

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
September 18, 2019–8:30 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 witness
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 Resume Minutes.
 - A. Approval of Resume Meeting Minutes from the July 17, 2019 Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 0. **Case No.: CU-2019-10**
Address: 2115 Herman Street
Request: Conditional use to allow for a salvage yard
Requested by: Buddy Page, Agent for Northern Horizons, LLC, Owner
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, October 16, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

5. A.

Meeting Date: 09/18/2019

Attachments

Meeting minutes 7-17-19

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD July 17, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. –8:50 A.M.)

Present: Auby Smith
Bill Stromquist
Judy Gund
Jennifer Rigby
Michael Godwin
Willie Kirkland, Jr.
Walker Wilson

Staff Present: Allyson Lindsay, Urban Planner II
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Kim Wilson, Urban Planner I
Kristin Hual, Assistant County Attorney

REGULAR BOA AGENDA

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Board Member Michael Godwin, Seconded by Vice Chairman Walker Wilson

Motion was made to accept meeting packet. Willie Kirkland was absent for vote

Vote: 6 - 0 Approved
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of Resume Meeting Minutes.

- A. Approval of Resume Meeting Minutes from the May 15, 2019 Board of Adjustment Meeting.

Motion by Board Member Judy Gund, Seconded by Board Member Auby Smith

Motion was made to approve minutes May 15, 2019. Willie Kirkland was absent at the time of vote.

Vote: 6 - 0 Approved

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

A. **Case No.:V-2019-04**

Address: 12576 Prospero Dr

Request: Variance to allow an accessory structure (garage) in the front yard of property.

Requested by: Douglas & Dana McCoy, Owner

No BOA member acknowledged any ex parte communication regarding this item.
No BOA member acknowledged visiting the site.
No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Board Member Auby Smith, Seconded by Board Member Willie Kirkland, Jr.

Motion was to approve Variance Case: V-2019-04.

Vote: 7 - 0 Approved - Unanimously

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, September 18, 2019 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

*******The August BOA Meeting has been canceled due to the fact that no cases were submitted by the deadline.******

10. Adjournment.

Board of Adjustment

6. 0.

Meeting Date: 09/18/2019
CASE: CU-2019-10
APPLICANT: Buddy Page, Agent for Northern Horizons, LLC, Owner
ADDRESS: 2115 Herman St
PROPERTY REFERENCE NO.: 09-2S-30-1100-000-153
ZONING DISTRICT: HC/LI, Heavy Commercial Light Industrial
FUTURE LAND USE: Com, Commercial
OVERLAY DISTRICT: Palafox

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

Conditional use to allow for a salvage yard in HC/LI zoning.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended), Section:3-2.11(c)(5).c

c. Salvage yards not otherwise requiring approval as solid waste processing facilities.

CRITERION (a)

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

FINDINGS-OF-FACT

The surrounding properties are zoned HC/LI with both commercial and residential uses. The proposed use can be compatible with the area with buffering approved through the Site Plan Review Process.

CRITERION (b)

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

FINDINGS-OF-FACT

The applicant has stated that water, electric and sewer facilities are presently available and services would still need to be reviewed and approved through the Site Plan Review Process.

CRITERION (c)

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

FINDINGS-OF-FACT

It appears there is an existing driveway along Herman St. There are no measurements at this time regarding vehicle and pedestrian safety, on-site parking and loading, or emergency vehicle access. These will be reviewed and determined during the Site Plan Review process.

CRITERION (d)

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

FINDINGS-OF-FACT

The site is surrounded by parcels with similar use or intensity, along with a few residential properties and vacant land. The avoidance of nuisances and hazards to the adjacent properties and properties in the immediate area will be evaluated during the Site Plan Review process.

CRITERION (e)

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.

FINDINGS-OF-FACT

The applicant states solid waste service is available for the subject property. This will be further evaluated during the Site Plan Review Process.

CRITERION (f)

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

FINDINGS OF FACT

The project will need to be approved through the Site Plan Review Process and meet the following Design Manual (DSM) criteria.

DSM 2-2 Landscape areas and quantities.

2-2.1 Parcel total. No parcel shall provide less than 15 percent landscape area, regardless of the minimum pervious lot coverage required by the applicable zoning district. On-site permeable retention/detention ponds and permeable swales qualify as landscape area if their maximum depths are no more than three feet and their side slopes are no steeper than 2:1 (horizontal to vertical).

2-2.3 Buffers. Based on broad land use categories, where a proposed new use or expanding existing use is likely to adversely impact an adjoining use, a landscape buffer is required to minimize or eliminate those impacts. The buffer shall protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the uses. It shall function to reduce or eliminate incompatibility between uses such that the long-term continuation of either use is not threatened by impacts from the other. Buffers shall be provided according to the following standards:

a. **Required by use.** The character of adjoining land uses primarily determines the type of buffering required.

1. **Residential and non-residential.** All residential uses shall be buffered from all non-residential uses, other than passive recreation, conservation, or agricultural uses, according to the buffer types established in this section and following non-residential categories:

a. **Heavy commercial and industrial.** Heavy commercial and industrial uses consistent with the Heavy Commercial and Light Industrial (HC/LI) and Industrial (Ind) zoning districts shall provide a Type-C buffer supplemented with an opaque fence or wall.

CRITERION (g)

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

FINDINGS OF FACT

The applicant intends to have a sign and exterior lights on the property which will be reviewed during the Site Plan review process. Given that there are some residential uses in the area, lighting should be shielded and directed inward.

CRITERION (h)

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

FINDINGS OF FACT

Based on the applicant's submitted plan, the size, shape and location of the parcel will accommodate the proposed use and required buffering.

CRITERION (i)

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

FINDINGS OF FACT

This site is located within the Palafox CRA. That district imposes site and building requirements for non-residential uses related to structure height, materials, setbacks, facades, natural features, landscaping, signs, lighting, parking, and buffering of outdoor storage. CRA staff will review this project by those standards as part of the site plan review process.

STAFF FINDINGS

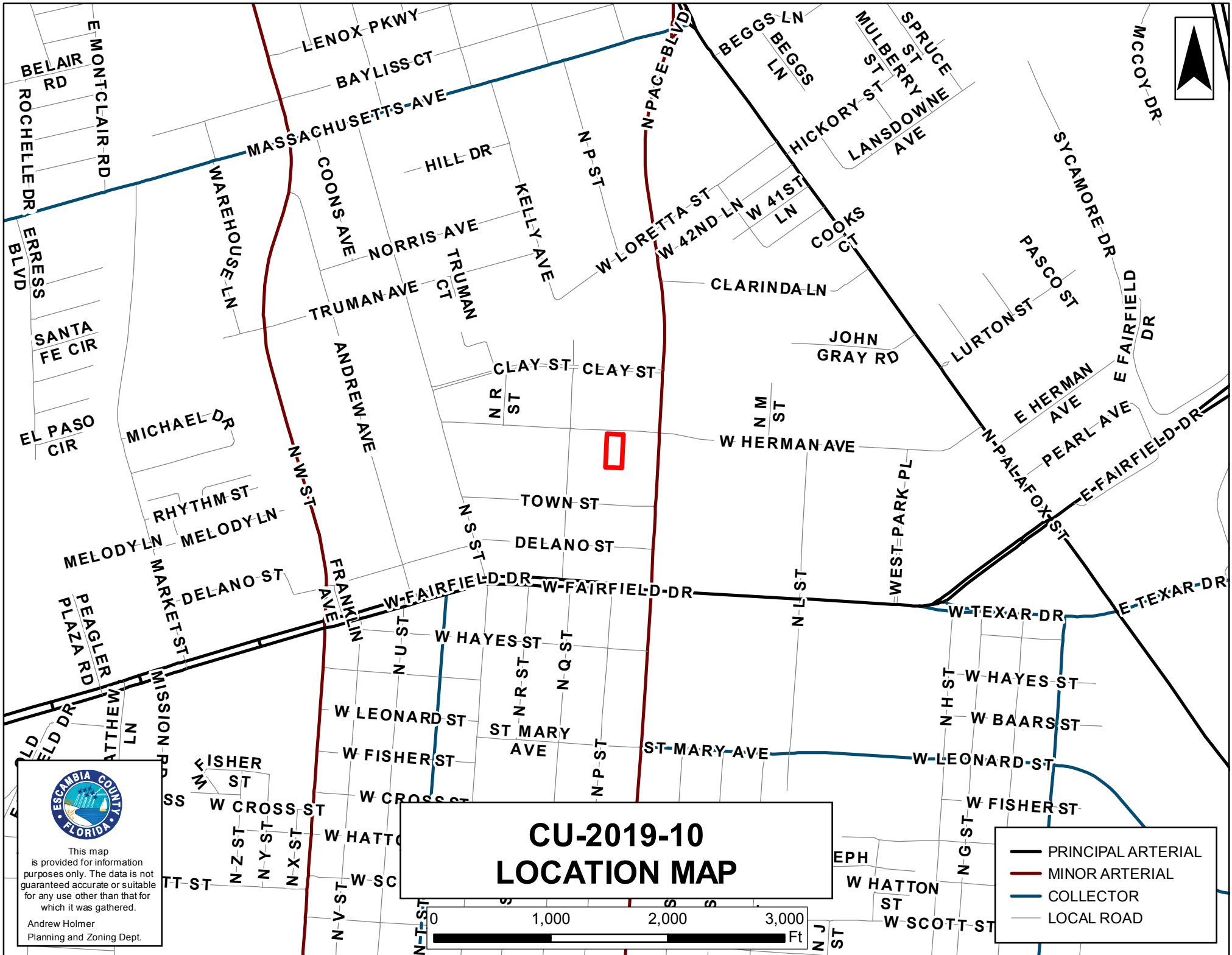
Staff finds that the proposed use can meet all of the required criteria with the condition of completing the site plan review process.

BOA DECISION

Attachments

[Working case file10](#)


CU-2019-10

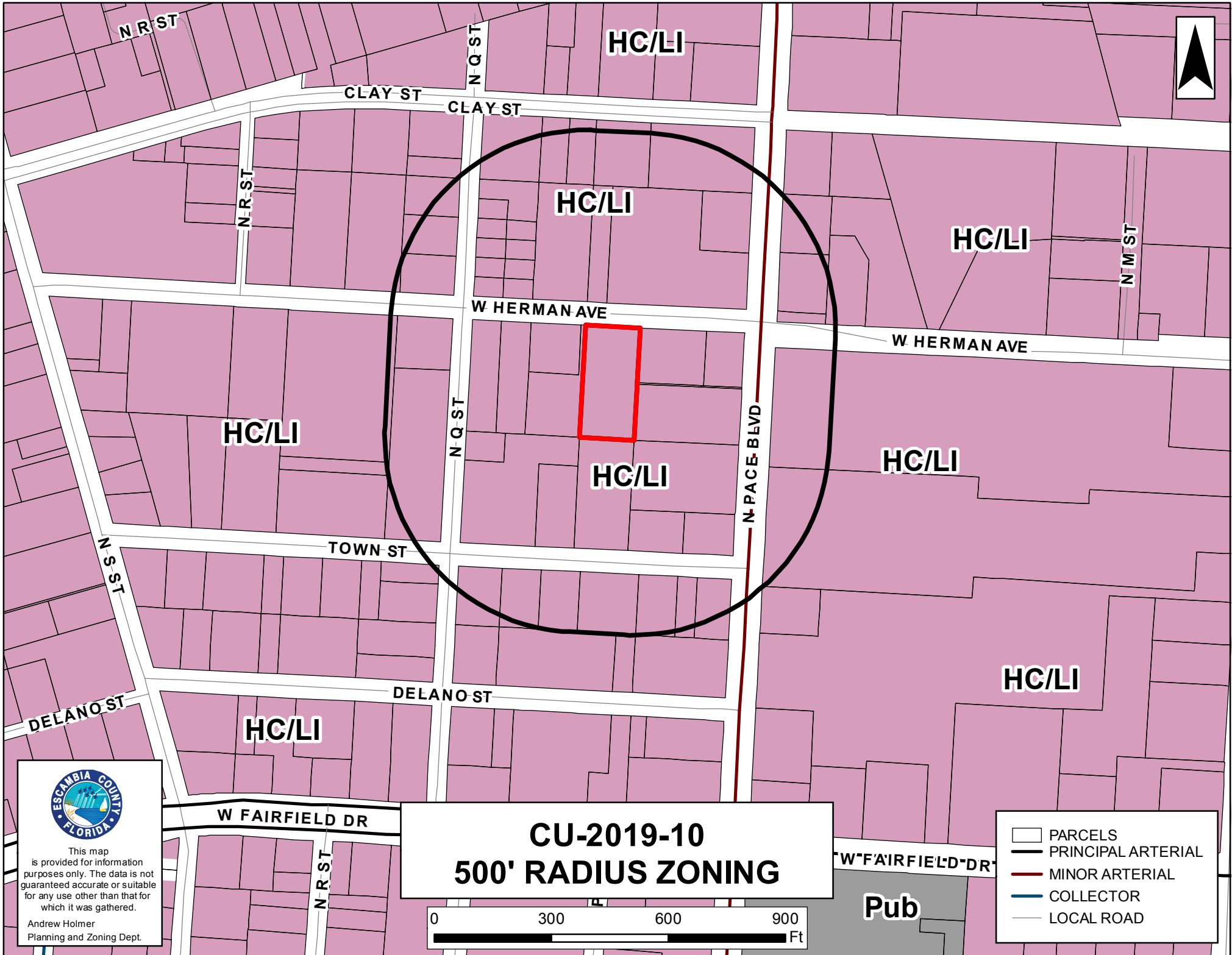


CU-2019-10 LOCATION MAP



- 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.



N R ST

HC/LI

CLAY ST

CLAY ST

N Q ST

HC/LI

HC/LI

N R ST

N M ST

W HERMAN AVE

W HERMAN AVE

HC/LI

N Q ST

N PACE BLVD

HC/LI

HC/LI

N S ST

TOWN ST

HC/LI

DELANO ST

DELANO ST

HC/LI

W FAIRFIELD DR

CU-2019-10
500' RADIUS ZONING

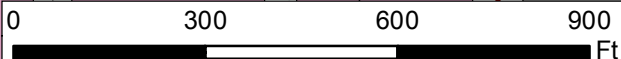
W FAIRFIELD DR

Pub

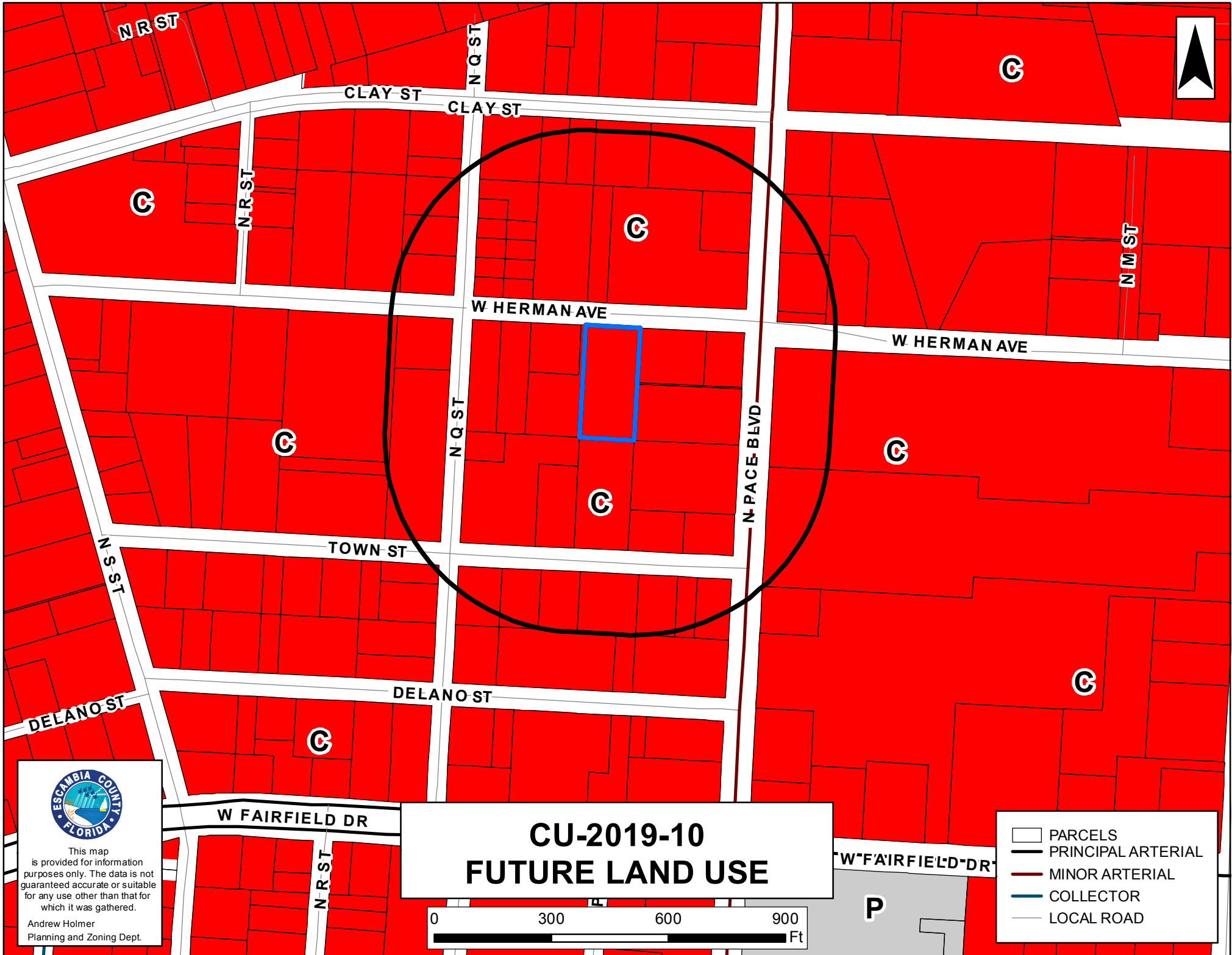


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



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



NR ST

NQ ST

CLAY ST

CLAY ST

C

NR ST

C

C

NM ST

W HERMAN AVE

W HERMAN AVE

C

NQ ST

N PACE BLVD

C

C

NS ST

TOWN ST

DELANO ST

C

DELANO ST

C

W FAIRFIELD DR

CU-2019-10 FUTURE LAND USE

W FAIRFIELD DR

P

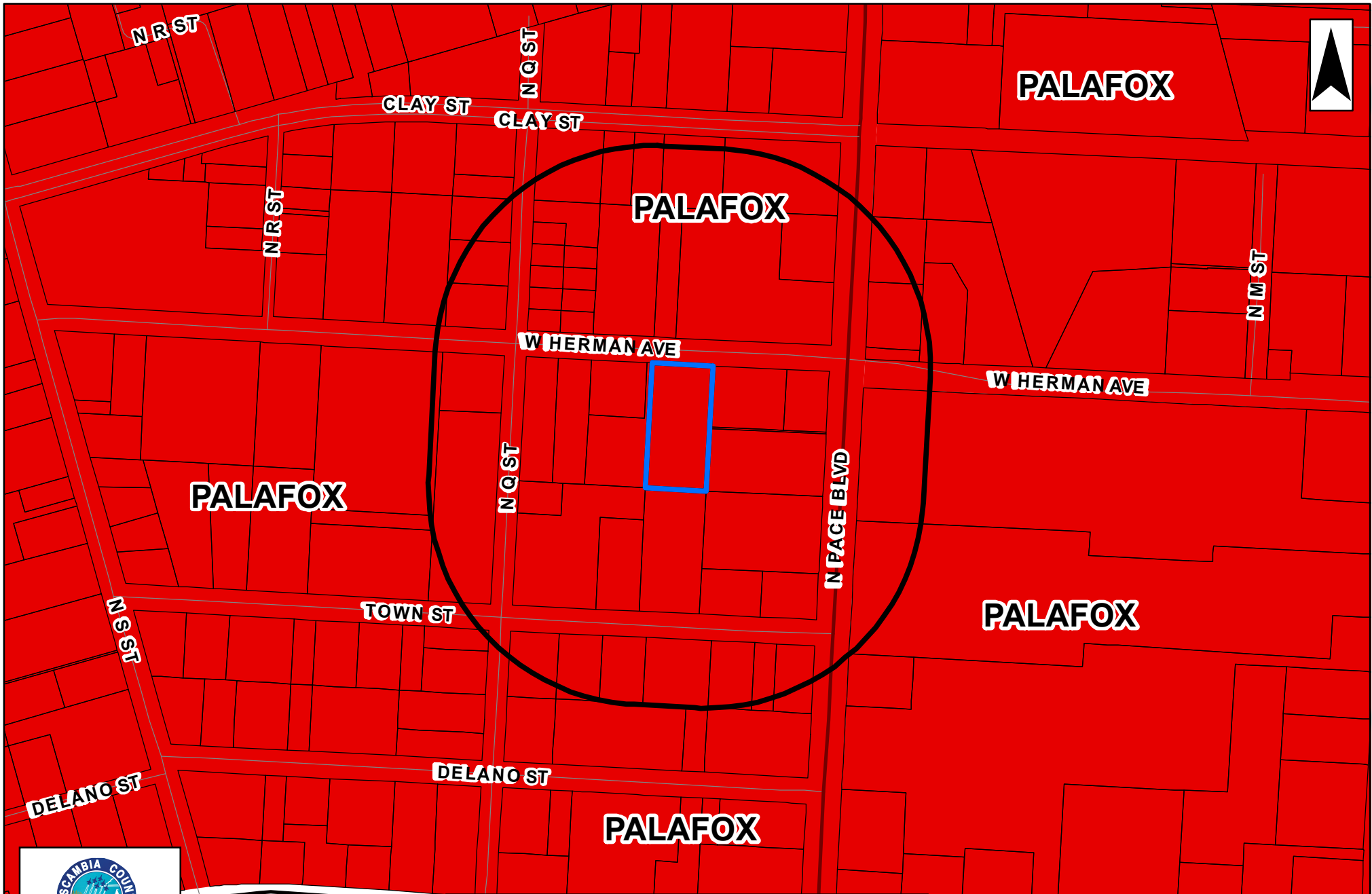



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Andrew Holmer
Planning and Zoning Dept.



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

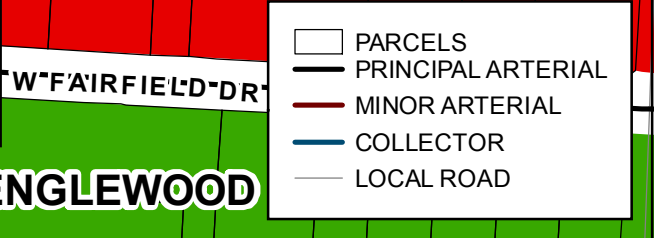
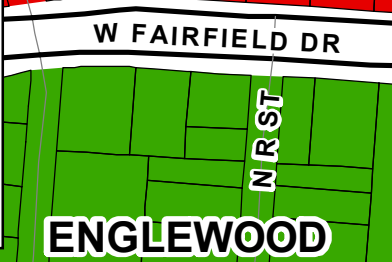
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

**CU-2019-10
CRA MAP**



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






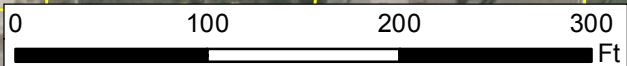
W HERMAN AVE

N Q ST

N PACE BLVD

TOWN ST

CU-2019-10 AERIAL MAP



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Andrew Holmer
Planning and Zoning Dept.

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



**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: CONDITIONAL USE

CASE NO: CU-2019-10

DATE: 09/18/19 **TIME:** 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

**FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 695-3475 OR VISIT
WWW.MYESCAMBIA.COM**

Public Hearing sign

**PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY**



Looking onto subject parcel
from easterly access point



Looking onto subject property
from one access point



Another view looking onto subject parcel



Looking north across Herman St
from subject parcel driveway



Looking northwest from subject parcel



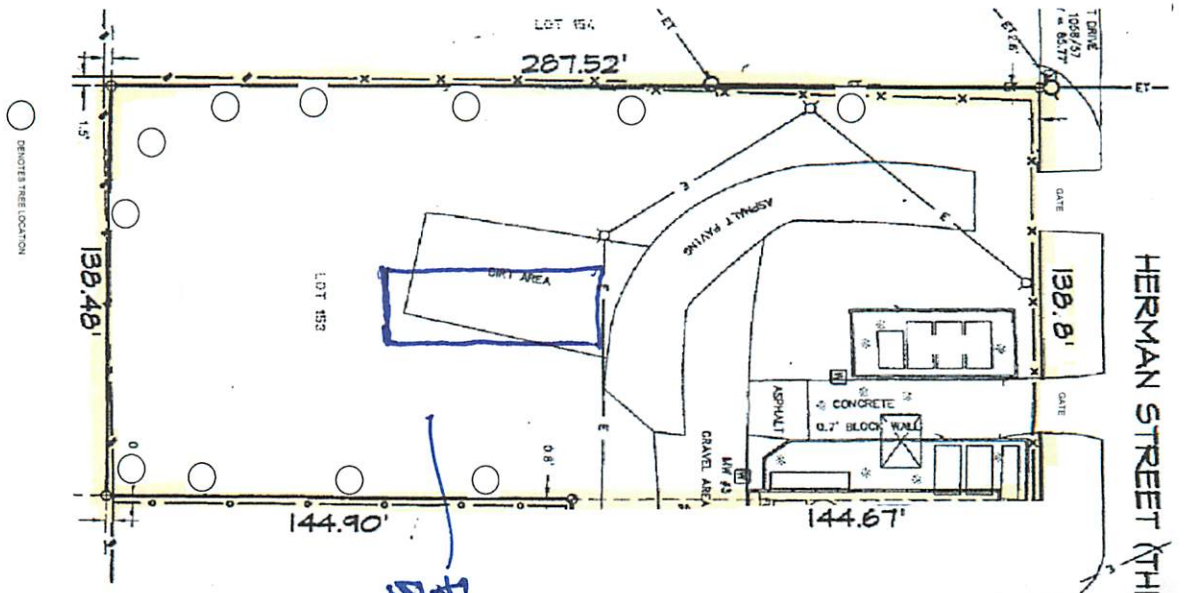
Looking west along Herman St from subject parcel



Looking southwest at adjacent parcel



Looking east along Herman St toward Pace Blvd



PROPOSED METAL
BLDG 50'x100'

COPY

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: 20-2019-10 Accepted by: AL BOA Meeting: 9/18/19

Conditional Use Request for: Salvage yard

Variance Request for: _____

1. Contact Information:

A. Property Owner/Applicant: Northern Horizons, LLC

Mailing Address: Box 1144 Gulf Breeze, Florida 32562

Business Phone: _____ Cell: _____

Email: _____

B. Authorized Agent (if applicable): Wiley C. "Buddy" Page

Mailing Address: 5337 Hamilton Lane Pace, Florida 32571

Business Phone: 850 232-9853 Cell: 850 232-9853

Email: budpage1@att.net

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: 2115 Herman Street Pensacola

Parcel ID (s): _____
09-2S-30-1100-000-153

B. Total acreage of the subject property: 0.9240 ac

C. Existing Zoning: HC/LI

FLU Category: Comm

D. Is the subject property developed (if yes, explain): _____
Equipment and materials storage

E. Sanitary Sewer: X Septic: _____

3. Amendment Request

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

Owner activities may include uses allowed under LDC Sec.3-2.11(c)(5)c "Salvage yards not otherwise requiring approval as a solid waste facility."

- 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.**

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

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.*

Adjacent property to the west is quite literally a crack house operation, to the south is a boat maintenance facility with hundreds of openly outside stored used tires, and to the east is a truck sales/storage site. The proposed conditional use request will be generally compatible with adjacent and nearby uses.

- 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.

Property is presently being used as would otherwise be permitted as a conditional use under the HC/LI zoning designation. Water, sewer, electric and solid waster are all currently available. Owner comtemplates construction of a building with small office space.

- 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.
Existing Ingress and egress gates measure some 16' providing adequate circulation.

- 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.

Proposed Conditional Use will allow existing operation to continue operating in a compatible way with adjacent existing uses. If granted, the Conditional Use will allow uses that will not produce unreasonable noise, glare, dust, smoke, odor, vibration, electric interference to adjacent properties in the 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.

Container will be located in conformity with LDC requirements.

- 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.

Screening will be installed along Herman Street frontage as required by the LDC and overlay restrictions.

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.

A sign and proposed lighting plans will be submitted to the County for review and approval.

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

Site was formally used for bulk storage of petroleum products. Lot is flat and well drained. Proposed uses will confirm will LDC requirements.

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

If granted, this Conditional Use together with other allowed uses under the HC/LI category will allow the owner to otherwise comply with LDC provisions.

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 2115 Herman Street Pensacola, Florida, property reference number(s) 09-2S-30-1100-000-153 I hereby designate Wiley C. "Buddy" Page for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 15 day of Aug the year of, 2019, and is effective until 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 Department.

Agent Name: Wiley C. "Buddy" Page
Email: budpage1@att.net

Address: 5337 Hamilton Lane Pace, Florida 32571 Phone: 850 232-9853
[Signature] WAYNE WHEATLEY
Signature of Property Owner Printed Name of Property Owner Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 15 day of August 2019,
by Wayne Wheatley

Personally Known OR Produced Identification Type of Identification Produced: W340-881-47-411-0
[Signature] Christina Smith
Signature of Notary 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 595-3475.

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**

D. _____ A **Certified Boundary Survey** (Include Corporation/LLC documentation if applicable.)

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 place a public notice sign(s) on the property referenced herein.; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.



Signature of Owner/Agent

Printed Name of Owner/Agent

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)

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 15-188
Property Identification No. 092S301100000153
Tax Account No. 052809000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 03062 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 2nd day of March 2015, offered for sale as required by law for cash to the highest bidder and was sold to: **NORTHERN HORIZONS LLC, P O BOX 1144 GULF BREEZE FL 32562**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 2nd day of March 2015, in the County of Escambia, State of Florida, in consideration of the sum of (\$5,300.00) FIVE THOUSAND THREE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

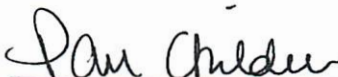
LT 153 HYER PLACE PB 1 P 92 OR 5055 P 1796 SEC 8/9 T 2S R 30

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: T GILL LLC**


witness Mylinda Johnson

witness Emily Hogg


PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida

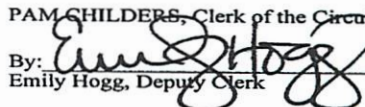


State of Florida
County of Escambia

On this 6th day of March 2015 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By: 
Emily Hogg, Deputy Clerk





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
NORTHERN HORIZONS LLC

Filing Information

Document Number L09000010913
FE/EIN Number 90-0510399
Date Filed 02/02/2009
State FL
Status ACTIVE

Principal Address

33 D GULF BREEZE PARKWAY
GULF BREEZE, FL 32561

Mailing Address

PO BOX 1144
GULF BREEZE, FL 32562-1144

Registered Agent Name & Address

WHEATLEY, WAYNE
33 D GULF BREEZE PARKWAY
GULF BREEZE, FL 32561

Authorized Person(s) Detail

Name & Address

Title MGRM

WHEATLEY, WAYNE
33 D GULF BREEZE PARKWAY
GULF BREEZE, FL 32561

Annual Reports

Report Year	Filed Date
2017	03/04/2017
2018	03/05/2018
2019	05/22/2019

Document Images

[05/22/2019 – ANNUAL REPORT](#)

[View image in PDF format](#)

[03/05/2018 – ANNUAL REPORT](#)

[View image in PDF format](#)



Chris Jones
Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

❖ Navigate Mode ❖ Account ❖ Reference ❖

Printer Friendly Version

General Information
Reference: 0925301100000153
Account: 052809000
Owners: NORTHERN HORIZONS LLC
Mail: PO BOX 1144
 GULF BREEZE, FL 32562
Situs: 2115 HERMAN AVE 32505
Use Code: OPEN STORAGE
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of South Florida Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$57,155	\$3,384	\$60,539	\$60,539
2018	\$57,155	\$3,384	\$60,539	\$60,539
2017	\$57,155	\$3,384	\$60,539	\$60,539

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/06/2015	7310	1646	\$5,300	TD	View Instr
08/2002	5055	1796	\$100	WD	View Instr
01/1991	2959	741	\$50,000	QC	View Instr
09/1982	1686	395	\$35,000	WD	View Instr
01/1976	1029	524	\$100	QC	View Instr

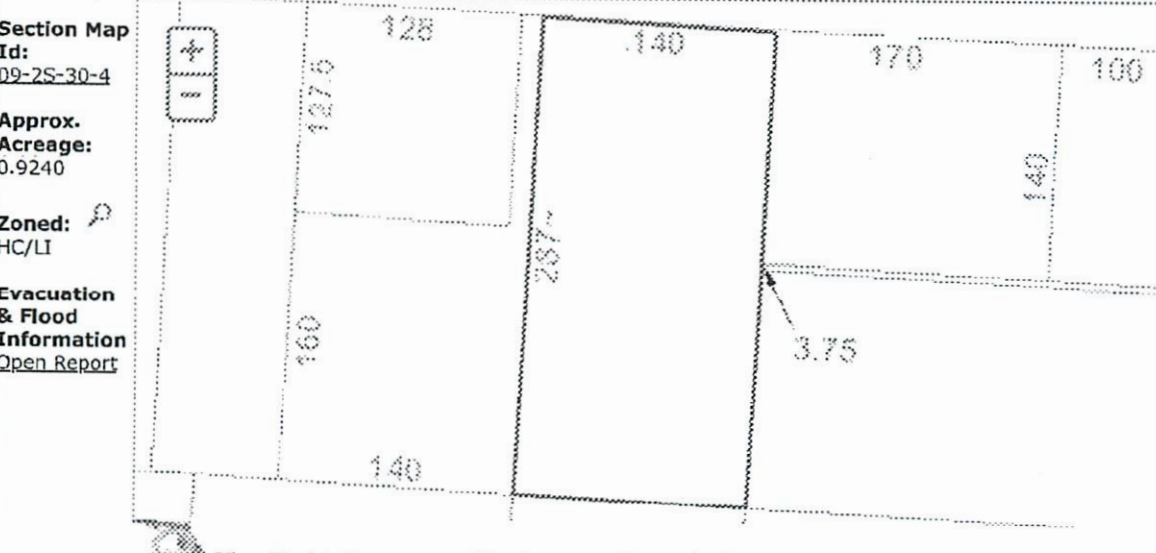
Official Records Inquiry courtesy of Tom Jenkins, Escambia County Clerk of the Circuit Court and County Clerk

2018 Certified Sell Exemptions
None

Legal Description
LT 153 HYER PLACE PB 1 P 92 OR 7310 P 1646 SEC 8/9 T 2S R 30

Extra Features
CHAINLINK FENCE

Parcel Information [Launch Interactive Map](#)



Section Map Id: 09-2S-30-4
Approx. Acreage: 0.9240
Zoned: HC/LI
Evacuation & Flood Information
[Open Report](#)

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

Photos
None

FLV = COM

SCALE 1" = 150'

GRAPHIC



DESCRIPTION

A SUBDIVISION OF LOT 2 OF SECTION 8 ACCORDING TO BRAINERD AND MCINTYRE SUBDIVISION (BEING THE SOUTH 1320 FEET, LESS THE EAST 1320 FEET THEREOF, OF LOT 2 - U.S.G.L.O. SURVEY OF SECTION 8) AND LOTS 11 AND 16 OF SECTION 9 ACCORDING TO DAVISON'S SUBDIVISION PLAT IN DEED BOOK 2, PAGE 473. ALL IN TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

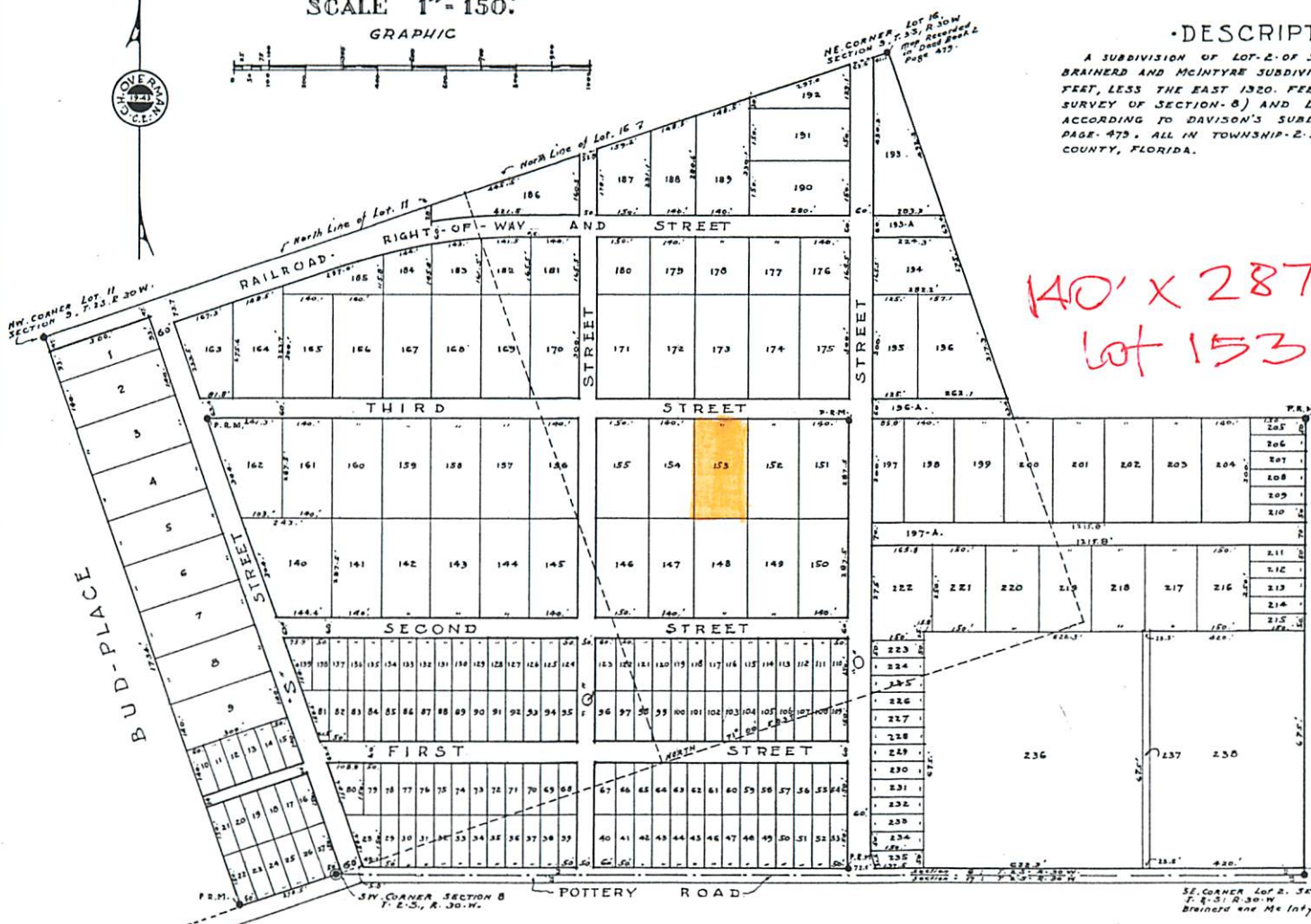
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, J. WHITING HYER AND EMMA T. HYER, HUSBAND AND WIFE, OWNERS OF THE LAND HEREIN SUBDIVIDED, HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND ROADS AS DESIGNATED ON THIS PLAT.

Witness, signed and delivered in the presence of: J. P. Robertson, Philip A. Hanson

Witness signatures: J. Whiting Hyer, Emma T. Hyer

140' x 287' Lot 153



STATE OF FLORIDA COUNTY OF ESCAMBIA

BEFORE SUBSCRIBER PERSONALLY APPEARED J. WHITING HYER AND EMMA T. HYER, WELL KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTE THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH.

AND THE SAID EMMA T. HYER WIFE OF THE SAID J. WHITING HYER, UPON A SEPARATE EXAMINATION BY ME HELD SEPARATE AND APART FROM SAID HUSBAND, ACKNOWLEDGED THAT SHE EXECUTED THE FOREGOING INSTRUMENT, FREELY AND VOLUNTARILY, AND WITHOUT FEAR, APPREHENSION, COMPELSION OR CONSTRAINT OF OR FROM HER SAID HUSBAND, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 11th DAY OF DECEMBER 1943.

Notary Public signature and seal: My Commission expires April 27 1945

ENGINEER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND HEREON DESCRIBED; THAT THE LAND HAS BEEN SUBDIVIDED AND STAKED AS INDICATED; THAT PERMANENT REFERENCE MONUMENTS (INDICATED P.R.M.) HAVE BEEN PLACED AS REQUIRED BY "PLAT ACT" (CHAPTER 10725 OF THE 1935 ACTS OF THE LEGISLATURE OF FLORIDA); THAT THE SIGN (I) MEANS FEET.

DEVELOPED BY: C.H. Overman, C.E. REGISTERED FLORIDA ENGINEER & SURVEYOR No. 156



PLAT OF HYER PLACE ESCAMBIA COUNTY FLORIDA

A PORTION OF LOT 2, SECTION 8 AND LOTS 11 AND 16, SECTION 9; TOWNSHIP - 2. SOUTH, RANGE - 30. WEST.

C. H. OVERMAN, C.E. ENGINEER & SURVEYOR PENSACOLA, FLA.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

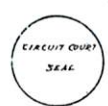
J. LANGLEY BELL, COUNTY CLERK OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THE WITHIN PLAT, BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 14th DAY OF DECEMBER 1943 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, AS CLERK OF SAID BOARD, WAS INSTRUCTED TO SO CERTIFY HEREOF.



COUNTY CLERK'S CERTIFICATE

I, LANGLEY BELL, CLERK OF THE CIRCUIT COURT, ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 10725 OF THE 1935 ACTS OF THE LEGISLATURE OF FLORIDA) AND THE SAME WAS FILED FOR RECORD ON THE 14th DAY OF DECEMBER 1943 AND IN PLAT BOOK NO. 1 OF SAID COUNTY AT PAGE 32.

Langley Bell County Clerk, Escambia County, Florida.



PB 1 PG 92

Escambia County, Florida - Permit Invoice

3363 West Park Place
Pensacola, FL 32505
(850) 595-0149



Thursday, August 15, 2019

Invoice for Permit Number 19082814PBA

Maverick
2115 W HERMAN AVE
PENSACOLA FL 32505

2 Convenient Payment Options Available

Pay Online with your Visa, Mastercard or via ACH (Direct Debit from Checking Account) through the MyGovernmentOnline.org portal:

Go to www.mygovernmentonline.org and login with your user account. Click on the "Account" button at the top right section of the page. Scroll down to the "My Permits" section. Locate the permit number you wish to pay and click on "View Permit". Click on the "Payments" tab. Click on the "Pay Online" button near the bottom of the page to pay the balance with your Visa or MasterCard. Once you have completed processing your payment please allow the permit review staff sufficient time to review your project and follow-up with you.

Pay In-Person (Cash or Check):

Escambia County, Florida
3363 West Park Place
Pensacola, FL 32505

Fee Type	Amount Due	Amount Paid
BOA Conditional Use	\$1270.50	\$1270.50
DSD Construction Technology Fee	\$5.00	\$5.00
	\$1275.50	\$1275.50

Balance to Pay: 0.00