

AGENDA
ESCAMBIA COUNTY BOARD OF ADJUSTMENT
February 19, 2020–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Swearing in of Staff and acceptance of staff as expert witness
3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.
4. Proof of Publication and waive the reading of the legal advertisement.
5. Approval of Resume Minutes.
- A. Approval of Resume Meeting Minutes from the January 15, 2020, Board of Adjustment Meeting.
6. **Consideration of the following cases:**
 0. **Case No.: CU-2020-01**
Address: 3422 McLean Ave.
Request: Conditional Use request to allow a place of worship in HDR zoning
Requested by: Cyrus Shams, Agent for the Islamic Center of Northwest Florida, Inc.
7. Discussion Items.
8. Old/New Business.
9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, March 18, 2020 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: 02/19/2020

Attachments

Draft 1-15-20 Board of Adjustment Meeting Minutes

DRAFT

RESUMÉ OF THE MEETING OF THE BOARD OF ADJUSTMENT HELD January 15, 2020

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

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

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Supervisor
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 Walker Wilson, Seconded by Board Member Willie Kirkland, Jr.
Motion was made to accept the January 15, 2020, BOA meeting packet.
Vote: 7 - 0 Approved - Unanimously
4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Board Member Willie Kirkland, Jr., Seconded by Vice Chairman Walker Wilson

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

Vote: 7 - 0 Approved - Unanimously

5. Approval of Resume Minutes.

A. Approval of Resume Meeting Minutes from the November 20, 2019, Board of Adjustment Meeting.

Motion by Board Member Michael Godwin, Seconded by Board Member Willie Kirkland, Jr.

Motion was made to approve the November 20, 2019 BOA Resume Meeting minutes.

Vote: 7 - 0 Approved - Unanimously

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

A. **Case No.: CU-2019-13**

Address: 10789 Sorrento Road

Request: Conditional Use to allow for a new Elementary School be built in a LDR and HDMU zoning.

Requested by: Anthony Noles, Director of Facilities Planning, for School Board of Escambia County

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 Willie Kirkland, Jr., Seconded by Board Member Michael Godwin

Motion was made to accept speaker exhibit A.

Vote: 7 - 0 Approved - Unanimously

Motion by Board Member Willie Kirkland, Jr., Seconded by Vice Chairman Walker Wilson

Motion was made to accept Staff's Findings of Fact and approve the conditional use.

Vote: 7 - 0 Approved - Unanimously

B. **Case Number CU-2019-15 HAS BEEN WITHDRAWN.**

7. Discussion Items.

8. Old/New Business.

9. Announcement.

The next Board of Adjustment Meeting is scheduled for Wednesday, February 19, 2020 at 8:30 a.m., at the Escambia County Central Office Complex, Room 104, 3363 West Park Place.

10. Adjournment.

Board of Adjustment

6. 0.

Meeting Date: 02/19/2020
CASE: CU-2020-01
APPLICANT: Cyrus Shams, Agent for the Islamic Center of Northwest Florida, Inc.
ADDRESS: 3422 McLean Ave.
PROPERTY REFERENCE NO.: 07-1S-29-4000-001-001
ZONING DISTRICT: HDR, High Density Residential district
FUTURE LAND USE: MU-U, Mixed-Use Urban
OVERLAY DISTRICT: N/A

SUBMISSION DATA:

REQUESTED CONDITIONAL USE:

Conditional Use request to allow a place of worship in HDR zoning.

RELEVANT AUTHORITY:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
 Section:3-2.8(c)(4)f.
 (c) Conditional uses.
 (4) Public and civic.

f. Places of worship.

CRITERIA:

Land Development Code of Escambia County, Florida (Ordinance 96-3 as amended),
 Section 2-6.4(c)(3)

CRITERION (a)

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

FINDINGS-OF-FACT

The subject parcel is adjacent to a mosque fronting on Johnson Ave. This parcel will be joined with that adjacent one to create a unified site. The existing mosque was granted Conditional Use approval in Feb. 2001 and has continued in operation. Places of worship can be compatible with surrounding residential uses as services are scheduled and of a much lower intensity than a commercial use. This site will need to go through development review and in that process the impacts on surrounding homes will be reviewed and required buffering applied.

CRITERION (b)

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

FINDINGS-OF-FACT

The services necessary to support this proposed use are available at the site and will be provided in the same manner as the existing facility.

CRITERION (c)

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

FINDINGS-OF-FACT

Ingress and egress will be reviewed during the site plan process and will be combined with the existing parking plan.

CRITERION (d)

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

FINDINGS-OF-FACT

This nature of this proposed use will not generate unreasonable adverse impacts to adjoining properties.

CRITERION (e)

Solid waste. All on site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

FINDINGS-OF-FACT

Solid waste service for the use will need to be provided in the same manner as for the existing mosque.

CRITERION (f)

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

FINDINGS OF FACT:

Screening and buffering will be required with the extent determined during site plan

review. The site appears adequate to accommodate any required buffering.

CRITERION (g)

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

FINDINGS OF FACT:

Signs and lighting will be limited to what is allowed by the provisions of the Land Development Code and will be reviewed during the site plan process.

CRITERION (h)

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

FINDINGS OF FACT:

This parcel is approximately the same size (1.5± acres) as the existing use. This should be more than adequate to allow for the proposed expansion.

CRITERION (i)

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

FINDINGS OF FACT:

This project does not have any additional Conditional Use requirements and all other code requirements will be addressed during site review.

STAFF FINDINGS

This proposed use meets all the required criteria and staff recommends approval as submitted.

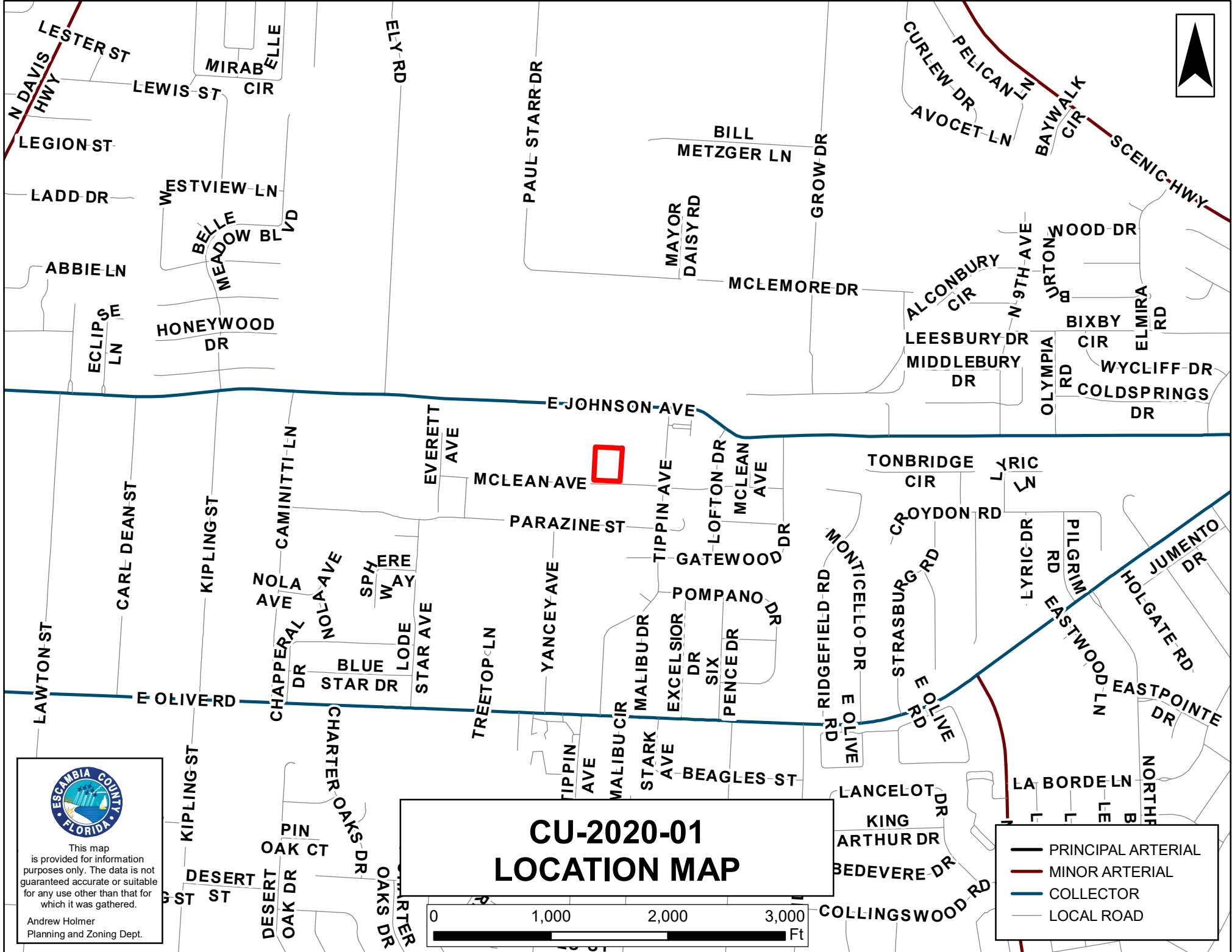
BOA DECISION

BOARD OF ADJUSTMENT FINDINGS

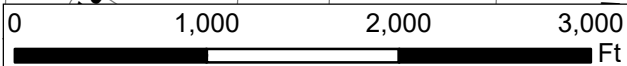
Attachments

[Working Case File](#)


CU-2020-01



CU-2020-01 LOCATION MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.

HC/LI

HC/LI

HC/LI

E JOHNSON AVE

E JOHNSON AVE

HDR

HDR

MOSSY OAK
VILLAS CIR

LOFTON DR

HDR

MDR

HDR

MCLEAN AVE

TIPPIN AVE

MCLEAN AVE

HDR

HDR

MDR

JUANITA AVE

PARAZINE ST

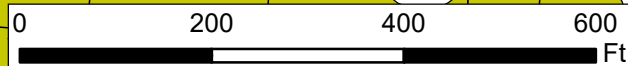
SAGAMORE DR

HDR

YANCEY AVE

GATEWOOD

CU-2020-01 500' RADIUS ZONING



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



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Andrew Holmer
Planning and Zoning Dept.





E JOHNSON AVE

E JOHNSON AVE

MU-U

MOSSY OAK
VILLAS CIR

LOFTON DR

MU-U

MU-U

MU-U

MCLEAN AVE

TIPPIN AVE

MCLEAN AVE

MU-U

MU-U

MU-U

PARAZINE ST

SAGAMORE DR

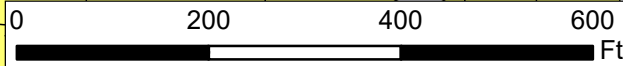
JUANITA AVE

MU-U

YANCEY AVE

GATEWOOD

CU-2020-01 FUTURE LAND USE



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



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Andrew Holmer
Planning and Zoning Dept.

E JOHNSON AVE



TIPPIN AVE








CU-2020-01 AERIAL MAP



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Andrew Holmer
Planning and Zoning Dept.

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



**NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST: **CONDITIONAL USE**

CASE NO.: **CU-2020-01**

DATE: **(2/19/20)** **TIME:** **8:30 AM**

LOCATION OF HEARING

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

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

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

PUBLIC HEARING SIGN

LOOKING WEST ALONG MCLEAN AVE

 **NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT**

TYPE OF REQUEST: CONDITIONAL USE

CASE NO: CU-2020-01

DATE: 2/19/20 TIME: 8:30 AM

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



LOOKING SOUTH ACROSS MCLEAN AVE



LOOKING EAST ALONG MCLEAN AVE



LOOKING NORTH AT SUBJECT PROPERTY



 **NOTICE OF
PUBLIC HEARING
BOARD OF ADJUSTMENT**

TYPE OF REQUEST COMPTONAL USE

CASE NO: CU-2020-01

DATE: 7/10/20 TIME: 8:30 AM

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
330 WEST PARK PLACE
BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES AT 680-9476 OR VISIT
WWW.ESESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

LOOKING NORTHEAST AT SUBJECT 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: CU-2019-17 Accepted by: KW BOA Meeting: 1/15/2020

Conditional Use Request for: 3422 McLean Ave, Pensacola, FL, 32514

~~Variance~~ Request for: FROM SINGLE FAMILY RESIDENCE TO A CHURCH CODE,
FOR SUNDAY SCHOOL USE.

1. Contact Information:

A. Property Owner/Applicant: Islamic Center of Northwest FLORIDA, INC.

Mailing Address: 3445 E. JOHNSON AVE, Pensacola, FL, 32514

Business Phone: _____ Cell: _____

Email: _____

B. Authorized Agent (if applicable): CYRUS SHAMS (SEA SHELL CONSTRUCTION GROUP, LLC)

Mailing Address: P.O. BOX 3640, Pensacola, FL, 32516

Business Phone: 850-637-2924 Cell: 850-637-2924

Email: seashellcgroup@gmail.com

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: 3422 McLEAN AVE, Pensacola, FL, 32514

Parcel ID (s): 071S294000001001

B. Total acreage of the subject property: 1.48

C. Existing Zoning: HDR

FLU Category: MU-U

D. Is the subject property developed (if yes, explain): Yes, currently 2294 SF
Single Family / SINGLE STORY BRICK RESIDENCE.

E. Sanitary Sewer: _____ Septic: X

3. Amendment Request

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

The mosque would like to change the use of this property from Single family Residence to Church Code. They would like to change the use so that they may add on a small addition to the existing structure to be used for Sunday School for the Mosque.

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

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

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

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

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

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.

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.

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

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.

C. For Conditional Use Request – Please address *ALL* the following approval conditions for your Conditional Use request. (use supplement sheets as needed)

1. **General compatibility.** The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area. *If this is for the sale of alcohol within a 1000 ft of a place of worship or child care facility; please explain a-e below: a.) The existing times of use of the places of worship or child care facilities coincide with the hours of operation of the subject business b.) The 1000-foot minimum distance is not achieved. c.) The conflicting uses are visible to each other. d.) Any on-premises consumption is outdoors. e.) Any conditions or circumstances mitigate any incompatibility.*

Yes, it is adjacent to the existing mosque and there is adequate space between this property and adjacent residences. Also, there is adequate fencing surrounding the property creating privacy.

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

Yes, Adequate services and public facilities will be available at both the proposed location and the adjacent mosque.

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

Yes, plenty of space and driveway are available and since the mosque (existing) is connected to this property without any restrictions, there is more than adequate egress. Also the space is safe for pedestrian traffic and convenient for those using the buildings.

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

No, it will not create any nuisances whatsoever. It is simply to be used for worship and Sunday School only.

5. **Solid waste.** All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.

Yes, currently they are being kept away from the public in a clean and visibly pleasing manner.

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

Yes, privacy fencing currently exists at adjacent properties not associated with the mosque as well as plenty of vegetation.

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

Yes, this is correct. Minimal lighting will be required for this ~~use~~ proposed use.

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

Yes, this is correct, the building will remain as it is with a small aesthetically pleasing addition added in the future to match existing design.

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

Yes, this is correct and has already been approved for the same use on the adjacent mosque property (3445 E. Johnson Ave).

5. Submittal Requirements

A. 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. Application Fees: To view fees visit the website: <http://myescambia.com/business/board-adjustment> or contact us at 595-3475.

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

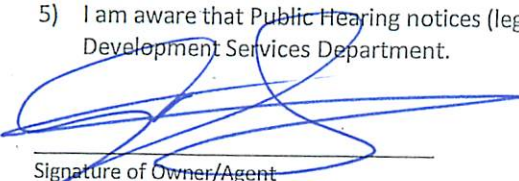
C. Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND

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

E. Signed and Notarized Affidavit of Owner/Limited Power of Attorney AND Concurrency Determination Acknowledgement (pages 4 and 5).

By my signature, I hereby certify that:

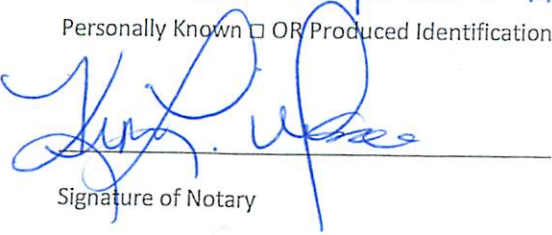
- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to place a public notice sign(s) on the property referenced herein.; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Department.


Signature of Owner/Agent

CYRUS SHAMS
Printed Name of Owner/Agent

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 17th day of December of

20 19, by Cyrus Shams
Personally Known OR Produced Identification Type of Identification Produced: FL DL


Signature of Notary

Kim L. Wilson
Printed Name of Notary

(Notary Seal)

 **KIM L. WILSON**
MY COMMISSION # FF 891192
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services

4. Please complete the following form (if applicable): Affidavit of Owner/Limited Power of Attorney

AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY
(if applicable)

As owner of the property located at 3422 McLean Ave, Pensacola, FL, 32514, Florida, property reference number(s) 0715294000001001 I hereby designate CYRUS SHAMS for the sole purpose of completing this application and making a presentation to the Board of Adjustment on the above referenced property. This Limited Power of Attorney is granted on this 7th day of November the year of, 2019, and is effective until the Board of Adjustment has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: CYRUS SHAMS (SEA SHELL CONSTRUCTION GROUP, LLC)
Email: seashellcgllc@gmail.com (850) 637-2924

Address: _____ Phone: _____
[Signature] Islamic Center of NW Florida
Signature of Property Owner Printed Name of Property Owner Date 10/07/2019

STATE OF Florida COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 7th day of November 20 19,
by Walced Kader

Personally Known OR Produced Identification . Type of Identification Produced: _____

[Signature]
Signature of Notary

Printed Name of Notary



910.
110.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
358 W. Nine Mile Road, Suite D
Pensacola, Florida 32534
Property Appraisers Parcel Identification (Folio) Number:
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of March, 2013 by Anthony K. Hyatt and Toni J. Hyatt, whose post office address is herein called the grantors, to Islamic Center of Northwest Florida, Inc. whose post office address is P.O. Box 10837, Pensacola, FL 32524, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lots 1, 2 and 3, Block 1, Noriega Subdivision, Section 7, Township 1 South, Range 29 West, according to the plat thereof, recorded in Plat Book 3, Page 21, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Randi Lawrence
Witness #1 Signature

Anthony K. Hyatt
Anthony K. Hyatt

Randi Lawrence
Witness #1 Printed Name

Michelle Lowery
Witness #2 Signature

Toni J. Hyatt
Toni J. Hyatt

Michelle Lowery
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27th day of March, 2013 by Anthony K. Hyatt and Toni J. Hyatt who are personally known to me or have produced current drivers licenses as identification.

SEAL



MICHELLE LOWERY
MY COMMISSION # DD 889158
EXPIRES: April 12, 2013
Notary Public - State of Florida

Michelle Lowery
Notary Public

Printed Notary Name

My Commission Expires:

