



**SANTA ROSA COUNTY  
DEVELOPMENT SERVICES**

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

BECKIE CATO  
Planning and Zoning Director  
beckiec@santarosa.fl.gov

RHONDA C. ROYALS  
Building Official  
rhondar@santarosa.fl.gov

**2016-V-043**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Badcock Home Furniture & More

**Representative:** John Wood

**Request 1:** Variance request to eliminate the landscape buffer “C” along the south and west property line. (LDC 7.01.05.F)

**Request 2:** Variance request to reduce the south side setback from 30 feet to 5 feet. (LDC 6.05.15.I.3.a)

**Request 3:** Variance request to reduce the parking requirements from 32 parking spaces to 23 parking spaces. (LDC 7.01.08.B.2.t)

**Request 4:** Variance request to eliminate the tree mitigation requirement. (LDC 7.01.06.D)

**Request 5:** Variance request to reduce the drive aisle width requirement from 24 feet to 20 feet. (LDC 4.04.003.C.2)

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

**Part I. General Information:**

**Project/Applicant:** Badcock Home Furniture & More  
**Representative:** John Wood  
**Location:** 5367 Woodbine Road, Pace  
**Parcel(s):** 06-1N-29-0000-00500-0000  
**Zoned:** AG-RR (Agriculture/Rural Residential)/HCD (commercial)  
**Request 1:** Variance request to eliminate the landscape buffer “C” along the south and west property line. (LDC 7.01.05.F)  
**Request 2:** Variance request to reduce the south side setback from 30 feet to 5 feet. (LDC 6.05.15.I.3.a)  
**Request 3:** Variance request to eliminate the tree mitigation requirement. (LDC 7.01.06.D)  
**Request 4:** Variance request to reduce the drive aisle width requirement from 24 feet to 20 feet. (LDC 4.04.03.C.2)  
**District:** Commissioner District #1  
**Current Conditions:** Vacant

**Part II. Land Development Code Criteria:**

4.04.03 Considerations in Reviewing Site Plans

C. Access, Internal Circulation and Off-Street Parking:

2. Parking areas and driveways shall be clearly identified and separated from principal pedestrian routes by curbs, pavement markings, planting areas, fences or similar features designed to promote pedestrian safety.

Parking lot aisle widths shall be a minimum of 16 feet for a one-way aisle and a minimum of 24 feet for a two-way aisle. These widths may be reduced by two feet should confines of the site dictate or in an effort to achieve another public purpose. The Planning Director may determine that another width is more conducive to public safety.

Principle pedestrian routes within a parking lot shall be identified using pavement markings, signage, or special pavers.

The turning radii on all landscape islands shall be at least 4.0 feet, and the turning radii of all internal drives shall be no less than 10 feet. Parking islands may be delineated with landscape timbers without consideration for the required radius in Impact Fee Area 1 (Rural).

Stop signs, painted pavement messages, directional arrows and/or other pavement markings shall be used to control circulation and the direction of travel within a parking lot.

6.05.15 HCD - Highway Commercial Development District

I. Minimum Required Setbacks:

3. Side Setback: Except as provided in Section 2.10.04, there shall be a five (5) foot side building setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:
  - a) On any side of a lot or project parcel which abuts any residential use or zone, a side building setback of thirty (30) feet shall be provided.

7.01.05

Landscape Buffers:

F. Table of Landscaped Buffer Requirements

<b>Abutting or Adjacent Use</b>					
<u>Proposed Use</u>	<u>High Impact</u>	<u>Medium Impact</u>	<u>Low Impact</u>	<u>Residential Class I</u>	<u>Residential Class II</u>
High Impact	None	None	B	D or E	D or E
Medium Impact	None	None	None	C or E	C or E
Low Impact	B	None	None	C or E	B or E
Residential Class I	D or E	C or E	C or E	None	A or E
Residential Class II	D or E	C or E	B or E	A or E	None

7.01.06

Tree Protection: No protected tree shall be removed without first obtaining a tree removal permit, except as provided below.

D. Protected Tree Mitigation - As noted in Section 7.01.05.B.2, when a protected tree is removed, indigenous canopy trees shall replace it. The total diameter of such replacement trees shall be determined based on the following Mitigation and Credit Schedules:

Tree Mitigation Schedule

<u>Diameter of removed tree at 4 ½ feet above grade</u>	<u>Mitigation Requirements measured at 4½' above grade</u>
4" – 12"	3" caliper
12.1" – 18"	4" caliper
18.1" – 24"	5" caliper
24.1" – 30"	6" caliper
30.1" – 36"	7" caliper

One additional inch of mitigation will be required for each additional 6" of diameter beyond 36".

All healthy trees which are preserved shall receive credit for the tree planting requirements according to the following schedule:

## Tree Credit Schedule

<u>Diameter of preserved tree at 4 ½ feet above grade</u>	<u>Credit</u>
4" – 12"	2" caliper
12.1" – 18"	3" caliper
18.1" – 24"	4" caliper
24.1" – 30"	5" caliper
30.1" – 36"	6" caliper

One additional credit can be obtained for each additional 6" of diameter beyond 36". Credits for the protection and preservation of native shrubs, hedges and ground cover can be established by the Planning Department.

To determine the total amount of tree caliper to be planted for mitigation of protected tree removal, first determine the required mitigation caliper using the Tree Mitigation Schedule. Next, determine the number of caliper credits using the Tree Credit Schedule. Subtract the caliper credits from the required mitigation caliper to determine the total caliper of trees to be planted.

Mitigation can be achieved by planting multiple trees of varying diameter until the mitigation requirements are met. Mitigation trees must meet the minimum size requirements found in Section 7.01.02.D.

**Part III. Variance Criteria**

**2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:** The ZB shall have the following duties and powers:

B. No variances shall be authorized under this provision unless the Board finds that all of the following conditions exist:

1. The special circumstances or conditions applying to the building or land in question are peculiar to such property and do not apply generally to other land or buildings in the vicinity.

**Is this criterion met?      Yes**

**Staff Analysis: Staff has determined that there is a special circumstance regarding the land or building in question.**

**The applicant is seeking to save an existing 65 inch Live Oak tree on the site. The applicant is seeking to: 1.) eliminate the landscape buffer “C” along the south and west property line, 2) reduce the south side setback from 30 feet to 5 feet, 3) eliminate the tree mitigation requirement, and 4) reduce the drive aisle width requirement from 24 feet to 20 feet.**

2. The variance is necessary for the preservation and enjoyment of a substantial property right and not merely to serve as a convenience to the applicant.

**Is this criterion met?      No**

**Staff Analysis: This Variance request is not necessary for the preservation and enjoyment of a substantial property right and is merely a convenience to the property owner. The site is constrained, but a smaller structure would not need as many variances. Within the Land Development Code there are provisions for a developer to pay a fee in lieu of tree mitigation.**

3. The authorization of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding area or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of Santa Rosa County.

**Is this criterion met?      Unknown**

**Staff Analysis: It is not anticipated that the authorization of this Variance will impair an adequate supply of light and air to adjacent property, increase congestion to public streets, or impair the public safety.**

**It is unknown that authorization of this Variance will unreasonably diminish or impair established property values within the surrounding area.**

4. The variance will not impair the intent of the zoning ordinance or zoning district map.

**Is this criterion met?      Yes**

**Staff Analysis: If authorized, a Variance without special circumstances would not impair the intent of the zoning ordinance.**

5. To permit the reduction of parking or loading requirements whenever the character or use of a building is such as to render unnecessary the full provision of parking or loading facilities as specified herein or whenever the strict enforcement of such provision would impose an unreasonable hardship as contrasted with merely granting an advantage or convenience.

Additionally, variances from access management connection standards may be granted where the effect of the variance would be to enhance the safety or operation of the roadway.

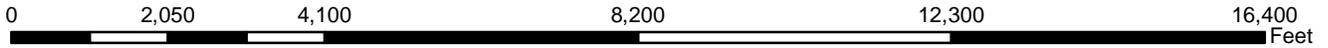
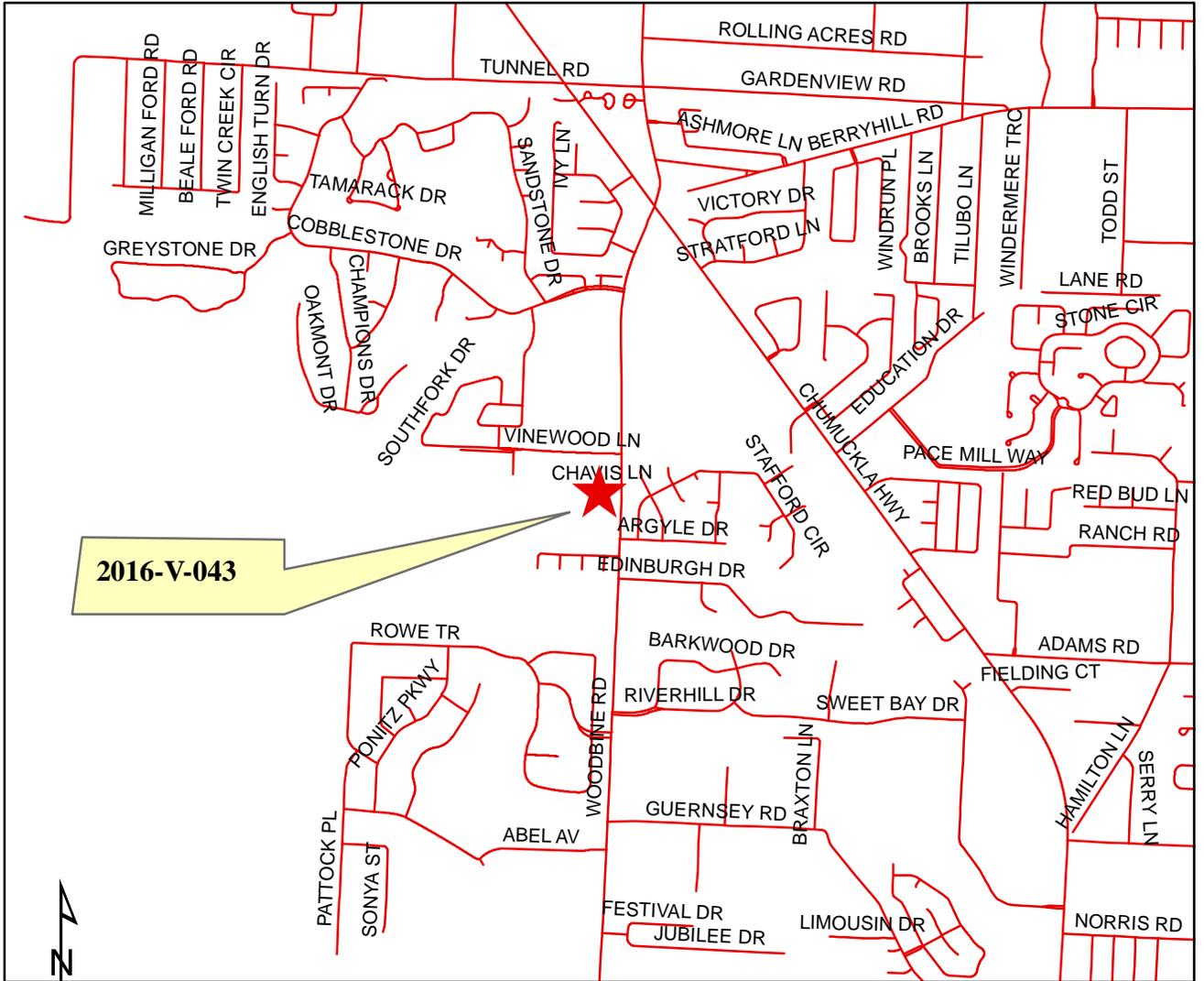
**Is this criterion met?      No**

**Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements. It does not apply to the access management standards which would affect the safety or operation of the roadway.**

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

It is not anticipated that there will be any potential building code issues.

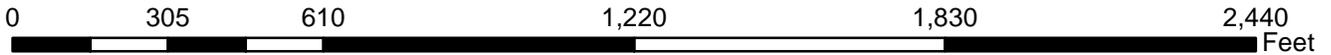
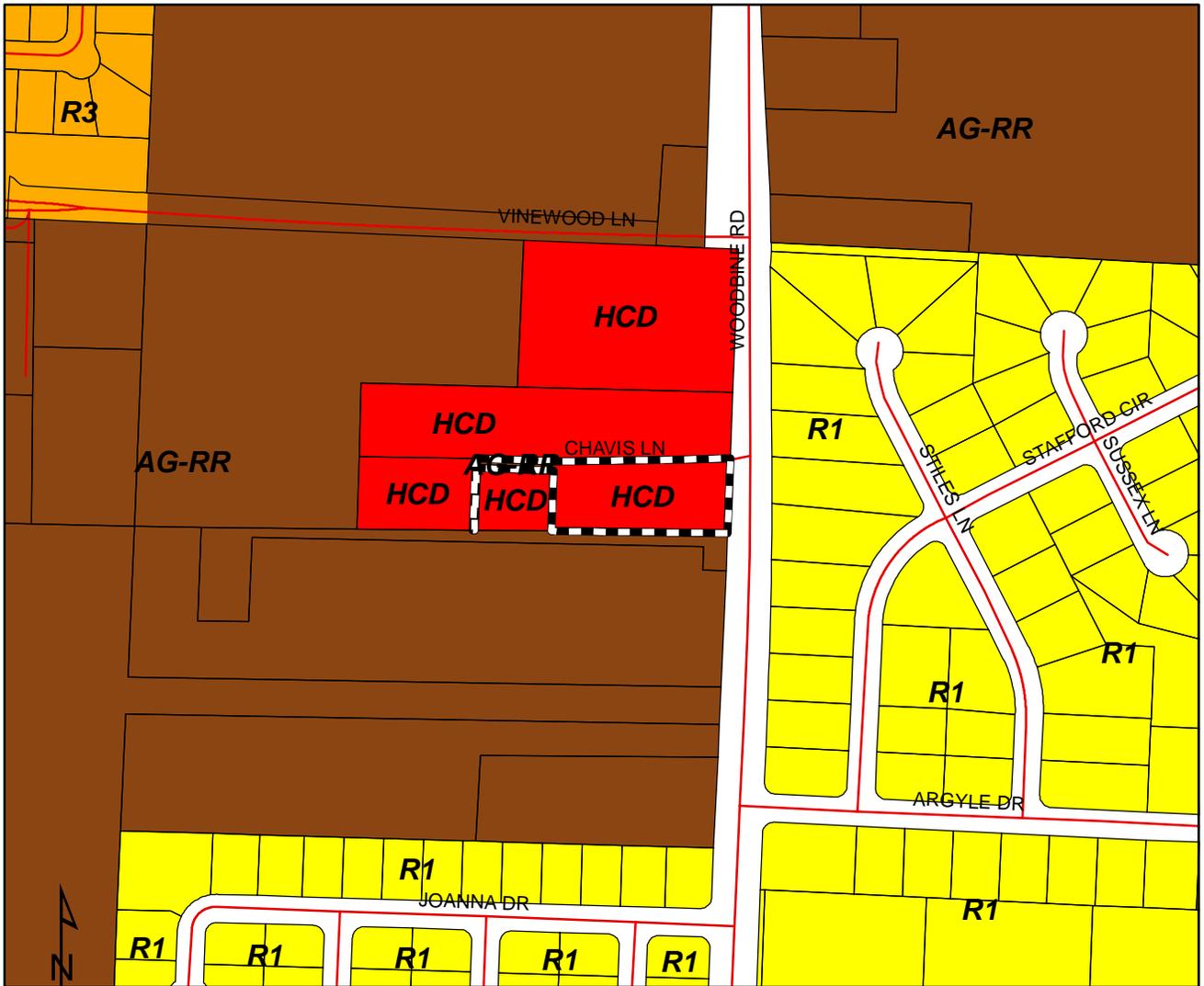
# 2016-V-043 Location



## Legend

Disclaimer:  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-V-043 Zoning



**Legend**



Pending Jul ZB **Zoning**

**DISTRICT**

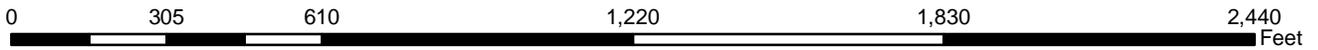
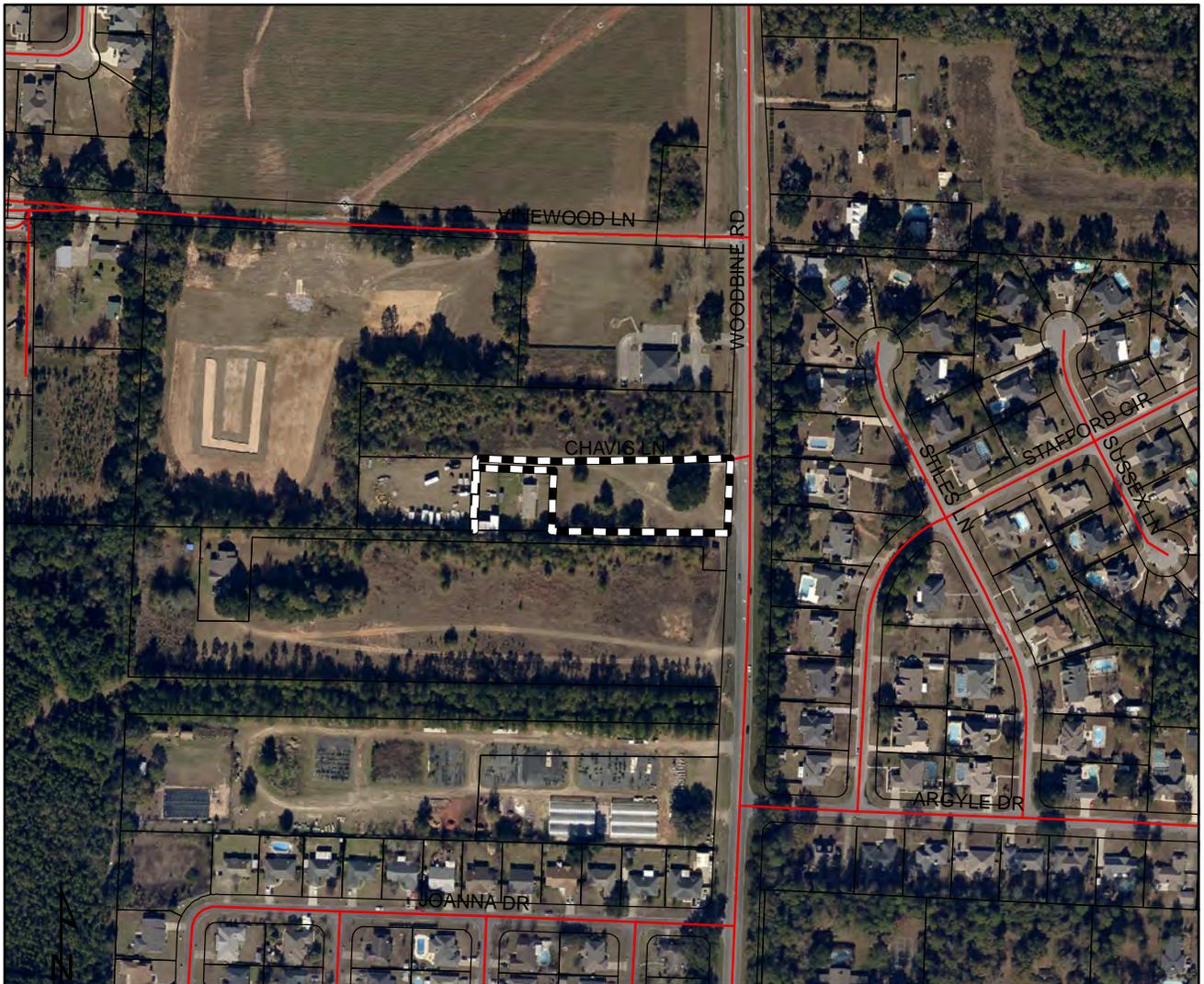
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1

- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

**Disclaimer:**

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-V-043 Aerial



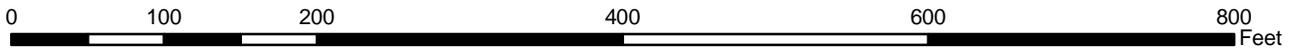
## Legend

 Pending Jul ZB

### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-V-043 Close Up Aerial

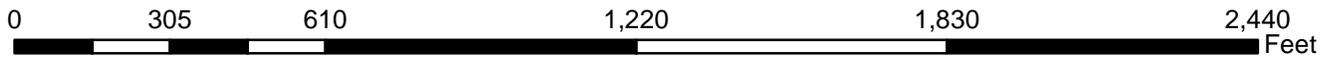


## Legend

 Pending Jul ZB

Disclaimer:  
The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-V-043 Existing Land Use



### Legend



Pending Jul ZB **Existing Land Use**

#### Category

Agriculture (AG)

Agriculture, Homestead (AH)

Condo's/Townhomes (C/T)

City

Commercial (COMM)

Industrial (INDUS)

Institutional (INST)

Multi-Family Residential (MFR <5)

Multi-Family Residential (MFR >5)

Military (MIL)

Mixed Residential/Commercial (MRC)

Office

Public Owned Property (POP)

Rail

Recreation/Commercial (REC/COMM)

Recreation/Open Space (REC/OS)

Right of Way (ROW)

Single Family Residential (SFR)

Silviculture (SILVICUL)

Uncategorized (UNCAT)

Utilities

Vacant

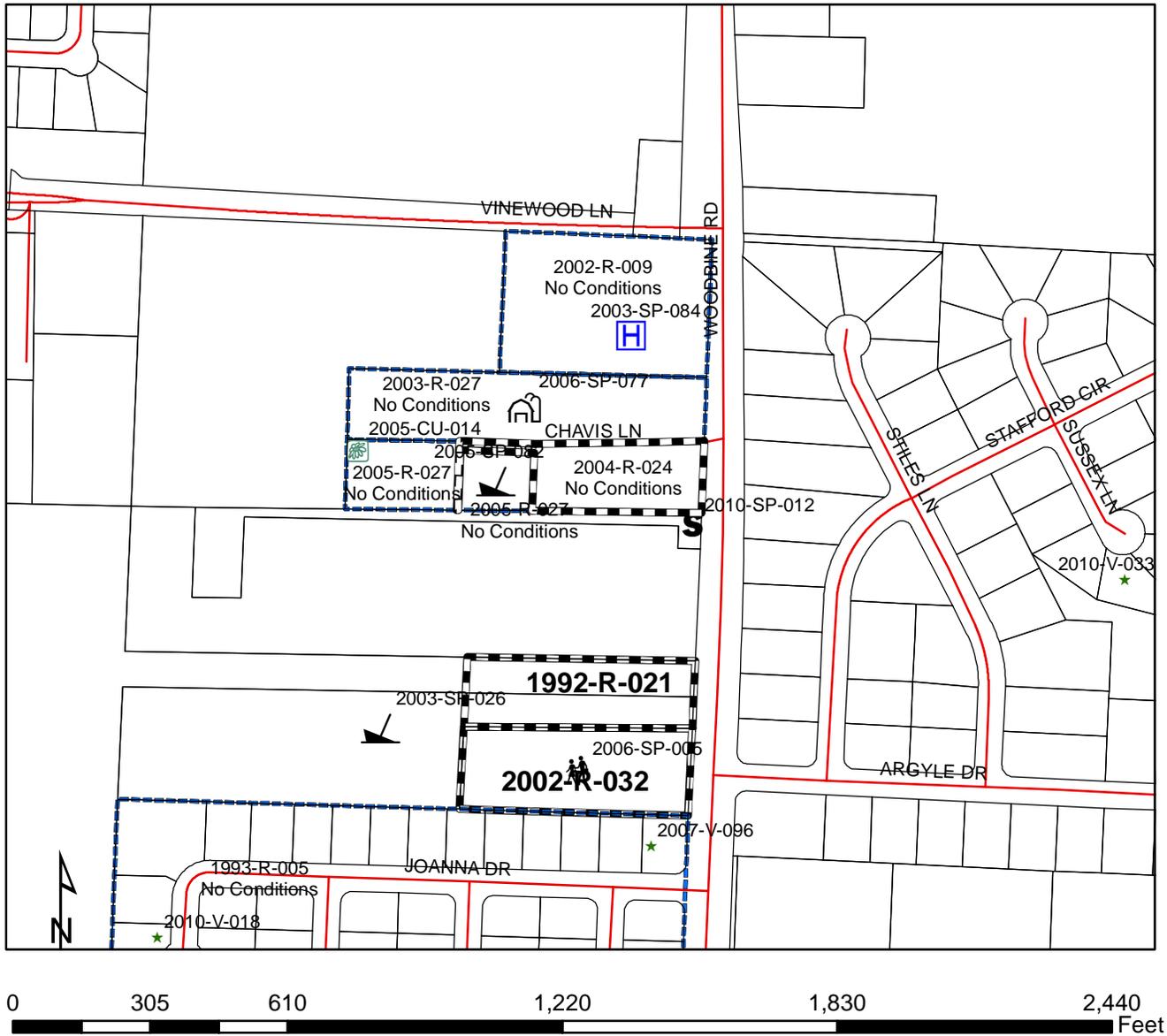
Water

#### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

# 2016-V-043

## Previous Zoning Board Decisions in the Area



### Legend

 Pending Jul ZB

### Disclaimer:

The GIS maps and data distributed by the Santa Rosa County BOCC departments are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Santa Rosa County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the County Geographic Database. Additionally, the Santa Rosa Commission or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



# 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  
Office: (850) 981-7000

Rhonda C. Royals  
Building Official

## Variance Application

\* Application Instructions begin on Page 5

** For Official Use Only **	
Application No. <u>2016 -V- 043</u>	Date Received: <u>5/16/16</u>
Review Fee: <u>235+</u>	Receipt No.: _____
Zoning District: <u>AG-RR/HCO</u>	FLUM Designation: <u>AG/comm</u>

I 1.331

VP# 1

**Property Owner**

Property Owner Name: Burklow / Henderson / Gavin

Address: 4880 Woodbine Rd  
Pace FL 32571

Phone: 850 995 9999 Fax: \_\_\_\_\_

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

**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 variance approvals.

Company: Badcock Home Furniture & More

Contact Name: John Wood

Address: 7265 Martin Rd  
Milton FL 32570

Phone: 850.501-0183 Fax: \_\_\_\_\_

Email: johnrwood@mehsi.com

**Property Information**

Parcel ID Number(s): 06-1N-29-0000-00500-0000  
-OR-

Street Address of property for which the Variance is requested:  
5367 Woodbine Rd., Pace 32571

**Variance Request**

What is the present use of the property? Vacant

Please describe the requested variance, including exact dimensions and purpose of the variance.

Landscaping, setbacks, Parking, Drive width

See attached Drawing.

Please describe the special circumstances or conditions that apply to the building or land in questions which necessitate the variance request.

Existing 65" Live Oak on the site creates difficulty with site layout.

Are the special conditions or circumstances described above the result of a proposed or prior action of the applicant? Yes  No

Please explain why the literal enforcement of the provisions of the Land Development Code will result in unnecessary hardship.

See site plan. Location of large tree will significantly minimize buildable area of parcel.

**Variance Provisions And Criteria**

Do you currently have a Code Enforcement Violation which pertains to this Variance request?

Yes  No

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

Yes  No

I understand that determinations by the Zoning Board of Adjustment 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.

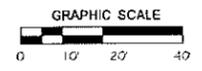
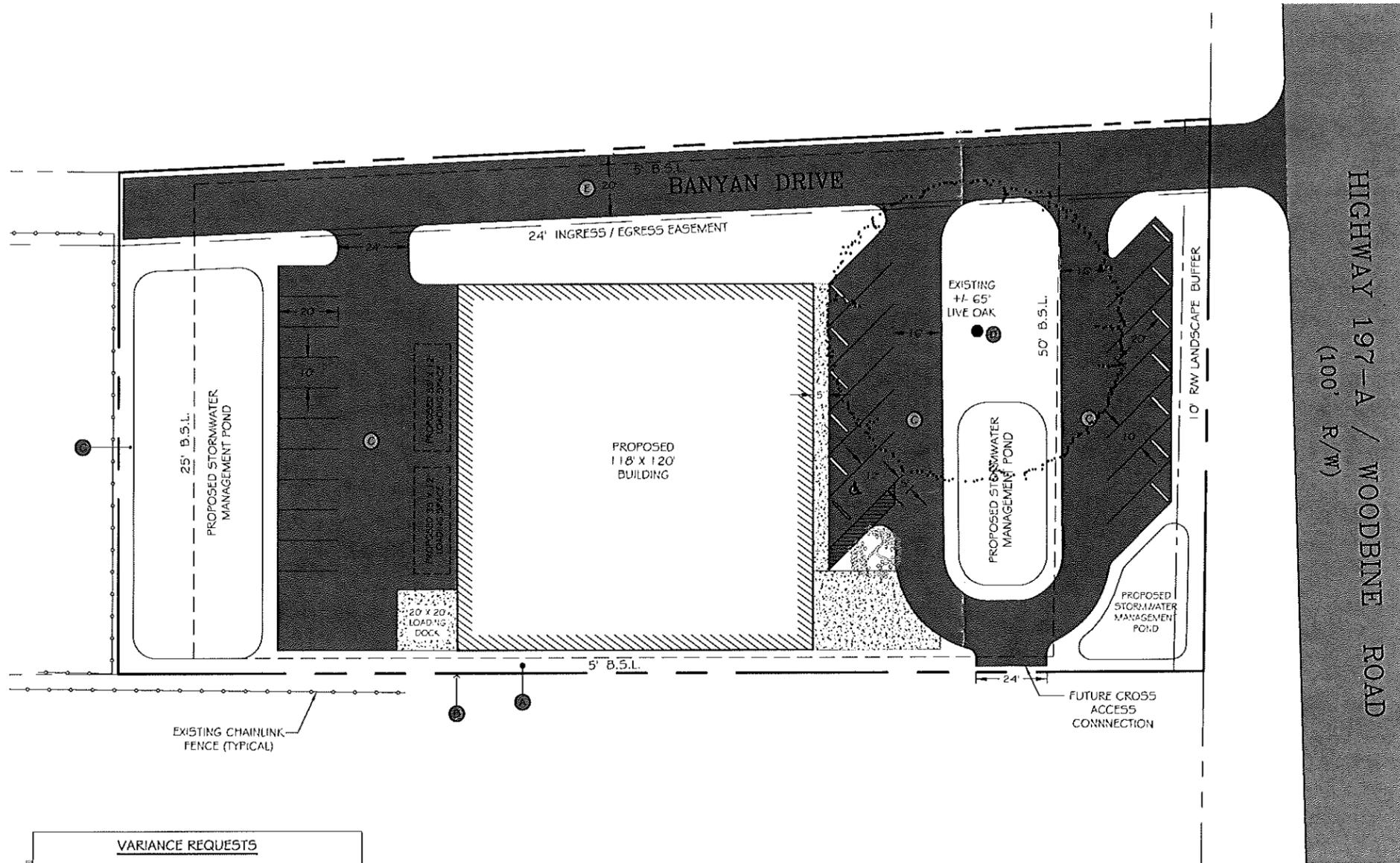
John Wood  
Applicant Name (Type or Print)

[Signature]  
Applicant Signature

buyer  
Title (if applicable)

4/26/16  
Date

# VARIANCE REQUEST CONCEPTUAL SITEPLAN



PARKING COUNT	
EXISTING ZONING.....HCD	
FURNITURE STORE.....1 SPACE / 400 SF	
WAREHOUSE.....1 SPACE / 600 SF	
FURNITURE STORE (10,000 SF).....25	
WAREHOUSE (4,000 SF).....7	
TOTAL REQUIRED SPACES.....32	
PROPOSED SPACES.....23	
1 HANDICAPPED.....22 NORMAL	

LEGEND	
	DENOTES EXISTING ASPHALT
	DENOTES PROPOSED ASPHALT
	DENOTES PROPOSED CONCRETE
	DENOTES VARIANCE ITEM

- VARIANCE REQUESTS**
- VARIANCE REQUESTED TO REMOVE THE LANDSCAPE BUFFER REQUIRED BETWEEN ADJACENT PARCELS.
  - VARIANCE REQUESTED TO REVISE THE SOUTHERN SIDE SETBACK FROM 30' TO 5'.
  - VARIANCE REQUESTED TO ALLOW A REDUCTION IN THE REQUIRED PARKING CALCULATIONS TO BE REDUCED AS SHOWN.
  - VARIANCE REQUESTED TO ALLOW FOR NO ADDITIONAL TREE MITIGATION TO BE REQUIRED DUE TO THE COST AND EFFORT IN SAVING THE HERITAGE TREE ON THIS SITE.
  - VARIANCE REQUESTED TO ALLOW 20' ROAD TO BE USED FOR INGRESS/EGRESS INTO THE SITE. THIS WILL ALLOW THE ROAD TO BE CONSTRUCTED WITHIN THE EXISTING 24' EASEMENT FOR INGRESS/EGRESS.

Construction Plans for:  
**Badcock's Furniture Store**  
 Milton, Florida 32570

**SOUTHERN SITE & UTILITY DESIGN, INC.**  
 FLORIDA CERTIFICATE OF AUTHORITY NO. 8983  
 5318 STEWART STREET MILTON, FLORIDA 32570  
 P: (904) 623-9893 E-MAIL: ssud@helsouth.net  
 EROSION CONTROL PLANS, POTABLE WATER & SANITARY SEWER  
 SITE PLANS, SURVEYING, STORMWATER MANAGEMENT

DRAWN BY: PRP DATE: 3/29/2016  
 REVISIONS:

1	
2	
3	
4	

DATE: 3/29/2016  
 DRAWN BY: PRP  
 CHECKED BY: [Signature]  
 PROJECT NO: 15077  
 PROJECT: BADCOCK'S FURNITURE STORE

Gary & Jaimie Hudson  
5331 Woodbine Rd  
Pace, Florida 32571-8716

May 13, 2016

Santa Rosa County Development Services  
Attn: Planning & Zoning Department  
6051 Old Bagdad Hwy, Room 202  
Milton, Florida 32583

Re: Variance Request for Parcel ID #06-1N-29-0000-00500-0000  
5367 Woodbine Road, Pace, Florida  
John Wood & Teresa Wood (applicant)

To Whom It May Concern:

This letter is to inform you that we support the side setback variance requested by Mr. & Mrs. Wood for their future project located on the above stated parcel.

Please let me know if you have any questions.

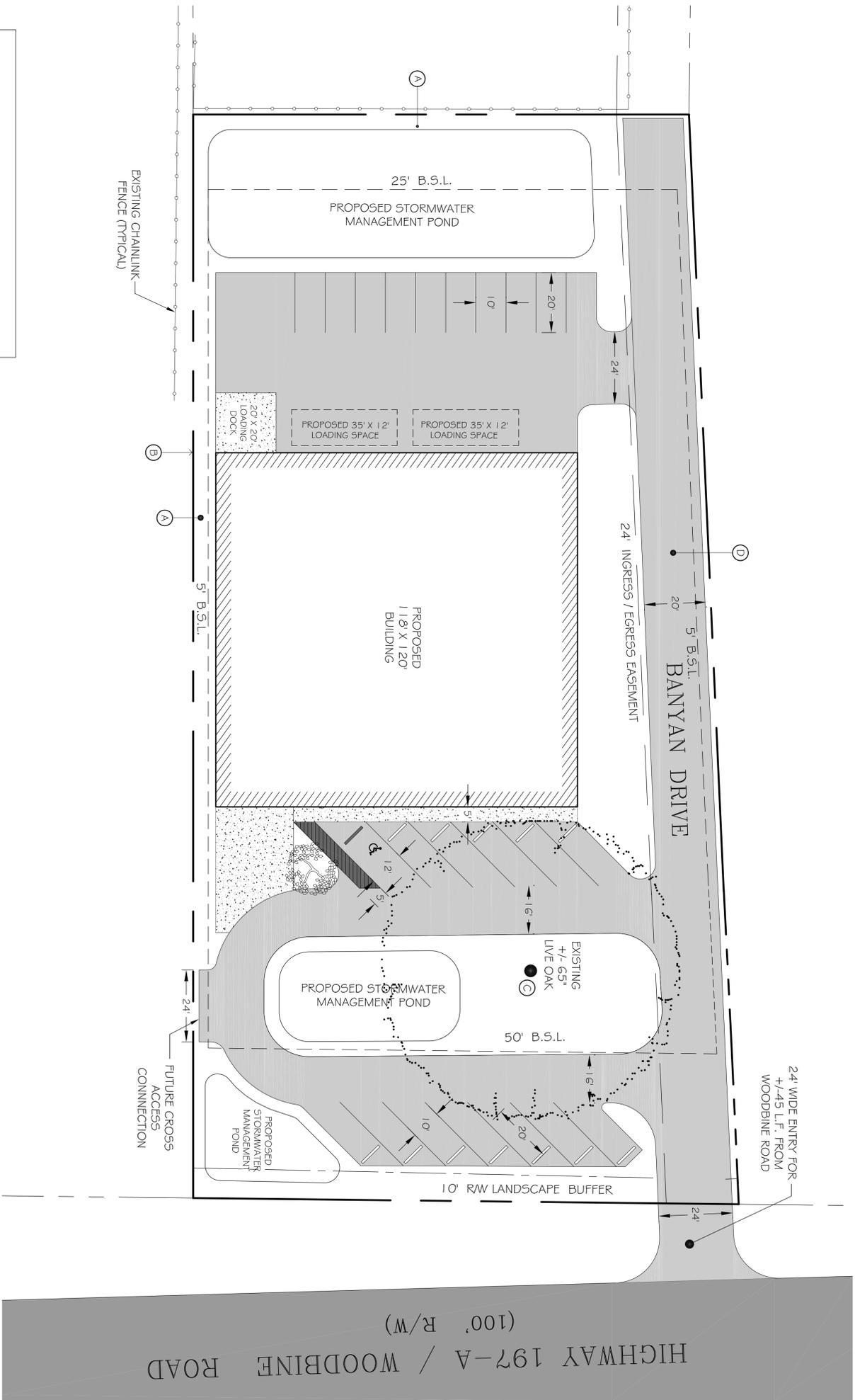
Thank you.

A handwritten signature in cursive script that reads "Gary R. Hudson". The signature is written in black ink and is positioned above the printed name "Gary Hudson".

Gary Hudson

Cc: John Wood  
Cc: Stephen Burklow

# VARIANCE REQUEST CONCEPTUAL SITEPLAN



24' WIDE ENTRY FOR  
+/- 45' L.F. FROM  
WOODBINE ROAD



## VARIANCE REQUESTS

- (A)** VARIANCE REQUESTED TO REMOVE THE LANDSCAPE BUFFER REQUIRED BETWEEN ADJACENT PARCELS.
- (B)** VARIANCE REQUESTED TO REVISE THE SOUTHERN SIDE SETBACK FROM 30 TO 5'.
- (C)** VARIANCE REQUESTED TO ALLOW FOR NO ADDITIONAL TREE MITIGATION TO BE REQUIRED DUE TO THE COST AND EFFORT IN SAVING THE HERITAGE TREE ON THIS SITE.
- (D)** VARIANCE REQUESTED TO ALLOW 20' ROAD TO BE USED FOR INGRESS/EGRESS INTO THE SITE. THIS WILL ALLOW THE ROAD TO BE CONSTRUCTED WITHIN THE EXISTING 24' EASEMENT FOR INGRESS/EGRESS.

## LEGEND

- DENOTES EXISTING ASPHALT
- DENOTES PROPOSED ASPHALT
- DENOTES PROPOSED CONCRETE
- DENOTES VARIANCE ITEM

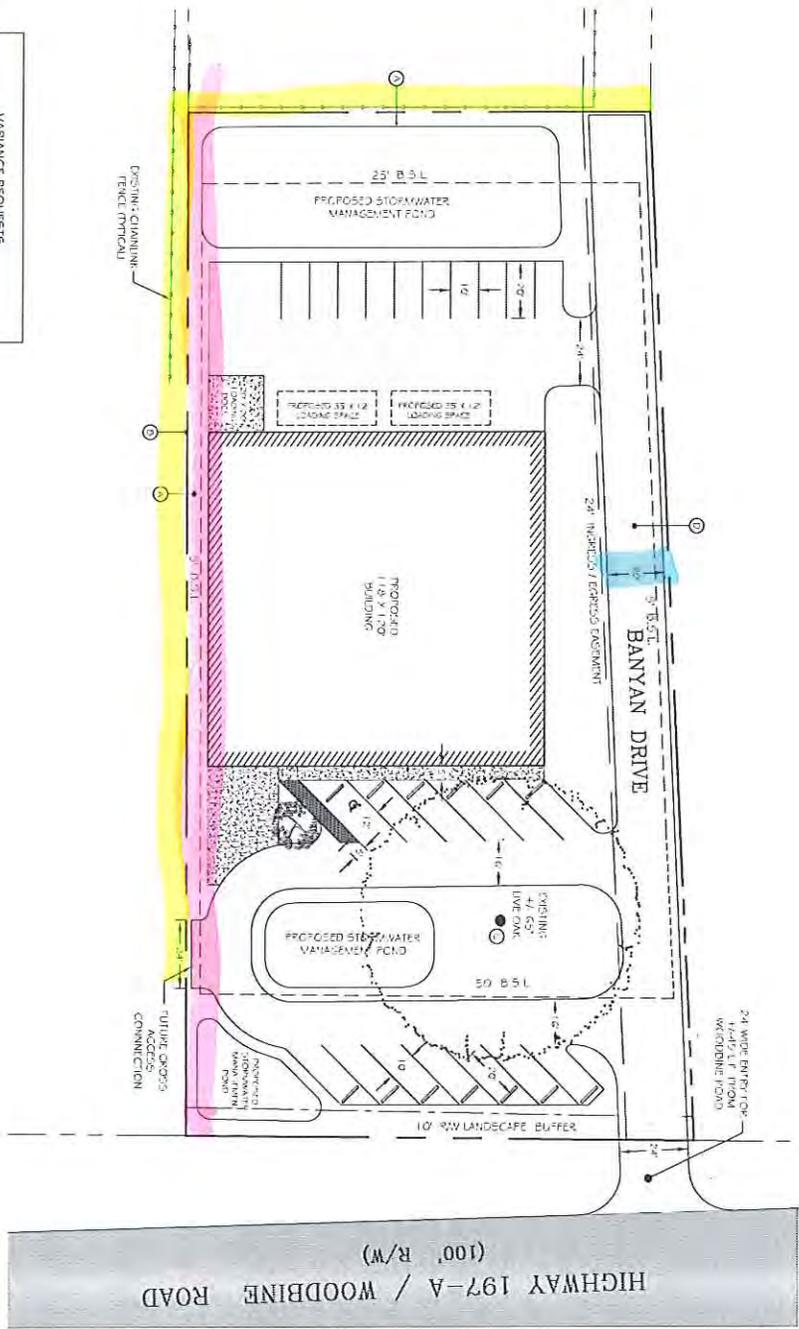
DRAWN BY: PRP DATE: 3/29/2016  
 REVISIONS:  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_

SOUTHERN SITE & UTILITY DESIGN, INC.  
 FLORIDA CERTIFICATE OF AUTHORITY NO. 8983  
 5318 STEWART STREET MILTON, FLORIDA 32570  
 PH:(850) 623-9493 E-MAIL: ssud@bellsouth.net  
 EROSION CONTROL PLANS \* POTABLE WATER & SANITARY SEWER  
 SITE PLANS \* SUBDIVISIONS \* STORMWATER MANAGEMENT

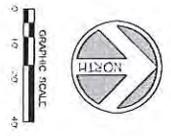
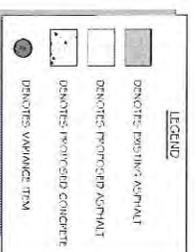
Variance Request Drawing for:  
**Badcock's Furniture Store**  
 Milton, Florida 32570

DATE:  
 ALAN M. MILLER, P.E. PAUL A. MCLEOD, JR., P.E.  
 FL. LICENSE NO. 53577 FL. LICENSE NO. 58697  
 DRAWING NOT VALID UNLESS SIGNED AND SEALED  
 BY ENGINEER OF RECORD

# VARIANCE REQUEST CONCEPTUAL SITEPLAN



- VARIANCE REQUESTS**
- Ⓐ VARIANCE REQUESTED TO REMOVE THE EXISTING DRIVEWAY
  - Ⓑ VARIANCE REQUESTED TO REMOVE THE EXISTING SIDE DRIVEWAY FROM SITE
  - Ⓒ VARIANCE REQUESTED TO ALLOW FOR AN INCREASE IN THE NUMBER OF PARKING SPACES TO BE CONSTRUCTED WITHIN THE 24' SETBACK FROM THE ROAD
  - Ⓓ VARIANCE REQUESTED TO ALLOW FOR AN INCREASE IN THE NUMBER OF PARKING SPACES TO BE CONSTRUCTED WITHIN THE 24' SETBACK FROM THE ROAD



SHEET  
1/1

NO.	DATE	REVISIONS
1		
2		
3		
4		

DRAWN BY: P&P DATE: 1/23/2015

SOUTHERN SITE & UTILITY DESIGN, INC.  
 FLORIDA CERTIFICATE OF AUTHORITY NO. 1093  
 5314 STEWART STREET MILTON, FLORIDA 32570  
 PH: (904) 623-3443 E-MAIL: ssud@bellsouth.net  
 PROJECT CONTROL PLANS & DETAILS WATER & SANITARY SYSTEMS  
 SITE PLANS & UTILITIES & STORAGE WATER MANAGEMENT

Variance Request Drawing For:  
**Badcock's Furniture Store**  
 Milton, Florida 32570

**CITIZEN**

**COMMENTS**

**2016-V-043**