTIFICATION (FOUND)
- - 1" METAL PIPE, NO IDENTIFICATION (FOUND)
- ⊕ - UTILITY POLE
- ⊕ - UTILITY POLE ANCHOR
- - OVERHEAD UTILITY LINES
- ⊕ - STORM DRAIN MANHOLE

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE:

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

RONALD E. RUBEN II, P.S.M. # 5791

DATE

JOB NO. 20307-19	REVISION:	APPROVED BY:	DATE:	NO.:	SHEET 1 OF 1
<p style="font-size: small; color: red;">NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>					
JOB NO.: 20307-19		FIELD BOOK: 665/663	PAGE: 30-32/68	PROPERTY ADDRESS: 1004 BAYOU BOULEVARD, PENSACOLA, FLORIDA	
FIELD DATE: 09/24/19		PARTY CHIEF: RER		ENCRICHMENTS: AS SHOWN	
DRAWN BY: RMM		APPROVED: JHL/ABT		ENCROACHMENTS: AS SHOWN	
<p style="font-size: x-small;">SCALE: 1" = 20'</p>					
<p style="font-size: x-small;">BOUNDARY SURVEY</p>					
<p style="font-size: x-small;">A PORTION OF BLOCK 60, REVISED MAP OF EAST PENSACOLA, IN A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA</p>					







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00763

Zoning Board of Adjustments

7/20/2022

TO: Zoning Board of Adjustments Members

FROM: Leslie Statler, Senior City Planner

DATE: 7/14/2022

SUBJECT:

ZBA 2022-009
3081 Magnolia Avenue
R-1AAA

BACKGROUND:

Frank and Pat Hubbard are requesting a variance to the front yard setback (Magnolia Avenue) to accommodate the construction of a new single-family dwelling with a 3-car garage, lanai, and basement. This variance request would reduce the front yard setback from 30 FT to 22 FT. In September 2018, the Zoning Board of Adjustments approved 3 variance requests, one of which was the reduction of the front setback from 30 FT to 27 FT (along Magnolia Ave). Please note, this is an additional 5 FT beyond the previous ZBA determination.

This property is unique in both shape and topography as supported by the ZBA's prior findings. With respect to the topography, the lot is subject to a grade change of approximately 7 feet from 18th Avenue to Magnolia Avenue. The applicants are proposing to place their residence on the higher portion of the lot to alleviate potential stormwater intrusion into their home.

Staff has included the previously approved site plan for reference.



- Zoning Board of Adjustment
- Architectural Review Board
- Planning Board
- Gateway Review Board

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:*
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of \$500.00.

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-3 T.12-3.1 Zoning R1AAA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 3081 Magnolia Ave. Pensacola, FL 32503

Current use of property: vacant land

1. Describe the requested variance(s): see attached

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The special conditions which create the need for the variances are due to triangular lot with each

side facing a street which severely limits the building of a home while still maintaining the character of the neighborhood and meet the homeowners need within these set back requirements. See attached

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

see attached

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

see attached

5. Explain what other condition(s) may justify the proposed variance(s):

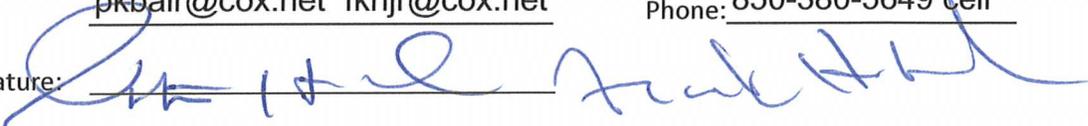
see attached

Application Date: _____

Applicant: Frank and Patricia Hubbard

Applicant's Address: 9601 Sorrento Rd. Pensacola, FL 32507

Email: pkbair@cox.net fkhjr@cox.net Phone: 850-380-5649 cell

Applicant's Signature: 

Property Owner: Same as above

Property Owner's Address: Same as above

Email: Same as above Phone: 850-457-7591

Property Owner's Signature: _____
Home.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

Variance Application for Frank and Patricia Hubbard for 3081 Magnolia Avenue

1. One (1) Setback variance is requested:

A reduction of a 5ft front yard setback on Magnolia Avenue is requested.* We are proposing the additional 5 feet to accommodate the corner of the garage for proposed home. (approximately 21 sf **).

2. The unusual triangular shape of the lot with all sides abutting streets creates special conditions and the need for the requested variance. This shape with the current setback requirements makes for a hardship condition that substantially restricts possible design and building plans.

In addition, the gradient/ elevation of this lot with highest elevation is the SW corner of Hayes St and 18th Ave. further limits the placement for the building of a house to prevent drainage and other water flow issues which add to the need for the variance.

It is our desire to build a single story home that will meet our requirements while still maintaining the character of the existing neighborhood and softening the impact as much as possible. Also, a single story will make it easier for an elderly couple to age in place and stay in their home as long as possible.

3. The variance is needed to effectively allow the applicant to fully utilize the lot to build a home compatible with their needs with a more universal friendly design. The unusual triangular shaped lot makes this lot difficult to design and build a comfortable livable home. The variance is necessary to permit the desired development of the site which is substantially different from most lots due to its irregular shape having only three sides all abutting streets.

This difficulty appears evident by the fact this lot has never been developed despite numerous owners since 1905. The previous owner, a realtor, was unsuccessful in developing the property after many (15) years. This further indicates the difficulty to develop this property.

4. The requested variance does not represent a detriment to the general welfare nor limit the property rights of others within the vicinity. Some of the same conditions that create the need for the variance also mitigate any possible impact on the surrounding neighborhood. This is due to the fact that the lot occupies an entire small triangular block unto itself and therefore does not abut any adjacent homes and in fact is separated from the nearest homes by Hayes Street, 18th Street, and Magnolia Avenue. This will prevent any alignment and/or separation issues. Additionally, the requested variance will neither impact the aesthetic quality of these properties nor limit street usage nor impede emergency and service vehicle access and will not be injurious to the area and otherwise detrimental to public welfare. The design of the home will also be sympathetic and compatible with the existing neighborhood while maintaining the neighborhood character

and softening any potential impact.

5. Although the large right of ways (ROW) on 18th Avenue (100ft ROW) and Hayes Street (80 ft ROW) together with the unusual triangular lot create a hardship condition making it difficult to design for a conventional and livable home within the existing set back requirements, these large street right of ways will, however, provide a large visual buffer with trees and vegetation that act to reduce any the impact on the requested building setback reductions. Because this lot has only three sides that abut streets and not other residential lots, the requested set back will not negatively impact on any neighboring homes and not be injurious to the area. The nearest homes are all on the opposite side of the three abutting streets. Homes facing Magnolia will be approximately 120 feet away from the requested set back. Aesthetically/visually speaking the direct neighbors should not notice the impact of the requested set back variance.

Not only is this request needed to house cars but because the lot does not have a back yard per se and as such will not accommodate traditional backyard structures such as a shed might and is therefore needed to be able store such items as bicycles, other recreational items, lawn mowers, gardening and other tools.

We hope to create a home that we can fully enjoy that is compatible in design and height and blends with existing homes while maintaining the character of the neighborhood. This requested variance does not constitute any change in the neighborhood, existing zoning, impact other neighboring properties, increase congestion on neighboring streets, or impact public safety or general welfare.

* It should be noted that a 3ft set back variance on Magnolia had been previously granted but is insufficient to accommodate the garage.

** the area in blue in the supporting documentation showing the footprint of the proposed home represents the area impacted by the requested variance.



NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32526
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: FRANK HUBBARD
REQUESTED BY: FRANK HUBBARD

JOB NO.: 10-21823-17
DATE: OCTOBER 31, 2017

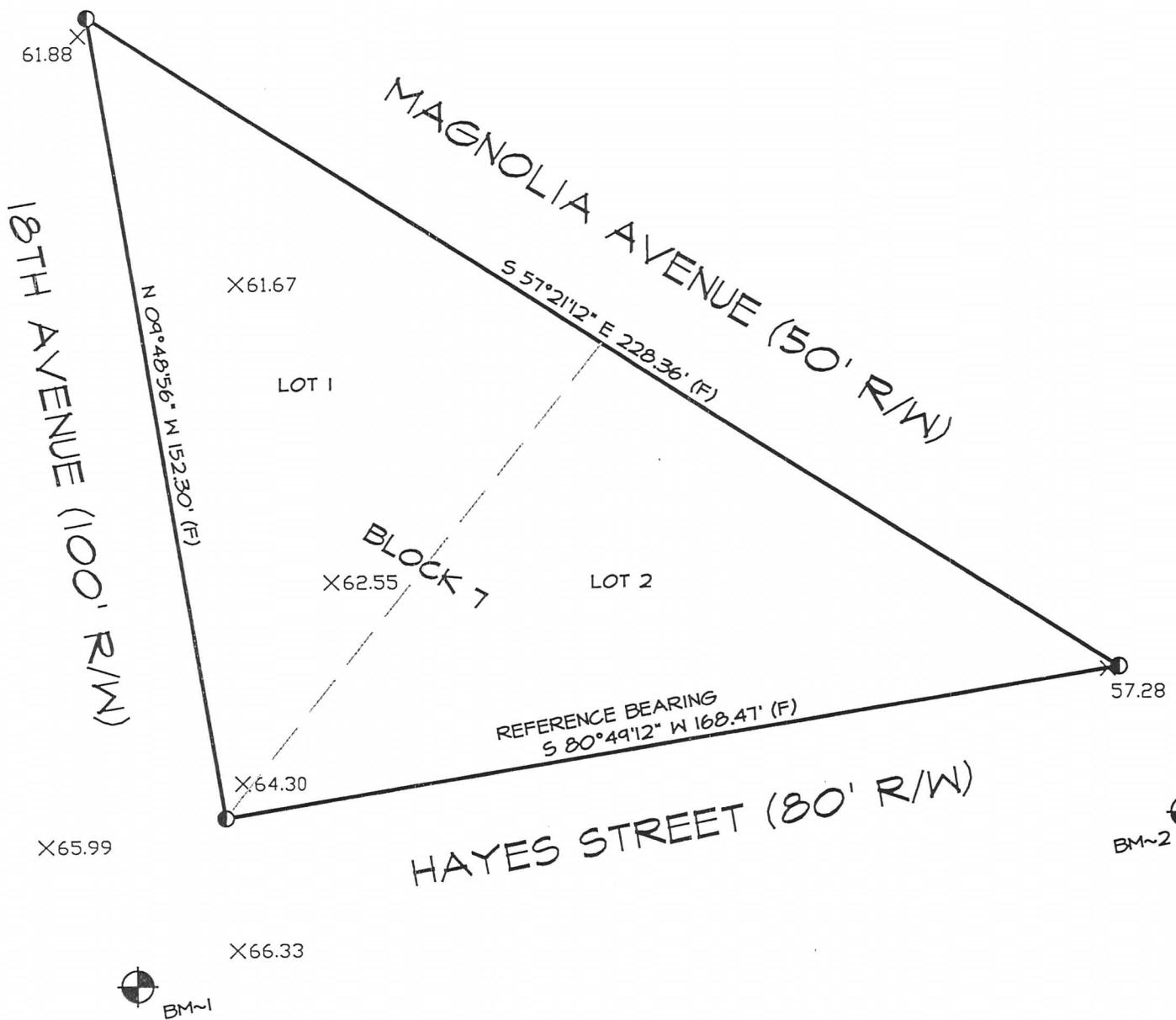
PROPERTY ADDRESS: 3081 MAGNOLIA AVENUE

SCALE: 1" = 30'

BENCHMARK DATA:

BM~1 MAG NAIL IN ASPHALT
ELEVATION= 66.24' (NAVD88)

BM~2 MAG NAIL IN ASPHALT
ELEVATION= 57.57' (NAVD88)



BOUNDARY SURVEY

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: DW DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE SHEET 2 OF 2
SEC. 00, TWP. -0-S, RGE. -00-W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 7734, PAGE 269. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 10/30/17, FIELD BOOK: DW, PG. 68

NOT VALID WITHOUT THE
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ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

REVISIONS:

Fred R. Thompson 10/31/17
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA



NORTHWEST FLORIDA LAND SURVEYING, INC.

7142 BELGIUM CIRCLE
Pensacola, FL 32528
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION



PREPARED FOR: FRANK HUBBARD

JOB NO.: 10-21823-17

REQUESTED BY: FRANK HUBBARD

DATE: OCTOBER 31, 2017

PROPERTY ADDRESS: 3081 MAGNOLIA AVENUE

SCALE: 1" = 30'

DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 7734, PAGE: 269)

LOTS 1 AND 2, BLOCK 7, LAKEVIEW, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AS PER MAP OF LAKEVIEW DATED JUNE 1, 1909 AND FILED IN THE OFFICE OF THE CLERK OF THE COURT OF ESCAMBIA COUNTY, FLORIDA, JULY 15, 1909 IN DEED BOOK 143, PAGE 206.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 80 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF THE PROPERTY.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0380 G, REVISED SEPTEMBER 29, 2006.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.173052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, FROM ESCAMBIA COUNTY GEODETIC CONTROL POINT STAMPED "ESC 4075" HAVING A PUBLISHED ELEVATION OF 109.05 FEET.
9. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
10. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
11. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
12. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
13. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
14. ENCROACHMENTS ARE AS SHOWN.

DENOTES:

- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- O.R. ~ OFFICIAL RECORD
- PG. ~ PAGE

⊕ ~ BENCHMARK

X-57.28 ~ GROUND ELEVATION

BOUNDARY SURVEY

SHEET 2 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: DW DRAFTED: JAS TYPED: JAS CHECKED: FRT

DESCRIPTION: SEE ABOVE DESCRIPTION

SEC. 00, TWP. -0-S, RGE. -00-W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 7734, PAGE 269. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 10/30/17, FIELD BOOK: DW, PG. 68

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

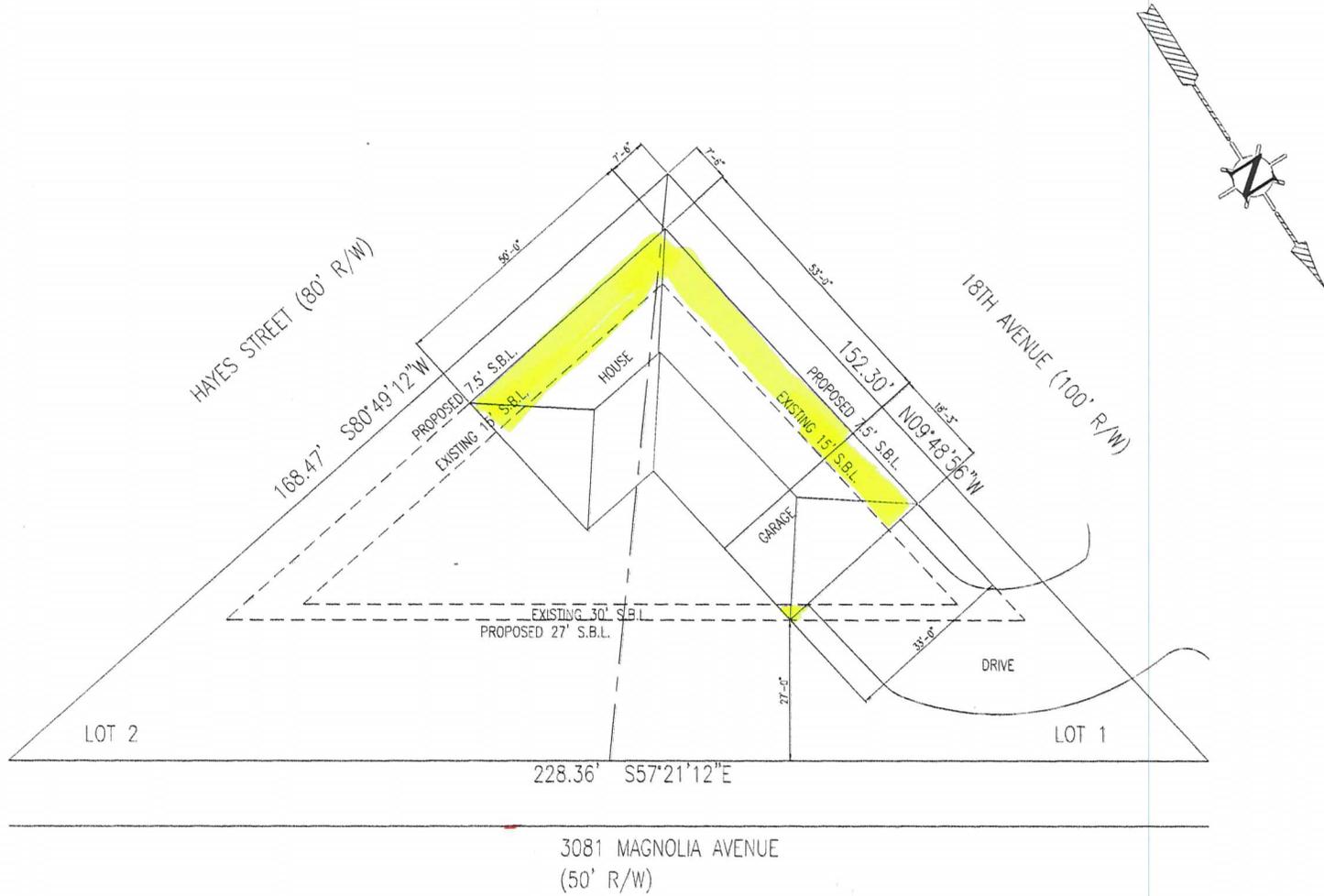
REVISIONS:

Fred R. Thompson 10/31/17

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

A RESIDENCE FOR MR. & MRS. HUBBARD

LOTS 1 AND 2, BLOCK 7, LAKEVIEW, PENSACOLA, ESCAMBIA COUNTY, FLORIDA



TODAY'S HOMES
49
THAT
BETTER
SERVE YOU

DESCRIPTION: SITE PLAN
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DATE: APR 2018
SHEET NUMBER: 1 of 1

DRAWN BY: E. BROWN
SCALE: 1"=10'-0"

DRAWING NO.: X-XXXX

Today's Homes of Northwest Florida, Inc.
101 S. ALCANTARA ST., PENSACOLA, FL 32501
(850) 432-3510 FAX 434-2176 EMAIL: todayshomesofnwfl.net

