



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 9022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	TINDALL WILLIAM PO BOX 19041 PENSACOLA, FL 32523 2100 PULLMAN CIR 05-3977-000 LT 13 BLK 2 OR 1610 P 626 CHARBAR LAKE S/D PB 5 P 43	Certificate #	2022 / 2308
		Date certificate issued	06/01/2022

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/2308	06/01/2022	1,032.37	51.62	1,083.99
→Part 2: Total*				1,083.99

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/2276	06/01/2023	1,050.58	6.25	67.41	1,124.24
Part 3: Total*					1,124.24

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,208.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	983.36
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,566.59

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 

Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	49,887.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS **+6.25**

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400534

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-3977-000	2022/2308	06-01-2022	LT 13 BLK 2 OR 1610 P 626 CHARBAR LAKE S/D PB 5 P 43

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
KEYS FUNDING LLC - 9022
PO BOX 71540
PHILADELPHIA, PA 19176-1540

04-22-2024
Application Date

Applicant's signature

[illegible]

MDR

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

Buildings

Address: 2100 PULLMAN CIR, Year Built: 2000, Effective Year: 2000, PA Building ID#: 75943

Structural Elements

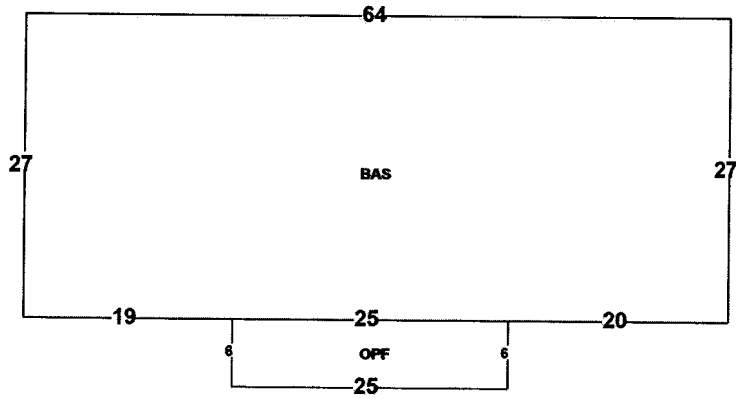
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1878 Total SF

BASE AREA - 1728

OPEN PORCH FIN - 150



Images

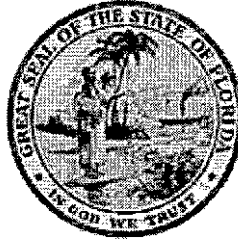


1/13/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/07/2024 (tz.6958)

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 053977000 Certificate Number: 002308 of 2022**


Payor: WILLIAM TINDALL 2100 PULLMAN CIR PENSACOLA, FL 32526 Date 9/3/2024

Clerk's Check #	5509495755	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$4,274.83
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,869.91

\$4,010.53

\$4,027.53

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2022 TD 002308

Redeemed Date 9/3/2024

Name WILLIAM TINDALL 2100 PULLMAN CIR PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$538.08 \$4,010.53
Due Tax Collector = TAXDEED	\$4,214.83
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 053977000 Certificate Number: 002308 of 2022

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/2/2025"/>	Redemption Date <input type="text" value="9/3/2024"/>
Months	12	5
Tax Collector	<input type="text" value="\$3,566.59"/>	<input type="text" value="\$3,566.59"/>
Tax Collector Interest	\$641.99	\$267.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,214.83	<input type="text" value="\$3,840.33"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$82.08	\$34.20
Total Clerk	\$538.08	<input type="text" value="\$490.20"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,869.91	\$4,347.53
	Repayment Overpayment Refund Amount	\$522.38



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 05-3977-000 CERTIFICATE #: 2022-2308

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 12, 2004 to and including December 12, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **05-3977-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM TINDALL**

By Virtue of Warranty Deed recorded 6/22/1981 in OR 1610/626
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Code Enforcement Lien in favor of Escambia County recorded 3/24/2006 – OR 5868/729 together with Cost Order recorded 4/27/2022 – OR 8772/159**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 8/13/2018 – OR 7948/507 together with Cost Order recorded 3/8/2023 OR 8941/199**
 - c. **Code Enforcement Lien in favor of Escambia County recorded 7/8/2011 – OR 6739/849 together with Order recorded 12/12/2011 – OR 6796/405**
 - d. **Code Enforcement Lien in favor of Escambia County recorded 4/21/2022 OR 8767/1657**
 - e. **Lien in favor of the Emerald Coast Utilities Authority recorded 5/10/2010 – OR 6589/1742**
 - f. **Lien in favor of the Emerald Coast Utilities Authority recorded 8/2/2024 – OR 9184/416**
 - g. **Judgment in favor of Bayou Concrete a Division of Gulf Coast LLC recorded 12/9/2011 – OR 6795/584 together with Affidavit recorded OR 6795/582**
 - h. **Civil Lien in favor of the State of FL/Department of Financial Services, Workers' Compensation Administration Trust Fund recorded 5/12/2015 – OR 7343/557**
 - i. **Judgment in favor of James M. Hopmeier recorded 9/5/2007 – OR 6212/967 together with Judgment for Attorney Fees and costs recorded 9/5/2007 – OR 6212/969**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 05-3977-000
Assessed Value: \$102,768.00
Exemptions: HOMESTEAD EXEMPTION
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 2, 2025

TAX ACCOUNT #: 05-3977-000

CERTIFICATE #: 2022-2308

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

WILLIAM TINDALL
2100 PULLMAN CIR
PENSACOLA, FL 32526

WILLIAM TINDALL
PO BOX 19041
PENSACOLA, FL 32523

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA, FL 32514

DEPARTMENT OF FINANCIAL SERVICES
WORKERS' COMPENSATION
ADMINISTRATION TRUST FUND
PO BOX 7900
TALLAHASSEE, FL 32314-7900

JAMES M HOPMEIER
7980 HIGHWAY 87 NORTH
MILTON, FL 32570

BAYOU CONCRETE A DIVISION OF
GULF CONCRETE LLC
PO BOX 3868
GULFPORT, MS 39505

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 17, 2024

Tax Account #:05-3977-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 BLK 2 OR 1610 P 626 CHARBAR LAKE S/D PB 5 P 43

SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3977-000(0425-32)

executive line

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all parties and computers or other electronic devices)

This instrument prepared by
TOMMY E. McPHERSON
 Attorney at Law
 601 New Warrington Road
 Pensacola, Florida 32506
 Telephone: (904) 453-9549

1610 PAGE 626

Made this 6th day of February 1981 Between

MICHAEL JOHN OGNIAN and D. DIANNE OGNIAN, husband and wife

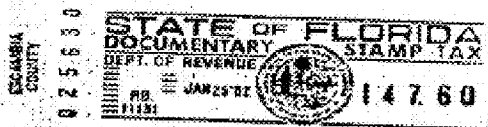
of the County of Escambia, State of Florida, grantor, and

WILLIAM TINDALL, a single man
 whose post-office address is 2100 Pullman Circle, Pensacola, Florida 32506
 of the County of Escambia, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantor's heirs, successors and assigns forever, the following described land, situate, lying and being in County, Florida, to-wit:

Lot 13, Block 2, CHARBAR LAKE SUBDIVISION, a subdivision of a portion of Section 13, Township 2 South, Range 30 West, according to Amended Plat of a portion of Charbar Lake Subdivision, Escambia County, Florida, recorded in Plat Book 5 at Page 43 of the public records of Escambia County, Florida.

This deed is subject to V A Mortgage and subject to the assumption of the mortgage owed to Stockton, Whatley, Davin and Company.



FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON JAN 22 4 22 PM '81

123517

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Tommy E. McPherson
Kristie L. Cole

Michael John Ognian (Seal)
D. Dianne Ognian (Seal)

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MICHAEL JOHN OGNIAN and D. DIANNE OGNIAN

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 1981.

Tommy E. McPherson
 Notary Public
 My commission expires: 11-23-88

Recorded in Public Records 03/24/2006 at 11:47 AM OR Book 5868 Page 674,
Instrument #2006029905, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$61.00

THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 05-03-1019
Location: 2100 Pullman Circle
PR# 132S30-4100-130-002

William Tindall
2100 Pullman Circle
Pensacola, FL 32506

ORDER

This CAUSE having come before the Office of Environmental Code
Enforcement Special Magistrate on the Petition of the Environmental Code Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Code Enforcement Officer and the respondent or representative,
(See attached) as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances _____

See Attached

has occurred and continues.



Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature] D.C.
Date: 3-24-06

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: William Tindall shall have until _____, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: _____

SEE ATTACHED

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 250.00 per day, commencing _____, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,500.00 are hereby awarded in favor of Escambia County as the prevailing party against William Tindall.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

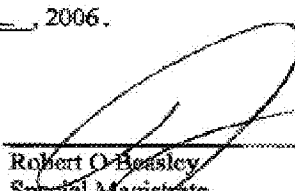
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 20th day of March, 2006.



Robert O. Beasley
Special Magistrate,
Office of Environmental Code Enforcement

**THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

v.

**William Tindall
2100 Pullman Circle
Pensacola, FL 32506**

**CASE NO.: 05-03-1019
Location: 2100 Pullman Circle
PR# 132830-4100-130-002**

ADDENDUM TO ORDER DATED MARCH 20, 2006

THIS MATTER came for hearing by this Special Magistrate on March 14, 2006. The evidence considered included thirteen (13) exhibits produced by both Escambia County Enforcement Officer Steve Littlejohn, and Mr. William Tindall. In addition to the exhibits, testimony was heard from Mr. Littlejohn and six (6) neighboring property owners in support of action by the County on behalf of Mr. Tindall. Further testimony was considered from six (6) neighbors and friends of Mr. Tindall regarding his use of the property as his personal residence and general statements of character. Copies of the exhibits received have been retained in the file.

The primary issue presented by the witnesses on behalf of Escambia County was the increased commercial traffic resulting from the use of the subject property as the primary business location for Mr. Tindall's company, American Lighting & Signs of Florida, Inc. The photographs submitted by the County illustrate up to seven (7) vehicles on the property at any given time. At least three (3) of these vehicles are large commercial vehicles with some type of boom for lifting men and materials. One vehicle appears to be used for drilling. In addition to the vehicles, the photos reveal a forklift, building materials, ladders, and various sized commercial signs. The signs illustrated in the photos are large illuminated signs used by restaurants or other commercial or retail

businesses. There also appears to be several personal vehicles parked on the property. Mr. Tindall testified that these vehicles are the property of independent contractors which work on site at the sign location. Mr. Tindall testified that these contractors park at the residence and are given a ride to the site. On behalf of Mr. Tindall, two (2) neighbors testified that the business operations located on the property were not a disturbance in the neighborhood and did not create a safety hazard on the adjacent roads. Mr. Tindall further testified of his efforts to coordinate deliveries by semi-trucks of materials never before 9 o'clock or after 5 o'clock each business day.

The County has alleged a violation of Escambia County Codes 6.04.01, 9.01.00(a)(b), 9.02.00(a)(b)(c), C.C.O. 30-30203(a)(b) and LDC 7.07.06. It appears from the testimony that both the Enforcement Officer, Mr. Littlejohn, and Mr. Tindall have met on several occasions in an effort to address the concerns of the neighbors as it related to the commercial use of this property.

FINDINGS OF FACT

The evidence presented by Mr. Tindall is sufficient to conclude his commercial use of the property located at 2100 Pullman Circle satisfies the requirements of a non-conforming use pursuant to 9.02.00, Land Development Code. Mr. Tindall uses the residence for both residential and commercial purposes. This dual use has existed since 1973. While the structure was destroyed by fire, it was by Mr. Tindall within a short period of time. It is also clear that the intensity of the use has increased significantly since business started in 1973. In fact, the intensity has increased dramatically over the last few years. Mr. Tindall acknowledged that his business has grown. To some extent the present situation is caused by the success of the business of American Lighting & Signs. This success has required Mr. Tindall acquire additional vehicles and employ the services of independent contractors for various trade areas in which he is not qualified. These independent contractors use the residence as a staging area before going to the job site in the morning. There was

no evidence submitted to suggest that Mr. Tindall allowed these independent contractors to drive the various vehicles located on the property but it is not likely Mr. Tindall is able to drive each of the vehicles by himself with enough frequency to make them commercially feasible. As a factor of the increased business the amount of merchandise deliveries to the property and signs under repair on the property has dramatically increased over the past several years. It is clear that this increase in intensity of commercial use is not permitted for a non-conforming use under the Land Development Code.

CONCLUSION

It is necessary to balance the rights of Mr. Tindall to continue to use the property as a commercial non-conforming use with the concerns of the surrounding neighbors for safety and impact on property values. The Land Development Code allows a non-conforming use but such use shall not increase in intensity. It is clear that Mr. Tindall's business has increased in intensity in all aspects. To this regard, the concerns of the neighboring property owners over a large scale commercial sign business in their residential neighborhood are legitimate. Review of the case law in Florida on the issue reveals that, absent an expressed provision which allows forfeiture of the non-conforming use upon an increase in intensity, such an increase does not by itself eliminate the right of the property owner to the non-conforming use. 3M National Advertising Company v. City of Tampa Code Enforcement Board, 587 So.2d 640 (2nd Dist. 1991). The case supports the proposition that a land owner can return the non-conforming use intensity level to its established status quo. The Escambia County Land Development Code does not contain a provision which allows forfeiture of the right to an existing non-conforming use in the case of an increase in intensity such as this. As such, it is clear that the property does not lose its non-conforming use status simply by virtue of the increased business intensity. Rather, Mr. Tindall should be required to reduce the existing intensity

to the level that existed on the date the non-conforming use was established. It has been suggested by the County that the significant date for the purposes of establishing non-conforming use intensity level was January 1989. It was the burden of Mr. Tindall to establish by testimony and evidence the level of intensity for the business use as of that date. The only evidence that I can find regarding the early use of the property for commercial purposes was the testimony of Mr. Tindall that his business has grown from one pick-up truck and himself to what it is now. This is supported by the testimony of some of the surrounding neighbors who lived in the neighborhood since before Mr. Tindall bought the property.

Therefore, this Special Magistrate finds that there has been a violation of the non-conforming use requirements of the Escambia County Code due to the increased intensity of commercial use on the property. Mr. Tindall is directed to reduce the commercial use of the property to the levels in existence on or about January 1989. Specifically, the commercial use of the property shall consist of no more than one commercial vehicle at any given time and no personal vehicles related to employees or independent contractors related to the business. Likewise, the associated machinery, inventory, materials and commercial signs located on the property shall be reduced or eliminated. No work by employees or independent contractors shall be performed on signs or vehicles on the property. Mr. Tindall has sixty (60) days from the date of this Order to correct the violation and make the adjustments described herein.

Following such time, Mr. Tindall will be assessed a fine in the amount of \$250.00 per day for each day the violation continues. All other matters found in the Order attached hereto shall be incorporated herein by reference. These findings of fact and conclusions shall be an attachment to the Order signed March 20, 2006.

Recorded in Public Records 4/27/2022 1:04 PM OR Book 8771 Page 1723,
Instrument #2022042724, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

TINDALL, WILLIAM
PO BOX 19041
PENSACOLA, FL 32523

Case No: CE05031019
Location: 2100 PULLMAN CIR
PR #: 132S304100130002

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/20/2006.

Itemized Cost		
Daily fines	\$121,000.00	\$250.00 Per Day From: <u>05/21/2006</u> To: <u>09/17/2007</u>
Fines	\$0.00	
Court Cost	\$650.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$121,650.00	

DONE AND ORDERED at Escambia County, Florida on

April 26 2022


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAECHCE-BBEBCE-H Page 1 of 1



Recorded in Public Records 8/13/2018 9:40 AM OR Book 7948 Page 236,
Instrument #2018063463, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18041282Z
LOCATION: 2100 PULLMAN CIR
PR#: 132S384100130062

VS.

WILLIAM TINDALL
PO BOX 18041
PENSACOLA, FL 32523

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, William Tindall
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues.

- ☒ 42-196 (a) Nuisance Conditions
☒ 42-196 (b) Trash and Debris
☐ 42-196 (c) Inoperable Vehicle(s); Described

☐ 42-196 (d) Overgrowth

BK: 7948 PG: 237

☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☒ Accessory Building(s)

☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o) ☐ (p)

☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)

Spicer ☒ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Chapter 3 Commercial in residential and non-permitted use

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☐ LDC Sec 4-7.9 Outdoor Storage _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 10-6 2012 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☒ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10⁰⁰ per day, commencing 10-7, 2013. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

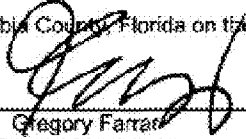
Costs in the amount of \$ 25⁰⁰ are awarded in favor of Escambia County as the prevailing party against WILLIAM TINDALL.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09 (1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

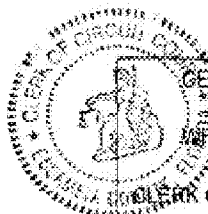
You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 7th day of August, 2018.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.
DATE: 08/13/2018

Recorded in Public Records 3/8/2023 2:36 PM OR Book 8941 Page 82,
Instrument #2023018133, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

TINDALL, WILLIAM
PO BOX 19041
PENSACOLA, FL 32523

Case No: CE18041202Z
Location: 2100 PULLMAN CIR
PR #: 132S304100130002

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

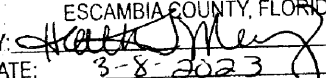
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/7/2018.

Itemized Cost	
Daily fines	\$15,580.00 \$10.00 Per Day From: <u>08/07/2018</u> To: <u>01/12/2023</u>
Fines	\$0.00
Court Cost	\$235.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

Total: \$15,815.00

DONE AND ORDERED at Escambia County, Florida on 3-7 2023


Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 3-8-2023

Recorded in Public Records 07/08/2011 at 04:03 PM OR Book 6739 Page 805,
Instrument #2011046243, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

v.

**William Tindall
2100 Pullman Circle
Pensacola, FL 32506**

**CASE NO.: CE#11-06-#1278
Location: 2100 Pullman Circle
PR# 132S30-4100-130-002**

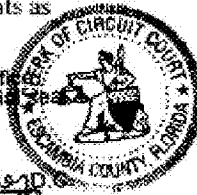
ORDER

Pursuant to Chapter 30, Article II, Section 30-34, Escambia County Code of Ordinances, this matter, after written notice to all parties, was heard on July 5, 2011, before Robert O. Beasley, Special Master, Office of Code Enforcement Special Master, in the Old County Courthouse, BCC Chambers, 223 South Palafox Place, Pensacola, Florida 32501 upon an alleged violation of the Ordinances of Escambia County, State of Florida, to specifically include Escambia County Codes 6.04.01, 9.01.00(a)(b), 9.02.00(a)(b)(c), C.C.O. 30-30203(a)(b) and LDC 7.07.06.

B. Statement of the Case

The matter came to hearing upon a Notice of Violation issued June 13, 2011. Exhibits A-J were submitted by the County and Exhibit I was submitted by the Respondent. Included in these exhibits was an Order of the Special Magistrate dated March 20, 2006, ("2006 Order"), which specifically addressed the same issues presented in the current Notice of Violation. The primary issue presented by the witnesses on behalf of Escambia County was the increased commercial traffic resulting from the use of the subject property as the primary business location for Mr. Tindall's company, Allied Services of NW FL LLC. These are the same complaints as

Certified to be a true copy
the original on file in this office.
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By *[Signature]*
Date *July 5, 2011*



presented in 2006 when the residence was being used by Mr. Tindall's then business, American Lighting & Signs of Florida, Inc. The photographs submitted by the County and neighbors illustrate multiple vehicles on the property at various times. Primarily these vehicles consist of up to three white pick-up trucks with ladder racks and one other large commercial vehicle such as a bucket truck or drilling truck. The photographic evidence revealed that these vehicles shared license plates at times. Mr. Tindall insists that two of the white pickup trucks are his personal vehicles and the other one belongs to a relative, Mr. Mincks, who visits often. Also parked at the residence on a regular basis are a white Saturn and a Dodge truck which Mr. Tindall has identified as belonging to his wife. Some of the photos reveal two other vehicles (Dodge truck and a blue SUV) which are parked by the fence on the side yard. Mr. Tindall claims that the two vehicles parked on the side by the fence are workers employed by his neighbor and he allows them to park there for convenience.

It is the position of Mr. Tindall that he is in compliance with the 2006 Order as he continues to maintain only one "commercial vehicle" on the property at any one time. This position centers the debate, in part, on the issue of whether the three white pickup trucks are "commercial vehicles." While I agree that the type of vehicle in question, a pickup truck, could be either personal or commercial use, these trucks are all white and are equipped with ladder racks. They appear to be the same vehicles which were parked on the property in 2006, but without the name on the side. One truck does appear to be titled in the name of Villachai Mincks and not Mr. Tindall. However, the evidence reflects that January Mincks (the daughter of Mr. Tindall) is an officer of Allied Services of NWFL LLC. Mr. Tindall acknowledged that Mr. Mincks works in his business, at least part time. Finally, the issue with the "borrowing" of license plates is concerning. It appears that Mr. Tindall is moving a plate from one vehicle to

another depending on his need for a vehicle. All of the above evidence leads to the conclusion that the three white pickup trucks are being used for commercial purposes in support of the ongoing sign business. While it is possible that Mr. Tindall and his wife use five different vehicles for their personal use, it is more likely that three of those vehicles are being used for commercial purposes.

The above analysis is unnecessary to reach a conclusion that Mr. Tindall is in violation of the 2006 Order once the testimony of the various neighbors is considered. The neighbors testified about multiple commercial vehicles coming and going on a daily basis. One photograph, Exhibit 1, shows a loaded ladder truck with a boom lift trailer attached, in addition to a large bucket truck. This is a clear violation of the 2006 Order. Other neighbors testified that they witnessed employees parking at the residence and then taking another vehicle to start their work day. This activity was specifically prohibited in the 2006 Order.

It appears Mr. Tindall has made an effort to comply with the 2006 Order. The amount of business activity related to the assemblage of commercial signs appears to have ceased and there is an effort to control the number of vehicles at the property at any one time. It also appears that the size of this business is such that it may be impossible to base its operations from a residence and maintain compliance. Mr. Tindall simply has too much equipment and too many vehicles in his business to continue to use his residence as an office without interfering with the rights of his neighbors to peacefully enjoy their property¹. In a way he is a victim of his own success. Mr. Tindall could move his operations to a commercial facility but that would obviously increase his operating expense. However, his cost savings should not come at the expense of his neighbors.

¹ The evidence submitted included a document reflecting certain restrictive covenants which may still exist and pertain to the use of the subject property. While there does not seem to be an existing Homeowners Association to enforce these covenants, Mr. Tindall does appear to be in violation thereof.

D. Decision

Mr. Tindall shall immediately cease and desist using the property for support of his commercial operations in violation of the 2006 Order. By way of clarification, the 2006 Order includes vehicles which could be personal use vehicles, like pickup trucks, but are in fact being used in support of the business operations. Failure to do so will result in a fine in the amount of \$500.00 per day, which shall commence on ten (10) days from the date of this Order. The amount of the penalty is justified as this is a second violation. Mr. Tindall shall continue to maintain compliance with the 2006 Order and shall not expand his commercial use of the residence. Specifically, the commercial use of the property shall consist of no more than one commercial vehicle at any given time and no personal vehicles related to employees or independent contractors related to the business. This includes white pickup trucks with ladder racks, regardless of who owns them. This Order shall constitute a continuing injunction regarding this activity and the Code Enforcement Officers shall periodically check the property and record an affidavit of violation at any time a violation shall exists. There shall be a \$500.00 fine assessed each time an affidavit of violation is recorded.

A cost award in favor of Escambia County in the amount of \$1100.00 is granted. This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09 (1) F.S. and Sec 30-34(d), Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this Order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY**, including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Complex, 3363 W.Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court no later than **30 days** from the date of this Order. Failure to file a timely Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as necessary and appropriate.

DONE and ORDERED at Escambia County, Florida on this 6th day of July, 2011.



Robert O. Beasley, Special Master
Office of Environmental Code Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 11-06-01278
Location: 2100 Pullman Circle
PR# 132S304100130002

William Tindall
P O Box 19041
Pensacola, FL 32523

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of July 6, 2011; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 6.04.01, 9.01.00(a)(b), C.C.O. 30-30203(a)(b) and LDC 7.07.06. THEREFORE, the Special Magistrate being otherwise fully advised of the premises, it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated July 06, 2011.

Itemized	Cost
a. Fines (one time fee)	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00

Total: \$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 14 day of June 2011.



Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 4/21/2022 11:53 AM OR Book 8767 Page 1657,
Instrument #2022040420, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

Recorded in Public Records 4/21/2022 11:02 AM OR Book 8767 Page 1524,
Instrument #2022040385, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE21094989N
LOCATION: 800 BLK W DETROIT BLVD
PR#: 221S303201000003

VS.

TINDALL, WILLIAM M
2100 PULLMAN CIR
PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, William Tindall,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 3. Art. 1. Sec. 3-1.4 Allowed Uses

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
7/18/2022 to correct the violation(s) and to bring the violation into compliance.
Corrective action shall include:

LDC 3-1.4 Allowed uses

If Respondent(s) fail to fully correct the violation(s) within the time required,

Page 1 Of 3



BK: 8767 PG: 1658

BK: 8767 PG: 1525

Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **7/19/2022**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved

BK: 8767 PG: 1659 Last Page


BK: 8767 PG: 1526 Last Page

herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.**

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 19th day of April, 2022.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

This Instrument Was Prepared
By And Is To Be Returned To:
DEBORAH DAUGHERTY,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 13 BLK 2 OR 1610 P 626 CHARBAR LAKE S/D PB 5 P 43

Customer: WILLIAM TINDALL

Account Number: 91232-74459

Amount of Lien: \$ 187.65, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 050510

EMERALD COAST UTILITIES AUTHORITY

BY: Deborah Daugherty

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5 day of May, 20 10, by Deborah Daugherty of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



GABRIEL M. BROWN
My Comm. Exp. Nov. 22, 2013
DD# 22024 ID# 782227
() Personally Known
() Other I.D.

[Signature]
Notary Public - State of Florida

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 13 BLK 2 OR 1610 P 626 CHARBAR LAKE S/D PB 5 P 43

Customer: TINDALL WILLIAM

Account Number: 92132- 74459

Amount of Lien: \$ 285.67, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

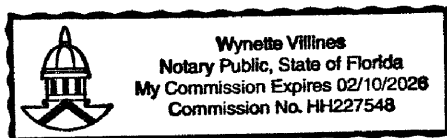
Dated: 07/26/24

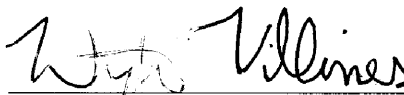
EMERALD COAST UTILITIES AUTHORITY

BY: 

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of JULY, 2024, by SANDRA VOLCAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.




Notary Public - State of Florida

RWK:ls
Revised 05/31/11

13907

2011 CC 4129
II

State of Alabama Unified Judicial System Form C-36 Rev. 10/99	CERTIFICATE OF EXEMPLIFICATION	Case Number DV-2011-900732
STATE OF ALABAMA		
IN THE _____ DISTRICT _____ COURT OF _____ MOBILE _____, ALABAMA (Circuit or District) (Name of County)		
Bayou Concrete, division of C.v. William Tindall Gulf (State of Alabama or Plaintiff) Defendant Coast LLC		
I, <u>JO JO SCHWARZAUER</u> , Clerk of the above-named court, do hereby certify that the documents annexed to this Certificate of Exemplification are true copies of originals on file and of record in this office. In witness whereof, I have hereunto set my hand and seal of the court, this date.		
<div>ERNIE LEE MAGAHA CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FL 2011 DEC -8 P 12:10 COUNTY CIVIL DIVISION FILED & RECORDED</div> <div><u>Jo Jo Schwarzauer</u> Clerk Date <u>5/25/2011</u></div>		
I, <u>Bob Sherling</u> , Judge of the above-named court, do hereby certify that, <u>JO JO SCHWARZAUER</u> , whose name is signed to the preceding Certificate of Exemplification, is the Clerk of the above-named court, duly elected/appointed, and that full faith and credit are due to his/her official acts. I further certify that the seal affixed to the Exemplification is the seal of the court, and that the attestation thereof is in due form of law. <div><u>Bob Sherling</u> Judge Date <u>6/7/11</u></div>		
I, <u>JO JO SCHWARZAUER</u> , Clerk of the above-named court, do hereby certify that <u>Bob Sherling</u> , whose name is signed to the foregoing certificate, is the judge of the above-named court, elected and sworn, and that the signature of the Judge is genuine. In witness whereof, I have hereunto set my hand and affixed the seal of the court, this date. <div><u>Jo Jo Schwarzauer</u> Clerk Date <u>5/25/2011</u></div>		

Case: 2011 CC 004129



00033540772

Dkt: CC1125 Pg#: 2

AVSO312

ALABAMA JUDICIAL DATA CENTER
MOBILE COUNTY
CERTIFICATE OF JUDGMENT

DV 2011 900732.00

BOB SHERLING

IN THE DISTRICT COURT OF MOBILE COUNTY
BAYOU CONCRETE, A DIVISION OF GULF COAST LLC V. WILLIAM TINDALL

DEFENDANT

PARTY'S ATTORNEY:

TINDALL WILLIAM
2100 PULLMAN CIRCLE

*** PRO SE ***

PENSACOLA , FL 32526-0000

I, JOJO SCHWARZAUER , CLERK OF THE ABOVE NAMED COURT HEREBY
CERTIFY THAT ON 04/27/2011 PLAINTIFF, BAYOU CONCRETE, A DIVI RECOVERED
OF DEFENDANT IN SAID COURT A JUDGMENT WITHOUT WAIVER OF EXEMPTIONS FOR THE
SUM OF \$2,956.80 DOLLARS PLUS \$261.00 DOLLARS COURT COSTS, AND
THAT THE PLAINTIFF'S ATTORNEY(S) OF RECORD WAS:
THOMPSON BARRY LYNN

GIVEN UNDER MY HAND THIS DATE 05/25/2011

CLERK JOJO SCHWARZAUER
205 GOVERNMENT STREET
MOBILE AL 36644-2913
(251) 534-8526

OPERATOR: LAL
PREPARED: 05/25/2011

PLAINTIFF'S ATTORNEY:

THOMPSON BARRY LYNN
4317-A MIDMOST DR.
MOBILE AL 36609

IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

BAYOU CONCRETE, A DIVISION
OF GULF CONCRETE, L.L.C.,

Plaintiff,

vs.

WILLIAM TINDALL,

Defendant.

*
*
*
*
*

2011 DEC -8 P 12:10

COUNTY CIVIL DIVISION
FILED & RECORDED

Case No. 2011 CC 4129

V

AFFIDAVIT OF HAYES WILSON

STATE OF ALABAMA
COUNTY OF MOBILE

Before me, the undersigned authority in and for said state and county, personally
appeared Hayes Wilson, who, after being by me first duly sworn, did depose and say, on oath as
follows:

1. My name is Hayes Wilson. I am over the age of 19 years. I am employed by Bayou
Concrete, L.L.C. as its Sales Representative. In that capacity, I am familiar with the books and
records of the company and the account it maintains with William Tindall. I give this affidavit
based on my personal knowledge of the facts herein.

2. Bayou Concrete's post office address is as follows:

Bayou Concrete, a Division of Gulf Concrete, L.L.C.
P.O. Box 3868
Gulfport, MS 39505

3. On November 29, 2010, William Tindall purchased concrete and concrete related
materials totaling \$3,278.00.

4. William Tindall failed or refused to pay the balance after written notice and a
judgment in the amount of \$2,956.80 plus court costs of \$261 was entered in the District Court
of Mobile County on April 27, 2011, Case Number DV-2011-900732.

5. There are no credits on the judgment and the balance of the judgment remains unpaid.

6. Bayou Concrete has no knowledge of William Tindall's Social Security Number.
William Tindall's last known post office address is as follows:

William Tindall
2100 Pullman Circle,
Pensacola FL, 32526.

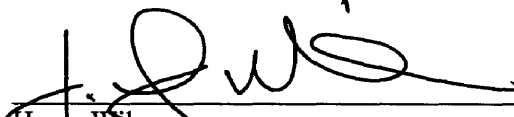
Case: 2011 CC 004129

00053766191

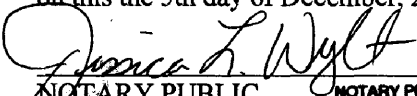
Dkt: CC1001 Pg#:

2

Further affiant sayeth not.


Hayes Wilson

Sworn to and subscribed to before me
on this the 5th day of December, 2011.


NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 3, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Recorded in Public Records 05/12/2015 at 04:13 PM OR Book 7343 Page 557,
Instrument #2015035676, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 06/03/2009 at 03:58 PM OR Book 6467 Page 1041,
Instrument #2009037047, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

15-441

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

Plaintiff,

vs.

WILLIAM MORRIS TINDALL,

Defendant.

Clerk Number: 1708CF006069A

Division: F

Date of Birth: 10/31/1943

Sex: M

Race: W

SS#: [REDACTED]

CIVIL RESTITUTION LIEN ORDER

IT IS HEREBY ORDERED AND ADJUDGED that American Lighting & Signs of Florida, Inc., shall pay in the amount of \$164,207.18 to DEPARTMENT OF FINANCIAL SERVICES, WORKERS' COMPENSATION ADMINISTRATION TRUST FUND, PO BOX 7900, TALLAHASSEE, FL 32314-7900 for restitution in the above-styled cause.

It is further ORDERED AND ADJUDGED that this lien shall exist upon any real or personal property of the defendant.

It is further ORDERED AND ADJUDGED that this lien order may be enforced by the crime victim in the same manner as a judgment in a civil action, pursuant to Section 775.089, Florida Statutes which shall bear interest at the rate of 8% (eight percent) per annum for which let execution issue.

DONE AND ORDERED this the 28th day of May 2009.

JAN SHACKELFORD
CIRCUIT JUDGE

cc:

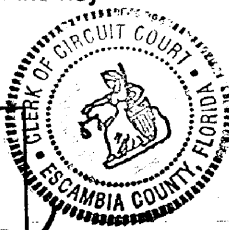
KERRA A SMITH, Assistant State Attorney

JAMES M BURNS, Defense Attorney

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

B.C. [Signature]
DATE: 5-12-2009



Case: 2008 CF 006069 A

00028718848

Dkt: CLVICT Pg#:

RECEIVED
FILED & RECORDED
JUL 29 12 3 17

2009 MAY 29 12 3 17

ERNEST L. MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 08/16/2007 at 03:42 PM OR Book 6201 Page 1792,
Instrument #2007079006, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

JAMES M. HOPMEIER,
7980 Highway 87, North
Milton, Florida 32570

Plaintiff,

v.

WILLIAM M. TINDALL

Defendant.

/ CASE NO. 2006 CA 002124

FINAL JUDGMENT PURSUANT TO DEFAULT

Upon evidence presented to this Court and Plaintiff's Motion for Final Judgment Pursuant to
Default, this Court having reviewed the evidence presented and being fully advised, it is hereby

ORDERED AND ADJUDGED:

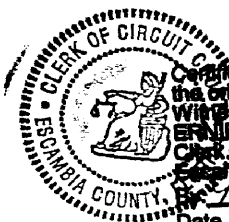
1. Defendant, WILLIAM M. TINDALL, owes Plaintiff, JAMES M. HOPMEIER of 7980
Highway 87, North, Milton, Florida 32570, \$41,776.91 that is due on the Promissory Note, plus
prejudgment interest in the amount of \$ 4,721³⁶ for a total of \$ 46,498²⁷.
FOR WHICH LET EXECUTION ISSUE.

2. The Court reserves jurisdiction to award attorneys' fees and taxable costs, if appropriate.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this the

10th day of August, 2007.

JAN SHACKLEFORD
CIRCUIT JUDGE



Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNEST LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By Ernie Lee Magaha D.C.
Date 8-5-07

Case: 2006 CA 002124
00006558677
Dkt: CA1036 Pg#: 2

46

Conformed copies to:

Oscar J. Locklin
✓ 4557 Chumuckla Highway
Pace, Florida 32571

✓ Patrick J. Hammergren
25 West Cedar Street
Suite 430
Pensacola, FL 32502

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

JAMES M. HOPMEIER,

Plaintiff,

v.

WILLIAM M. TINDALL

Defendant.

CLERK OF COURT
ESCambia COUNTY, FL
2007 SEP -5 P 3:13
FILED & RECORDED
JUDICIAL DIVISION

_____/ CASE NO. 2006 CA 002124

JUDGMENT FOR ATTORNEY FEES AND TAXABLE COSTS

THIS CAUSE having come before the Court on the Plaintiff's Motion to Award Attorney Fees and Taxable Costs, and the Court having reviewed the pleadings and otherwise being advised in the premises, it is hereby ORDERED AND ADJUDGED:

1. The Court finds that with regard to attorney fees, 27 hours are a reasonable number of hours to be expended in connection with this action, that \$ 125⁰⁰ per hour is a reasonable rate, and that no enhancement or reduction of the fee prayed for is appropriate. With regard to paralegal fees, the Court finds that 15 hours are a reasonable number of hours to be expended in connection with this action and that \$ 75⁰⁰ per hour is a reasonable rate.

2. Plaintiff, James M. Hopmeier of 7980 Highway 87, North, Milton, Florida 32570, shall recover from Defendant \$ 4500⁰⁰ in attorneys fees and \$ 420⁰⁰ in costs for a total of \$ 4920⁰⁰.

FOR WHICH LET EXECUTION ISSUE.

Case: 2006 CA 002124



00058058787

Dkt: CA1310 Pg#: 2

52

It is further ORDERED AND ADJUDGED that the judgment debtor shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Individual Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor to complete Florida Rule of Civil Procedure Form 1.977, including all required attachments, and serve it on the judgment creditor's attorney.


DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this the 5th day of September, 2007.


JAN SHACKLEFORD
CIRCUIT JUDGE

Conformed copies to:

✓ Oscar J. Locklin
4557 Chumuckla Highway
Pace, Florida 32571

✓ Patrick J. Hammergren
25 West Cedar Street
Suite 430
Pensacola, FL 32502

09/05/07 

"CERTIFIED TO BE A TRUE COPY OF
THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL
SEAL ERNIE LEE MAGAHA, CLERK
ESCAMBIA COUNTY, FLORIDA"

By:  D.C.

