BOARD OF ADJUSTMENT

AGENDA REQUEST

TO: Honorable Chairman and Members of the Okaloosa County Board of Adjustment

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 415364-BOA-2017, Special Exception Request

AGENDA DATE: August 9, 2017

APPLICANT(S): Douglas and Michelle Weinmann

OWNER(S): Douglas and Michelle Weinmann

LOCATION: 715 Forest shores Drive, Mary Esther, Florida 32569

PARCEL INFORMATION (see Attachments A-C):
- Property Appraiser’s Parcel ID Number(s): 19-2S-25-0000-0002-0090
- Property contains 1.93 acres more or less
- BCC District: (4) Commissioner Goodwin
- BOA District: (4) Frederick Schor
- Future Land Use Map Designation: Low Density Residential
- Zoning District: Residential – 1 (R-1)
- Current Use: Single Family Home and Accessory Structures

SURROUNDING LAND USES (see Attachment D):
- North: Vacant Mixed Use Parcels
- South: Santa Rosa Sound
- East: Single Family Home
- West: Single Family Home

REQUESTED SPECIAL EXCEPTION: A Special Exception pursuant to section 11.02.09.2 (see Attachment E), section 1A.04.05.7 (see Attachment F), and section 2.21.05.10 (see Attachment G) of the Okaloosa County Land Development Code submitted by Douglas and Michelle Weinmann to allow the keeping of up to 20 chickens (no roosters) in the R-1 zoning District on their property located at 715 Forest Shores Drive (Parcel Id Number 19-2S-25-0000-0002-0090) in the unincorporated Mary Esther area of the County south of Highway 98.

STAFF ANALYSIS: In June of 2015, the Board of County Commissioners amended the Land Development Code (LDC) to clarify in which zoning districts and under what conditions poultry and livestock may be kept in Okaloosa County. As provided in section 1A.04.05.7 of the LDC, the keeping of more than 4 chickens in the R-1 District must be approved by way of a Special Exception granted by the Board of Adjustment (BOA). The BOA considers, grants, and denies special exceptions as provided in section 11.02.09.2 of the LDC. It should be noted that, if the BOA approves the keeping of chickens
in the R-1 zone, such approval must include the following conditions as provided in sections 2.21.05.10.e. and f. of the LDC.

2.21.05.10.e.:

I. Roosters are prohibited.

II. No person shall slaughter any chickens or ducks on any residential property.

III. The sale of eggs or any other products is prohibited.

IV. The chickens or ducks shall be provided with a house/coop and must be kept in the house/coop during non-daylight hours. The space per bird in the house/coop shall not be less than four (4) square feet per bird. The house/coop must be impermeable to rodents, wild birds and predators, including dogs and cats.

V. Ducks must be provided a wading pool (a children’s “kiddie pool” with a minimum radius of no less than 48 inches will suffice) which must be maintained with clean, fresh water.

VI. During daylight hours the chickens or domesticated ducks may be kept either in the hen house/coop or a fenced enclosure in order to allow open air ranging. The top of any fenced enclosure must be covered with fence or chicken wire to prevent the birds from leaving the enclosure and to prevent the entry of predators.

VII. Enclosed areas may not be any closer than five feet (5’) from any property line.

VIII. All fenced enclosures shall be so constructed and maintained as to prevent the harboring of rodents or other pests within the enclosure.

IX. Houses/coops and covered enclosures may not be located in the front yard.

X. Odors from chickens or ducks, their manure, or other chicken or duck related substances shall not be detectable at the property boundaries.

XI. Houses/coops and enclosures shall be kept in a neat condition, including provision of clean dry bedding materials and regular removal of waste materials. All manure not used for composting or fertilizing must be removed promptly.

XII. All feed and other items associated with the keeping of chickens or ducks that are likely to attract or to become infested with or infected by rodents or other pests shall be kept in secure containers or otherwise protected as to prevent rodents and other pests from gaining access.

XIII. No dog or cat that kills a chicken or duck will, for that reason alone, be considered a dangerous or aggressive animal.

Section 2.21.05.10.f: Any chicken or duck kept in an R-1, R-2, or R-3 district must have a leg band or bands providing the telephone number of its owner.

Further, as provided in section 2.21.05.10.d, when granting a special exception to allow chickens in the R-1 district, the BOA must consider:
i. size of the property involved;
ii. nature and character of the adjacent and surrounding area;
iii. impact upon the adjacent and surrounding area and zoning districts;
iv. potential for nuisance such as water pollution, dust, odor, noise, and vermin; and
v. the type and number of animals to be kept or harbored.

Finally, section 1A.04.05.7.a states that the minimum size lot on which chickens may be kept in the R-1 district is one-half ($\frac{1}{2}$) of an acre; the subject parcel is 1.93 acres in size.

As stated in application, the property owners, Douglas and Michelle Weinmann, wish to keep up to 20 chickens on the subject property which they purchased in May of 2015. As explained in the letter and as shown on the site plan that accompany the application (cumulatively Attachment H), the chickens will be kept in a 33’ x 44’ (1,452 square feet) enclosed run area within which will be 2 - 4’x8’ (32 square feet) coops totaling 64 square feet. It should be noted that the site plan submitted by the Weinmanns shows the enclosure and coops in the front of the yard which is specifically prohibited by section 2.21.05.10.e.IX of the LDC. The Weinmanns have been made aware of this prohibition, and have indicated that they are willing to relocate the enclosure and coops to their back yard. It should also be noted that section 2.21.05.10.e.IV requires 4 square feet of coop area per bird. As the Weinmanns are proposing 64 square feet of coop space, this would limit them to 16 birds unless additional space is added.

PUBLIC COMMENT/OPPOSITION: As of the date of this writing (5/30/17, revised 7/5/2017), staff has received complaints (see attached) from the owners of two nearby (one adjacent) property owners.

STAFF POSITION: Staff has no objection to the proposed special exception provided the applicant adheres to the conditions required by sections 2.21.05.10.e and f of the Land Development Code.

RECOMMENDATION: Staff recommends that the Board of Adjustment conduct the public hearing and, after due consideration of the facts presented with this staff report as well as any facts and testimony as may be presented during the public meeting, either approve with the conditions noted, approve with the conditions noted plus additional conditions as deemed appropriate by the BOA, or deny the requested special exception.

Attachments:

Attachment A. Location Map
Attachment B. Future Land Use and Zoning Map
Attachment C. Aerial Photograph
Attachment D. Existing Land Uses
Attachment E. Section 11.02.09 of the Okaloosa County Land Development Code
Attachment F: Section 1A.04.05.7 of the Okaloosa County Land Development Code
Attachment G: Section 2.21.05.10 of the Okaloosa County Land Development Code
Attachment H: Application and Accompanying Documents
11.02.09 Powers and Duties: The Board of Adjustment shall have the following powers and duties:

1. **Administrative Review:** To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Administrative Official in the enforcement of the Land Development Code except appeals regarding construction matters.

2. **Special Exceptions:** Conditions governing applications; procedures to hear and decide only Special Exceptions as the Board of Adjustment is specifically authorized to pass on under the terms of this ordinance; to decide questions as are involved in determining when special exceptions should be granted and to grant special exceptions when in harmony with the purpose and intent of this ordinance. In granting any special exception, the board shall find that the granting will not adversely affect the public interest. In granting any special exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance. The Board of Adjustment may prescribe a reasonable time limit within which the action required for the special exception shall be begun or completed or both.

3. **Variances:** Conditions governing applications, procedures; to authorize upon appeal such variances from the terms of the ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this ordinance, the Board of Adjustment must and shall find:

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

   b. That the special conditions and circumstances do not result from the actions of the applicant;

   c. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district;

   d. That literal interpretation 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 ordinance and would work unnecessary and undue hardship on the applicant;

   e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
f. That the grant of the variance will be in harmony with the general intent and purpose of the Land Development Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

g. In granting any variance, the Board of Adjustment may prescribe a reasonable time limit within which the action required for the variance shall be begun or completed or both. Under no circumstances, except as permitted above, shall the Board of Adjustment grant a variance to permit a use not generally or by special exception permitted in the zoning district. No non-conforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

h. Reference other sections of this ordinance for variances which may be granted by the Planning Commission or the County Public Works Department.

i. In accordance with Chapter 187.201 F.S., State Comprehensive Plan, Goal (15) Property Rights, and Ordinance No. 90-1, Goal 7.B, the Board of Adjustment may grant a variance to any regulation in the Land Development Code whenever it is apparent that a taking of private property would otherwise occur. Said variance shall only be granted for a use or development which is compatible with the surrounding area and does not impose an excessive burden or have a negative impact on surrounding or adjacent uses or on community facilities or services.

4. Board Has Powers of Administrative Official on Appeals: The Board of Adjustment may, so long as such action is in conformity with the terms of the Land Development Code, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Administrative Official from whom the appeal is taken. The concurring role of the majority of all the members of the board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official or to decide in favor of the applicant of any matter upon which the board is required to pass under any such ordinance.

5. In the event a special exception or variance is denied by the Board of Adjustment: The applicant shall not reapply for a special exception or variance for the same use within one (1) year after the date of first denial unless a physical change has been made to the structure/s or the plans have been modified to reduce the impact. Application fee for the same use will be doubled with each new submittal within the (1) year date of denial.

EXCEPTION: This does not apply if the variance or special exception request pertains to a different use.
Attachment F: Section 1A.04.05.7 of the Okaloosa County Land Development Code

7. Keeping Chickens and Ducks. The keeping of poultry as it relates to chickens (Gallus gallus domesticus), and domesticated ducks (Anas platyrhynchos domesticus – Pekins and Indian runner only) may be allowed in the R-1 zoning district subject to the following restrictions:

a. The minimum size of a residential lot on which chickens or domesticated ducks may be kept is one-half (1/2) of an acre. No more than 4 chickens or domesticated ducks may be kept per individual lot by way of an administrative adjustment. The keeping of more than 4 chickens or domesticated ducks on an individual residential lot shall be by way of special exception.

b. Roosters are prohibited.

c. No person shall slaughter any chickens or ducks on any residential property.

d. The sale of eggs or any other products is prohibited.

e. The chickens or ducks shall be provided with a house/ coop and must be kept in the house/ coop during non- day light hours. The space per bird in the house/ coop shall not be less than four (4) square feet per bird. The house/ coop must be impermeable to rodents, wild birds and predators, including dogs and cats.

f. Ducks must be provided a wading pool (a children’s "kiddie pool" with a minimum radius of no less than 48 inches will suffice) which must be maintained with clean, fresh water.

g. Under no circumstances shall the house/ coop be closer than twenty (20) feet to any property line of an adjacent property, or within thirty (30) feet of any adjacent residential structure.

h. During daylight hours the chickens or domesticated ducks may be kept either in the hen house/ coop or a fenced enclosure in order to allow open air ranging. The top of any fenced enclosure must be covered with fence or chicken wire to prevent the birds from leaving the enclosure and to prevent the entry of predators.

i. Enclosed areas may not be any closer than five feet (5’) from any property line,

j. All fenced enclosures shall be so constructed and maintained as to prevent the harboring of rodents or other pests within the enclosure.

k. Houses/ coops and covered enclosures may not be located in the front yard.

l. Odors from chickens or ducks, their manure, or other chicken or duck related substances shall not be detectable at the property boundaries.

m. Houses/ coops and enclosures shall be kept in a neat condition, including provision of clean dry bedding materials and regular removal of waste materials. All manure not used for composting or fertilizing must be removed promptly.

n. All feed and other items associated with the keeping of chickens or ducks that are likely to attract or to become infested with or infected by rodents or other pests shall be kept in secure containers or otherwise protected as to prevent rodents and other pests from gaining access.
o. No dog or cat that kills a chicken or duck will, for that reason alone, be considered a dangerous or aggressive animal.
Section 2.21.05.10 of the Okaloosa County Land Development Code

10. Livestock; Poultry; Beekeeping: The keeping or harboring of livestock, poultry, or honeybees is permitted only as specified herein. “Livestock” includes all animals of the equine, bovine, or swine class including goats, sheep, mules, horses, hogs, cattle, ostriches, and other grazing animals. “Poultry” means all kinds of poultry and includes chickens, turkeys, ducks, guineas, geese, pigeons raised as domesticated food birds, quail, and other domesticated food birds. “Beekeeping” means maintaining a site or location where honeybee hives, frames, supers, pallets, queen excluders, and/or other such equipment used in the cultivation of honeybees and the harvesting of products produced by honeybees.

a. Livestock. The keeping or harboring of livestock is not considered customarily incidental to residential uses of property and is prohibited in the R-1, R-2, and R-3 zoning districts unless approved by special exception as provided in d, below.

b. Poultry. The keeping or harboring of poultry is not considered customarily incidental to residential uses of property and is prohibited in the R-1, R-2, and R-3 zoning districts except as follows:

i. In the R-1 zoning district, chickens (Gallus gallus domesticus) and domesticated ducks (Anas platyrhynchos domesticus - Pekins and Indian runner ducks only) may be approved by an administrative adjustment as specified in Section 1A.04.00 of this Code.

ii. In the R-2 and R-3 zoning districts chickens (Gallus gallus domesticus) and domesticated ducks (Anas platyrhynchos domesticus - Pekins and Indian runner ducks only) may be approved by special exception as provided in d, below.

iii. Roosters are not allowed in the R-1, R-2, or R-3 zoning districts.

c. Beekeeping. Beekeeping shall be allowed as authorized and regulated by the State of Florida.

d. A special exception may be approved by the Board of Adjustment as specified in Section 11.02.09 of this Code after consideration of the following:

i. Size of the property involved;

ii. Nature and character of the adjacent and surrounding area;

iii. Impact upon the adjacent and surrounding area and zoning districts;

iv. Potential for nuisance such as water pollution, dust, odor, noise, and vermin; and

v. The type and number of animals to be kept or harbored.

e. In granting a special exception to allow the keeping of poultry as specified in subsection b., above, the Board of Adjustment will require the following as conditions:

I. Roosters are prohibited.
II. No person shall slaughter any chickens or ducks on any residential property.

III. The sale of eggs or any other products is prohibited.

IV. The chickens or ducks shall be provided with a house/coop and must be kept in the house/coop during non- daylights hours. The space per bird in the house/coop shall not be less than four (4) square feet per bird. The house/coop must be impermeable to rodents, wild birds and predators, including dogs and cats.

V. Ducks must be provided a wading pool (a children’s “kiddie pool” with a minimum radius of no less than 48 inches will suffice) which must be maintained with clean, fresh water.

VI. During daylight hours the chickens or domesticated ducks may be kept either in the hen house/coop or a fenced enclosure in order to allow open air ranging. The top of any fenced enclosure must be covered with fence or chicken wire to prevent the birds from leaving the enclosure and to prevent the entry of predators.

VII. Enclosed areas may not be any closer than five feet (5’) from any property line,

VIII. All fenced enclosures shall be so constructed and maintained as to prevent the harboring of rodents or other pests within the enclosure.

IX. Houses/coops and covered enclosures may not be located in the front yard.

X. Odors from chickens or ducks, their manure, or other chicken or duck related substances shall not be detectable at the property boundaries.

XI. Houses/coops and enclosures shall be kept in a neat condition, including provision of clean dry bedding materials and regular removal of waste materials. All manure not used for composting or fertilizing must be removed promptly.

XII. All feed and other items associated with the keeping of chickens or ducks that are likely to attract or to become infested with or infected by rodents or other pests shall be kept in secure containers or otherwise protected as to prevent rodents and other pests from gaining access.

XIII. No dog or cat that kills a chicken or duck will, for that reason alone, be considered a dangerous or aggressive animal.

f. Any chicken or duck kept in an R-1, R-2, or R-3 district must have a leg band or bands providing the telephone number of its owner.

g. The requirements herein shall not apply to the keeping and raising of household pets. “Pet” means any animal kept for companionship or amusement rather than utility, burden, or associated with food products or food production, and which is not otherwise regulated by this code and which is not classified by the Florida Fish and Wildlife Conservation Commission (FWC) as a Class I or Class II wildlife species, a Class III Wildlife Species not exempt from FWC permitting, a Conditional Non-native Wildlife species, or a venomous reptile.
Attachment H: Application and Accompanying Documents
(following pages)
Dear Board Members,

My name is Michelle Weinmann. My family and I live at 715 Forest Shores Drive in Mary Esther, Fl. We were recently notified by Okaloosa County Code Enforcement Officer, Carlos Jones, that we were in violation of ordinance #15-09/section 2.21.05.10. Description of violation: “Chickens not zoned for parcel usage”.

I am respectfully petitioning the board to reconsider the above violation as our property is quite unique for the area we live in. I am hopeful this letter will provide you with enough information to make an informed decision and allow us to obtain the “special exception” needed in order to keep our girls (our chickens). I believe you will find that we have gone above and beyond in our efforts to provide a loving and secured home for our girls.

1.) Okaloosa County Ordinance re Chickens: My husband and I purchased this property in May of 2015. We researched the codes in Okaloosa County about chickens and indeed found that in June of 2015 the county had changed its stance and would allow chickens. When we first purchased our chickens back in March 2016 we believed we were in accordance with Okaloosa County code. Never did we believe we were in any violation or breaking any laws. This was not our intent.

2.) My husband and I built two coops for our girls. We went well above and beyond the required codes to ensure the coops would be more than adequate for our chickens and provide them a nice home. The coops were built with pressure treated lumber, 4x4 posts placed 3 feet into the ground, the roof is secured with hurricane straps and plywood sheets and corrugated metal. There is venting around the entire coop secured with hardware cloth to provide ample airflow. Also, the bottom half of the coop is secured with hardware cloth so chicken poop drops through to the ground below and allows for excellent ventilation. The coop is cleaned weekly. Fresh cedar chips are spread inside the coop and 1 cup of DE (diatomaceous earth). The perimeter of the coop is secured with 4x4 posts set 3 feet into the ground set in concrete as well as hardware cloth 6 feet high. This hardware cloth is buried 12 inches deep and bent outward 9 inches laid in a trench that has been covered with dirt and rock. The coops are 4 feet wide by 8 feet long by 6 feet tall. The coops are 64 square feet. This far exceeds the recommended 1-2 feet per chicken. The enclosed run area is 33 feet wide by 44 feet long totaling 1452 square feet for the chickens.
A 6 foot tall wooden privacy fence will be constructed on the eastern side of the property to ensure privacy.

3.) My children have hand raised these chickens since they were 2 days old. We have had them coming up on a year and a half. We moved our family here so our children could grow up away from inner city life. To have a simpler life. We learned a life lesson raising our older 3 children moving around the country for 27 years with the Marine Corps. Our older 3 children were raised outside of Los Angeles. We also lived in San Diego as well as the inner city of New Orleans. This was an EXTREMELY difficult setting to raise our children in. We chose to leave “big city life” behind and raise our younger 3 children in a smaller community with a home town feel if you will. We bought our retirement home and are raising our children with responsibilities! My husband has always been a big egg eater as he’s always been into fitness. He’s routinely eaten 6 eggs a day for the majority of his adult life. Of course this habit from dad has influenced his children to eat eggs as well. We routinely eat a dozen eggs a day when dad is home from work! So we felt the best eggs would be from chickens you raised yourself. However, that’s not the only reason we have chickens. When my husband was in charge of disaster relief for the entire Marine Corps, he had a colleague of his talk about his farm he had. His children were in charge of caring for the chickens and he gave example after example of life lessons his children learned through caring for chickens, an animal that is incapable of caring for themselves. We strongly felt having chickens would provide our 3 younger children invaluable life lessons along with of course, eating your own eggs! I mean ask any child where eggs come from and they’ll tell you the grocery store! Our children care for their girls, feeding and watering them early in the morning before they leave for school. They throw them scratch daily and have learned what vegetables and fruit they can eat. They freeze watermelons in the summer time and ice their water to keep them cool. After school they collect their eggs and spend time with them. In the evening at dusk, we go outside and secure the coop locking the girls inside. This has been a wonderful experience for our family. A lesson in life that no textbook or movie could provide. I have put my career on hold as an RN to be home with my children. To teach them lessons in life and to be present...this includes raising our chickens.

4) We have 16 chickens. Half of them are Bantams (mini chickens, one third to half the size of a normal size chicken). We do NOT have any roosters! **We would like to ask the board to allow us to keep no more than 20.** Again, the majority of our girls are mini chickens with fluffy feet.

I hope that you can see that we love our chickens and they truly are our family pets. My husband has severe pet allergies and this was a great compromise for our family. We live on over 2 acres of land and our coops are in the middle of our property, more than 250 feet away from any homes. I am hopeful that the board would agree that our property is indeed unique and more than adequate to house our chickens. We are pleading with the board to allow us to keep our chickens. We have spent a lot of money and time on them but mostly love. Our children will be heartbroken if we have to get rid of them.
Respectfully,

Douglas, Michelle, Chloe, Devin, Dougie, Makaila, CJ, and Caleb Weinmann
OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR SPECIAL EXCEPTION

Applicant name: Douglas & Michelle Weinmann

Applicant is: Property owner ☑ Authorized agent* _____

*Attach verification

Applicant address: 115 Forest Shores Dr
Mary Esther, FL 32569

Applicant telephone: 760-701-3475 FAX

Name of property owner if different than applicant: Michelle.Weinmannv09@email.com

Address of property involved: 115 Forest Shores Dr
Mary Esther, FL 32569

Property ID Number: 19-25-25-0000-0002-0090

Land use information: FLUM category

Zoning district R1

Size of property: 2.193 acres OR _____ sq. ft.

Description of the work or activity to be authorized:

(Requesting a "special exception" to keep our chickens (up to 20) on our property.

In the space below, please explain how the granting of the requested special exception will not adversely affect the public interest. Attach additional sheets if necessary.

We have had these chickens for almost a year and a half and no neighbors have complained about the chickens. Not until recently have the complaints shown a disdain for them. All neighbors (neighbors are in support of the chickens. We conscientiously place the coops and chicken's far away from all houses. We are doing everything we can to not adversely affect the public.

REVISED AUG 20, 2013-MR
Certification: I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of inspections or posting of notices.

Michelle Marie Weinmann
Applicant typed or printed name

[Signature]
Applicant signature

[Signature]
Date

[Signature]
Corporate Officer

[Corporate seal]
Corporate seal

REVISED AUG 20, 2013-MR
Warranty Deed

This Indenture, Made this 12th day of June, 2015 A.D., Between

Rawson L. Wood, III and Susan Tolsma Wood, husband and wife

of the County of Solano, State of California, grantors, and

Douglas S. Weinmann, Sr. and Michelle M. Weinmann, husband and wife

whose address is: 715 Forest Shores Drive, Mary Esther, FL 32569

of the County of Okaloosa, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

$10

TEN DOLLARS ($10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTORS and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Okaloosa, State of Florida to wit:

Lot 8, Forest Shores, an unrecorded Subdivision, more particularly described as follows: Commencing at the Northwest corner of Section 19, Township 2 South, Range 25 West, Okaloosa County, Florida; thence South 88°38'36" East along the North line of said Section 700 feet to Point of Beginning, thence continue 100 feet along said line, South 01°29'24" West parallel to the West line of said Section 842.70 feet more or less to mean high water line of Santa Rosa Sound, thence meander Southwesterly along said line to a point that is South 01°29'24" West from the Point of Beginning, thence North 01°29'24" East and parallel to the West line of said Section 847.65 feet more or less to the Point of Beginning. Subject to an access easement across the Northern 66 feet of the above described property.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2014.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Rawson L. Wood, III

 Witnesses

Ethan C. Woodley

Anthony A. Ford

Rawson L. Wood, III

Witness

Susan Tolsma Wood

Witness

STATE OF California
COUNTY OF Solano

The foregoing instrument was acknowledged before me this 12th day of June, 2015 by

Rawson L. Wood, III and Susan Tolsma Wood, husband and wife

who are personally known to me or who have produced their driver's license as identification.

[Signature]

Notary Public

My Commission Expires: 11-11-2017

11-56C WoonWei
STATE OF FLORIDA
COUNTY OF OKALOOSA

BEFORE ME, the undersigned authority, personally appeared

Michelle Marie Weinmann, the owner(s) of: 715 Forest Shores Drive (property
tax identification number and address or property of street name)

who, under oath, deposes and says as follows:

1). That the following is a list of all property owners being within a 300 foot radius of
the property described above.
2). I understand that I or a representative must attend the hearing in order for the
request to be heard.

FURTHER AFFIANT SAYETH NOT.

APPLICANT'S SIGNATURE

DATE OF SIGNATURE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF

June 29, 2017

VICTORIA O. CASON
Commission # FF 99929
Expires June 6, 2020
Notary Public in and for the State of Florida

MY COMMISSION EXPIRES

military exp March 17, 2018