



MILTON PLANNING BOARD
Regular Meeting Agenda

October 30, 2023
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
- 3. Approval of Minutes**
 - Item # 2023-2047
 - Approval of Minutes from August 28, 2023 meeting
- 4. Citizens to Appear Before the Board**
- 5. New Business**
 - Item # 2023-2048
 - Variance Request for 6766 North Ave.
 - Item # 2023-2049
 - Variance Request 6193 Pomeroy Summit St.
- 6. Old Business**
- 7. Planning Department Update**
- 8. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she 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." FS 286.0105



Agenda Item # 2023-2047

Approval of Minutes from August 28, 2023 meeting

MEETING DATE

October 30, 2023

PREPARED BY

Melissa Short, Admin
Assistant/Permit Clerk/Assistant
City Clerk

BACKGROUND

SUMMARY

RECOMMENDATION

Approval of minutes.

ATTACHMENTS

1. BOA August 28 2023 minutes

BOARD OF ADJUSTMENT

August 28, 2023

The Board of Adjustment met on Monday, August 28, 2023, at 5:30 p.m. in the Council Chambers at City Hall.

PRESENT: Dennis Rogers
Kristopher Long
Jay Camp
Karra Graber

Tim Milstead, Planning Director
Melissa Short, Administrative Assistant

OTHERS: Beckie Cato, Andrew Doss, David Johnson, and John Jeffers

Mr. Dennis Rogers called the meeting to order at 5:33 p.m. Kristopher Long made a motion to approve the minutes from July 31, 2023, meeting, seconded by Dennis Rogers; approved 4-0.

NEW BUSINESS:

Special Exception – 5360 Stewart Street

Tim Milstead presented the case before the board regarding 5360 Stewart Street Special Exception. This property is otherwise known as Parcel# 03-1N-28-2530-08400-0010. This request, if approved, will allow the owner to use the property as a principle use parking lot. The property lies within the SSC-RC Zoning District, in which a parking lot (principle use) requires a special exception.

The City of Milton’s Unified Development Code states in Article 3.3 that the Board of Adjustment shall make a finding that the requirements regarding special exception have been met by the applicant, that the reasons set forth in the application justify the granting of the special exception, and that the granting of the special exception will not adversely affect the public interest. The City of Milton’s Board of Adjustments will take this request under consideration, but before a special exception can be granted, the property must be posted and all abutting property owners and property owners directly across the street from the subject property must be notified, and a Public Hearing held.

Public input was provided by Andrew Doss, Director, Field Contractor for Whataburger.

Kristopher Long made the motion to approve 5360 Stewart Street Special Exception, seconded by Karra Graber; approved 4-0.

There being no further items to discuss, the meeting was adjourned at 5:55 p.m.



Agenda Item # 2023-2048

Variance Request for 6766 North Ave.

MEETING DATE

October 30, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Variance Request for 6766 North Ave



City of Milton

October 09, 2023

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a variance request application from Majors Custom Homes LLC, authorized agent for 6766 North Ave, Milton, FL 32570. This property is otherwise known as Parcel # 34-2N-28-0000-14602-0000. This request, if approved, will allow the owner to build a single-family home within the required front and side setbacks. The property lies within the R-1 Single Family Zoning District.

The City of Milton's Unified Development Code, Article 6.2.1 *Residential District Dimensional Standards for Residential Uses*, requires a front setback of twenty-five (25) feet and a side setback of twelve (12) feet. Such language constitutes a variance request by the applicant to construct a single-family primary structure located seven (7) feet from the western parcel boundary and twenty-three (23) feet from the front parcel boundary. Furthermore, in Section 3.4, it is stated that the Board of Adjustment shall make a finding that the requirements regarding hardship relief have been met by the applicant for a variance, that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land. The City of Milton's Board of Adjustments will take this request under consideration, but before a variance can be granted, the property must be posted and all abutting property owners and property owners directly across the street from the subject property must be notified, and a Public Hearing held.

YOU ARE HEREBY NOTIFIED that the application will be considered at the Board of Adjustments meeting on Monday October 30th, starting at 5:30 p.m. at City Hall, 6738 Dixon Street, Milton, FL 32570. Should you be unable to attend this Public Hearing, a letter expressing your views will be considered. A complete lack of response to this notice will be construed as implied consent to the granting of this request.

Sincerely,

Jacob Hullett
Current Planner/Zoning Officer

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, Florida or by calling (850) 983-5440. "If any person decides to appeal any decision made by the board, agency, or commission, with request to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she 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 based." FS286.01015

CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT

REQUEST #: 23-6766-03

APPLICATION DATE: _____

The undersigned applicant requests that the Board of Adjustment consider this application for:

Administrative Review _____ Special Exception _____ Variance

Determination of Compatibility _____

1. NAME OF APPLICANT: Majors Custom Homes, LLC
2. NAME OF BUSINESS: Majors Custom Homes, LLC
3. ADDRESS OF PROPERTY: 6766 North Ave
4. LEGAL DESCRIPTION OF PROPERTY: _____

APPLICANT'S SIGNATURE: *Mr. Kelly*

6967 Hidden Forest Trl. Pace, FL 32571
ADDRESS CITY STATE ZIP PHONE #

OWNER'S SIGNATURE: *Mr. Kelly*

6967 Hidden Forest Trl Pace, FL 32571
ADDRESS CITY STATE ZIP PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

A \Forms\Application\BOAdisk)

ADMINISTRATIVE APPEAL

1. DESCRIBE ACTION OF PLANNING AND DEVELOPMENT DEPARTMENT BEING APPEALED: _____

2. EXPLAIN WHY THE ACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT IS CONSIDERED IN ERROR: _____

3. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____ SECTION _____ PAGE _____

SPECIAL EXCEPTION

1. PRESENT LAND USE ZONE: _____

2. PRESENT USE OF PROPERTY: _____

3. DESCRIBE SPECIAL EXCEPTION REQUESTED: _____

4. EXPLAIN WHY THE GRANTING OF THIS SPECIAL EXCEPTION WOULD NOT BE DETRIMENTAL TO THE GENERAL WELFARE NOR TO THE PROPERTY RIGHTS OF OTHERS IN THE VICINITY: _____

5. IDENTIFY THE PROVISIONS OF THE LAND USE DEVELOPMENT REGULATIONS WHICH AUTHORIZED THE GRANTING OF THE SPECIAL EXCEPTION.

ARTICLE _____ SECTION _____ PAGE _____

VARIANCE

1. PRESENT LAND USE ZONE: R-1
2. PRESENT USE OF PROPERTY: Vacant
3. DESCRIBE REQUESTED VARIANCE: To change set backs to... build new home as such it doesn't cause harm to heritage trees
4. DESCRIBE THE SPECIAL CONDITIONS AND CIRCUMSTANCES WHICH EXIST THAT ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: Two heritage trees that would effect building the home within current set backs
5. EXPLAIN WHY LITERAL INTERPRETATION OF THESE REGULATIONS WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME DISTRICT UNDER THE REGULATIONS: To build the home with current set backs could cause harm to the trees as well as long term problems for the homes slab
6. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES WHICH EXIST A RESULT OF ACTIONS OF THE APPLICANT? YES NO
7. EXPLAIN WHY THE GRANTING OF THIS VARIANCE WILL NOT GIVE THE APPLICANT SPECIAL PRIVILEGES THAT ARE SPECIFICALLY DENIED BY THESE REGULATIONS TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: The new home will not effect any of the surrounding homes. Home will still meet all criteria and by allowing this variance will preserve two heritage trees.

DETERMINATION OF COMPATIBILITY

1. PRESENT LAND USE ZONE: _____
2. PRESENT USE OF PROPERTY: _____

3. SIZE OF STRUCTURE TO BE OCCUPIED: _____
4. WOULD YOU CONSIDER THIS BUSINESS HIGH, MEDIUM, OR LOW TRAFFIC: _____

5. ANTICIPATED NUMBER OF EMPLOYEES OR PERSONS WORKING AT THIS LOCATION: _____
6. HOW MANY VEHICLES WILL BE PARKED AT THIS LOCATION DURING NORMAL BUSINESS HOURS: _____
7. WILL THERE BE ANY NOISE, FUMES, ODORS, OR OTHER UNUSUAL FEATURES OF THIS BUSINESS: _____ IF YES, PLEASE EXPLAIN: _____

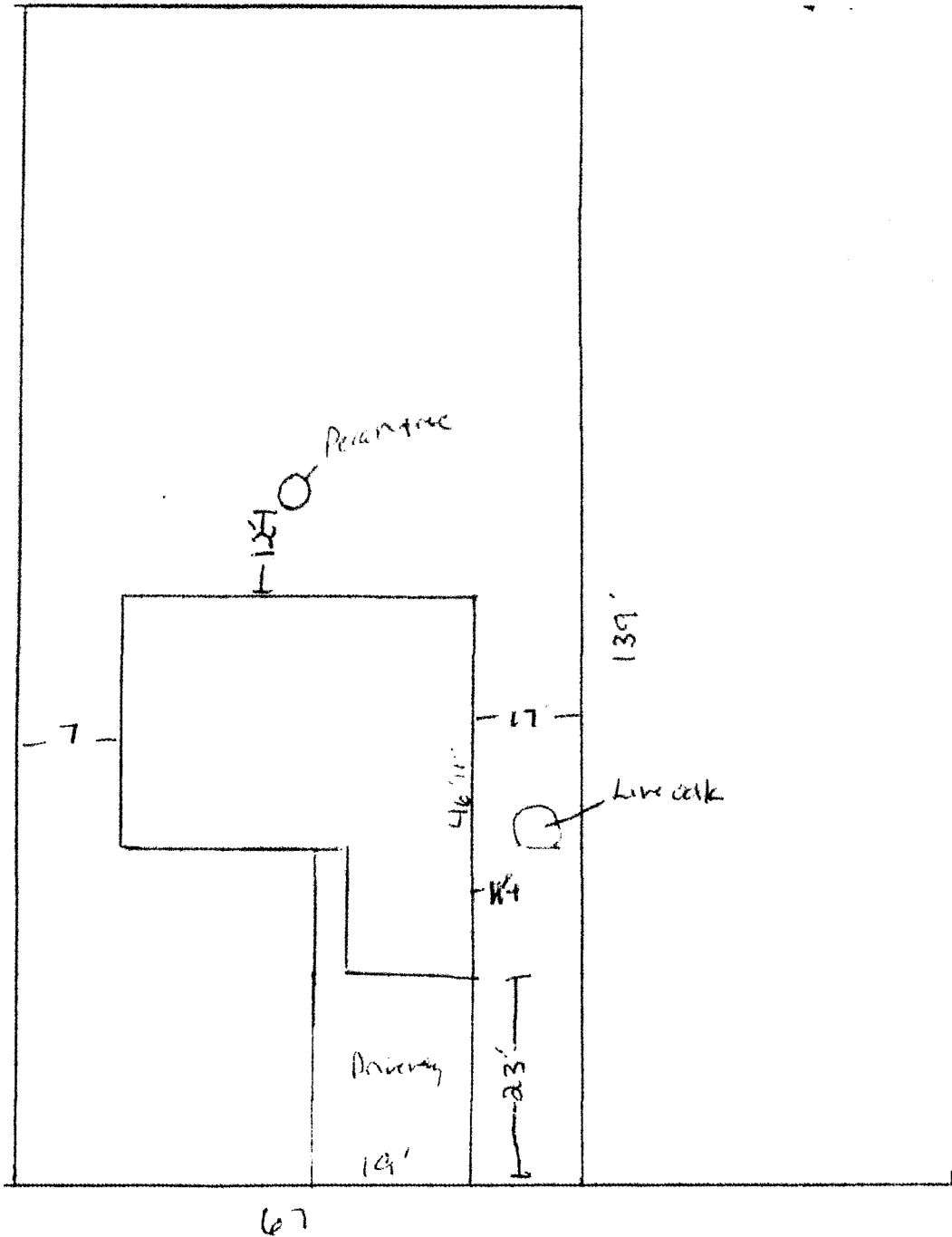
8. STATE OTHER USES WITHIN THE DISTRICT WHICH ARE SIMILAR TO THE PROPOSED USE: _____

9. STATE THE REASON YOU FEEL THE PROPOSED USE IS COMPATIBLE WITH USES PERMITTED: _____

10. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

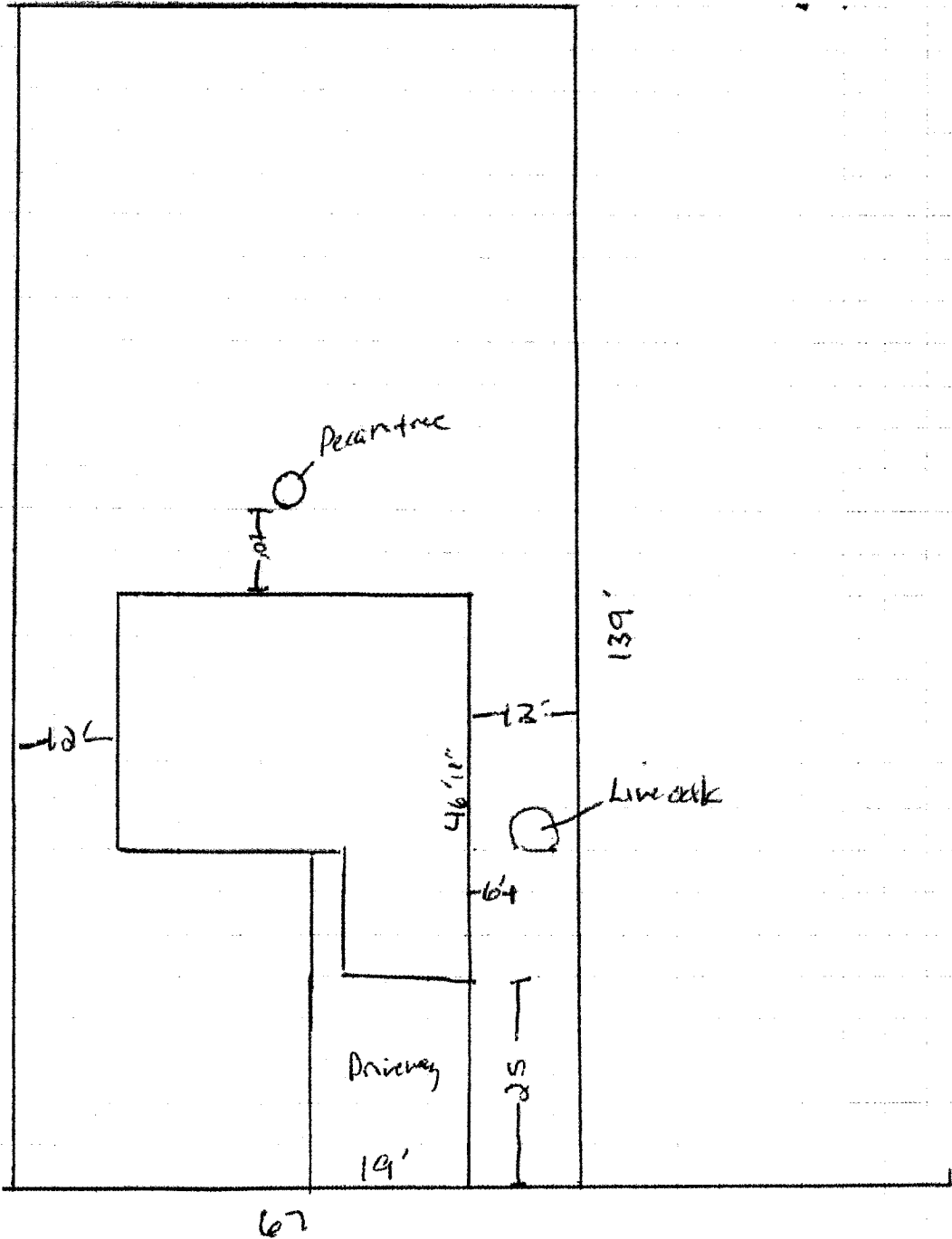
ARTICLE _____ SECTION _____ PAGE _____

1/4" = 5'



Site Plan with current
set back requirements

1/4" = 5'





Agenda Item # 2023-2049

Variance Request 6193 Pomerol Summit St.

MEETING DATE

October 30, 2023

PREPARED BY

BACKGROUND

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Variance Request for 6193 Pomerol Summit St. (2)



City of Milton

October 09, 2023

PUBLIC NOTICE

TO WHOM IT MAY CONCERN

This letter is to inform you that the City of Milton has received a variance request application from William Garner, owner of 6193 Pomeroy Summit, Milton, FL 32570. This property is otherwise known as Parcel # 08-1N-28-1965-00A00-0260. This request, if approved, will allow the owner to build an accessory shed structure on the property which currently exceeds the allowable impervious surface ratios in the overlying zoning district and do so within the required setbacks. The property lies within the R-1 Single Family Zoning District.

The City of Milton's Unified Development Code, Article 6.2.1 *Residential District Dimensional Standards for Residential Uses*, sets a maximum impervious surface ratio of thirty-five percent (35%). The current impervious surface ratio, as approximated using digital aerial photography, information gathered from the Santa Rosa Property Appraiser's website, and City of Milton's GIS database, conservatively estimates an approximate current impervious surface ratio between forty-five and fifty-one percent (45% and 51%) for the property. Such language constitutes a variance for the placement of any additional impervious surfaces, including accessory structures. Section 9.3, *Accessory Structures and Uses*, also states all accessory structures must be located a minimum of five feet from any parcel boundary and any structure located closer than ten (10) feet from the primary structure shall be construed as part of the primary structure and must adhere to all primary structure setbacks of the overlying zoning district. The applicant is requesting a variance to the minimum impervious surface ratio and setbacks for the placement of an accessory shed structure. Furthermore, in Section 3.4, it is stated that the Board of Adjustment shall make a finding that the requirements regarding hardship relief have been met by the applicant for a variance, that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land. The City of Milton's Board of Adjustments will take this request under consideration, but before a variance can be granted, the property must be posted and all abutting property owners and property owners directly across the street from the subject property must be notified, and a Public Hearing held.

YOU ARE HEREBY NOTIFIED that the application will be considered at the Board of Adjustments meeting on Monday October 30th, starting at 5:30 p.m. at City Hall, 6738 Dixon Street, Milton, FL 32570. Should you be unable to attend this Public Hearing, a letter expressing your views will be considered. A complete lack of response to this notice will be construed as implied consent to the granting of this request.

Sincerely,

Jacob Hullett
Current Planner/Zoning Officer

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, Florida or by calling (850) 983-5440. "If any person decides to appeal any decision made by the board, agency, or commission, with request to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she 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 based." FS286.01015

CITY OF MILTON
APPLICATION TO BOARD OF ADJUSTMENT

REQUEST #: 23-6193-02

APPLICATION DATE: 10/03/2023

The undersigned applicant requests that the Board of Adjustment consider this application for:

Administrative Review _____ Special Exception _____ Variance X

Determination of Compatibility _____

1. NAME OF APPLICANT: William Garner
2. NAME OF BUSINESS: _____
3. ADDRESS OF PROPERTY: 6193 Pomeroy Summit St. Milton, FL 32570
4. LEGAL DESCRIPTION OF PROPERTY: Parcel Number: 08-1N-28-1965-00A00-0260
Brief Legal Description: JAIMEES RIDGE PHASE I LOT 26BLK A AS DES IN OR 4045 PG1665

APPLICANT'S SIGNATURE: _____

<u>6193 Pomeroy Summit St.</u>	<u>Milton</u>	<u>FL</u>	<u>32570</u>	<u>(850)207-3103</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OWNER'S SIGNATURE: _____

<u>6193 Pomeroy Summit St.</u>	<u>Milton</u>	<u>FL</u>	<u>32570</u>	<u>(850)207-3103</u>
ADDRESS	CITY	STATE	ZIP	PHONE #

OFFICIAL ACTION:

DATE: _____

ACTION: _____

ADMINISTRATIVE APPEAL

1. DESCRIBE ACTION OF PLANNING AND DEVELOPMENT DEPARTMENT BEING APPEALED: _____

2. EXPLAIN WHY THE ACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT IS CONSIDERED IN ERROR: _____

3. IDENTIFY THE PROVISION OF THE LAND USE DEVELOPMENT REGULATIONS THAT IS INVOLVED IN THIS APPEAL.

ARTICLE _____ SECTION _____ PAGE _____

SPECIAL EXCEPTION

1. PRESENT LAND USE ZONE: _____

2. PRESENT USE OF PROPERTY: _____

3. DESCRIBE SPECIAL EXCEPTION REQUESTED: _____

4. EXPLAIN WHY THE GRANTING OF THIS SPECIAL EXCEPTION WOULD NOT BE DETRIMENTAL TO THE GENERAL WELFARE NOR TO THE PROPERTY RIGHTS OF OTHERS IN THE VICINITY: _____

5. IDENTIFY THE PROVISIONS OF THE LAND USE DEVELOPMENT REGULATIONS WHICH AUTHORIZED THE GRANTING OF THE SPECIAL EXCEPTION.

ARTICLE _____ SECTION _____ PAGE _____

VARIANCE

1. PRESENT LAND USE ZONE: _____
2. PRESENT USE OF PROPERTY: _____
3. DESCRIBE REQUESTED VARIANCE: I am requesting a setback and watershed exemption to gain a Permit Exemption from Santa Rosa County. The purpose of this structure is to be a permeant structure and improve the property value rather than adding a portable building. I paid \$800 for a complete set of engineering drawings.

4. DESCRIBE THE SPECIAL CONDITIONS AND CIRCUMSTANCES WHICH EXIST THAT ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: I am replacing a portable shed that was damaged in a storm. This structure has the approval of the HOA. This structure has a full set of engineering drawings. The pitch of the roof and shingles very closely match the roof of the house. The siding is Hardy Board and the color matches come of the flake in the brick on the house. Gutters will be installed to control the water shed. There are many structures in our neighborhood that do not meet codes. I want my home to increase in value and a portable shed would not.

5. EXPLAIN WHY LITERAL INTERPRETATION OF THESE REGULATIONS WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME DISTRICT UNDER THE REGULATIONS: _____
I am a 100% disabled veteran. This structure will give me a place to work on hobbies now that I am out of work. I need this space to keep me busy with small hobbies. I am currently paying almost \$400 a month to store my hobby tools. This will not be used for business.

6. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES WHICH EXIST A RESULT OF ACTIONS OF THE APPLICANT? YES _____ NO X
7. EXPLAIN WHY THE GRANTING OF THIS VARIANCE WILL NOT GIVE THE APPLICANT SPECIAL PRIVILEGES THAT ARE SPECIFICALLY DENIED BY THESE REGULATIONS TO OTHER LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT: This variance will be an example to the rest of the community of how yard structures should be done. The other options for this structure would be the same as other properties both in my neighborhood but that exist all over the city of Milton and Santa Rosa County.

REQUEST FOR RESIDENTIAL ACCESSORY EXEMPTION

Property Owner: William Jerald Garner Jr

Parcel Number: 08-1N-28-1965-00A00-0260

Structure will be located at (911 address): 6193 Pomerol Summit St Milton FL 32570

Telephone Number: 850-207-3103

I hereby request, in accordance with Santa Rosa County ordinance 2006-37 Section 105.2, to commence work with an exemption from permitting. Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the Florida Building Code, Santa Rosa County Land Development Code and Florida Statutes.

I understand and agree that this application is only exempting building permit and inspection requirements. Compliance with all Florida Building Code, Santa Rosa County Land Development Code and Florida Statutes is required. If at any time the exempt structure no longer meets the exemption criteria set forth in this application, then the exempt structure will lose its exempt status and be subject to the applicable building permit process. The filing of this application does not constitute any violation, cancellation, alteration or set aside any of the provisions of the Florida Building Code, Santa Rosa County Land Development Code, or Florida Statutes, nor shall this exemption prevent the building official from thereafter requiring a correction of errors in construction or violations of Florida Building Code, Santa Rosa County Land Development Code, or Florida statutes.

This exemption does not exempt the following:

1. All applicable Florida Building Code and Florida Statute regulations.
2. Notice of Commencement, F.S. 713.135(6)
3. Florida Product Approval, Florida Administrative Code Rule 9B-72
4. Flood Requirements, Santa Rosa County Land Development Code Article 10
5. Termite Treatment Florida Building Code Residential Section R320
6. Set back and height limit requirements.
7. All Plumbing, Electrical, Mechanical or Gas installed in the accessory building shall be subject to permitting and inspection. Be advised when an inspection is performed for Plumbing, Electrical, Mechanical or Gas, the inspector is obligated to address any apparent violation of the Florida Building Code, Santa Rosa County Land Development Code, or Florida Statutes, when found.

OWNER'S ACKNOWLEDGEMENT OF THE ABOVE REQUIREMENTS:

I, William Jerald Garner Jr, owner of parcel 08-1N-28-1965-00A00-0260, hereby acknowledge and understand the foregoing requirements. Under penalty of perjury, I hereby state I have read the above and the statements contained herein are true and correct.

Owner Signature William Jerald Garner Jr
Digitally signed by William Jerald Garner Jr
Date: 2023.09.12 15:04:23 -05'00'

Date 09/12/2023

Contractor Use:
Contractor Signature Savannah M. Hudson

License Number CBC1253645

*****DEPARTMENT USE*****

Zoning Approval _____

Date _____

Setbacks: Front: _____ Rear: _____ Left: _____ Right: _____

Jaimees Ridge Homeowners Association, Inc.
7851 Pine Forest Road
Pensacola, FL 32526

From: Jay Schwartz manager of Jaimees Ridge Homeowners' Association, Inc.

To: City of Milton, Florida

RE: 6193 POMERAL SUMMIT MILTON 32570

To whom it may concern: The Jaimees Ridge Homeowners' Association Inc. has received and approved an application from William J. Garner Jr. and Lindsey Garner to build an additional garage/shed in their backyard. The size of the garage/shed will be dependent on what is allowed by the county permit office.

I have provided a copy of the planned location of the garage/shed and a rendering of the building itself. The colors are to match the current colors of the house at the same address;

Should you have any questions, please contact me.

Sincerely:



Jay Schwartz
Manager on behalf of the board of directors
Jaimees Ridge HOA
850-407-8123
jay@LCMFL.COM

Jaimee's Ridge Homeowners Association, Inc.

Name: William Garner Date: 9/28/2022

Jaimees Ridge Address: 6193 Pomeroy Summit St

Mailing address if different: _____

Owner's Cell: 850-207-3103 Alternate phone: _____

Lot: _____ Block: _____ Phase: _____ Date Submitted: 09/28/2022

Project Information:
(Check one of the following)

Landscaping Pool Paint Fence Roofing

Other: Shed Build Driveway Widening

Checklist of requirements for project Review:

	Yes	No
A. 1 copy of Site plan showing pool location, patio, decks, screen enclosure location, dimensions to property lines	<u>X</u>	_____
B. 1 copy landscape plan, spacing of non-deciduous trees, height of trees at time of installation, names of trees from approved non-deciduous tree list.	<u>X</u>	_____
C. Brochure, diagram, rendering of completed look	<u>X</u>	_____
D. Color samples, shingle samples, stucco/texture samples	_____	<u>X</u>
E. Repair / Replacement with same or like materials	<u>X</u>	_____

Addition information about your request: _____

The fence needs to move out 2 feet. I can't move it to the property line due to the fire hydrant

The shed will be similar to the picture but colors that match the house. Size will be determined by the county permit office.

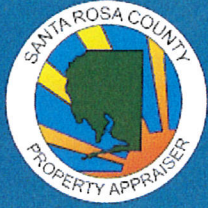
The driveway and all improvements are on the attached drawing. Everything is designed to improve the property value.

How to Submit your Architectural Request:

By Mail:

Jaimee's Ridge HOA
c/o Liberty Community Management
4400 Bayou Blvd, suite 52A
Pensacola FL, 32503





Santa Rosa County Property Appraiser

Gregory S. Brown II, CFA



[Home](#) [Search](#) [Map](#)

▼ Parcel Information

Parcel Number	08-1N-28-1965-00A00-0260
Situs/Physical Address	6193 POMERAL SUMMIT MILTON 32570
Property Usage	SINGLE FAMILY (0100)
Section-Township-Range	08-1N-28
Tax District	MILTON
2022 Total Millage Rate	14.6714
Acreage	0.21
Homestead	Y
Brief Legal Description	JAIMEES RIDGE PHASE I LOT 26BLK AAS DES IN OR 4045 PG1665

▼ Owner Information

Primary Owner

Garner William J Jr & Lindsey
 6193 Pomerol Smt
 Milton, FL 32570-1734

[Apply for Exemptions](#)

[Update Mailing Address](#)

[Estimate Taxes](#)

▼ Valuation

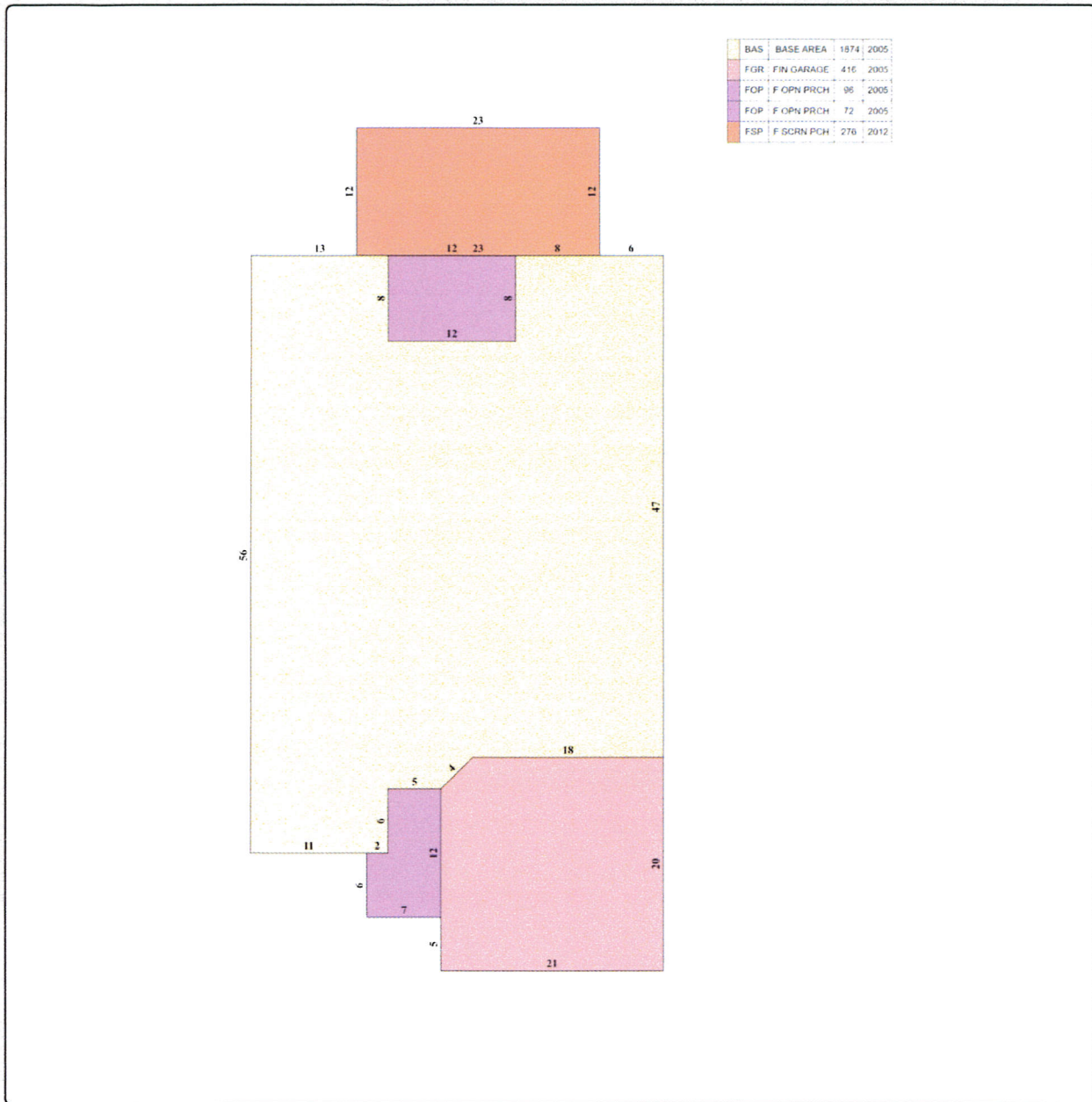
	2021 Certified	2022 Certified	2023 Preliminary
Building	\$163,682.00	\$190,456.00	\$201,545.00
Extra Feature	\$9,001.00	\$9,001.00	\$9,001.00
Land Value	\$20,000.00	\$30,000.00	\$30,000.00
Land Agricultural Value	\$0.00	\$0.00	\$0.00
Agricultural (Market) Value	\$0.00	\$0.00	\$0.00
Just (Market) Value*	\$192,683.00	\$229,457.00	\$240,546.00
Co. Assessed Value	\$191,699.00	\$197,450.00	\$203,374.00
Exempt Value	\$55,000.00	\$197,450.00	\$203,374.00
Co. Taxable Value	\$136,699.00	\$0.00	\$0.00

▼ Residential Buildings

Building 1

Type	SINGLE FAM
Total Area	2734
Heated Area	1874.00
Ext Walls	BRICK
Roof Cover	TIMB/SHING
Interior Walls	DRYWALL
Foundation	BLOCK/MASN
Frame	WOOD FRAME
Floor	ARWD/LVP ; CARPET
Heat Type	FCD AIR D
A/C Type	CENTRAL
Bathrooms	2.00
Bedrooms	3.00
Stories	1.00
Actual Year Built	2005
Effective Year Built	2005

Use: SINGLE FAM (0100)



▼ Land

Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
0100	SFR	R1	65.00	141.00	LT	1.00	\$30,000

▼ Extra Features

Description	Number of Items	Units	Year	Extra Feature Value
SHED	1.00	1.00 UT	2009	\$1
SWIMPOOL	1.00	1.00 UT	2012	\$9,000

▼ Sales

Multi-Parcel Sale	Sale Date	Sale Price	Instrument ⓘ	Book / Page	Qualification	Vacant or Improved	Grantor	Grantee
N	12/17/2020	\$247,000	WD	4045 / 1665	Q	I	GUZOUSKIS JAMES A & HELGA	GARNER WILLIAM J JR & GARNER L
N	06/30/2009	\$144,900	WD	2912 / 924	Q	I	SCHEIDEL JAMES D &	GUZOUSKIS JAMES A & HELGA
N	01/27/2005	\$125,800	WD	2404 / 1283	U	I	ADAMS HOMES OF NORTHWEST	SCHEIDEL JAMES D & HAWTHORNES
N	05/23/2003	\$171,300	WD	2151 / 1250	U	V	JAIMEES RIDGE DEVELOPMENT INC	ADAMS HOMES OF NORTHWEST FLORI

▼ Map



The Santa Rosa County Property Appraiser and staff are constantly working to provide and publish the most current and accurate information possible. No warranties, expressed or implied are provided for the data herein, its use, or its interpretation. The current assessed values as viewed herein are 2023 Working Values, the data elements are current as of October 04, 2022. Again, one must remember that the primary use of the assessment data contained herein is for general public information. No responsibility or liability is assumed for inaccuracies or errors.

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Last Data Upload: 10/3/2023 2:33:43 AM

Developed by: