

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
October 16, 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 September 18, 2019 Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 - A. **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
 - B. **Case No.:**
Address: 5047 Challenger Way
Request: Reduced setback to two feet for pool enclosure
Requested by: John and Veronique Landis, Owners
7. Discussion Items.
8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, November 20, 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: 10/16/2019

Attachments

Draft September 18, 2019 Board of Adjustment Meeting Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD September 18, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:25 A.M.)

Present: Bill Stromquist
Jennifer Rigby
Michael Godwin
Walker Wilson

Absent: Auby Smith
Judy Gund
Willie Kirkland, Jr.

Staff Present: Allyson Lindsay, Urban Planner II
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
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 Jennifer Rigby, Seconded by Board Member Michael Godwin

Motion was made to accept the September 18, 2019 BOA meeting packet.

Vote: 4 - 0 Approved

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

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

The Clerk provided proof of publication and motion was made to accept.

Vote: 4 - 0 Approved

5. Approval of Resume Minutes.

A. Approval of Resume Meeting Minutes from the July 17, 2019 Board of Adjustment Meeting.

Motion by Vice Chairman Walker Wilson, Seconded by Board Member Jennifer Rigby

Motion was made to approve the July 17, 2019 BOA Resume Meeting Minutes.

Vote: 4 - 0 Approved

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

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

Motion was made to continue Case CU-2019-10 to next month's meeting.

Vote: 3 - 1 Approved

Voted No: Board Member Jennifer Rigby

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

6. A.

Meeting Date: 10/16/2019
CASE: CU-2019-10
APPLICANT: Buddy Page, Agent for Northern Horizons, LLC, Owner
ADDRESS: 2115 Herman Ave
PROPERTY REFERENCE NO.: 09-2S-30-1100-000-153
ZONING DISTRICT: HC/LI, Heavy Commercial Light Industrial district
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. Site photos show the appearance of building material, trucks, heavy equipment and accessory structures stored on site. The proposed use is more intense than the residential uses in the area and may not be compatible with the neighborhood.

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 although there currently are no water, electric and sewer facilities on the parcel, they are available. If development is proposed utility capacity 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 Ave. There are no measurements at this time regarding vehicle and pedestrian safety, on-site parking and loading, or emergency vehicle access. Staff does not have enough information to make a recommendation on this criterion.

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 that are residential, vacant and commercial. Staff does not have enough information to determine if there will be unreasonable nuisances or hazards for the adjoining properties. The proposed commercial use is more intense than the residential in the area.

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.

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

There was not enough information provided on the drawing to determine if this criterion will be met.

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 appear to be able to 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

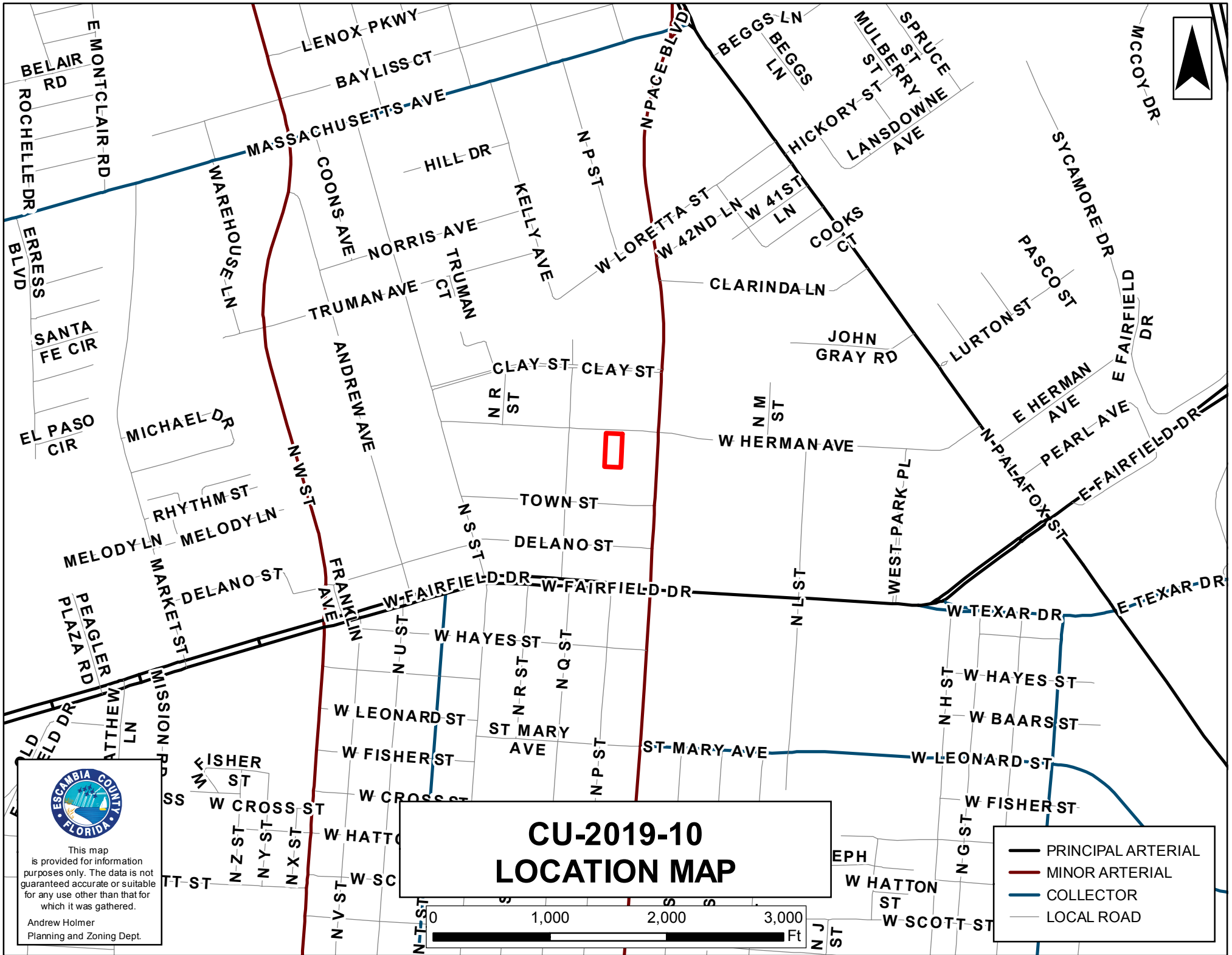
Staff finds the project does not meet all criteria for compatibility with the surrounding properties, therefore, staff recommends denial.

BOA DECISION

Attachments

Working Case File


CU-2019-10

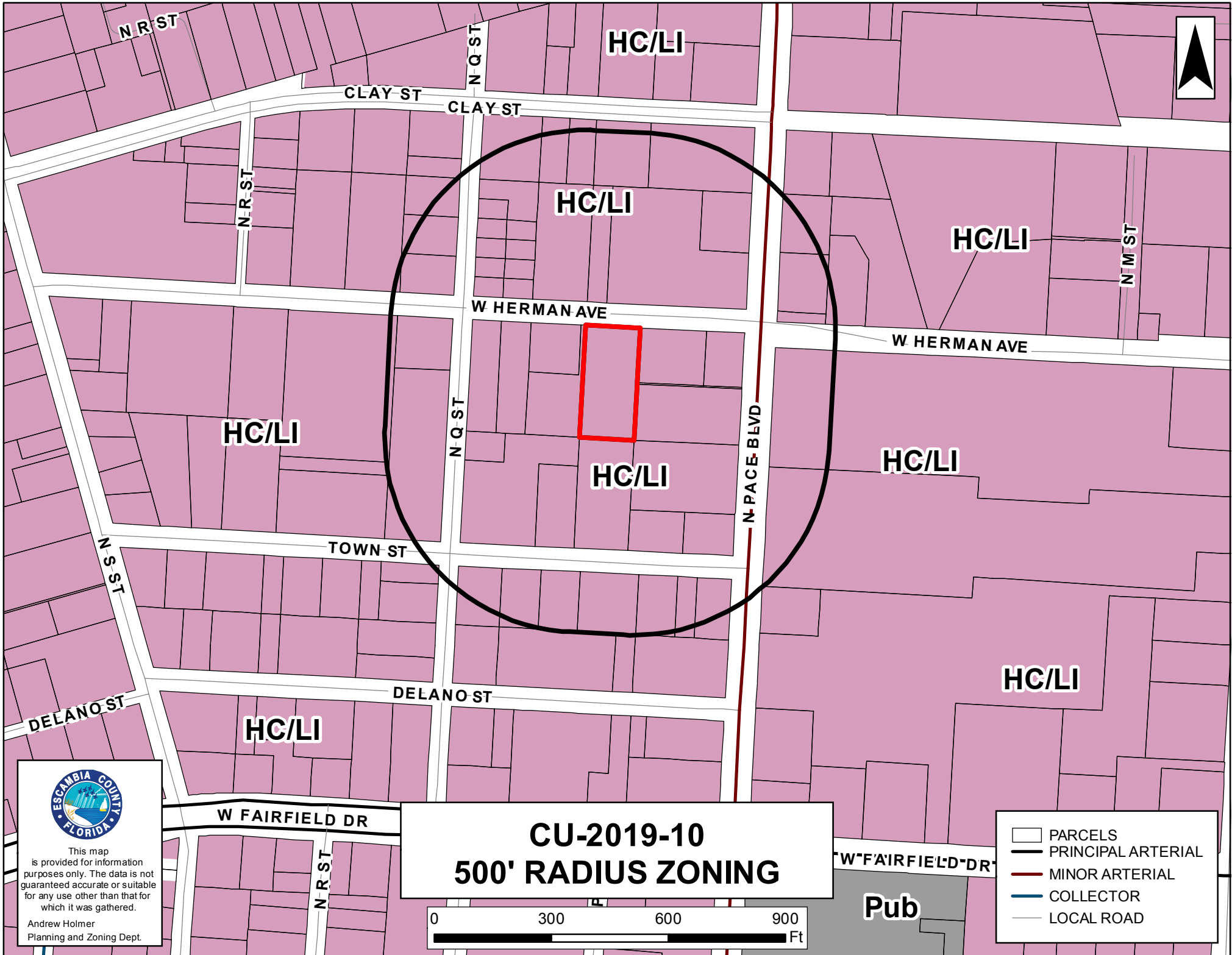


CU-2019-10 LOCATION MAP



- 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.



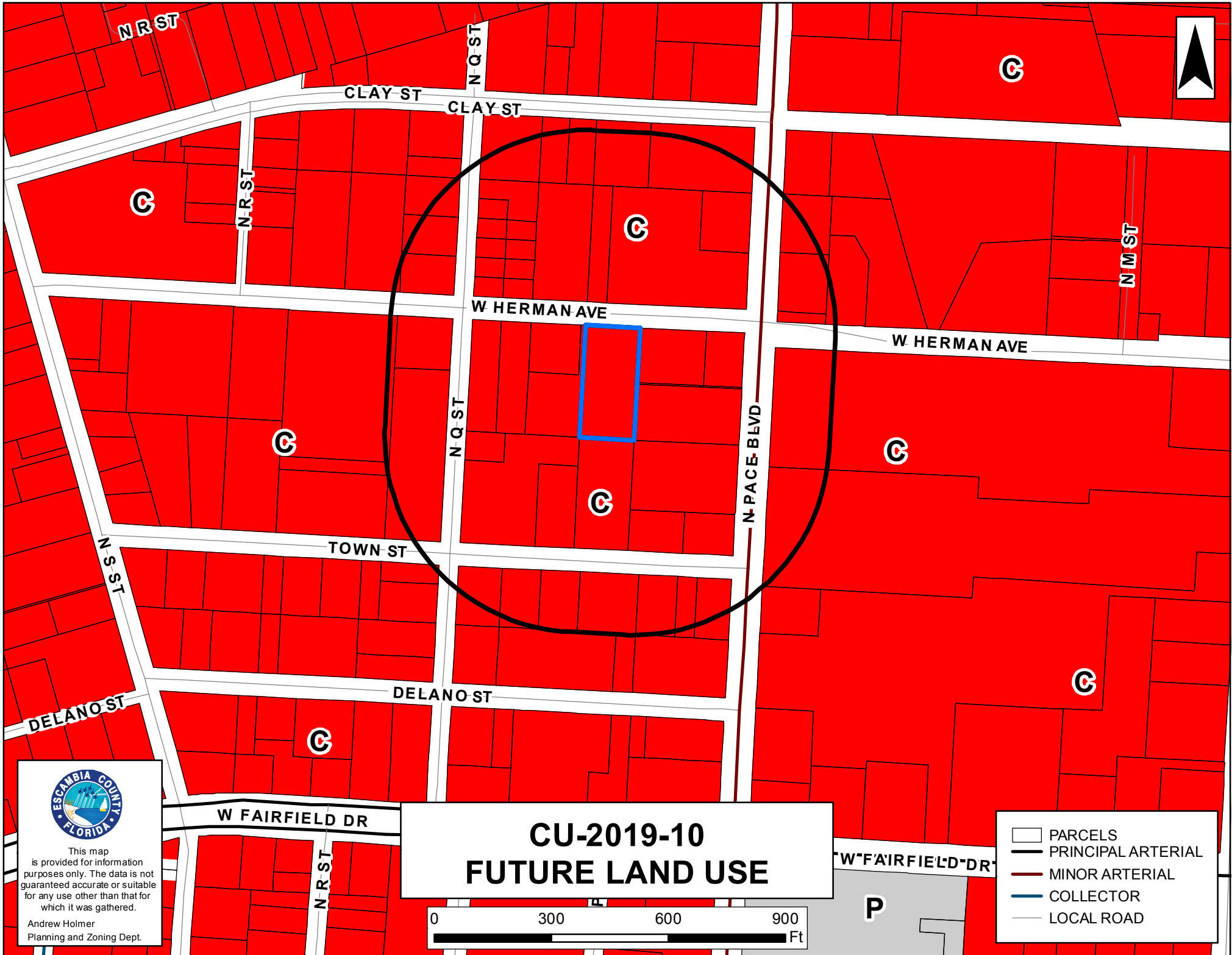
**CU-2019-10
500' RADIUS ZONING**



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


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

Pub



NR ST

NQ ST

CLAY ST

CLAY ST

C

NR ST

C

C

NM ST

W HERMAN AVE

W HERMAN AVE

C

NQ ST

C

N PACE BLVD

C

NS ST

TOWN ST

DELANO ST

C

DELANO ST

C

W FAIRFIELD DR

CU-2019-10 FUTURE LAND USE

W FAIRFIELD DR

P

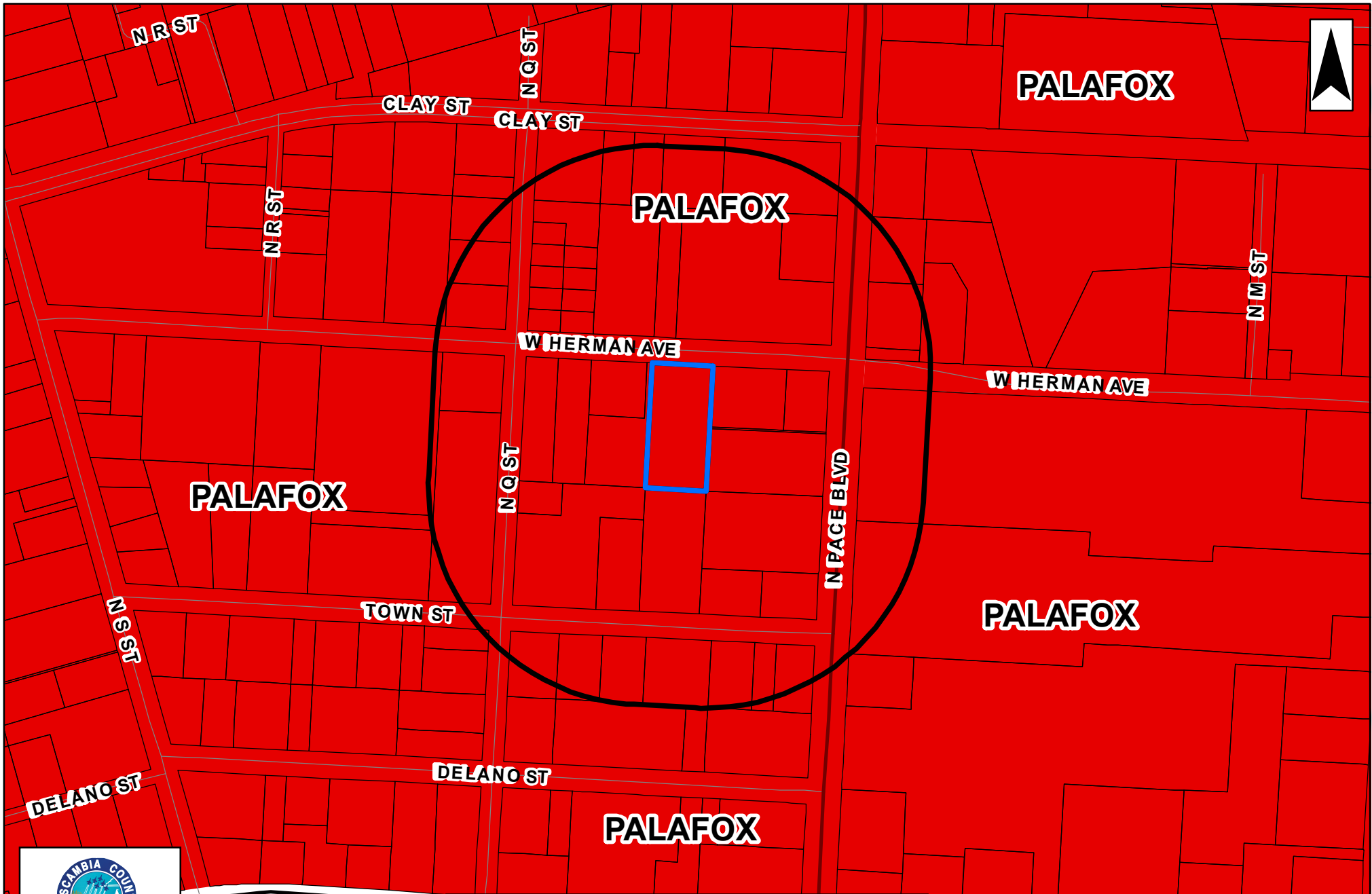


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Andrew Holmer
Planning and Zoning Dept.



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



PALAFOX

PALAFOX

PALAFOX

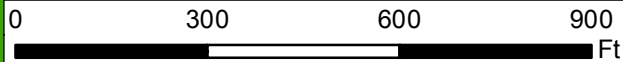
PALAFOX

PALAFOX

ENGLEWOOD

ENGLEWOOD

**CU-2019-10
CRA MAP**



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



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Andrew Holmer
Planning and Zoning Dept.



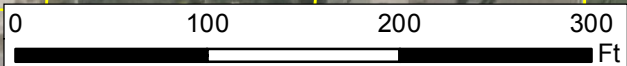
W HERMAN AVE

N Q ST


N PACE BLVD

TOWN ST

CU-2019-10 AERIAL MAP



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



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Andrew Holmer
Planning and Zoning Dept.



NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

TYPE OF REQUEST: **CONDITIONAL USE**

CASE NO: **CU-2019-10**

DATE: **10/16/19** TIME: **8:30 a.m.**

LOCATION OF HEARING

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

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM

Public Hearing sign 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

From: [Buddy Page](#)
To: [Horace L Jones](#); [Andrew D. Holmer](#); [Allyson Lindsay](#)
Subject: BOA statement
Date: Friday, October 11, 2019 10:08:00 AM

Mr. Jones, please provide this statement to the **Board of Adjustment** identifying proposed uses for property located at 2100 Herman Street, Pensacola, Florida, property parcel no.09-2S-30-1100-000-153. The owner proposes to use the property for equipment storage, offices and a maintenance building. The owner is not seeking and will not use the property for materials processing of any kind including recycling yard and land clearing debris, including metal, concrete, asphalt and the like nor storage of inoperable automobiles. Please contact me if you have any questions or require anything further. Thank you. Buddy

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
Land Use Zoning Litigation Support Due Diligence
5337 Hamilton Lane - Pace, Florida 32571
Cell 850.232.9853 - budpage1@att.net

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: W340-881-47-441-0
[Signature] Christina Smith
Signature of Notary Printed Name of Notary



Please indicate the following for all exhibits in Attachment 1: Exhibit 1

Reference

ASSIGNMENT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

(to be filled in)

As owner of the property located at 3118 Haines Street, Pensacola, Florida, property reference number 09-28-00-1700-000-182

has given Willy O. Eaddy, Esq. for the sole purpose of executing 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 July, 2018, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal decided. The owner reserves the right to rescind this limited power of attorney at any time without any financial recourse to the development services Department.

Agent Name: Willy O. Eaddy, Esq.

Agent Title: Esquire

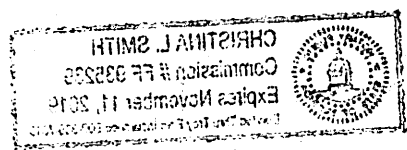
Address: 3118 Haines Street, Pensacola, Florida 32503 Phone: 904 333-9831

Signature of the party making this assignment: _____
 Printed Name of Property Owner: _____

Witness to be sworn to: _____
 I, the foregoing instrument was acknowledged before me this 15 day of July, 2018,
 by Willy O. Eaddy, Esq.

Signature of Notary: _____

Printed Name of Notary: Christina Smith
 Type of Identification: Florida Driver License



(Notary Seal)

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:

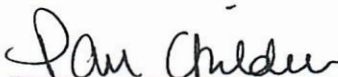
LT 153 HYER PLACE PB 1 P 92 OR 5055 P 1796 SEC 8/9 T 2S R 30

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

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


witness Mylinda Johnson

witness Emily Hogg

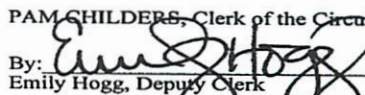

PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida



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

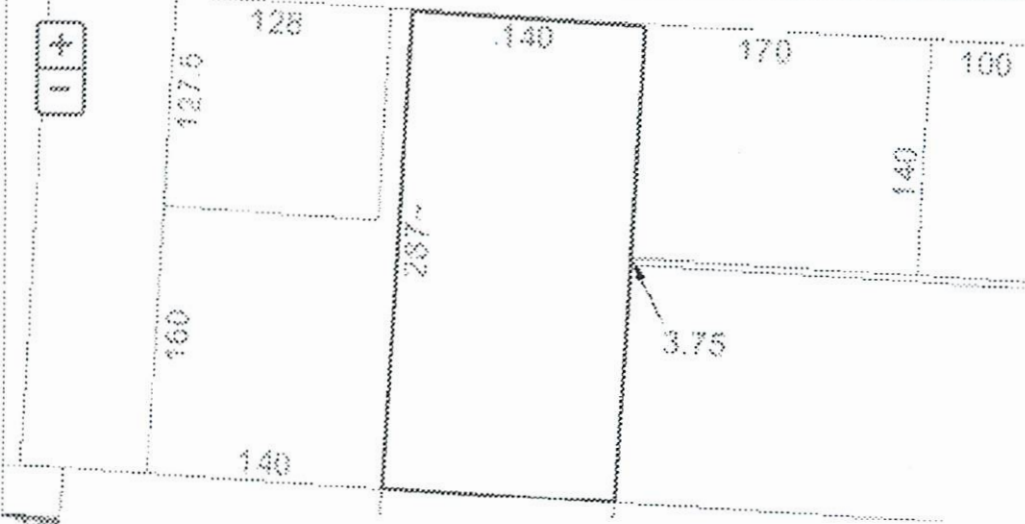
2018 Certified Sell Exemptions
None

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](#)



FLV = COM

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

Aerial Images
None

SCALE 1" = 150'

GRAPHIC



DESCRIPTION

A SUBDIVISION OF LOT 2 OF SECTION 8 ACCORDING TO BRAINER 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.

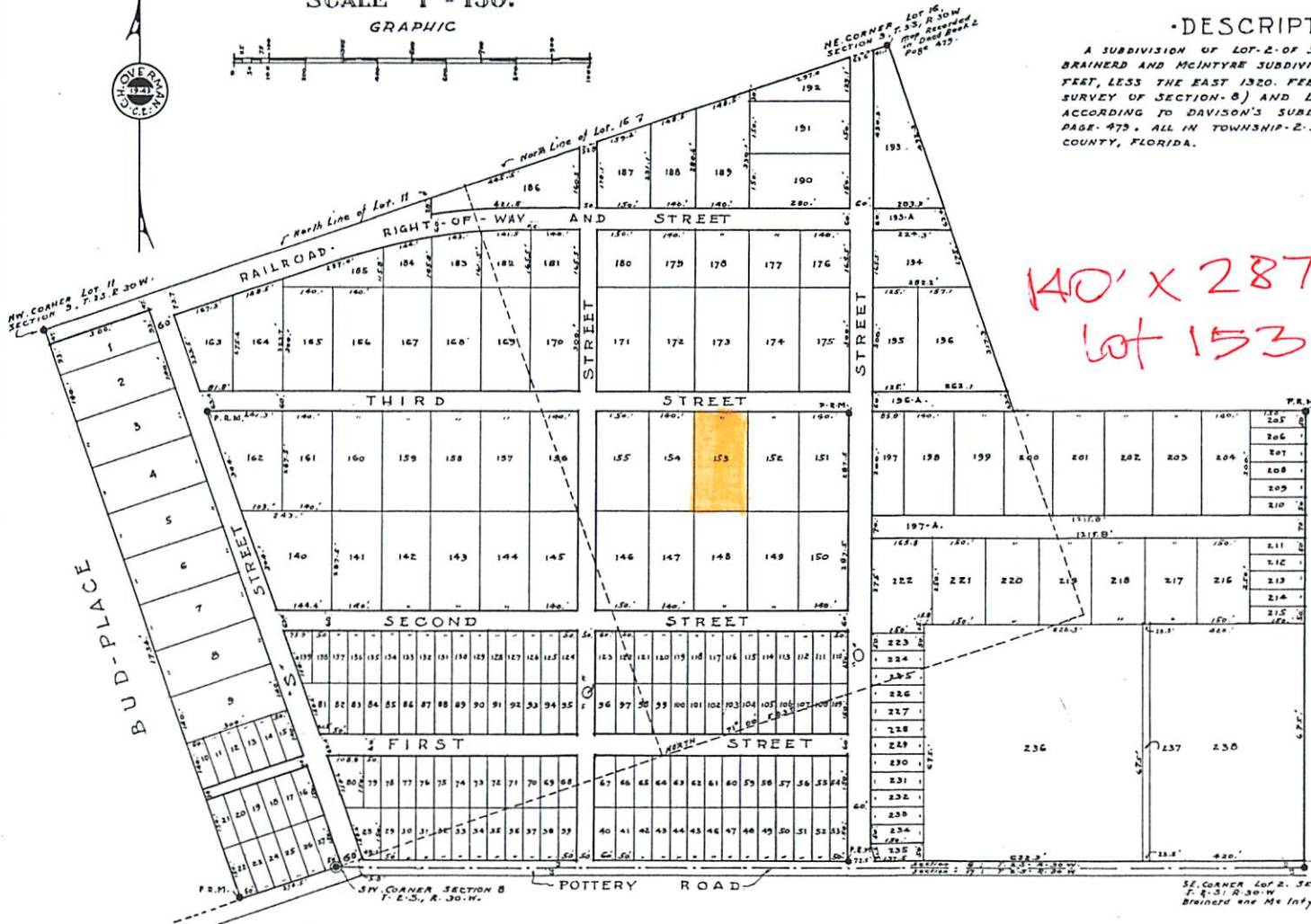
DEDICATION

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

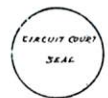
J. LANGLEY BELL, COUNTY CLERK OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THE WITHIN PLAT, BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE 14th DAY OF DECEMBER 1943 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, AS CLERK OF SAID BOARD, WAS INSTRUCTED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



COUNTY CLERK'S CERTIFICATE

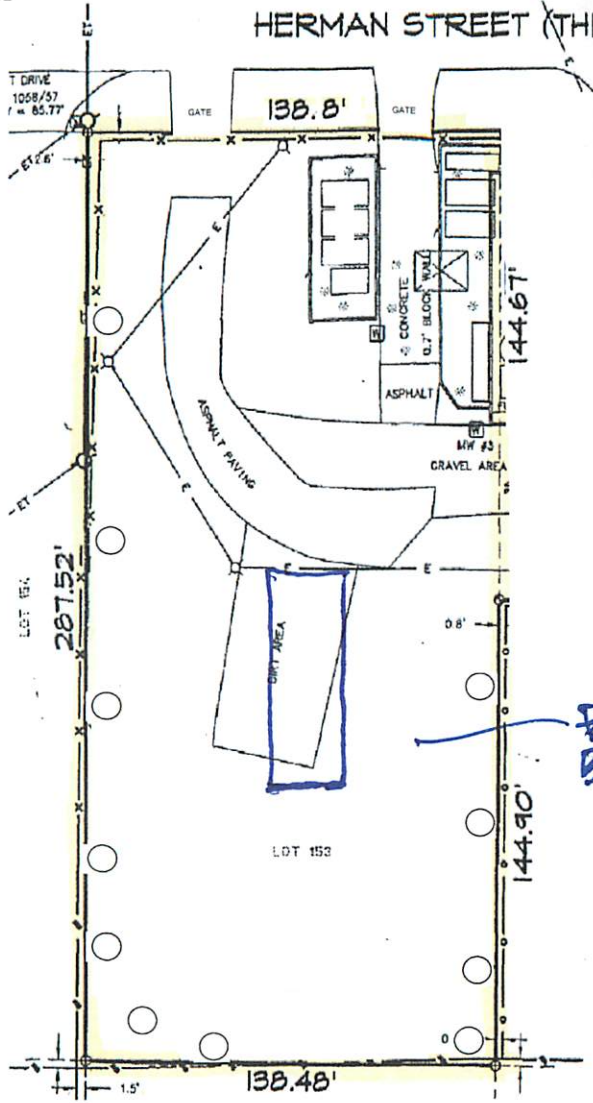
I, LANGLEY BELL, CLERK OF THE CIRCUIT COURT, ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 10725 OF THE 1935 ACTS OF THE LEGISLATURE OF FLORIDA) AND THE SAME WAS FILED FOR RECORD ON THE 14th DAY OF DECEMBER 1943 AND IN PLAT BOOK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

Langley Bell, County Clerk, Escambia County, Florida.



PB 1 PG 92

HERMAN STREET (THIRD) 60' R/W



MAVERICK DEMOLITION

PROPOSED METAL BLDG 50'x100'

Board of Adjustment

6. B.

Meeting Date: 10/16/2019
CASE: V-2019-05
APPLICANT: John and Veronique Landis, Owners
ADDRESS: 5047 Challenger Way
PROPERTY REFERENCE NO.: 23-3S-31-2050-013-001
ZONING DISTRICT: HDR, High Density Residential district
FUTURE LAND USE: MU-S, Mixed-Use Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is requesting a variance to reduce the required rear yard setback of 5 feet to 2 feet to allow for an accessory structure.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Sec. 4-7.3 Accessory uses and structures.

(b) Specific uses and structures.

(10) Swimming pool enclosures. Screened enclosures for swimming pools may be erected no closer than five feet from the rear or side property line. No pool enclosure shall be allowed on any easement unless authorized by the grantee of the easement through an encroachment agreement.

CRITERIA

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

CRITERION (1)

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

FINDINGS-OF-FACT

Staff finds that there are no special conditions or circumstances peculiar to the land, structure or building. Review of the adjacent and surrounding properties and structures shows an average lot size and shape as compared, with similar structures and buildings.

CRITERION (2)

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

FINDINGS-OF-FACT

Based upon information from the submitted application it appears that special conditions and circumstances do not result from actions by the applicant. The pool structure was constructed in 1992 and no pool enclosure was anticipated at the time of construction. The lip of the pool is 5 feet from the rear property line which meets the setback requirements for accessory structures. There are no restrictions on the plat that would prohibit the construction of the pool enclosure in the 5 foot rear setback area. However, there is a 10 foot utility easement of the side of the property that has been impacted by a deck. The applicant has indicated on the site plan that the deck structure will be removed. See Exhibit A and site plan submitted by the applicant.

CRITERION (3)

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

FINDINGS-OF-FACT

Granting of the variance as requested will not confer on the applicant any special privileges that are not available to all property owners in the County.

CRITERION (4)

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

FINDINGS-OF-FACT

Strict application of the provisions of the LDC would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would not create an unnecessary and undue hardship on the applicant.

CRITERION (5)

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

FINDINGS-OF-FACT

The variance requested is the minimum allowance to make possible the reasonable use of the existing land, building, or structure.

CRITERION (6)

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

FINDING-OF-FACT

Granting of the variance will not be injurious to the area or otherwise detrimental to public welfare.

STAFF RECOMMENDATION:

STAFF RECOMMENDS

There appears to be no substantial hardship associated with the requested variance and recommends denial.

BOA DECISION

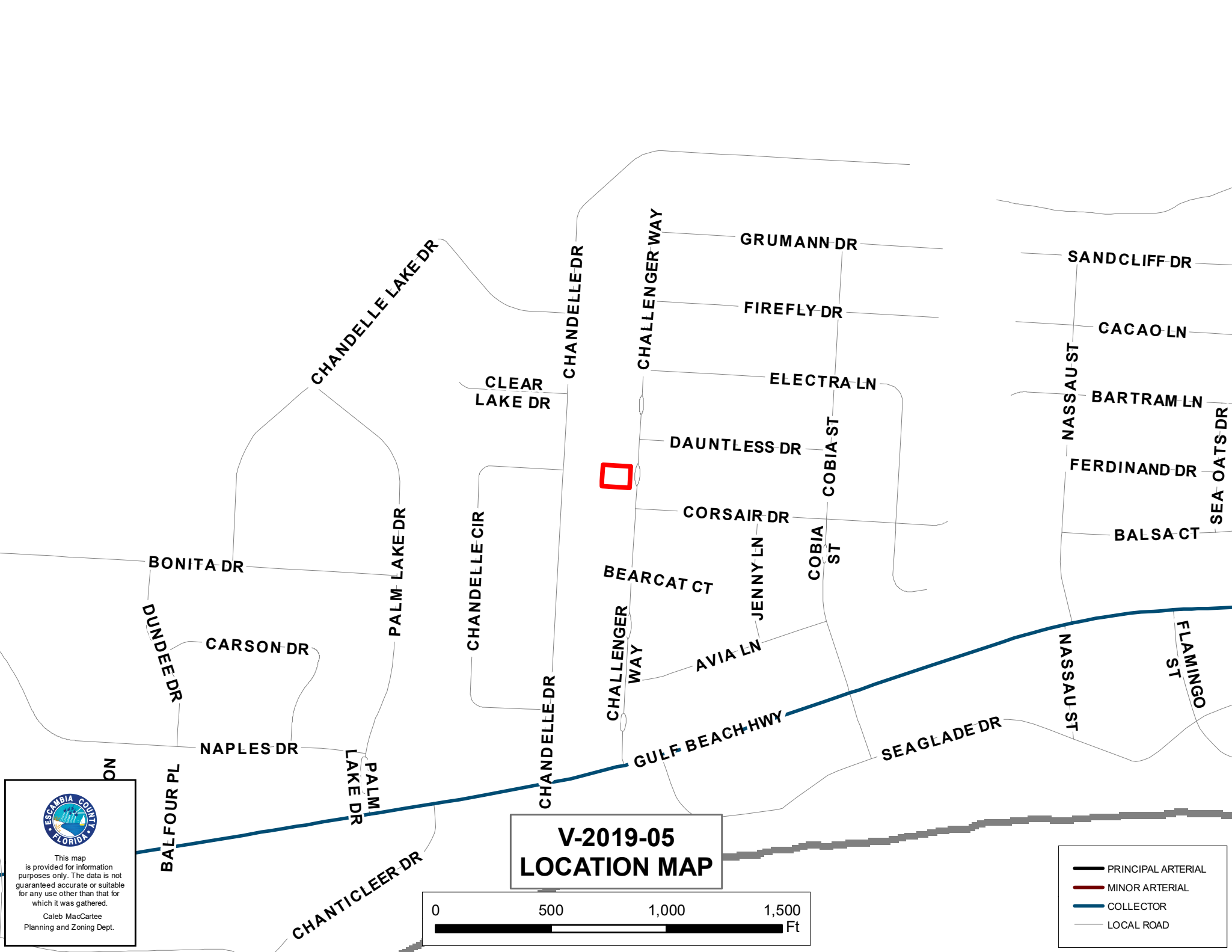
BOARD OF ADJUSTMENT FINDINGS:

Attachments

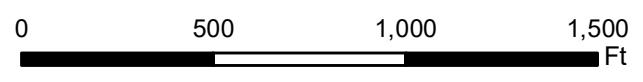
Working Case File

Exhibit A


V-2019-05

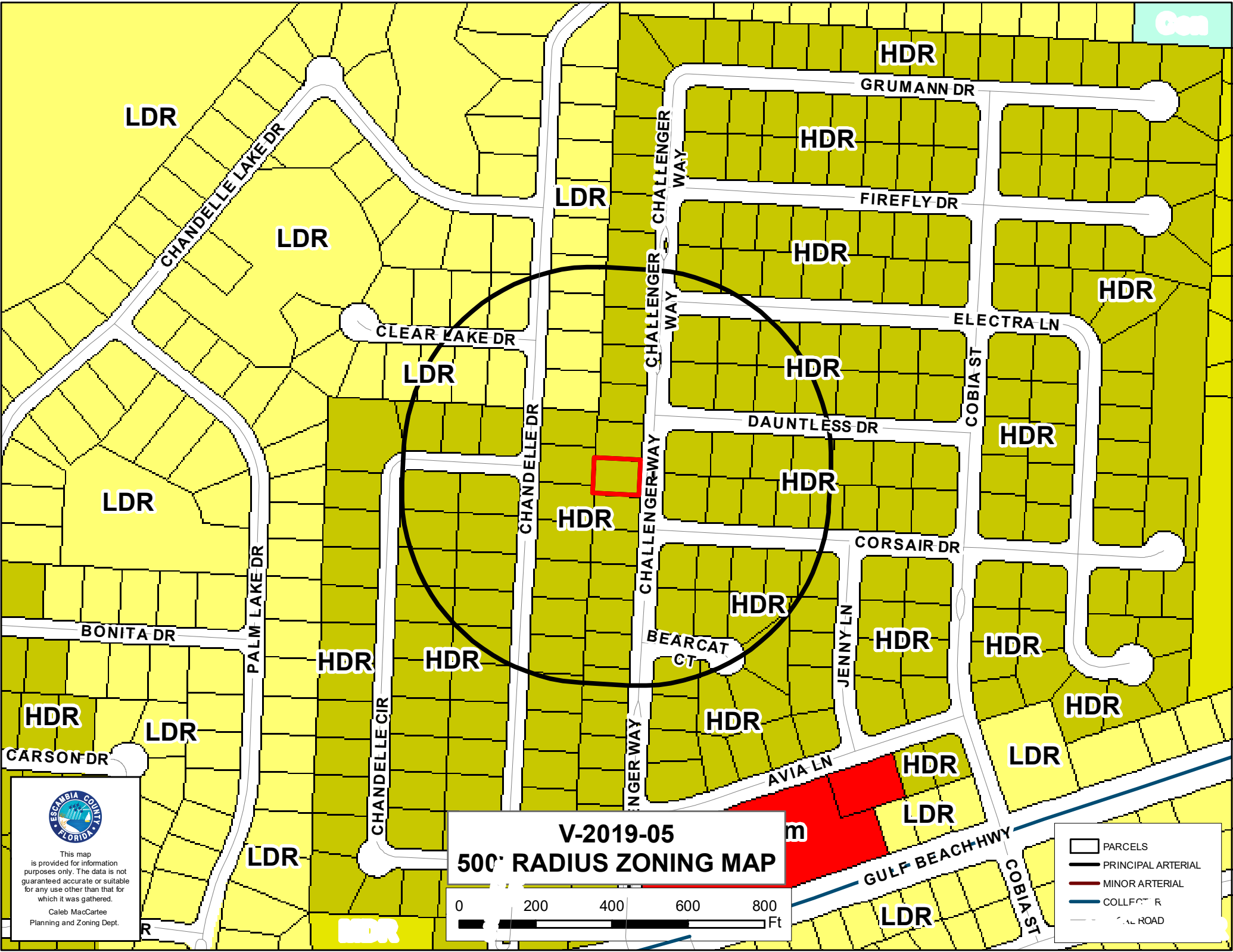


**V-2019-05
LOCATION MAP**

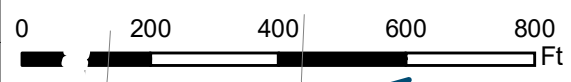


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD


 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.
 Caleb MacCartee
 Planning and Zoning Dept.

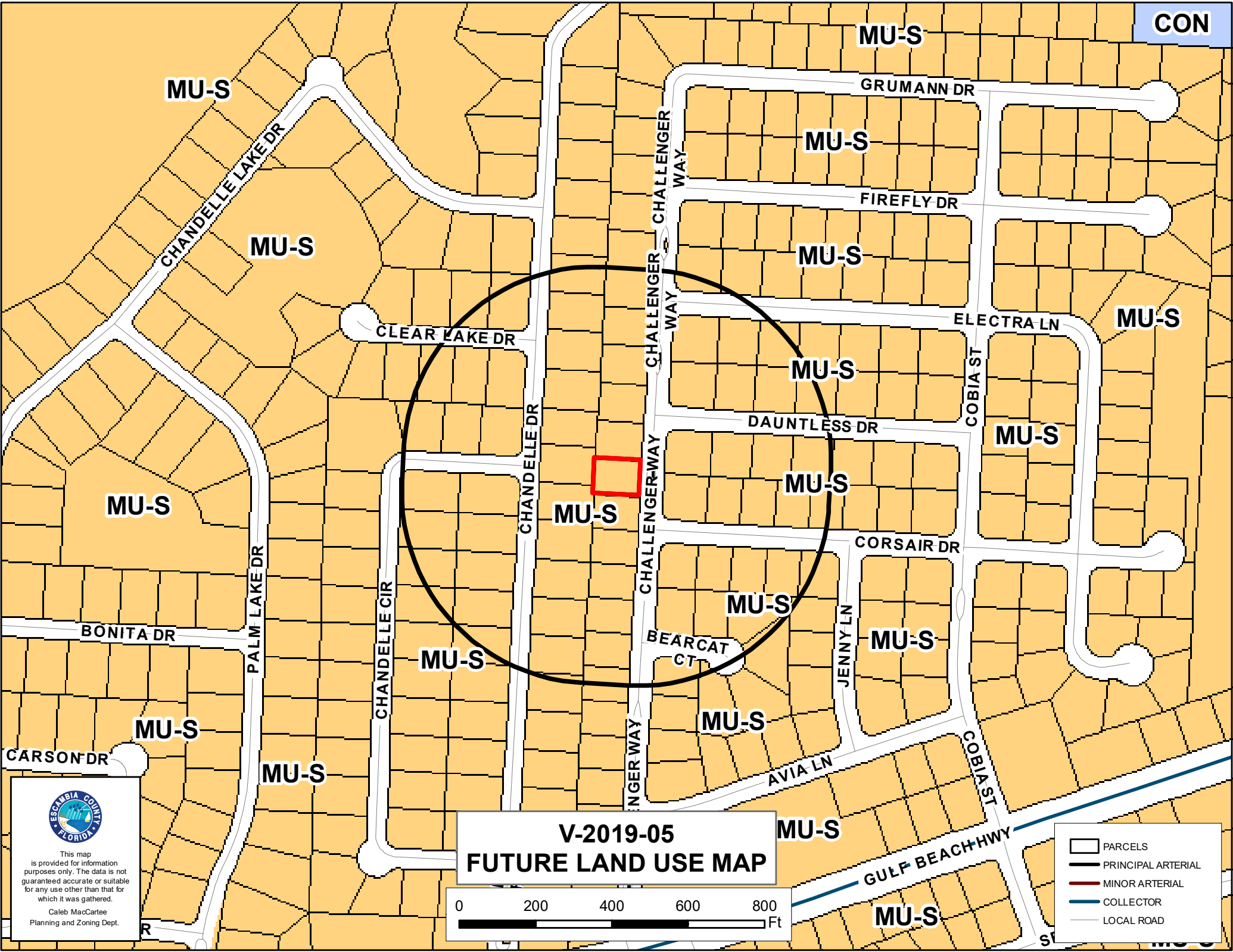


V-2019-05
500' RADIUS ZONING MAP



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.
 Caleb MacCartee
 Planning and Zoning Dept.

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



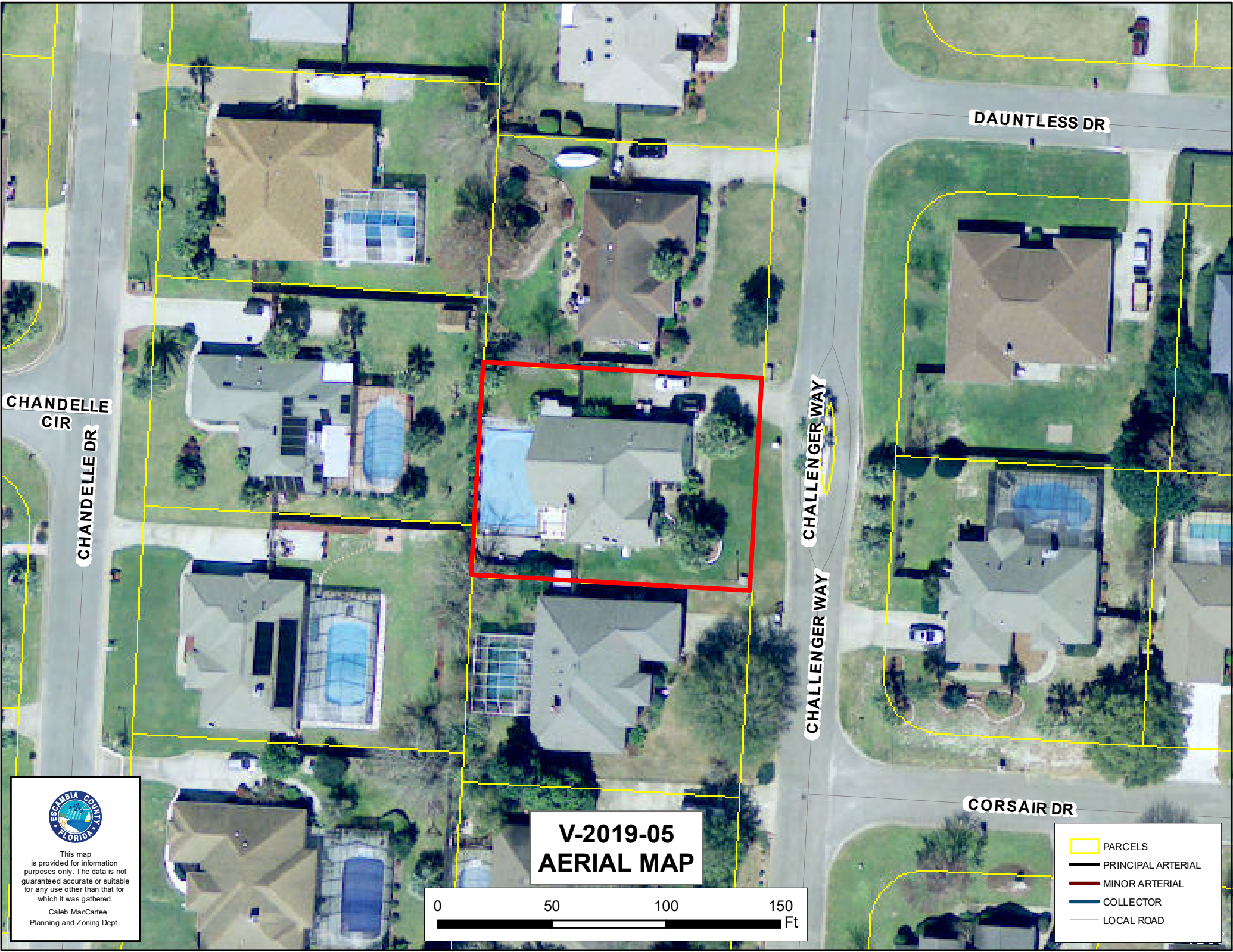
V-2019-05
FUTURE LAND USE MAP



- 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.

Caleb MacCartee
 Planning and Zoning Dept.



CHANDELLE CIR

CHANDELLE DR

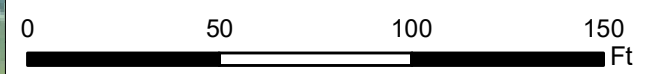
CHALLENGER WAY

CHALLENGER WAY

DAUNTLESS DR






CORSAIR DR

V-2019-05 AERIAL MAP



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.

Caleb MacCartee
Planning and Zoning Dept.

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



**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: VARIANCE

CASE NO: V-2019-05

DATE: 10/16/19 **TIME:** 8:30 a.m.

LOCATION OF HEARING

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

**FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM**

PLEASE DO NOT REMOVE

Public Hearing Sign



Looking onto subject parcel

NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT
OFFICE OF RECORDS
CITY OF TAMPA
1000 N. GORRISON ST. TAMPA, FL 33604
LOCATION OF HEARINGS
CITY OF TAMPA, FLORIDA
CITY OF TAMPA, FLORIDA
CITY OF TAMPA, FLORIDA



**Looking north along
Challenger Way**



Looking across from site



Looking south from Challenger Way

Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, FL 32505
Phone: (850) 595-3475 • Fax: (850) 595-3481
<http://myescambia.com/business/ds>

Board of Adjustment Application

FOR OFFICE USE ONLY - Case Number: V-2019-05 Accepted by: _____ BOA Meeting: 10/10/19

Conditional Use Request for: _____

Variance Request for: Pool enclosure set back TO BE REDUCED DOWN TO 2 FEET.

1. Contact Information:

A. Property Owner/Applicant: John & Veronique Landis

Mailing Address: 5047 Challenger Way

Business Phone: _____ Cell: 850-549-5152 / 6833

Email: jblandis@hotmail.com

B. Authorized Agent (If applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

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

2. Property Information:

A. Existing Street Address: 5047 Challenger Way

Parcel ID (s): 23-3S-31-2050-013-001

B. Total acreage of the subject property: 0.26

C. Existing Zoning: MDR

FLU Category: MU-S

D. Is the subject property developed (if yes, explain): YES, single family home
with an in-ground pool.

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.**

This pool enclosure will be a flat roofed design approximately 29' x 54' rectangle and 15' x 18' rectangle area covering the patio to complete an L-Shaped pool and patio enclosure. As a military contractor my work periods vary throughout the year and many times scooping leaves out of the pool falls into the capable hands of my wife. Her back is now becoming a physical limitation due to a break years ago. Over time it has progressed to the point where she is a candidate for reconstructive back surgery. the amount of leaves and general debris being blown into our pool will be greatly reduced with this pool and patio enclosure.

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

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

The house was built in 1992. The pool was installed with no future thought of constructing an enclosure. The lip of the in-ground pool is 5 feet from the west or rear property line.

Construction of this proposed pool enclosure will need a variance with a 2 foot set back on the rear property line in order to accommodate the existing pool layout.

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

There will be no special conditions or circumstances that will arise from the construction of this pool enclosure since it will be on a private lot with no public access.

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

Granting us a 60% variance, which is 3 feet, will allow this pool enclosure to be built with adequate space for maintenance of the existing fence and/or screening material of the pool enclosure. The Lot is enclosed on the property lines with fencing. No special privileges will be gained by us, the homeowner, since this is a private lot in a residential housing area.

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

The building of this pool enclosure will NOT create any unnecessary or undue hardship on us or our neighbors since this lot has no public access and is fenced on all sides with the exception of the street side.

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

A 60% variance, if granted, will make possible the reasonable use of our lot with the existing pool and established lot lines.

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

Granting this variance will allow the construction of this enclosure and will be consistent with other enclosures in the residential area and NOT detrimental to public welfare since this is a private lot adjacent to other private lots.

Chevalier HOA
13430 Gulf Beach Hwy
PMB #112
Pensacola, FL 32507

July 1, 2019

Mr. and Mrs. John B. Landis
5047 Challenger Way
Pensacola, FL 32507

Mr. and Mrs. John B. Landis:

As per our email communications on May 19, 2019, and your June 29th request for a letter, we are responding to your project request to build a pool enclosure on your property.

After discussing your proposed pool enclosure project with our Chevalier HOA President, Mr. Bill Phillips, we have agreed that your project will receive a waiver with regard to the placement of your enclosure in relationship to your rear lot line. We will approve your proposed project "as-is" with the stipulation that Escambia County issues the required building permit for your proposed project.

On behalf of the Chevalier HOA, thank you for contacting us and best of luck with your project.

Sincerely,


Shirley Folmar
Chevalier HOA

Treasurer

13430 Gulf Beach Hwy

PMB #112

Pensacola, FL 32507

folmarsm@cox.net

14 Live Oak Street, Suite D
Gulf Breeze, FL 32561



Telephone (850) 932-8585
(850) 484-8753
Fax (850) 932-0004

Field Date: August 25, 1999

Type of Survey: Boundary & Improvements

Survey Number: 704-99

Field Book/Page: 64/44-45

Client(s): William Shawn Finley

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:


William Shawn Finley

THE PURPOSE OF THIS SURVEY IS FOR A TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S), AND COMPANIES:

William Shawn Finley;
Wilson, Harrell, Smith, Boles & Farrington, P.A.;
American Pioneer Title Insurance Company;
Home Security Mortgage Corporation

Legal Description:

Lot 13, Block 1, Chevalier Subdivision Phase I, a Subdivision of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida, according to Plat recorded in Plat Book 14 at Page 26 of the Public Records of said County.

Use of this Survey by any other Party not listed above is not authorized. This Survey Drawing will be void for any such unauthorized use. Updates of this Survey are available by calling Lands End Surveying, Inc. Payment in full acknowledges receipt and acceptance of this Survey by all Clients, Agents, and Companies.

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Page 2 of 2

Note: This Report not valid without Map on Page one of two

Flood Statement: not performed

Surveyor's Notes:

1. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P)
4. Underground portions of foundations, footings, or other underground structures were not located unless otherwise noted.
5. Fence locations as shown are exaggerated and are not to scale for clarity purposes. Building eaves/overhangs were not located unless otherwise noted on map.

Revisions:

Drawn By:

Surveyor's Certificate:

I hereby state that I have recently surveyed or that a survey of the above described property was made under my supervision and that the above-ground survey and drawing as shown are true and correct to the best of my knowledge and belief and that this Survey and Drawing meet the Minimum Technical Standards as set forth by the Florida Board of Surveyors and Mappers, pursuant to Rule 61G17 and §472.027 of the Florida Statutes.

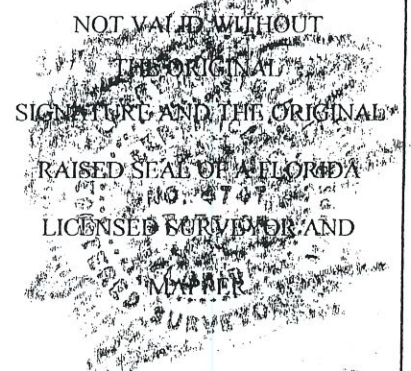


Larry E. Stegall, PLS, FLA # 4747

Leland M. Empie, PSM, FL#5766

August 25, 1999

Date



Photocopied Signatures are prohibited and will void this Survey.

Florida Licensed Business #6832

John Biedler Landis

Veronique H Landis

LANDS END

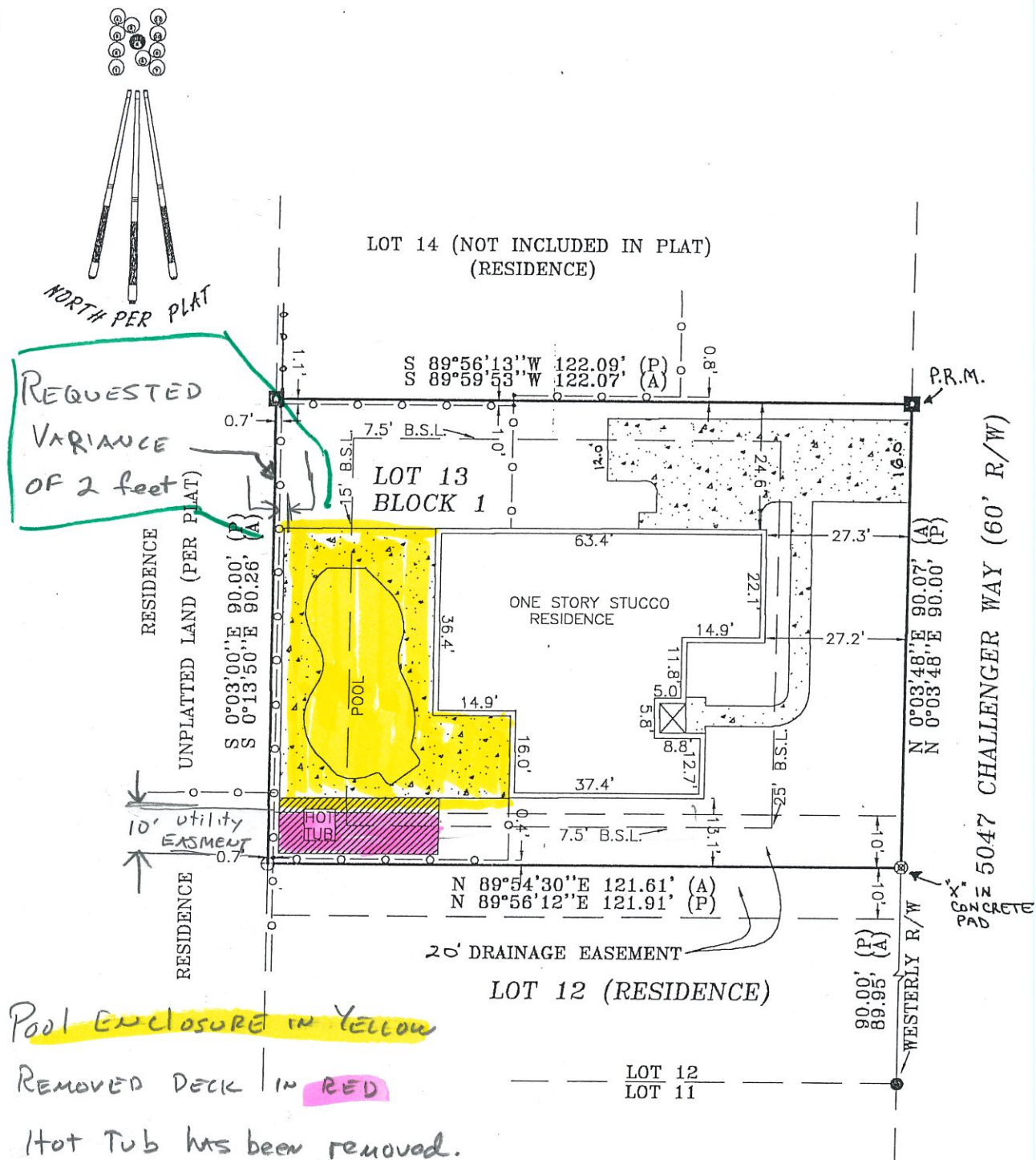


14 Live Oak Street
Suite "D"
Gulf Breeze, FL 32561

(850) 932-8585
(850) 484-8753
FAX (850) 932-0004

SURVEYING, INC.

Field Date: 8/25/99	Type of Survey: Boundary & Improvements	Survey Number: 704-99
Field Book/Page: 64/54-55	Client(s): Finley	Scale: 1"=30'



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PAGE 1 OF 2

NOTE: This map is not complete or valid without report on page 2 of 2

Bearing Reference WESTERLY R/W PER PLAT		Source of Information: Field Evidence & Recorded Plat	
LEGEND			
o Degree	R/W Right of Way	o Capped Iron rod-Found	<p>NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>LARRY E. STEGALL P.L.S., FLA #4747 LELAND M. EMPIE P.S.M., FLA #5766 LB # 6832</p>
' Feet or Minutes	P.R.M. Permanent Reference Monument	o Iron Pipe Found	
" Inches or Seconds	R Radius	o Capped Iron rod-set Lb.6832	
N North	R.P. Radius Point	o Nail & disk found	
S South	L.A. Length of Arc	o Nail & disk set Lb.6832	
E East	C.H. Chord and Chord Bearing	o Concrete Monument Found	
W West	C.A. Central Angle	o Utility Pole	
P.C.P. Permanent Control Point	B.S.L. Building Setback Line	o Meter	
P.R.C. Point of Reverse Curve	(D) Deed	E-E Utility wires overhead	
P.C. Point of Curvature	(A) Actual field measurement	Concrete or Pavement	
P.T. Point of Tangency	(P) Plat	N-N Chain link fence	
P.O.C. Point of Commencement	o 1/2" Iron rod-Found	o Wooden fence	
P.O.B. Point of Beginning	o Capped Iron rod-Found #1748	X-X-X Wire fence	
	o Capped Iron rod-Found	Wood Deck or Dock	
	o Capped Iron rod-Found	Covered area (porch, carport, etc.)	

Prepared by:

Wilson, Harrell, Farrington, Ford, Fricke, Wilson & Spain, P.A.
13020 Sorrento Road
Pensacola, Florida 32507

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2012014845 02/28/2012 at 11:26 AM
OFF REC BK: 6824 PG: 594 - 595 Doc Type: WD
RECORDING: \$18.50 Deed Stamps \$1400.00

File Number: 1-46824

General Warranty Deed

Made this February 24, 2012 A.D. By **Scott Marks and Holly Marks, husband and wife**, hereinafter called the grantor, to **John Beidler Landis and Veronique H. Landis, husband and wife**, whose post office address is: 5047 Challenger Way, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 13, Block 1, Chevalier Subdivision, Phase I, a subdivision of a portion of Section 23, Township 3 South, Range 31 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 14, Page 26, of the Public Records of said County.

Parcel ID Number: 233S312050013001


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

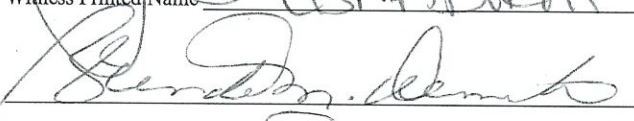
Signed, sealed and delivered in our presence:




Witness Printed Name LISA DURANT



Scott Marks



Witness Printed Name BRENDA M. DEMET

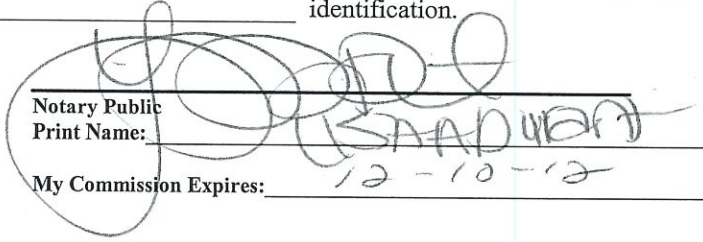


Holly Marks

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of February, 2012, by Scott Marks and Holly Marks, husband and wife, who is/are personally known to me or who has produced _____ identification.


NOTARY PUBLIC
LISA A. DURANT
MY COMMISSION # DD 826713
EXPIRES: December 10, 2012
Bonded Thru Budget Notary Services



Notary Public
Print Name: LISA A. DURANT
My Commission Expires: 12-10-12



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com [facebook.com/ECTaxCollector](https://www.facebook.com/ECTaxCollector) twitter.com/escambiatac

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-2103-026	06		233S312050013001

PROPERTY ADDRESS:
5047 CHALLENGER WAY

EXEMPTIONS:
HOMESTEAD EXEMPTION
VETERANS

S - 012136 / 036791 JMS102472
LANDIS JOHN B &
LANDIS VERONIQUE H
5047 CHALLENGER WAY
PENSACOLA FL 32507-9197



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	163,865	55,000	108,865	720.31
PUBLIC SCHOOLS					
By Local Board	2.1250	163,865	30,000	133,865	284.46
By State Law	4.2000	163,865	30,000	133,865	562.23
WATER MANAGEMENT	0.0338	163,865	55,000	108,865	3.68
SHERIFF	0.6850	163,865	55,000	108,865	74.57
M.S.T.U. LIBRARY	0.3590	163,865	55,000	108,865	39.08
TOTAL MILLAGE	14.0193			AD VALOREM TAXES	1684.33

LEGAL DESCRIPTION

LT 13 BLK 1 CHEVALIER PHASE I PB
14 P 26 OR 6824 P 594

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	RATE	AMOUNT
FIRE PROTECTION		125.33

FOR QUESTIONS ON THIS SECTION ONLY, CALL (850) 595-4960

NON-AD VALOREM ASSESSMENTS 125.33

Pay online at EscambiaTaxCollector.com
Payments must be in U.S. funds drawn from a U.S. bank

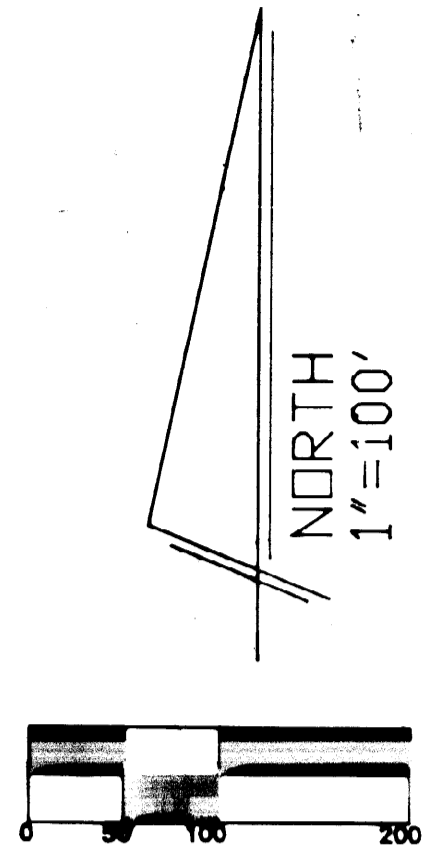
COMBINED TAXES AND ASSESSMENTS 1809.66

AMOUNT DUE IF PAID BY	NOV 30, 2018	DEC 31, 2018	JAN 31, 2019	FEB 28, 2019	MAR 31, 2019
	\$ 1737.27	\$ 1755.37	\$ 1773.47	\$ 1791.56	\$ 1809.66

RETAIN FOR YOUR RECORDS

CHEVALIER SUBDIVISION (PHASE I)

A SUBDIVISION OF A PORTION OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA NOVEMBER 1989



P.O.C.
N.W. CORNER OF
FRACTIONAL SECTION 23,
T-3-S-R-31-W,
ESCAMBIA CO., FLA.

NW NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	508.75	25°19'35"	224.48	222.06	81°23'06"E
2	477.90	11°56'45"	99.64	99.46	87°05'28"W

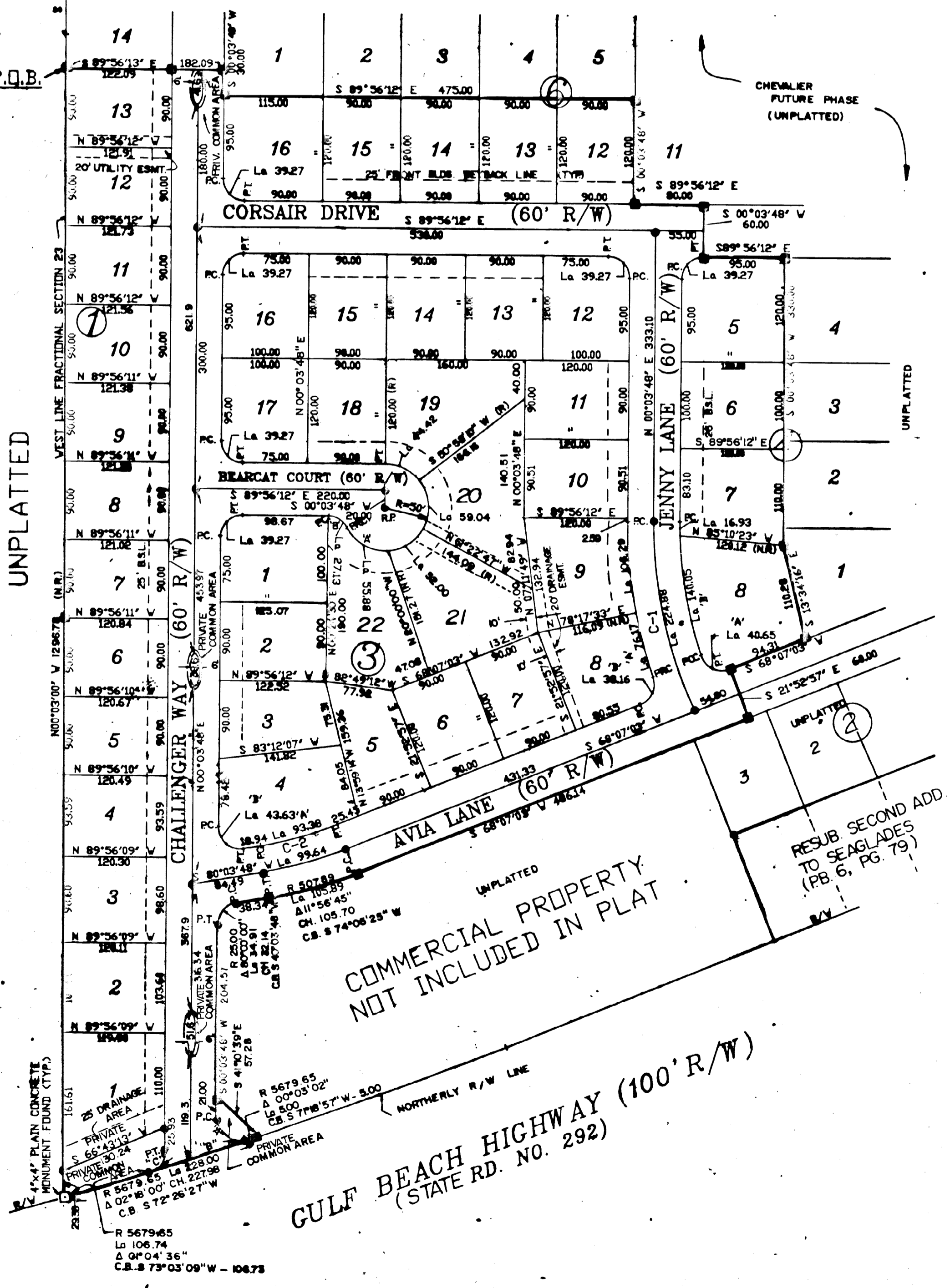
ENTRANCE CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
A	25.00	108°43'20"	47.44	48.64	85°47'52"E
B	5679.65	01°10'22"	116.26	116.26	87°55'39"W
C	25.00	72°26'59"	31.61	29.85	83°17'11"E

LOT CURVE DATA

LOT	BLOCK	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
25	3	90°00'00"	39.27	35.36	84°53'48"W	
4A	3	447.89	11°56'45"	93.38	93.21	87°05'25"E
4B	3	25.00	108°00'00"	43.63	38.30	84°56'12"E
5A	3	538.75	11°56'45"	76.17	74.18	81°57'27"W
5B	3	25.00	87°27'27"	38.14	34.86	82°43'14"E
6	3	538.75	11°56'45"	106.29	106.12	80°58'19"E
7	3	25.00	90°00'00"	39.27	38.36	84°56'12"W
8	3	25.00	90°00'00"	39.27	35.36	84°53'48"W
9	3	25.00	90°00'00"	39.27	35.36	84°53'12"E
10	3	86.00	89°54'22"	42.21	38.89	86°43'01"W
11	3	80.00	67°39'03"	59.04	55.67	80°52'19"W
12	3	50.00	89°54'22"	25.00	23.88	88°46'53"E
22A	3	56.00	84°02'11"	33.80	49.89	86°54'52"E
22B	3	25.00	82°10'48"	27.13	25.88	85°50'45"W
23	3	25.00	82°10'48"	27.13	25.88	84°53'48"W
24	3	25.00	82°10'48"	27.13	25.88	88°54'59"E
25	3	478.75	08°01'35"	40.65	36.38	86°18'11"E
26	3	478.75	14°41'00"	110.05	139.55	81°20'37"E
27	3	25.00	90°00'00"	39.27	35.36	84°56'12"E

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC. AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1170.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE AFORESAID WEST LINE GO SOUTH 89 DEGREES 56 MINUTES 13 SECONDS EAST A DISTANCE OF 182.09 FEET; THENCE GO SOUTH 00 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE GO SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST A DISTANCE OF 475.00 FEET; THENCE GO SOUTH 00 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 120.00 FEET; THENCE GO SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST A DISTANCE OF 80.00 FEET; THENCE GO SOUTH 00 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST A DISTANCE OF 95.00 FEET; THENCE GO SOUTH 00 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 330.00 FEET; THENCE GO SOUTH 13 DEGREES 34 MINUTES 16 SECONDS EAST A DISTANCE OF 310.24 FEET; THENCE GO SOUTH 68 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 94.31 FEET; THENCE GO SOUTH 21 DEGREES 52 MINUTES 57 SECONDS EAST A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 68 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 486.14 FEET TO A POINT OF CURVATURE, BEING CONVEX; THENCE ALONG AN ARC OF SAID CURVE A RADIUS OF 507.89 FEET, DELTA = 111 DEGREES 14 MINUTES 45 SECONDS, CHORD = 105.70 FEET, CHORD BEARING = SOUTH 74 DEGREES 05 MINUTES 25 SECONDS WEST; THENCE GO ALONG ARC OF SAID CURVE A DISTANCE OF 105.89 FEET TO A POINT OF TANGENCY; THENCE GO SOUTH 80 DEGREES 03 MINUTES 48 SECONDS WEST A DISTANCE OF 38.34 FEET TO A POINT OF CURVATURE, BEING CONVEX; THENCE ALONG AN ARC OF SAID CURVE A RADIUS OF 25.00 FEET, DELTA = 80 DEGREES 03 MINUTES 48 SECONDS, CHORD = 32.14 FEET, CHORD BEARING = SOUTH 40 DEGREES 03 MINUTES 48 SECONDS WEST; THENCE GO ALONG ARC OF SAID CURVE A DISTANCE OF 34.91 FEET TO A POINT OF TANGENCY; THENCE GO SOUTH 89 DEGREES 56 MINUTES 12 SECONDS WEST A DISTANCE OF 204.57 FEET; THENCE GO SOUTH 41 DEGREES 10 MINUTES 39 SECONDS EAST A DISTANCE OF 57.28 FEET TO A POINT ON THE CURVED NORTHERLY RIGHT OF WAY LINE OF GULF BEACH HIGHWAY (STATE ROAD 292, 100' R/W), SAID CURVE BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 5679.65 FEET, DELTA = 02 DEGREES 18 MINUTES 00 SECONDS, CHORD = 32.98 FEET, CHORD BEARING = SOUTH 72 DEGREES 26 MINUTES 27 SECONDS WEST; THENCE GO ALONG THE ARC OF SAID CURVED RIGHT OF WAY LINE A DISTANCE OF 228.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF FRACTIONAL SECTION 23; THENCE GO NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST ALONG THE AFORESAID WEST LINE A DISTANCE OF 1296.78 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 16.89 ACRES.



- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - PERMANENT REFERENCE MONUMENT #4882
 - 4"x4" CONCRETE MONUMENT BUNKHORN
 - PERMANENT CONTROL POINT #4882
 - C-1 CENTERLINE CURVE #1
 - P.R.C. POINT OF REVERSE CURVATURE

- GENERAL NOTES**
1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF FRACTIONAL SECTION 23, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.
 2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE MONUMENTATION.
 3. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
 4. THE ENCROACHMENTS ARE AS SHOWN.
 5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE C, ELEVATION N/A FEET, AS DETERMINED FROM UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 120080 305 B, EFFECTIVE AUGUST 19, 1987.
 6. THE PLAT AS SHOWN HEREON COMPLIES WITH REQUIREMENTS OF 18 WINTHROP LAND COMPANY (ROBERTA CAROTHERS, PRESIDENT), IS WINTHROP LAND COMPANY (ROBERTA CAROTHERS, PRESIDENT), THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
 7. ALL LOTS SHALL HAVE A 25 FOOT FRONT BUILDING SETBACK LINE, A 15 FOOT REAR SETBACK LINE AND A 7.5 FOOT SIDE YARD SETBACK LINE. IN THE CASE OF A CORNER LOT, NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LOT LINE AND 10 FEET TO ANY SIDE STREET LINE.
 8. THERE ARE NO VISIBLE EASEMENTS ON OR ACROSS THE PROPERTY OTHER THAN AS SHOWN HEREON.
 9. THE SURVEY WAS PERFORMED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC., UNDER THE DIRECTION AND SUPERVISION OF TRACY A. REYNOLDS, R.L.S., NO. 4313.
 10. ALL LOTS SHALL HAVE A 25 FOOT FRONT BUILDING SETBACK LINE, A 15 FOOT REAR SETBACK LINE AND A 7.5 FOOT SIDE YARD SETBACK LINE. IN THE CASE OF A CORNER LOT, NO BUILDING SHALL BE LOCATED NEARER THAN 25 FEET TO THE FRONT LOT LINE AND 10 FEET TO ANY SIDE STREET LINE.
 11. THERE ARE NO VISIBLE EASEMENTS ON OR ACROSS THE PROPERTY OTHER THAN AS SHOWN HEREON.
 12. THE SURVEY WAS PERFORMED BY NORTHWEST FLORIDA ENGINEERING AND SURVEYING, INC., UNDER THE DIRECTION AND SUPERVISION OF TRACY A. REYNOLDS, R.L.S., NO. 4313.
 13. PERMANENT REFERENCE MONUMENT (P.R.M.) CORPORATE NUMBER 4882 INDICATED THUSLY.
 14. PERMANENT CONTROL POINTS (P.C.P.) CORPORATE NUMBER 4882 INDICATED THUSLY.
 15. THE THREE (3) ISLANDS INDICATED AS BEING ALONG THE CENTERLINE OF CHALLENGER WAY ARE TO BE RESERVED AS PRIVATE COMMON AREA.
 16. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 17. THE MINIMUM BUILDING SETBACK LINES ON ALL CORNER LOTS SHALL COMPLY WITH THE RESTRICTIVE COVENANTS (ART. III, SECT. 2) PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT; SECTIONS 177.011-177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME, AND THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA RULE 24-H1 THAT ALL MONUMENTS AND MARKERS INDICATED THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

Tracy A. Reynolds
TRACY A. REYNOLDS, R.L.S. NO. 4314
STATE OF FLORIDA
CORPORATE NO. 4882

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WINTHROP LAND COMPANY, INC., A FLORIDA CORPORATION, OWNER, AND SOUTHEAST BANK OF WEST FLORIDA, MORTGAGEE OF THE PROPERTY SHOWN HEREON, CHEVALIER SUBDIVISION PHASE I, DEDICATE TO THE PUBLIC ALL STREETS, ROADS, THOROUGHFARES, DRAINAGE EASEMENTS AND UTILITY EASEMENTS SHOWN HEREON AND DO HEREBY APPROVE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Roberta Carothers
ROBERTA CAROTHERS
PRESIDENT FOR
WINTHROP LAND COMPANY, INC.
(OWNER)

Mark Matthews
MARK MATTHEWS
VICE PRESIDENT FOR
SOUTHEAST BANK OF WEST FLORIDA
(MORTGAGEE)

STATE OF FLORIDA - COUNTY OF ESCAMBIA
BEFORE THE SUBSCRIBER PERSONALLY APPEARED ROBERTA CAROTHERS, PRESIDENT OF WINTHROP LAND COMPANY, INC., AND MARK MATTHEWS, VICE PRESIDENT OF SOUTHEAST BANK OF WEST FLORIDA, KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AND GENERALLY ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 17 DAY OF NOVEMBER, 1989.

Tracy A. Reynolds
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 5-31-92

CERTIFICATE OF APPROVAL COUNTY COMMISSIONERS OF ESCAMBIA COUNTY

I, J. A. FLOWERS, COUNTY COMPTROLLER 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 17th DAY OF NOVEMBER, 1989, WAS APPROVED FOR FILING BY THE SAID BOARD AND THE COMPTROLLER OF SAID BOARD HAS INSTRUCTED TO SO CERTIFY HEREON.

J. A. Flowers
COUNTY COMPTROLLER

Tracy A. Reynolds
COUNTY ENGINEER

Richard W. Post
COUNTY PLANNER

CERTIFICATE OF ATTORNEY
I, AS A MEMBER OF THE FLORIDA BAR ASSOCIATION AND ON BEHALF OF THE OWNERS, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT BEING FILED AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER FORM AND TO MEET THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY SUBDIVISION REGULATIONS.
SIGNED THIS 17th DAY OF NOVEMBER, 1989.

Jeffrey Stein
ATTORNEY

COUNTY COMPTROLLER'S CERTIFICATE
I, J. A. FLOWERS, COMPTROLLER OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THE WITHIN PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177-330, SECTIONS 177.011 THROUGH 177.151) OF THE 1971 ACTS OF THE FLORIDA LEGISLATURE AND THE SAME WAS FILED FOR RECORD ON THE 17th DAY OF NOVEMBER, 1989, AND FILED IN PLAT BOOK 17 AT PAGE 26 OF SAID COUNTY.

J. A. Flowers
COUNTY COMPTROLLER - ESCAMBIA COUNTY, FLORIDA

RESTRICTIVE COVENANTS FILED *RR 2823 79: 549-562*

PB 14 PG 26