

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
August 16, 2017–8:30 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 Minutes for the May 17, 2017, the June 21, 2017, and the August 3, 2017, BOA meeting.
6. **Consideration of the following cases:**
 0. **Case No.: V-2017-05**
Address: 2117 Ziglar Road
Request: Variance for Accessory Structure Size of 225 Square Feet
Requested by: Sharon Harrell, Owner
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, September 20, 2017 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: 08/16/2017

Attachments

Draft May 17, 2017 Minutes

Draft June 21, 2017 Minutes

Draft August 3, 2017 Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD May 17, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:24 A.M.)

Present: Auby Smith
Bill Stromquist
Walker Wilson
Frederick J. Gant
Jennifer Rigby

Absent: Judy Gund
Mark Robinson

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
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 Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to accept the meeting packet.

Vote: 5 - 0 Approved

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

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

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

Vote: 5 - 0 Approved

5. Approval of Resume Minutes.

- A. Approval of Meeting Minutes.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to approve the April 19, 2017 Resume Minutes.

Vote: 5 - 0 Approved

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

- A. **Case No.: CU-2017-08**

Address: 4302 Hollywood Avenue

Request: A conditional use to allow the sale of alcohol within 1000' of a place of worship

Requested by: Benjamin Johnson, Agent for Liza Timmon, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Board Member Frederick J. Gant, Seconded by Vice Chairman Bill Stromquist

Motion was made to acknowledged the letter of opposition existed but to not except it into evidence.

Vote: 5 - 0 Approved

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to accept Staff Findings and approve the condition use as requested with the understanding the case must meet all conditions of the Site Plan Review process.

Vote: 5 - 0 Approved

B. Case No.: CU-2017-09

Address: 4801 N. Palafox Street

Request: A conditional use for automobile sales, used autos only

Requested by: Nettie Williams, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to accept Staff Findings and approve the Conditional Use, stating they needed a Development Order from the Development Review Committee

Vote: 5 - 0 Approved

C. Case No.: V-2017-03

Address: 3200 West DeSoto Street

Request: A variance for 236 parking spaces

Requested by: Escambia County, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Motion was made to accept Staff Findings and approve the Variance.

Vote: 5 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, June 21, 2017 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD June 21, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:59 A.M.)

Present: Auby Smith
Judy Gund
Jennifer Rigby
Michael Godwin

Absent: Bill Stromquist
Walker Wilson
Frederick J. Gant

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban 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 Judy Gund, Seconded by Board Member Jennifer Rigby

Motion was made to accept the June 21, 2017 BOA Meeting Packet.
Vote: 4 - 0 Approved
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Board Member Judy Gund, Seconded by Board Member Jennifer Rigby

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

Vote: 4 - 0 Approved

5. Approval of Resume Minutes.

Bring back next month for approval.

Vote: 4 - 0 Approved

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

A. **Case No.: V-2017-04**

Address: 41 Fort Pickens Road

Request: Variance for 118 Parking Spaces

Requested by: Sharon D Regan, Agent for Sunset Holding Company, Inc., Lease Holder

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Board Member Jennifer Rigby, Seconded by Board Member Michael Godwin

Motion was made to adopt Staffs Findings and approve variance case.

Vote: 4 - 0 Approved

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, July 19, 2017 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD August 3, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:11 A.M.)

Present: Auby Smith
Bill Stromquist
Judy Gund
Frederick J. Gant
Jennifer Rigby
Michael Godwin

Absent: Walker Wilson

Staff Present: Andrew Holmer, Division Manager, 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 Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

Motion was made to accept the August 3, 2017 BOA Meeting Packet.
Vote: 5 - 0 Approved
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Judy Gund

The Clerk provided proof of publication and motion was made to accept.
Vote: 5 - 0 Approved
5. **Consideration of the following cases:**
 - A. **CASE NO.: AP-2017-01**
ADDRESS: 2975 E. Johnson Ave.
REQUESTED APPEAL: Appeal of the Development Review Committee approval of site plan #PSP170400056, Ellyson Oaks
REQUESTED BY: Bradley S. Odom, Esq., Agent for Emerald Coast Utilities Authority

Motion by Vice Chairman Bill Stromquist, Seconded by Board Member Frederick J. Gant

Applicant requested a continuance of the case for the water supply assessment report to be complete.

Motion was made to grant continuance to the September 20, 2017 BOA meeting and that ECUA would cover the cost for re-advertisement.
Vote: 4 - 2 Approved

Voted No: Board Member Jennifer Rigby
Board Member Michael Godwin
6. Discussion Items.
7. Old/New Business.

8. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, August 16, 2017 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

9. Adjournment.

Board of Adjustment

6. 0.

Meeting Date: 08/16/2017
CASE: V-2017-05
APPLICANT: Sharon Harrell, Owner
ADDRESS: 2117 Ziglar Rd
PROPERTY REFERENCE NO.: 20-1N-30-2401-000-006
ZONING DISTRICT: LDR, Low Density Residential district
FUTURE LAND USE: MU-S, Mixed-Use Suburban

SUBMISSION DATA:

REQUESTED VARIANCE:

The applicant is requesting an accessory structure size variance of 225 square feet.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section: 4-7.3(2)(5)a.

CRITERIA

Land Development Code of Escambia County, Florida (Ordinance No. 96-3 as amended), Section 6.05.05.F.5

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

The parcel is similar in size and shape to adjacent parcels to the south; the Land Development Code (LDC) allows for accessory structures within the Low Density Residential district (LDR); however, the LDC also has specific guidelines on the permitted sizes for such structures, based on the parcel's acreage and the size of the primary residence. The existing zoning regulations apply to all of the parcels within the same zoning district. The applicant did not address any existing special conditions or circumstances peculiar to the land, structure or building.

CRITERION (2)

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

FINDINGS-OF-FACT

The applicant purchased the property located in the LDR zoning district with an existing single-family residence. Based on the Escambia County Property Appraiser public records, the base area square footage is 1350; the property is also listed with an approximate acreage of 0.44 (+/-) acre. The LDC allowances for accessory structures states that in this specific lot, the structure may not exceed 50% of the gross floor area, in this case, 675 square feet. The applicant could request a permit to construct that structure size without the need for a variance.

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

All property owners within the same zoning district are granted the ability to request similar action for their properties. Granting of the variance will not confer on the applicant any special privileges not available to other property owners in the same district.

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 code would not deprive the applicant of rights commonly enjoyed by other properties in the same district and would not create unnecessary and undue hardship on the applicant. Without the variance, the applicant could permit and build an accessory structure that meets the allowed 50% size requirement.

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 granted is not the minimum variance that will make possible the reasonable use of the land, building, or structure. The residential parcel allows for the construction of a dwelling unit; the LDC also provides an allocation for accessory

structures, up-to 50% of the total primary residential size; however, the applicant is requesting a larger building size to accommodate her needs.

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 is not consistent with the general intent and purpose of the LDC; however, if granted, the variance would not be injurious to the area or otherwise detrimental to the public welfare.

STAFF RECOMMENDATION

The applicant failed to meet the conditions under criteria 1, 4, 5 and 6, therefore, staff recommends denial of the variance as requested.

BOA DECISION

BOARD OF ADJUSTMENT FINDINGS:

Attachments

V-2017-05

V-2017-05



PAULINE ST

BRENTCO RD

KINGS WAY DR

ZIGLAR RD

SILAS CIR

CLAUDINE ST

SILAS CIR

BO SHARPLESS TRL



E-KINGSFIELD RD

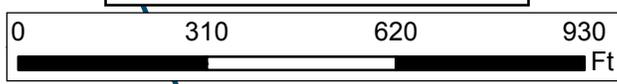
S-HIGHWAY-95A

PACKWOOD DR

BOBWHITE LN

LIBRA LN

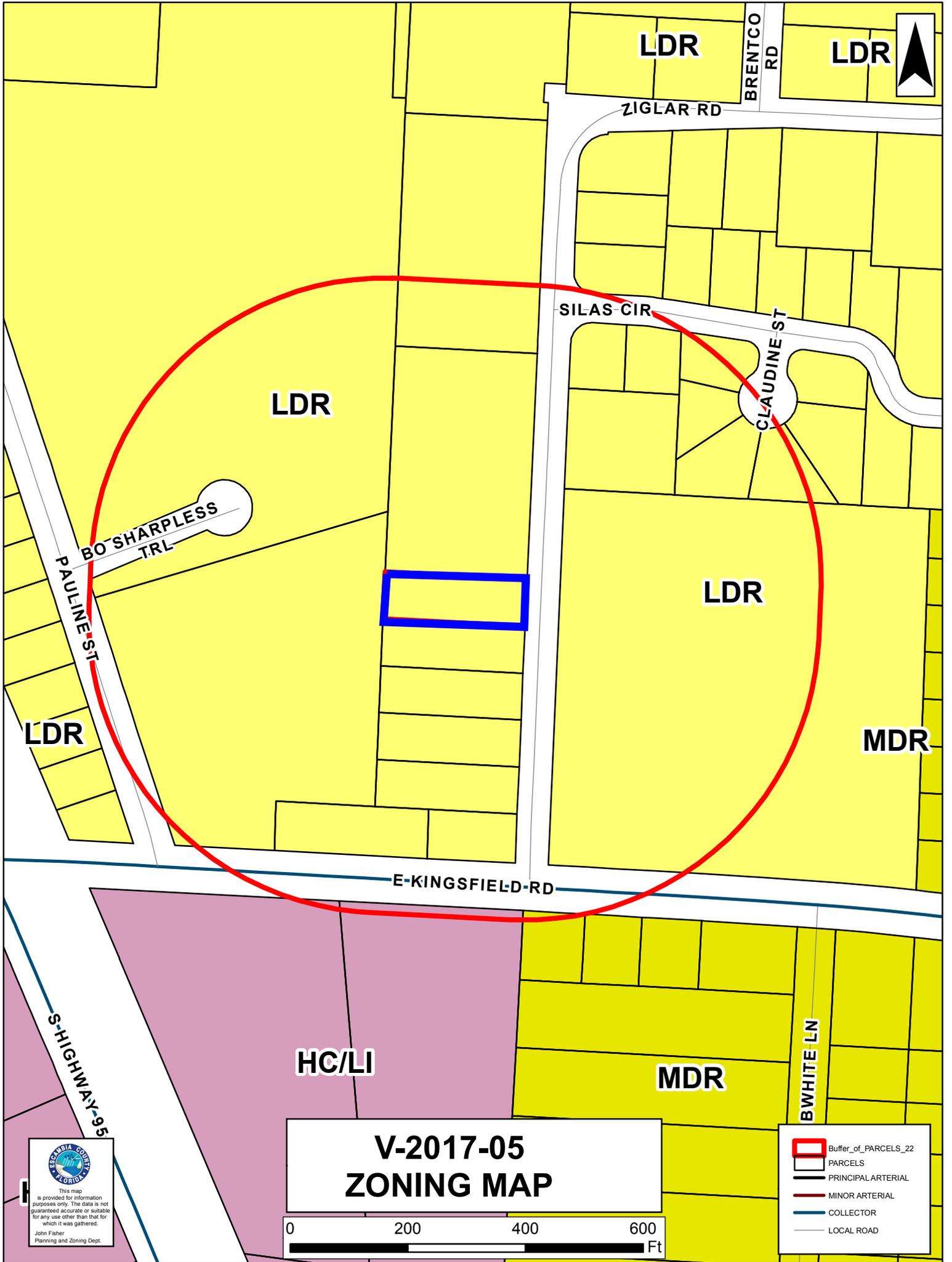
**V-2017-03
LOCATION**



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.

John Fisher
Planning and Zoning Dept.

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

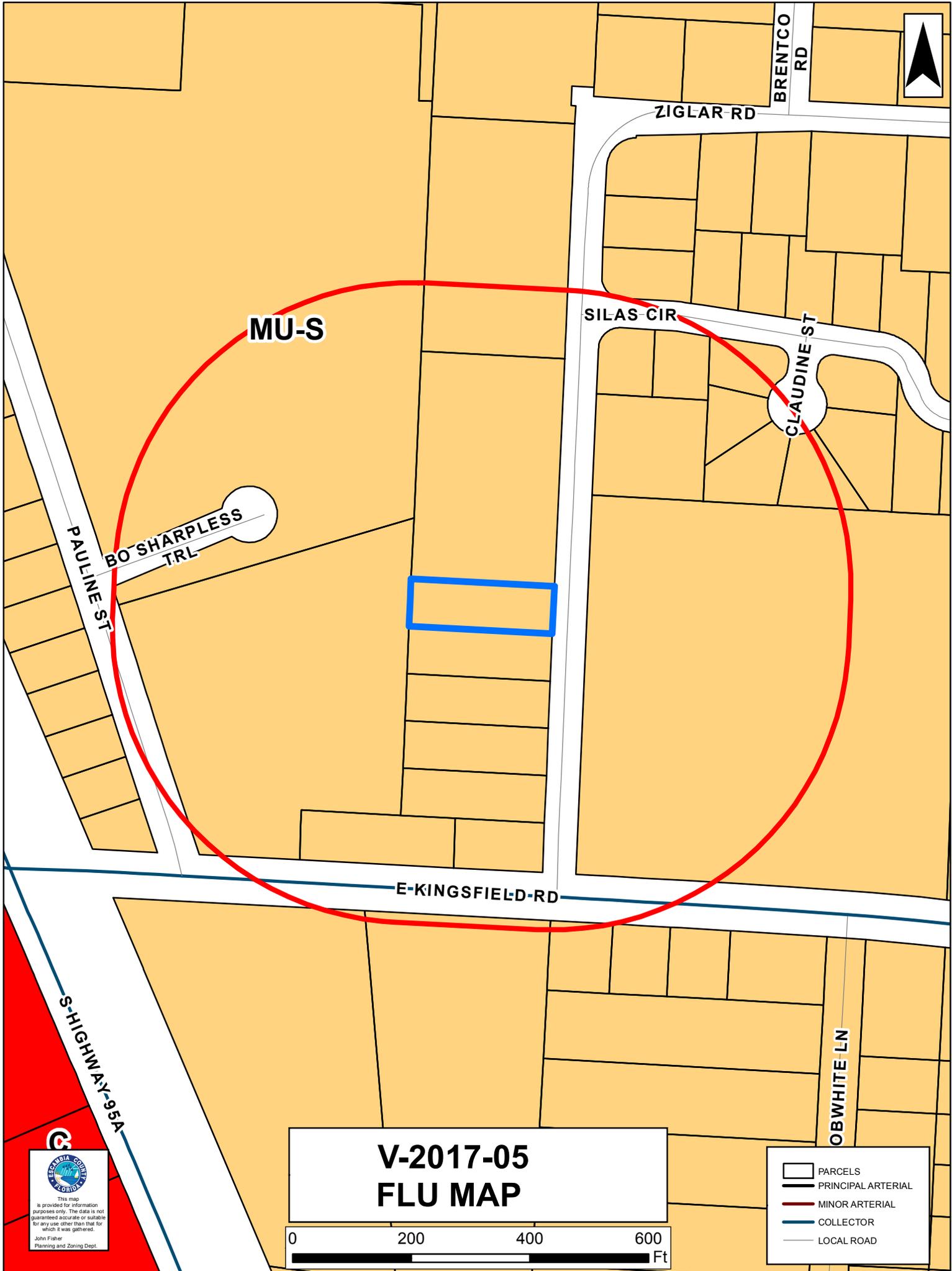


V-2017-05 ZONING MAP



- Buffer_of_PARCELS_22
- 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.
John Fisher
Planning and Zoning Dept.



MU-S

PAULINE ST

BO SHARPLESS
TRL

E-KINGSFIELD RD

SILAS CIR

CLAUDINE ST

ZIGLAR RD

BRENTCO
RD

OBWHITE LN

S-HIGHWAY-95A

V-2017-05 FLU MAP



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


LEONIA COUNTY
 FLORIDA
 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.
 John Fisher
 Planning and Zoning Dept.



ZIGLAR RD

SILAS CIR

CLAUDINE ST

BO SHARPLESS
TRL

PAULINE ST

E-KINGSFIELD RD

S-HIGHWAY-95A

BOBWHITE LN

V-2017-05 AERIAL 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.
 John Fisher
 Planning and Zoning Dept.

**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: VARIANCE

CASE NO: V-2017-05

DATE: 08/16/17 **TIME:** 8:30 am

LOCATION OF HEARING

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

FOR MORE INFORMATION ABOUT THIS CASE PLEASE CALL
DEVELOPMENT SERVICES AT 595-3475 OR VISIT
WWW.MYESCAMBIA.COM



PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public Hearing Sign



Looking East Across Ziglar Road



Looking South Onto Ziglar Road



Looking Southwest Onto Rear of Property



Looking West Onto Property



Looking West Onto Surrounding Property



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-2017-05 Accepted by: JF/KM BOA Meeting: 8/10/17

Condition Use Request for: n/a

Variance Request for: 225' sgf - additional for accessory structure.

1. Contact Information:

A. Property Owner/Applicant: Sharon Harrell

Mailing Address: 233 Lakeland Court, Pensacola, FL 32514

Business Phone: _____ Cell: 850-712-3800

Email: sharrell156@gmail.com

B. Authorized Agent (if applicable): n/a

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: 2117 Ziglar Rd., Cantonment, FL

Parcel ID (s): 20-1N-30-2401-000-0036 SM

B. Total acreage of the subject property: .44363

C. Existing Zoning: _____

FLU Category: _____

D. Is the subject property developed (if yes, explain): Yes - house is located on the property

E. Sanitary Sewer: _____ Septic:

3. Amendment Request

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

Construction of proposed workshop 30'x30':
It will house two activities: welding and
woodworking. Adequate space is needed
for the large tools/equipment, and separation
of activities for fire safety purposes.

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 property is long and narrow, providing
sufficient space for the proposed building.
There is vacant land to the north, plus
privacy fencing to conceal building and
buffer machine noise.

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

Home and property existed when
purchased. This structure is for
future needs, not realized at
time of purchase.

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.

Agreed - for personal use.

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 limits allowed could result in potential fire safety issues. Additional space is needed to safely separate the welding from the woodworking.

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

Proposed: $30' \times 30' = 900$ sq. ft.
Allowed: $\sim 26' \times 26' = 675$ sq. ft.
Difference: $4' \times 4' = 225$ sq. ft.
The setback requirements will not be affected.

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.

Variance will not impact the area, as it is minimal; proposed uses are connected with personal hobby/activities, and are not associated with any commercial operation or use.

5. Submittal Requirements

A. Sh 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. Sh Application Fees: To view fees visit the website: <http://myescambia.com/business/board-adjustment> or contact us at 595-3448

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. Sh Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

~~D. _____ Compatibility Analysis (if applicable): If the subject property does not meet the roadway requirements of Locational Criteria, a compatibility analysis prepared by the applicant is required to provide substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria. (See "Documented Compatibility" within the request zoning district of the LDC.)~~

~~E. _____ 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 enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Sharon T. Harrell
Signature of Owner/Agent

Sharon T. Harrell
Printed Name Owner/Agent

7-11-17
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 11 day of JULY 20 17, by _____.

Personally Known OR Produced Identification Type of Identification Produced: DRIVER LICENSE

Kayla Renae Meador
Signature of Notary

KAYLA RENAE MEADOR
Printed Name of Notary

(notary seal)



Sales Price: \$121,000.00

Rec

Doc

Prepared by:

Lara Shields, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

Parcel ID #: 201N302401000006

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **March 31, 2017** by **Dakota J Ward and Alexis Brooks Ward husband and wife**, whose post office address is **1037 Pratts Way Cantonment, Florida 32533** hereinafter called the GRANTOR, to **Sharon T Harrell, a single woman** whose post office address is **233 Lakeland Court Pensacola, Florida 32514** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Commencing at the Southeast corner of the Northwest Quarter, Section 20, Township 1 North, Range 30 West, Escambia County, Florida; thence run North along the East line of said Northwest Quarter, 440.37 feet; thence angle 90 degrees 00 minutes left 33 feet to the Point of Beginning; thence continue along said line 241.92 feet; thence angle 90 degrees 00 minutes right 79.88 feet; thence angle 90 degrees 00 minutes 00 seconds right 241.92 feet; thence angle 90 degrees 00 minutes right 79.88 feet to the Point of Beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Print Name:

[Signature]
LARA SHIELDS

[Signature]
Dakota J Ward

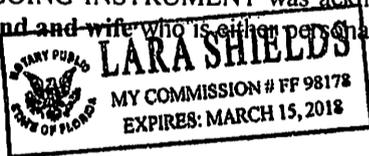
Witness Print Name:

[Signature]
Alexis Brooks Ward

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **March 31, 2017** by **Dakota J Ward and Alexis Brooks Ward husband and wife** who is either personally known to me or who produced a driver's license as identification.

(SEAL)

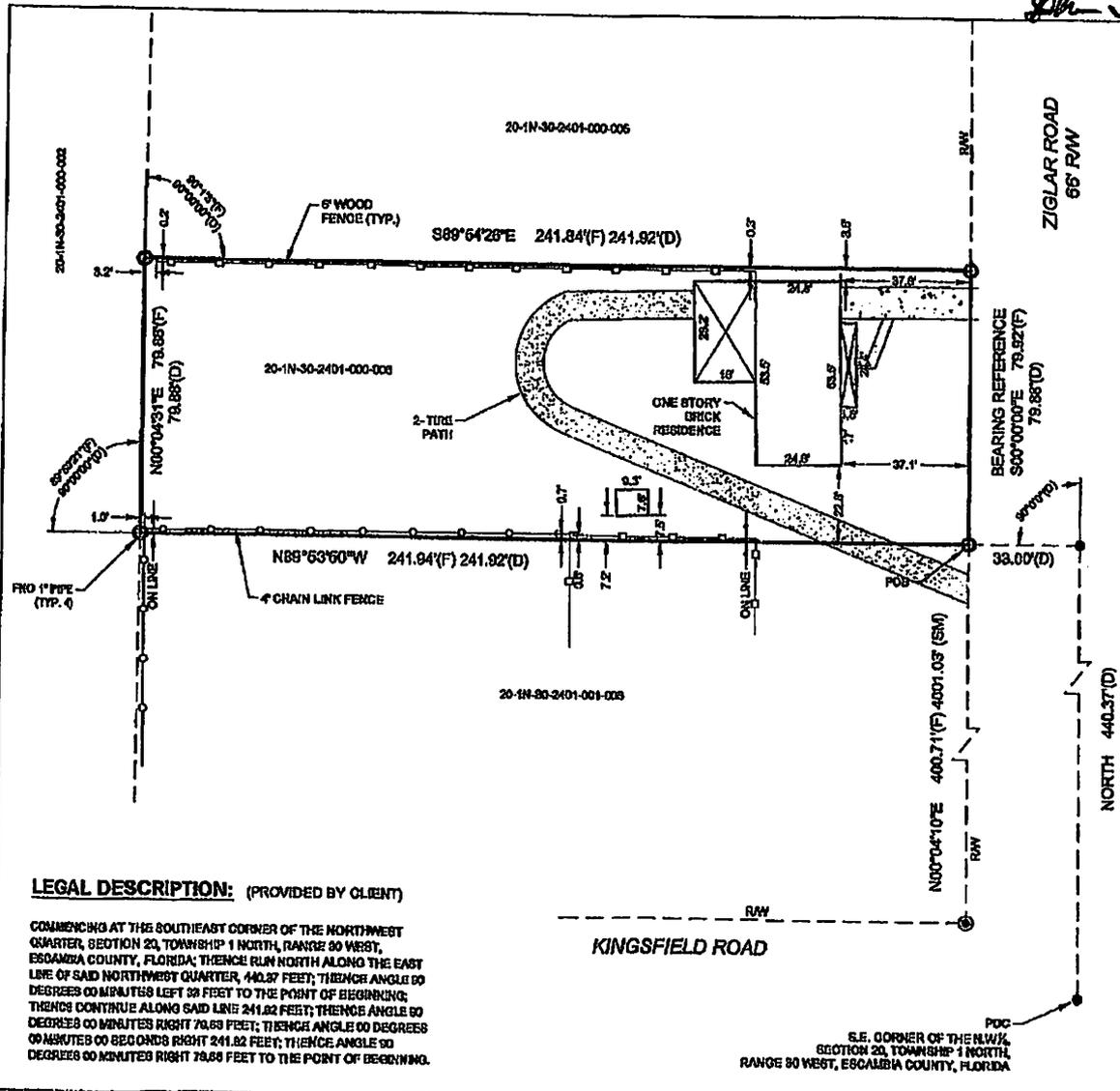


[Signature]
Notary Public
Print Name:

My Commission Expires:

COPY

Sh. J. Stance



NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 3-14-17.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF ZIGLAR ROAD AS 900°00'00"E.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

LEGEND:

- (F) FIELD MEASUREMENT
- (SM) SECTION MAP MEASUREMENT (SM 20-1N-30-1)
- (D) DEED MEASUREMENT
- RW RIGHT-OF-WAY
- FRD FOUND BOUNDARY CORNER

CERTIFICATIONS:

CITIZENS TITLE GROUP, INC.
 SHARON T HARSHBELL
 WESTBORO LAND TITLE INSURANCE COMPANY

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 8J-17, Florida Administrative Code pursuant to Section 422.07, Florida Statutes.

Rob L. Working
 ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 8878



360 SURVEYING SERVICES
 1801 CREIGHTON RD.
 PENSACOLA, FL 32504
 850.667.4400

NOT VALID
 WITHOUT A
 RAISED
 SEAL

3/20/17

BOUNDARY SURVEY
 WITH IMPROVEMENTS

ADDRESS:
 2117 ZIGLAR ROAD
 CANTONMENT, FLORIDA 32533
 PROJECT NUMBER: 1708008
 DATE: 3-16-17
 FIELD BOOK: 85 PAGE: 69
 DRAWN BY: L.C.
 APPROVED BY: ROB L. WORKING



SCALE: 1"=40'

SHEET 1 OF 1

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 440.37 FEET; THENCE ANGLE 90 DEGREES 00 MINUTES LEFT 33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE 241.82 FEET; THENCE ANGLE 90 DEGREES 00 MINUTES RIGHT 79.88 FEET; THENCE ANGLE 90 DEGREES 00 MINUTES 00 SECONDS RIGHT 241.82 FEET; THENCE ANGLE 90 DEGREES 00 MINUTES RIGHT 79.88 FEET TO THE POINT OF BEGINNING.



3250 West Fairfield Dr. Pensacola, FL 32505
Phone (850) 432-4475 Fax (850) 433-5703

RE: Residential accessory building.

We estimate the cost to furnish labor, equipment and material to construct the above referenced prefabricated metal building and its accessories to be \$36,000.00. Included in this sum are the following items:

PREFABRICATED METAL BUILDING

The 30' X 30' X 12', 4:12 pitched prefabricated metal building will be designed, fabricated and erected in accordance with The Florida Building Code 2010, with wind loads of 150 mph. The roof will receive 26 gauge painted roof sheets with three-inch (3") vinyl backed roof insulation. The walls will receive 26 gauge painted wall panels with three-inch (3") vinyl backed wall insulation. The following building accessories are included in the sum of this proposal:

- One (1) – 4' X 7' wind rated insulated hollow metal door with lever lock set, aluminum threshold, and weather stripping.
- Two (2) – 12' X 12' wind rated overhead doors with chain hoist.
- Four (4) – light transmitting panels.
- One lot – Gutter and downspouts.

CONCRETE

All concrete used in project will be 3000-PSI concrete. It will be formed, poured and reinforced as shown on building plans and consist of the following:

- One (1) – 30 X 30 X 4" foundation and slab.
- One (1) – 5' X 5' X 4" walk-door landing pad.

BUILDING SPECIALTIES

The following is a list of building specialties included in our estimated cost of construction:

- Pre-engineered metal building plans by a Florida registered engineer.
- Civil engineering fees (simple site layout).
- Architectural plan fees for a shell only building and architectural plan coordination.
- Building permit.
- Two (2) – 1-1/2" 90 degree electrical conduits roughed in into slab.
- One (1) – 1/2" water line roughed into slab.
- Averaged one foot (1') compacted fill material at foundation only.

The following is a list of building specialties not included in the sum of this estimated cost of construction:

- Fire extinguishers. Demolition. Metal Stud Framing or Drywall. Painting. Glasswork. Acoustical ceilings. HVA/C. Plumbing work. Electrical work. Floor covering. Boundary, topographical, or tree surveys. Water, sewer, electrical, or gas tap fees, impact fees, or deposits. Security system or fire alarm. Environmental studies or hazardous material abatement. Masonry work. Telephone system. Cabinetry. Performance or payment bonds. Site work, which includes demolition, excavation, site fill, paving and grading, drainage systems and retention pond. Landscaping including trees, shrubs, seeding and mulching, and grass. Dumpster screen or pad. Septic tank, grease trap, or septic fill lines. Any items not mentioned as being included in this estimated cost of construction.

Our terms of payment are as follows:

- Ten percent down payment upon the acceptance of a proposal.
- Payment for the fabricated metal building one day prior to its delivery from the manufacturer.
- Monthly draws on a percentage of work completed and materials stored on site.
- Balance to be paid upon completion of work described herein.

The owner is to provide the builder with a current survey.

The owner agrees that in the event that the manufacturer receives notification of a price increase from any of its steel suppliers between the date of this estimated cost of construction and the date of the steel order, the contractor reserves the right to increase this estimated cost of construction in an amount corresponding to said price increase. Prices quoted in this estimated cost of construction are based on preliminary design. The final contract amount is contingent upon the permitted plans. Any changes from this estimated cost of construction, or the engineered plans, will be handled by means of a written change order stating the scope of work and the amount of increases or decreases made to the estimated cost of construction.

Thank you for the opportunity to quote this project. If you have any questions or require further information, please call.

Respectfully submitted,

Joe Keenan

Acceptance: _____

Date: _____

CONTINUATION SHEET

CONTRACTOR'S APPLICATION FOR PAYMENT

PROJECT NAME:

KEENAN JOB NO.:

PAYMENT
DATE FROM:
DATE TO:
SUBMITTAL

A	B	C	D	E	F	G	H	I	
ITEM	DESCRIPTION OF WORK	SCHEDULED	WORK COMPLETED FROM PREVIOUS	THIS PERIOD	MATERIALS	TOTAL COMPLETED	%	BALANCE TO	RETAINAGE
	GENERAL CONDITIONS	1,136.81	-	-	-	-	-	\$ 1,136.81	\$ -
	DEMOLITION	-	-	-	-	-	-	\$ -	\$ -
	EARTHWORK	869.20	-	-	-	-	-	\$ 869.20	\$ -
	SOIL TREATMENT	162.00	-	-	-	-	-	\$ 162.00	\$ -
	FORMWORK	472.35	-	-	-	-	-	\$ 472.35	\$ -
	REINFORCING	1,278.64	-	-	-	-	-	\$ 1,278.64	\$ -
	CONCRETE WORK	3,616.83	-	-	-	-	-	\$ 3,616.83	\$ -
	MASONRY	-	-	-	-	-	-	\$ -	\$ -
	STRUCTURAL STEEL	466.11	-	-	-	-	-	\$ 466.11	\$ -
	FABRICATED METAL	15,901.70	-	-	-	-	-	\$ 15,901.70	\$ -
	ROOF / DECKING	-	-	-	-	-	-	\$ -	\$ -
	EQUIPMENT	-	-	-	-	-	-	\$ -	\$ -
	METALS (LIGHT GAUGE)	-	-	-	-	-	-	\$ -	\$ -
	SHEETROCK	-	-	-	-	-	-	\$ -	\$ -
	MILLWORK	-	-	-	-	-	-	\$ -	\$ -
	DOORS AND HARDWARE	-	-	-	-	-	-	\$ -	\$ -
	INSULATION	1,553.94	-	-	-	-	-	\$ 1,553.94	\$ -
	TOILET ACCESSORIES	-	-	-	-	-	-	\$ -	\$ -
	GLASSWORK	-	-	-	-	-	-	\$ -	\$ -
	STUCCO	-	-	-	-	-	-	\$ -	\$ -
	PAINTING	-	-	-	-	-	-	\$ -	\$ -
	OVERHEAD DOORS	3,096.00	-	-	-	-	-	\$ 3,096.00	\$ -
	ACOUSTICAL CEILINGS	-	-	-	-	-	-	\$ -	\$ -
	FLOORING	-	-	-	-	-	-	\$ -	\$ -
	PLUMBING	150.00	-	-	-	-	-	\$ 150.00	\$ -
	HVAC	-	-	-	-	-	-	\$ -	\$ -
	ELECTRICAL	100.00	-	-	-	-	-	\$ 100.00	\$ -
	FIRE EXTINGUISHERS	-	-	-	-	-	-	\$ -	\$ -
	BUILDING SPECIALTIES	-	-	-	-	-	-	\$ -	\$ -
	SITE WORK	-	-	-	-	-	-	\$ -	\$ -
	FIRE SPRINKLER	-	-	-	-	-	-	\$ -	\$ -
	A&E AND SURVEYING FEES	1,500.00	-	-	-	-	-	\$ 1,500.00	\$ -
	BONDS	-	-	-	-	-	-	\$ -	\$ -
	PERMITS	500.00	-	-	-	-	-	\$ 500.00	\$ -
	BUILDER'S RISK INSURANCE	163.28	-	-	-	-	-	\$ 163.28	\$ -
	OVERHEAD	3,080.70	-	-	-	-	-	\$ 3,080.70	\$ -
	MARKUP	2,464.56	-	-	-	-	-	\$ 2,464.56	\$ -
	Totals	\$ 36,512.12	\$ -	\$ -	\$ -	\$ -	0.00%	\$ 36,512.12	\$ -

30X30X12
 4:12 PITCH
 FBC 2010
 150 MPH
 PENSACOLA, FL
 GALVALUME ROOF

