

# STAFF ANALYSIS

## Special Exception 2015-SX-006

### General Information:

**Applicant/Owner:** Raymond Woodward Jr

**Project Location:** 8699 Riverstone Road, Milton, FL

**Parcel Number:** 09-1N-27-0000-00225-0000

**Request 1:** Special Exception to allow a limited range of commercial uses in conjunction with a residence in AG-RR (Agriculture/Rural Residential), specifically a water well contracting company.

(LDC 2.04.00.C.5)

**Zoning District:** AG-RR (Agriculture/Rural Residential)

**Current Conditions:** Single Family Residence; the applicant has been utilizing the property to conduct the business and store three associated commercial vehicles. The applicant has put up a six foot privacy fence and has pulled a building permit for an accessory building for storage of misc. materials associated with the commercial business.

### **This is a Code Compliance case**

#### *Zoning Board*

#### *Decision:*

*Approved with a vote of 8 – 2 with the following condition:*

- 1) Applicant must install a landscape buffer as required by the LDC for commercial use abutting residential uses.*

*Alice Brupbacher and Alan Issacson voted against*

#### *Appellant:*

*Michael & Elaine Bankester*



## LeAnne Hair

---

**From:** Jason McLarty  
**Sent:** Wednesday, November 25, 2015 11:26 AM  
**To:** LeAnne Hair  
**Cc:** Darlene Stanhope  
**Subject:** FW: Spedial Exception 2015-SX-006 for Raymond Woodward Jr.

**Categories:** Red Category

**Jason McLarty**  
Planner II  
Santa Rosa County  
Development Services  
850.981.7065

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**From:** Jason McLarty  
**Sent:** Wednesday, November 25, 2015 11:25 AM  
**To:** 'ELAINE & MIKE BANKESTER' <[mbbank@bellsouth.net](mailto:mbbank@bellsouth.net)>  
**Subject:** RE: Spedial Exception 2015-SX-006 for Raymond Woodward Jr.

Thank you Mr. Bankester,

Your request is confirmed, we will be getting with you regarding fees and other information.

**Jason McLarty**  
Planner II  
Santa Rosa County  
Development Services  
850.981.7065

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**From:** ELAINE & MIKE BANKESTER [<mailto:mbbank@bellsouth.net>]  
**Sent:** Wednesday, November 25, 2015 10:25 AM  
**To:** Jason McLarty <[JasonM@santarosa.fl.gov](mailto:JasonM@santarosa.fl.gov)>  
**Subject:** Spedial Exception 2015-SX-006 for Raymond Woodward Jr.

Mr. McLarty,

This my official e-mail contact stating that I am appealing the approval on 11-12-15 by the Community Planning, Zoning and Development Division for Special Exception 2015-SX-006 for Raymond Woodward Jr for the property located at 8699 Riverstone Road, Milton, Florida also identified as parcel number 09-IN-27-0000-00225-0000.

Sincerely,  
Michael Bankester  
4742 West Lynn Road, Milton, Florida 32583  
(850)450-9484

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Florida has a very broad Public Records Law. Virtually all written communications to or from Santa Rosa County Personnel are public records available to the public and media upon request. E-mail sent or received on the county system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.



**Special Exceptions Criteria:**

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:**

The BOA shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

5. To permit a limited range of commercial uses strictly in conjunction with residential uses in Agricultural districts only and located on the same lot and limited to the following provisions:

- a. Maximum number of employees other than family members limited to four (4).

**Is this criterion met?            Yes**

**Staff Analysis: The applicant has stated that he will be conducting the operations side of the business from the locations and that all work associated with the business will be done offsite.**

- b. The maximum sized structure allowed for commercial uses limited to 1,200 square feet of total gross floor area.

**Is this criterion met?            Yes**

**Staff Analysis: The applicant has applied for and been granted a building permit for a 640 square foot accessory building.**

- c. Commercial activities limited to: woodworking, welding, professional services such as day care, modeling, dancing, and photography studios, hair care and similar services, plumbing and electrical contractors and similar services, and limited retail sales.

**Is this criterion met?            Yes**

**Staff Analysis: The applicant has a water well contracting business with which only daily operational activity consisting mostly of preparations for offsite work will be done at the proposed location.**

- d. Insure the health, safety and welfare of the surrounding community by imposing additional, reasonable safeguards as it shall deem appropriate.

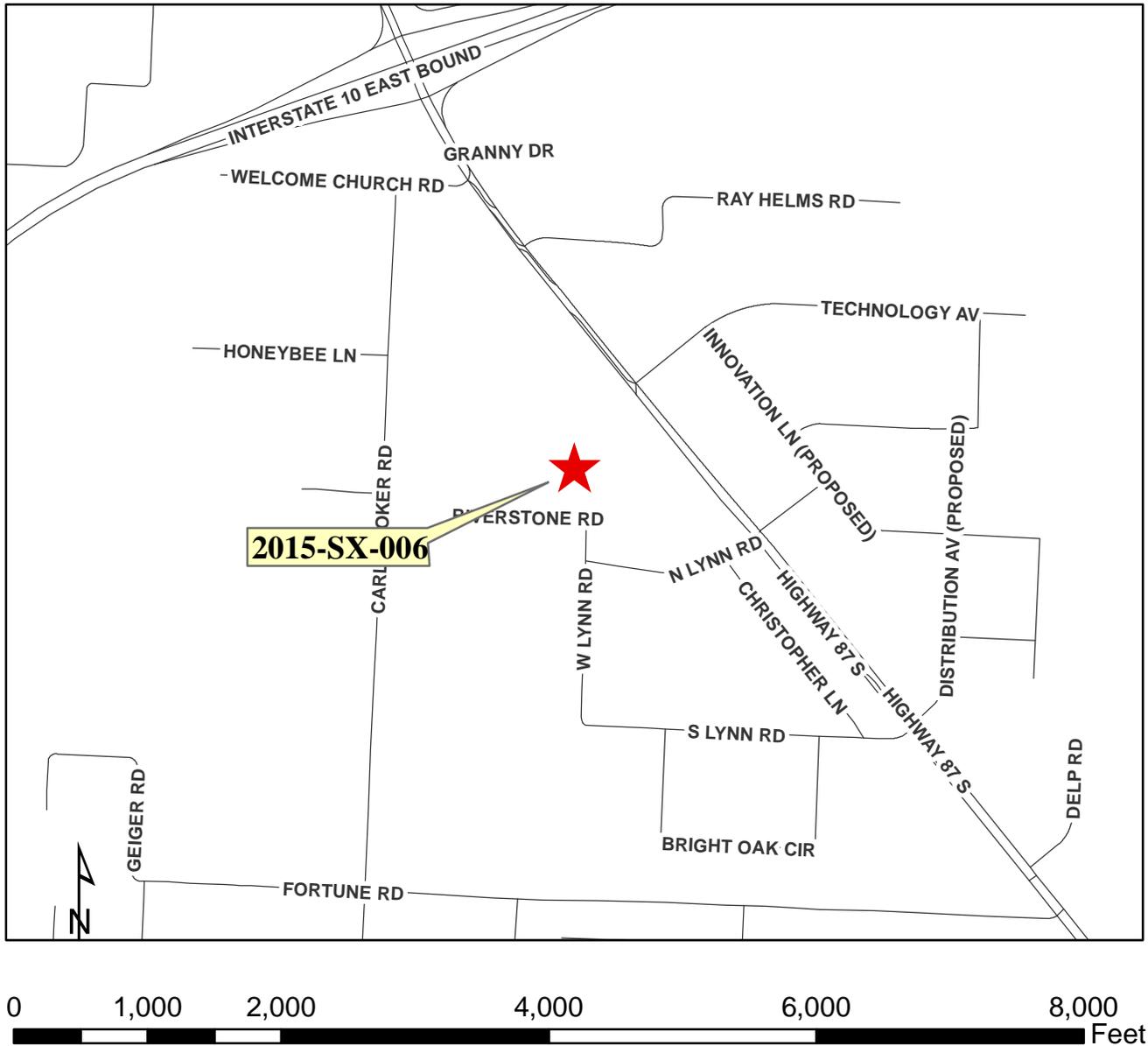
**Is this criterion met?            Yes**

**Staff Analysis: This board may stipulate conditions deemed necessary to protect the health, safety and welfare of those in the surrounding community. The proposed use will be located on the northern portion of the property. The applicant has already put up a 6 foot privacy fence to help screen the three commercial vehicles and other equipment associated with the business. This project will not be reviewed through the Commercial Site Plan review process.**

**If the Special Exception is approved, are there any potential building code issues?**

There are no potential building code issues.

# 2015-SX-006 Location

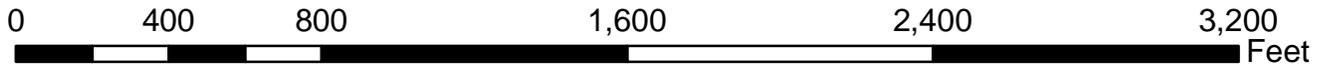
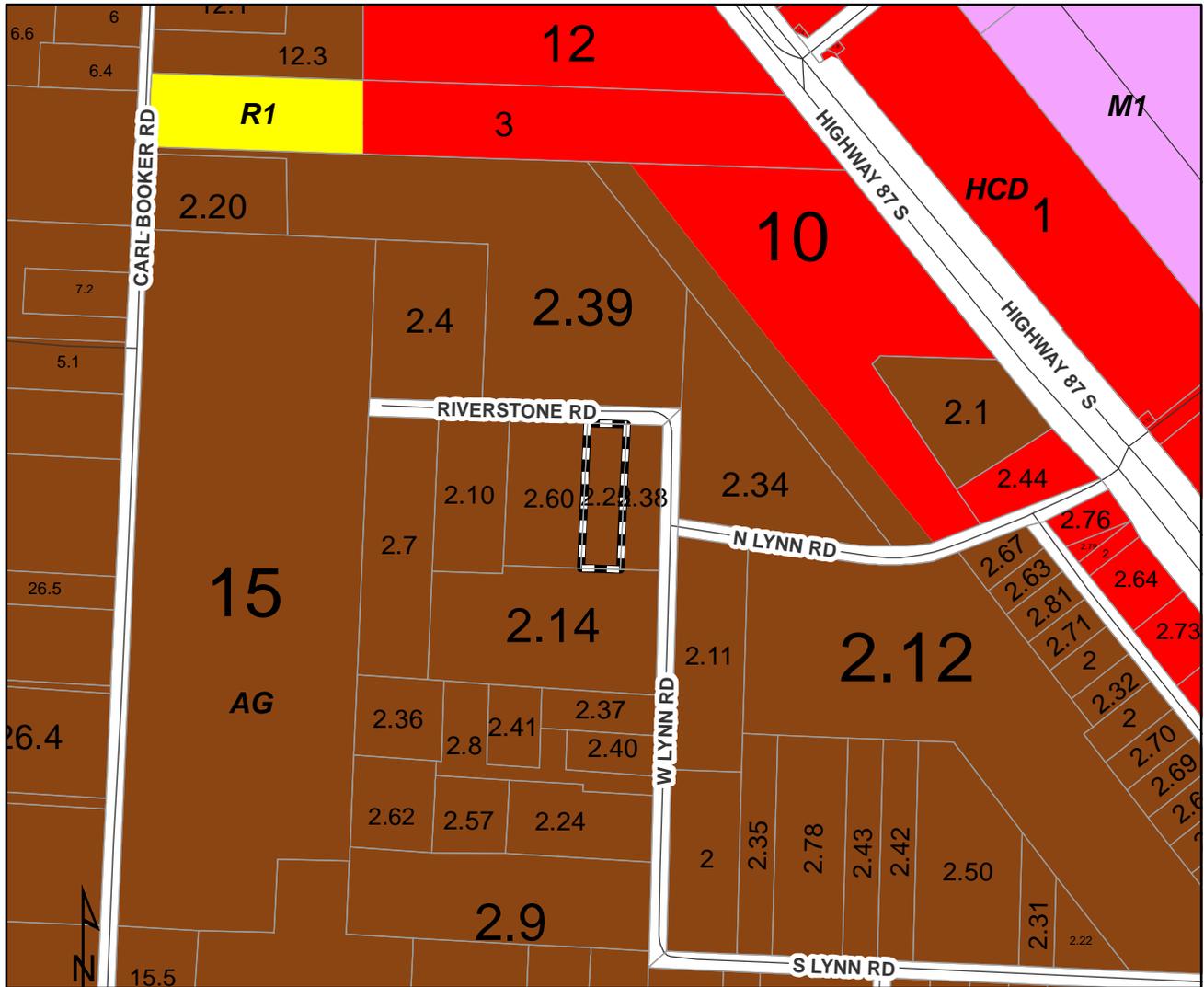


## Legend

### Disclaimer:

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# 2015-SX-006 Zoning

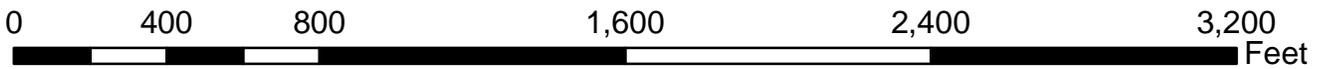


**Legend**

Pending ZB November	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	Navarre Beach - Medium Density (NB-MD)
Agriculture (AG2)	Planned Industrial Development (PID)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development (NB-PMUD)	Navarre Beach - Conservation/Recreation (NB-CON/REC)
AG2 within an Accident Potential Zone (AG2-APZ)	Neighborhood Commercial (NC)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Single Family (NB-SF)	Navarre Beach - Medium High Density (NB-MHD)
Marina (C-1M)	NC-APZ	Medium Density Residential (R-2)	Navarre Beach - Utilities (NB-U)	State
Marina and Yacht Club (C-2M)	NC within the Heart of Navarre (NC-HON)	R2 within an Accident Potential Zone (R2-APZ)	State within an Accident Potential Zone (STATE-APZ)	RAIL
Historical/Commercial (HC-1)	Passive Park (P-1)	R2 within the Heart of Navarre (R2-HON)	Right of Ways (ROAD)	Military (MIL)
Highway Commercial Development (HCD)	P1 within the Heart of Navarre (P1-HON)	Medium Density Mixed Residential (R-2M)	Water	Municipal Boundaries (CITY)
HCD within an Accident Potential Zone (HCD-APZ)	Active Park (P-2)	R2M within an Accident Potential Zone (R2M-APZ)		
HCD within the Heart of Navarre (HCD-HON)	P2 within an Accident Potential Zone (P2-APZ)	R2M-HON		
HCD with the Navarre Town Center (HCD-NTC)	P2 within the Heart of Navarre (P2-HON)	Medium High Density Residential (R-3)		
Historical/Single Family (HR-1)	Planned Business District (PBD)	Rural Residential Single Family (RR-1)		
Historical/Multiple Family (HR-2)	Planned Unit Development (PUD)	RR1 within an Accident Potential Zone (RR1-APZ)		
Restricted Industrial (M-1)	Single Family Residential (R-1)	Navarre Town Center 1 (TC1)		
M1 within an Accident Potential Zone (M1-APZ)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Town Center 2 (TC2)		
M1 within the Heart of Navarre (M1-HON)	R1 within the Heart of Navarre (R1-HON)	Navarre Beach - Commercial (NB-C)		

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2015-SX-006  
2014 Aerial



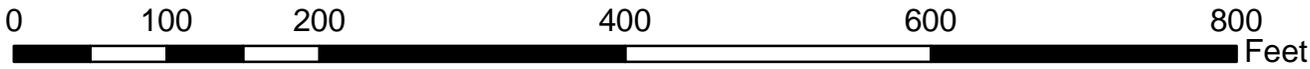
**Legend**

 PendingZBNovember

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**2015-SX-006**  
**2014 Close Up Aerial**

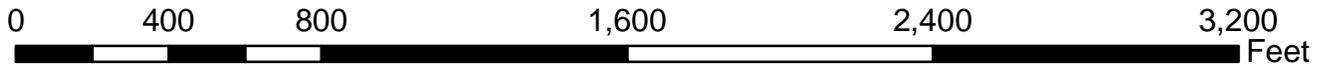
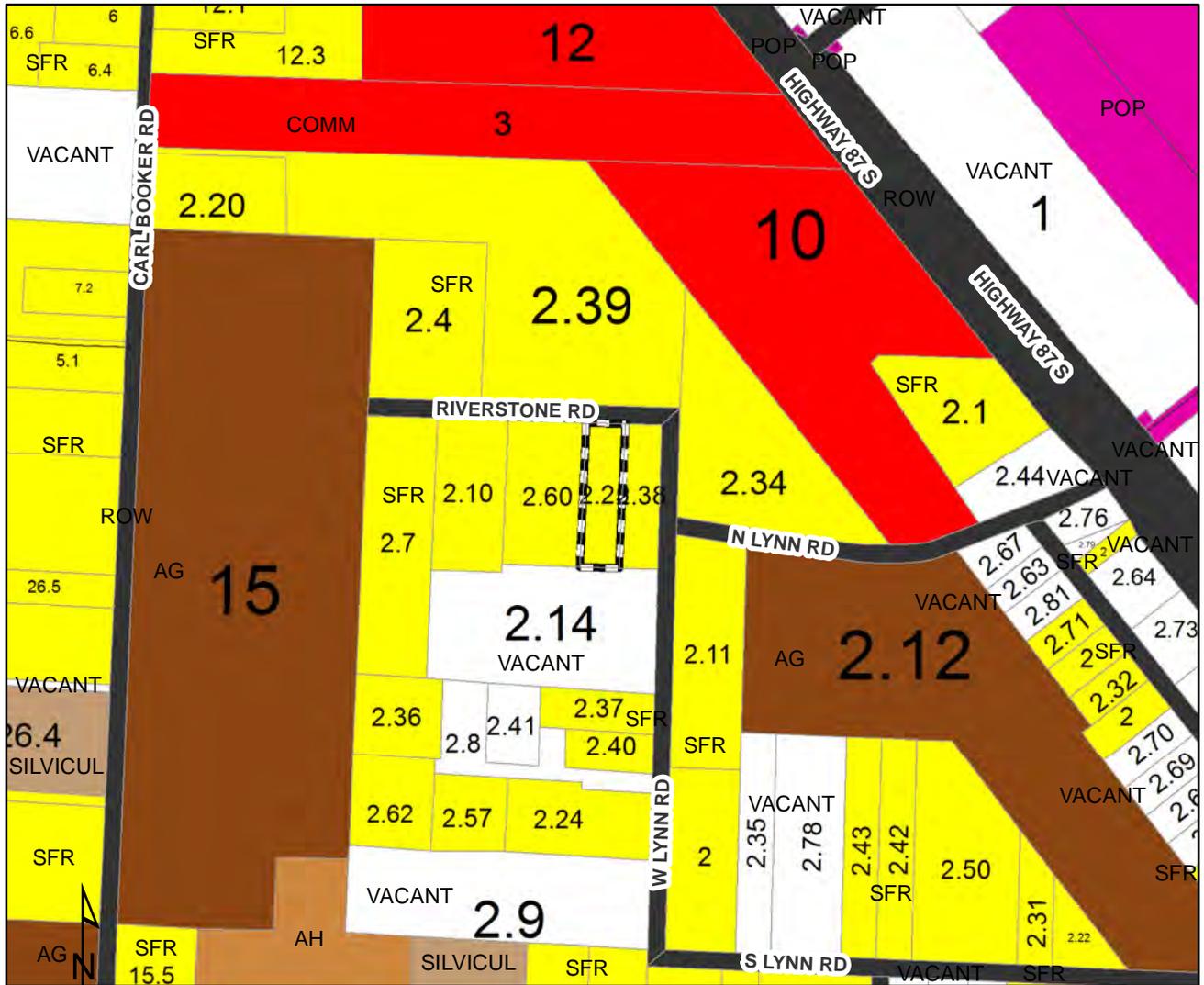


**Legend**

 PendingZBNovember

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# 2015-SX-006 Existing Land Use



## Legend



Pending ZB November

### Existing Land Use

#### CATEGORY

- Agriculture
- Agriculture, Homestead
- Condo's/Townhomes
- City
- Commercial
- Industrial

- Institutional
- Multi-Family Residential <5
- Multi-Family Residential >5
- Military
- Mixed Residential/Commercial
- Office
- Public Owned Property
- Rail
- Recreation/Commercial

- Recreation/Open Space
- Right of Way
- Single Family Residential
- Silviculture
- Uncategorized
- Utilities
- Vacant
- Water

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**2015-SX-006**  
**Zoning Board Presentation, 11/12/2015**



Looking west on Riverstone Road, subject site is to our left.



Looking north, subject site is behind us.



Looking east on Riverstone Road, the subject site is to our right.

**2015-SX-006**  
**Zoning Board Presentation, 11/12/2015**



Looking south into the subject site.



A view of the commercial vehicles onsite.



A view of the accessory building and privacy fence on the north property line.

**2015-SX-006**  
**Zoning Board Presentation, 11/12/2015**



Looking east along the north property line.



Looking at the south property line.



Looking south into the neighboring parcel.





# Santa Rosa County Development Services



Beckie Cato, AICP  
Planning and Zoning Director

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Special Exception Application

\* Application Instructions begin on Page 3

** For Official Use Only **	
Application No. <u>2015 -SX - 006</u>	Date Received: <u>9/18/15</u>
Review Fee: <u>\$235 + 16.20</u>	Receipt No.: <u>391</u>
Zoning District: <u>AC</u>	Special Exception
FLUM Designation: <u>AC</u>	Request: <u>2.04.00.C.</u>

± 1.057 VO #2

**Property Owner** Property Owner Name: Raymond Terry Woodward Jr

Address: 8699 Riverstone Rd Milton FL 32583

Phone: 850-572-6338 Fax: \_\_\_\_\_

Email: Tony2Woodward@ATI.net

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue special exception approvals.

Company: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Information** Parcel ID Number(s): 09-1N-27-0000-00225-0000

-OR-  
Street Address of property for which the Conditional Use is requested :

8699 Riverstone Rd Milton, Fl. 32583

Parcel Size (acres): 1.057

What is the present use of the property? single Family residence

**Special  
Exception  
Request**

Describe the Special Exception request. To permit a limited range of commercial uses strictly in conjunction with residential uses

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

To use a small section of yard for Daily operation for my water well company with a 640 SF storage Building on property for storage and would have 3 commercial vehicles none of our work is done on site All work is done off site

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes  No

I understand that approval by the Zoning Board of Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes  No

I understand that determinations by the Zoning Board are valid for 36 months.

Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and 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. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Raymond Terry Woodward JR  
Applicant Name (Type or Print)

[Handwritten Signature]  
Applicant Signature

\_\_\_\_\_  
Title (if applicable)

9-18-2015  
Date



Project Information  
**2015-5669**

Issued Date: **09/17/2015**

Ran Date: **10/19/2015 - 09:55 AM**

Parcel Number:  
**09-1N-27-0000-00225-000**

**Residential** Zone: **AG** TL Units:  
Area: **EML**  
**8699 RIVERSTONE RD,**  
**MILTON**

Owner: **WOODWARD RAYMOND TERRY JR & SHANNA M**

Directions/Notes: **87 S T-R T-R ON N LYNN T-R ON WEST LYNN RD THEN LEFT ON RIVERSTONE RD HOUSE ON LEFT**

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<b>BUILDING PERMIT:</b> <b>2015-5669-000-B-0</b>	<b>NEW</b>	<b>RESIDENTIAL STRUCTURE</b>	Width: <b>40</b>	Length: <b>16</b>
Cont: <b>WOODWARD RAYMOND TERRY JR &amp; SHANNA M - OWN74888</b>	Phone: <b>() -</b>	SW/SP:	BSB: <b>5</b>	FSB: <b>25</b>
Cost: <b>\$13,852.00</b>	Eng Final:	Life Safety:	RSB: <b>5</b>	LSB: <b>5</b>
Fuel:	STR: <b>V-B</b>	Corner Lot: <b>1</b>	Zoning:	
Flood Z: <b>Area of Minimal Flooding</b>	FloodT: <b>X</b>	Elev Req:	Elev Rec: <b>N</b>	
BAW: BAW Area:		FPA: NRF: APF:		
Balance: <b>0.0000</b>				

PERMIT NOTES:

**rcd noc exp 9/18/16 \* 8699 RIVERSTONE RD changed to 8699 RIVERSTONE RD ACC 1 by (683) Sabrina White (CORRECTION/SA). \* RAYMOND/OWNER, FINAL 572-6338 \*APM\* \***

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
<b>FIN</b>	<b>09/25/2015</b>	<b>2015-09-28 00:00:00.0</b>	<b>PAS</b>	<b>44</b>
<b>FIN</b>	<b>09/28/2015</b>	<b>2015-09-29 00:00:00.0</b>	<b>PAS</b>	<b>4</b>

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<b>BUILDING PERMIT:</b> <b>2015-5669-000-B-9</b>	<b>NEW</b>	<b>SITE</b>	Width: <b>0</b>	Length: <b>0</b>
Cont: <b>WOODWARD RAYMOND TERRY JR &amp; SHANNA M - OWN74888</b>	Phone: <b>() -</b>	SW/SP:	BSB: <b>0</b>	FSB: <b>0</b>
Cost: <b>\$0.00</b>	Eng Final:	Life Safety:	RSB: <b>0</b>	LSB: <b>0</b>
Fuel:	STR:	Corner Lot: <b>1</b>	Zoning:	
Flood Z: <b>Area of Minimal Flooding</b>	FloodT: <b>X</b>	Elev Req:	Elev Rec: <b>N</b>	
BAW: BAW Area:		FPA: NRF: APF:		
Balance: <b>0.0000</b>				

PERMIT NOTES:

**8699 RIVERSTONE RD changed to 8699 RIVERSTONE RD ACC 1 by (683) Sabrina White (CORRECTION/SA).**  
**\***

Inspection Code	Date Called	Date Inspected	Inspection	Inspector ID
<b>FIN</b>	<b>09/28/2015</b>	<b>2015-09-28 00:00:00.0</b>	<b>PAS</b>	<b>4</b>



**CITIZENS  
COMMENTS  
2015-SX-006**

**Received after Zoning  
Board packets mailed**



MIKE & ELAINE BANKESTER  
4742 West Lynn Road  
Milton, FL 32583

November 10, 2015

Mr. Jason McLarty  
Santa Rosa Cty Development Svc.  
Fax: (850) 983-9874

Dear Mr. McLarty:

*Re:  
Special Exception  
2015-SX-006  
Raymond Woodward, Jr*

I have lived in the neighborhood since 1981 and raised my family here. During that time I have invested in several properties in the neighborhood for future residential/resale/development use, or for keeping horses. For most of the time we have had horses and may again, as do some of our neighbors.

To clarify these properties, I will list them by the ID numbers on the map located on the back side of the notice you sent me. I live on 2.11. I own 2.11, 2.35, 2.9, 2.34, and 2.14. Attached is a copy of your map.

The property 8699 Riverstone Road borders up to my property 2.14, and obviously is in close proximity to my other properties. It is my serious concern that any change on any properties at this time to anything commercial whether as a variance or zoning change will adversely effect the value of all other properties in the neighborhood and reduce the quality of life. Many people who would be planning to purchase property to build a nice home would shy away from a neighborhood that has any type of commercial variance or zoning.

This has been a quiet and peaceful residential neighborhood for decades with ALL who have invested and built or bought homes here knowing FULL WELL the current zoning as it stands without any commercial variance or zoning change.

Please accept this notice as my strong opposition to the requested change.

Sincerely,



Mike Bankester

ELAINE BANKESTER  
4742 West Lynn Road  
Milton, FL 32583

November 10, 2015

Mr. Jason McLarty  
Santa Rosa Cty Development Svc.  
Fax: (850) 983-9874

*Re:  
Special Exception  
2015-SX-006  
Raymond Woodward, Jr*

Dear Mr. McLarty:

I was one of the first to move onto property in this neighborhood in 1977. The tranquil atmosphere, beautiful pecan trees and open fields made this a special and peaceful place to enjoy life.

After marrying Mike Bankester, we built our brick home and raised our family here. We have purchased several other properties in this neighborhood for future residential/resale/development use or for keeping horses. For decades, we enjoyed having horses.

Property 8699 Riverstone Road borders with one of our properties and is near our home and our other properties in the neighborhood.

Any change to any type of commercial variance or commercial zoning in the neighborhood would impact the attractiveness for anyone looking to buy property and/or build nice homes here. Such an impact would unfairly lower the value of our properties and our neighbors'.

Every one who has moved into our neighborhood has known full well the current zoning as it stands without any commercial variance or zoning change.

I strongly oppose the requested change.

Sincerely,



Elaine Bankester

JOSEPH & TIFFANIE BANKESTER  
4800 West Lynn Road  
Milton, FL 32583

November 10, 2015

Mr. Jason McLarty  
Santa Rosa Cty Development Svc.  
Fax: (850) 983-9874

*Re: Special Exception  
2015-SX-006  
Raymond Woodward, Jr*

Dear Mr. McLarty:

I grew up at my parents' home from birth in this neighborhood, and for ten years have enjoyed living on one of their properties as a tenant. It is my intent to stay and be available to help them develop for future residential/resale/development use of their properties and to be there for them in their retirement years.

I was fortunate that my parents provided me with great horses so I could compete in the Hunter-Jumper and Eventing competitions in the equestrian sport throughout the Southeast. It is my desire to one day have such horses for my children.

This neighborhood does not need to change from what I have enjoyed my whole lifetime. Any change to a commercial variance or commercial zoning would be negative.

I hereby give official notice of my opposition to the requested change.

Sincerely,



Joseph Bankester

## Jason McLarty

---

**From:** Shane <ropin4333@bellsouth.net>  
**Sent:** Tuesday, November 10, 2015 9:15 PM  
**To:** Jason McLarty  
**Subject:** Special Exception 2015-SX-006 for Raymond Woodward Jr

My name Michael Busby and I own one of the closest properties to Mr Woodward. After reading over this agenda and the Special Exceptions Criteria, Section 5 Sub Section D is about the only piece of this form that in my opinion has any direct affect on me or my family. "Health, Safety and Welfare" I haven't observed anything unhealthy on his property that would affect anyone that drives by. Safety- there is nothing unsafe about driving by his property. There is less traffic that goes to his house or office than there is that goes to other neighbors I have to the west of me. Welfare - Mr. Woodward has 3 company vehicles sitting there that he uses to earn a living for his family and to pay all the taxes that are placed upon him as a business owner and they have no effect on the welfare of any other individual or family that lives in our neighborhood. I'm all for Mr Woodward having his business where it is.

Michael Busby

November 11, 2015

To Whom It May Concern:

Re:  
Special Exception 2015-SX-006  
Raymond Woodward, Jr

My name is Tiffanie Bankester and I reside with my husband, Joseph Bankester, at 4800 West Lynn Road, Milton, FL, 32583. It was recently brought to our attention that our neighbor adjacent to our property is requesting that his property be rezoned from a residential to a commercial property. I am writing this correspondence as a plea to politely decline this request to rezone said property. This rezoning would be extremely detrimental to our family as my husband's family has owned and maintained property in our neighborhood for over 33 years. The Bankester family has steadily been involved as well as supported the growth and development of this neighborhood into the strong family community it is today. Rezoning this residential property to a commercial property would greatly depreciate the value of the property surrounding it resulting in an insult to all the hard work and pride that has been put into building up the neighborhood. In contemplation of your decision on whether or not to rezone this property, please take in to consideration all of the financial burdens and back-breaking hard work that my family has put into the building up of this neighborhood.

Thank you in advance for your consideration in this matter.

Tiffanie Holton Bankester

Tiffanie Holton Bankester



Citizen  
Comments  
2015-SX-006

*Received after the  
Zoning Board meeting*



Rec'd 01/18/2016  
FR: Bob Cole



Rec'd 01/18/2016  
FR: Bob Cole

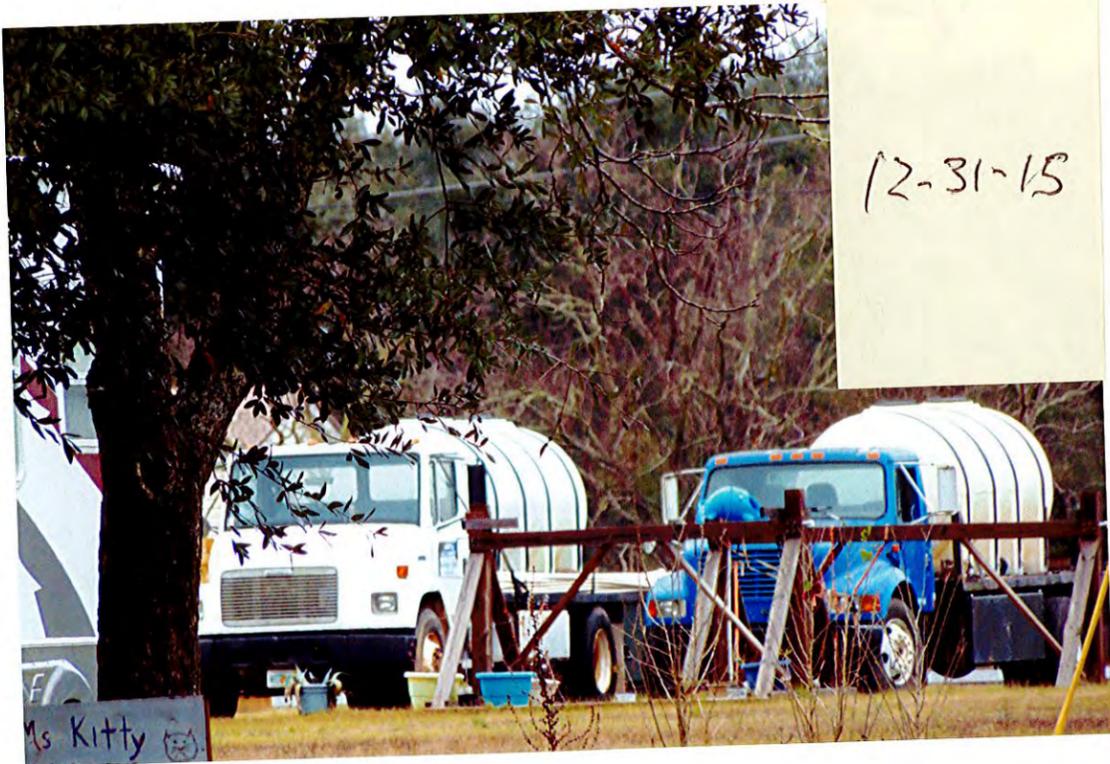




12-31-15



1-4-16



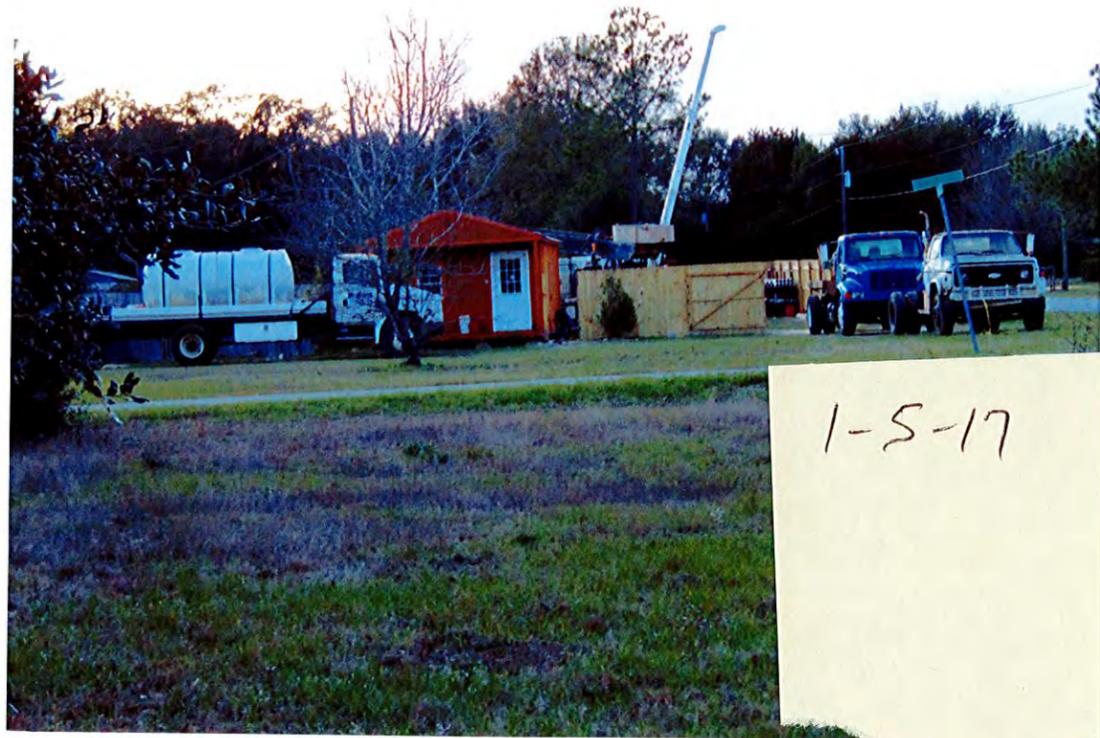
12-31-15

Ms Kitty 🐱

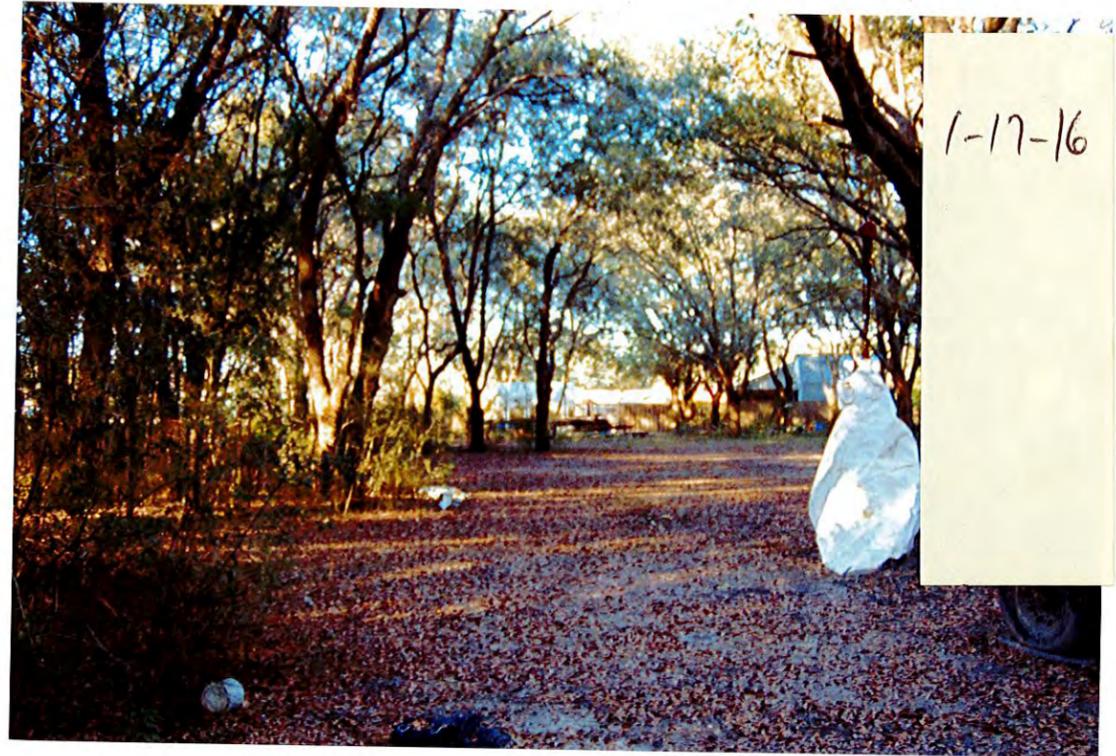


1-4-16

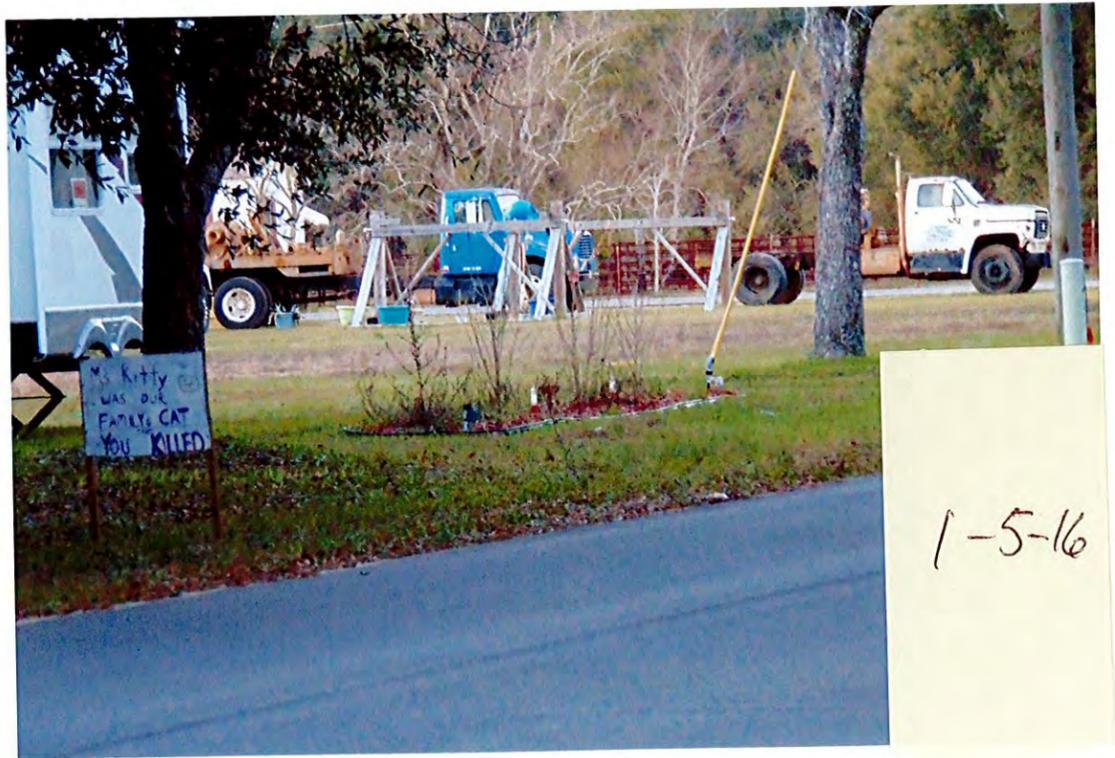
Rec'd 01/19/2016  
FR: Mike Bankester



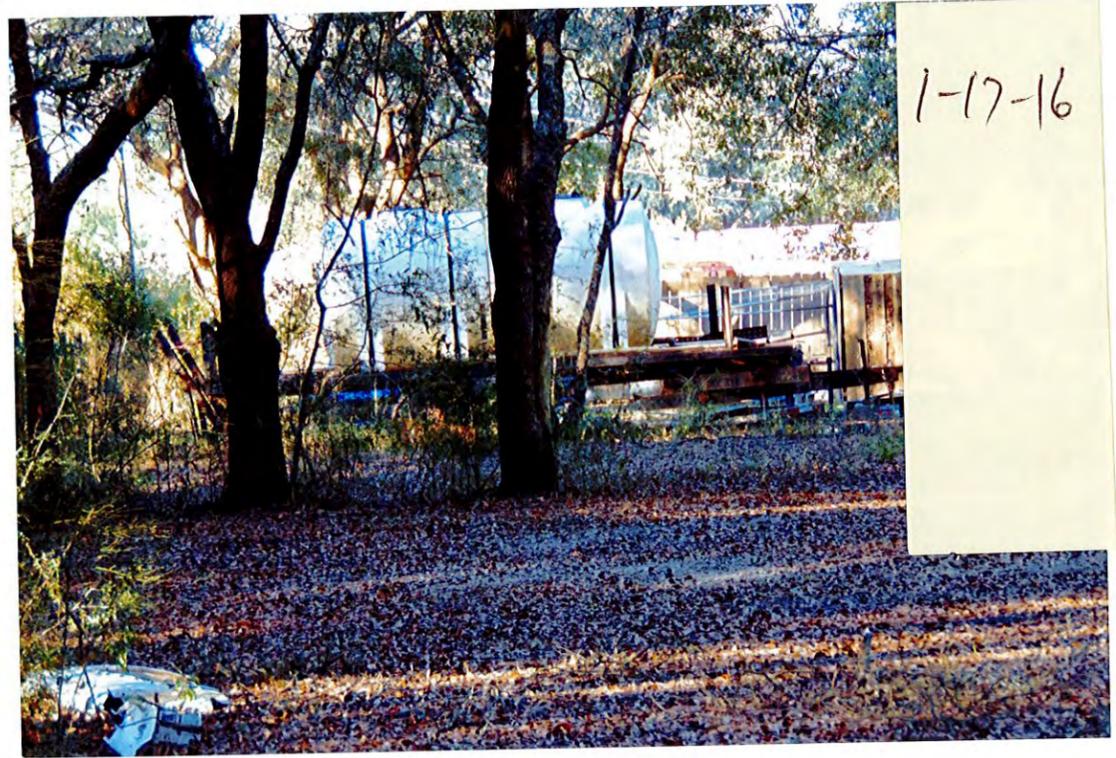
1-5-17



1-17-16



1-5-16



1-17-16

Rec'd 01/19/2016  
FR: Mike Bankester