

STAFF ANALYSIS

Variance 2015-V-076

General Information:

Applicant:	Jeff & Wendi Vowell
Representative:	n/a
Project Location:	3325 Edgewater Drive Unit J, Gulf Breeze, FL
Parcel Number:	32-2S-28-0000-00306-0000
Request 1:	Variance request to allow an accessory structure to be constructed upon a lot with no primary structure. Specifically, a 12x16 foot deck and 4x250 foot pier.
Request 2:	Variance request to reduce the required setback from 1 foot 6 inches to 0 feet on both sides to allow a 16 foot wide deck.
Request 3:	Variance request to reduce the shoreline protection zone setback from 50 feet to 23 feet to accommodate a deck. (LDC 2.10.05.A, 6.05.05.I.3, 12.01.02.A)
Zoning District:	R1 (Single Family Residential)
Current Conditions:	Vacant lot, the deck has been built. This is a code compliance case.

Land Development Code Criteria:

2.10.05 Accessory Buildings and Structures

A. Timing of Construction and Use - No accessory building or structure shall be constructed upon a lot until the construction of a main building has been commenced, or in the case of a lot two (2) acres or greater in size, until the construction permit for a main building has been issued. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts shall be allowed to be constructed before the construction of the main dwelling.

6.05.05 R-1 - Single Family Residential District

I. Minimum Required Setbacks:

3. Side Setback: There shall be a side building setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side building setback of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Modifications to this requirement shall be in accordance with Section 2.10.04. Lot widths shall be determined at the minimum front setback line.

12.01.02 Design Standards in Areas Adjacent to Shoreline Protection Zone

A. All development shall be setback greater than or equal to fifty (50) feet from the landward boundary of the Shoreline Protection Zone in Zone-1 and forty-five (45) feet from the landward boundary of the Shoreline Protection Zone in Zone-2.

Variance Criteria:

2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA 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? No

Staff Analysis: Staff has determined that there are no special circumstances regarding the land or building in question, and that this parcel does not possess unique qualities with respect to size or exceptional shallowness that are peculiar to such property and not to other lots within the area.

The applicant is seeking relief from the sections of the Ordinance which regulates the order in which structures are constructed on a lot, regulates the side setbacks and regulates the rear setback in a shoreline protection zone.

The site is slightly irregular as the north boundary is 15.91 feet wide and the south/soundside increases to 16 feet. The lot is dimensioned for a townhouse. If there was still a townhome that the deck was attached to, there would be no side setback requirements. The applicant is asking for a 16' wide deck.

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.

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? No

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.

Staff has determined 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? No

Staff Analysis: If authorized, a Variance without special circumstances would 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.

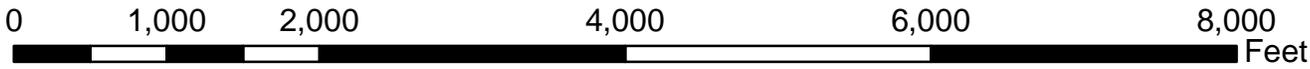
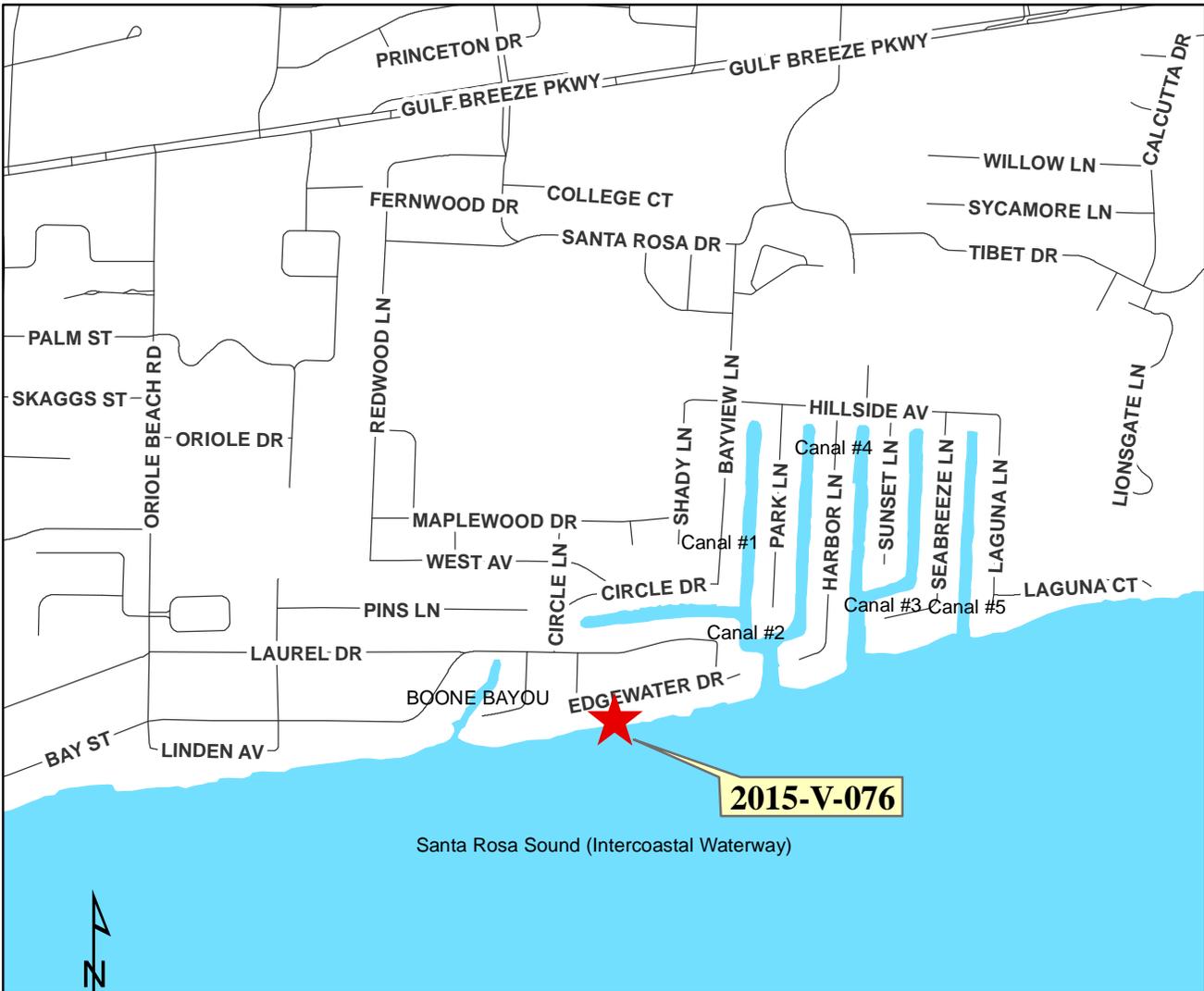
Is this criterion met? N/A

Staff Analysis: The proposed request does not apply to the reduction of parking or loading requirements nor does it 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.

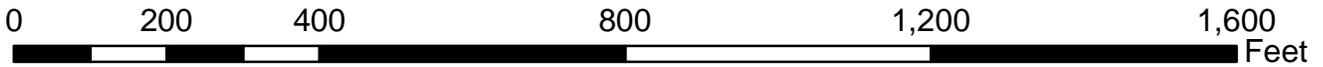
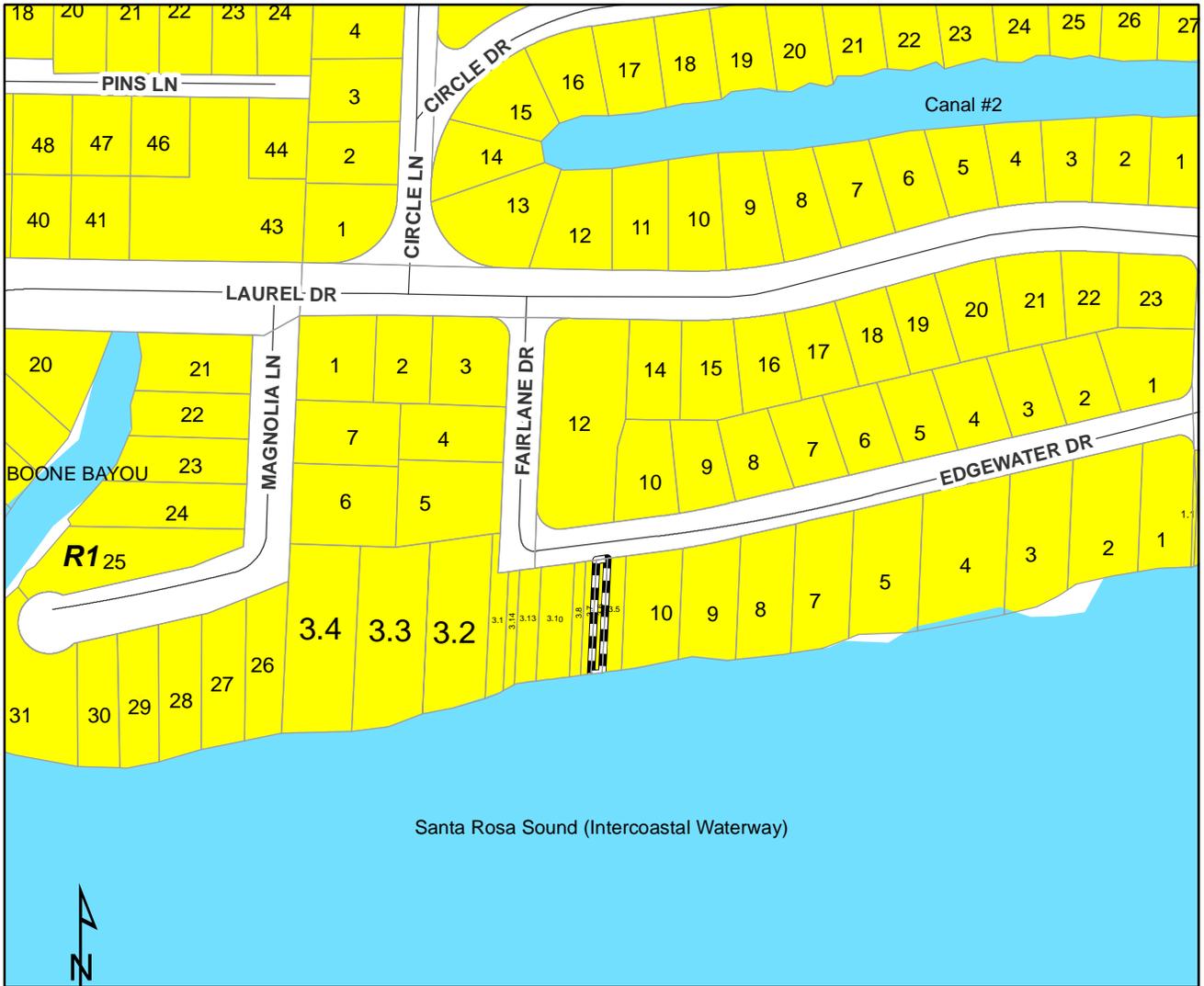
**2015-V-076
Location**



Legend

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2015-V-076 Zoning



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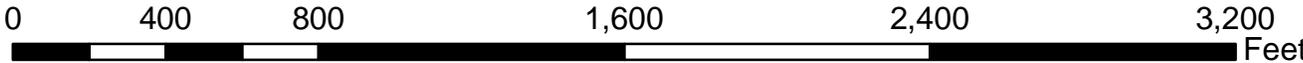
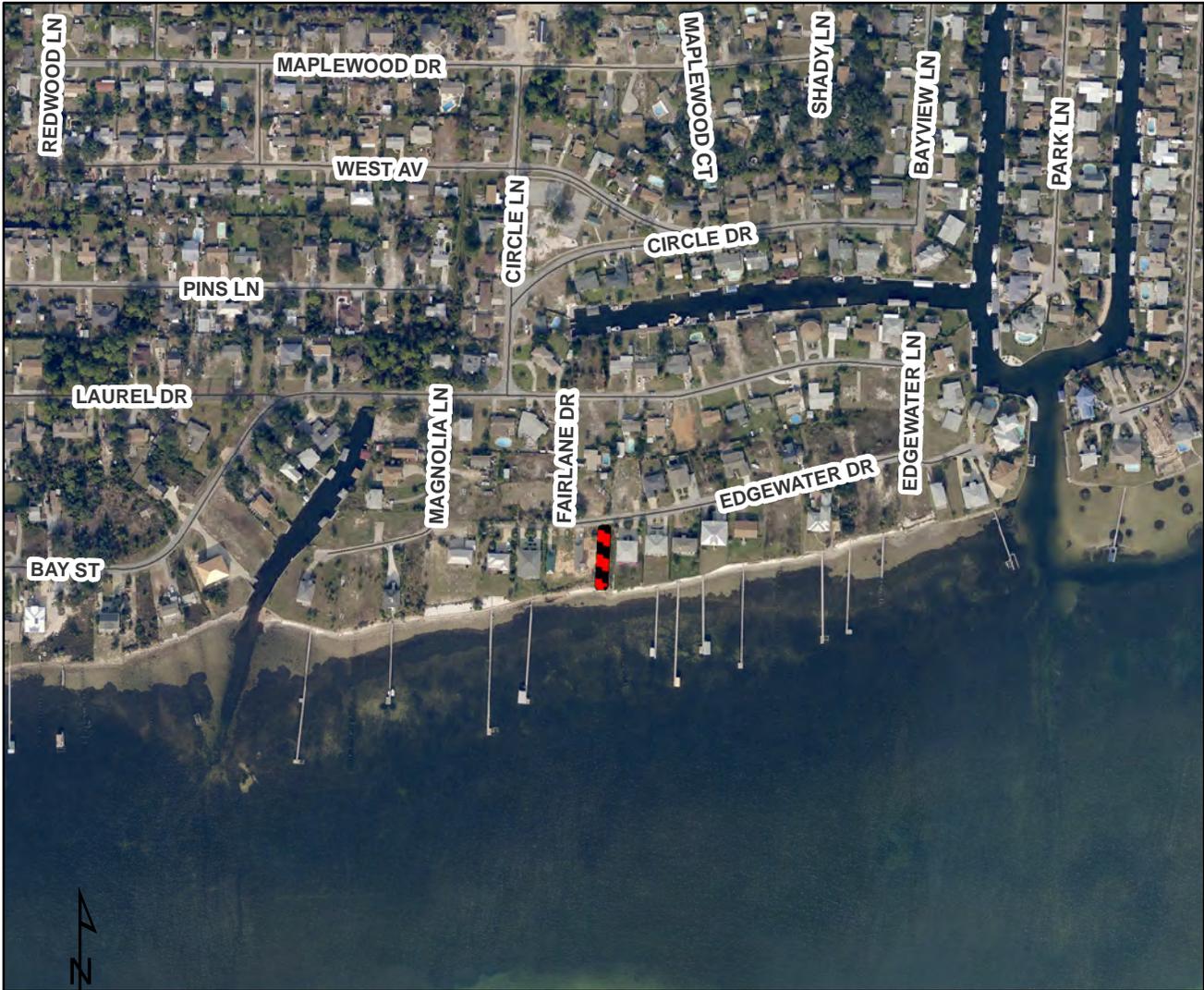
Pending ZB October	Agriculture/Rural Residential (AG)	General Industrial (M-2)	Single Family Residential (R-1A)	Hotel - Navarre Beach (HNB)
AG within an Accident Potential Zone (AG-APZ)	M2 within an Accident Potential Zone (M2-APZ)	Mixed Residential Subdivision (R-1M)	Navarre Beach - High Density (NB-HD)	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-V-076

Aerial

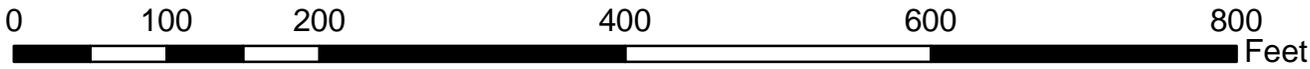


Legend

 PendingZBOctober

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2015-V-076
Close Up Aerial

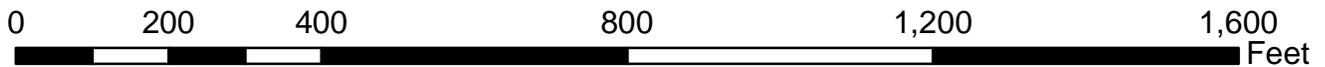
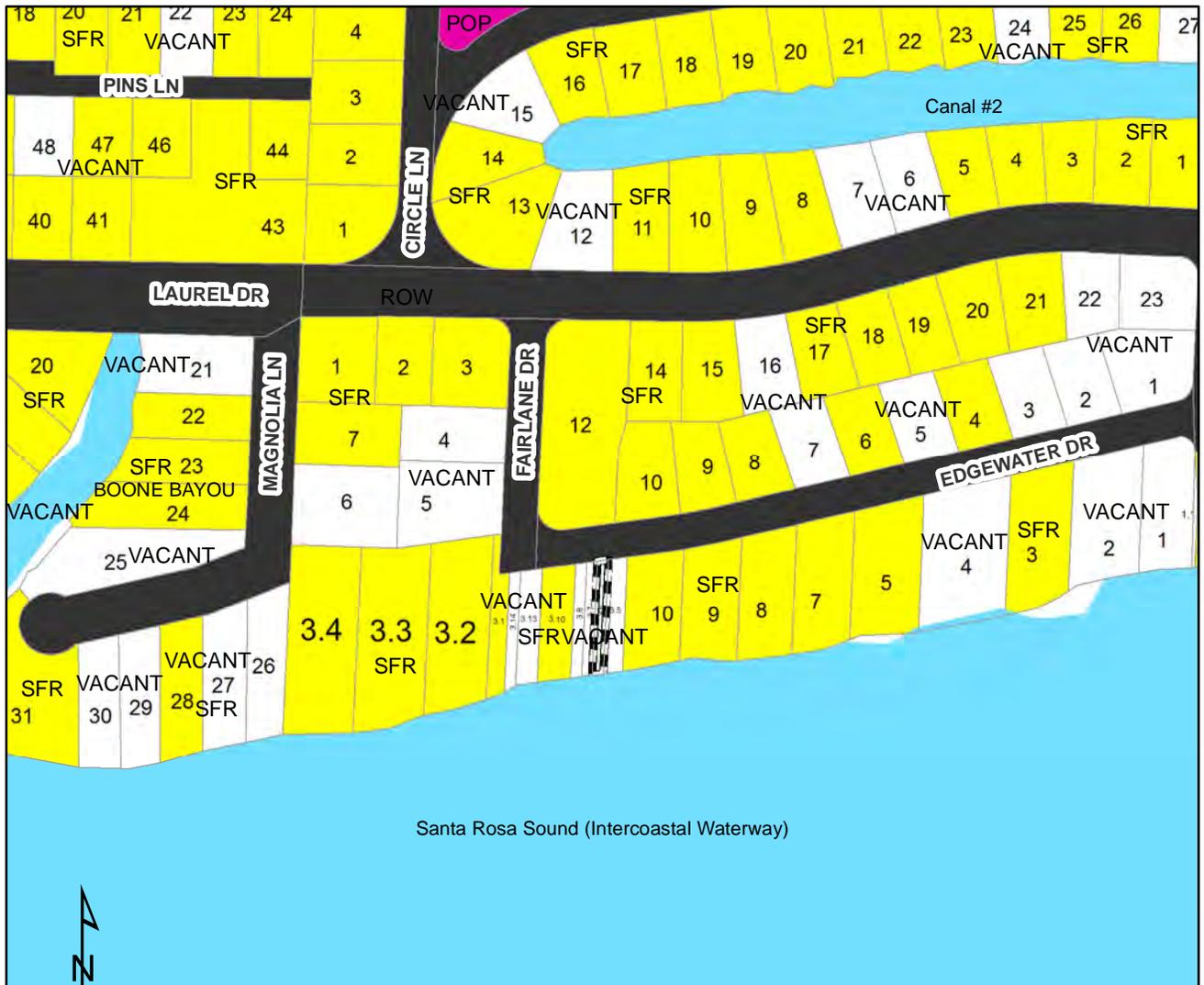


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 PendingZBOctober

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2015-V-076 Existing Land Use

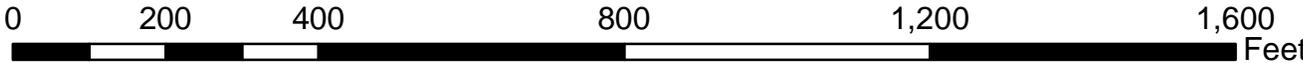
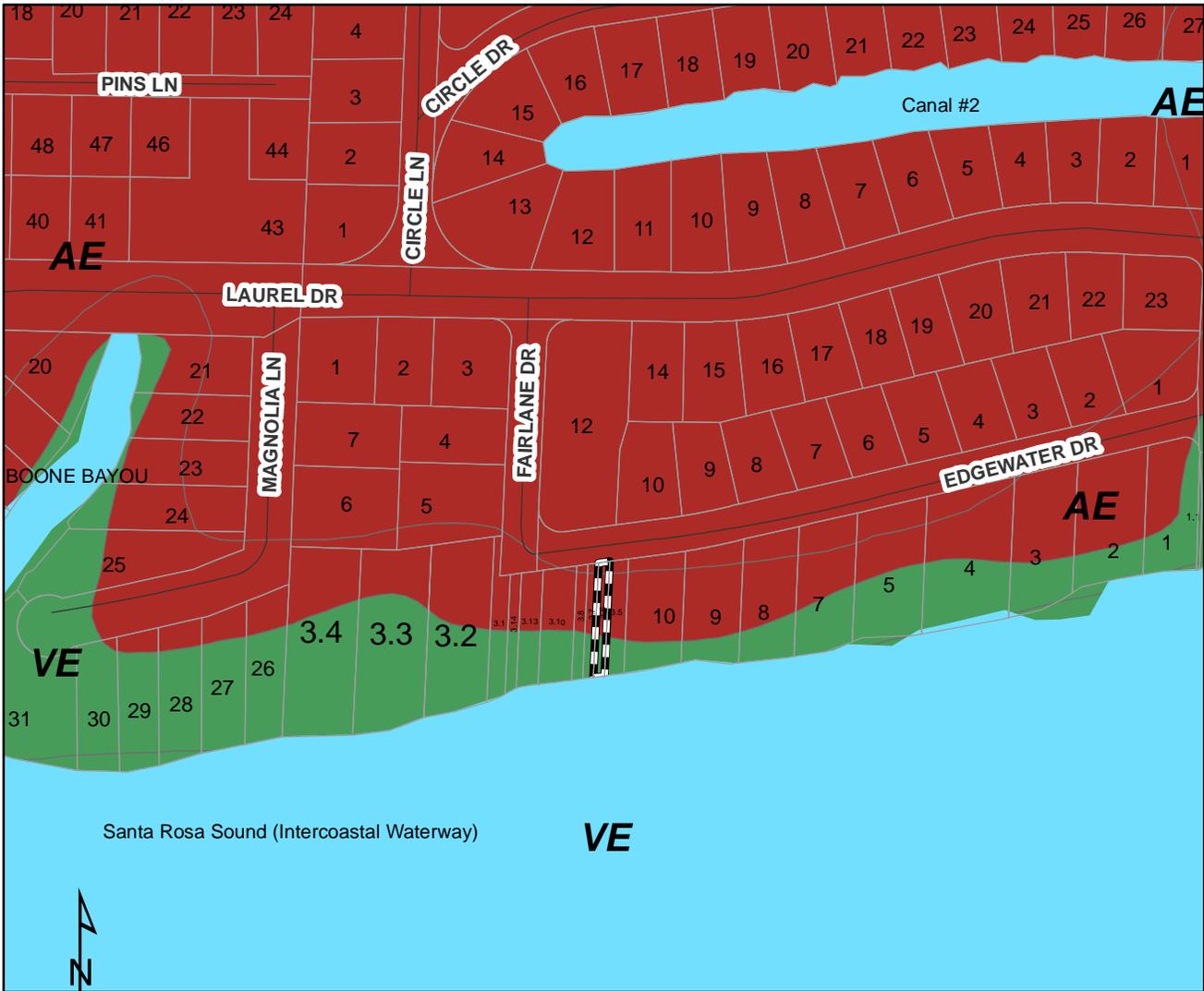


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 Pending ZBOctober	Existing Land Use	 Institutional	 Recreation/Open Space
CATEGORY	 Multi-Family Residential <5	 Right of Way	 Single Family Residential
 Agriculture	 Multi-Family Residential >5	 Military	 Silviculture
 Agriculture, Homestead	 Mixed Residential/Commercial	 Uncategorized	 Utilities
 Condo's/Townhomes	 Office	 Vacant	 Water
 City	 Public Owned Property		
 Commercial	 Rail		
 Industrial	 Recreation/Commercial		

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2015-V-076 Flood Zone



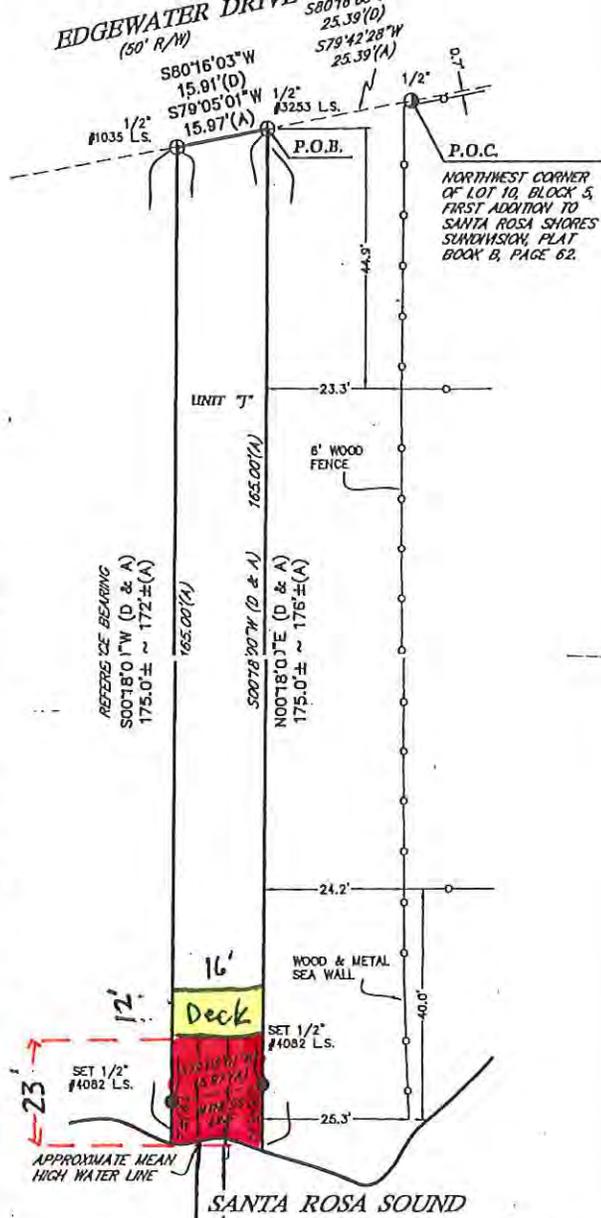
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 Pending ZBOctober	DFIRM	 AE - 1% Annual Chance of Flood - BFE's
	FLOOD_ZONE	 VE - A 1% Annual Chance of Flood - Storm Waves
	 0.2% Annual Chance of Flood (500 Year)	 Not in the FloodPlain
	 A - 1% Annual Chance of Flood - No BFE's	

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BOUNDARY SURVEY

EDGEWATER DRIVE
(50' R/W)



LAND DESCRIPTION:

Commence at the Northwestern corner of Lot 10, Block "5", First Addition to Santa Rosa Shores Subdivision, according to Plat thereof recorded in Plat Book B at Page 62, of the Public Records of Santa Rosa County, Florida; thence run South 80 degrees 16'03" West for 25.39 feet to the Point of Beginning; thence continue South 80 degrees 16'03" West for 15.91 feet; thence South 00 degrees 18' West for 175.0 feet, more or less, to the Mean High Water line of Santa Rosa Sound; thence meander Easterly along said Mean High Water line for 16.0 feet, more or less, to a Point on a line Bearing South 00 degrees 18' West and passing through the Point of Beginning; thence run North 00 degrees 18' East for 175.00 feet, more or less, to the Point of Beginning.

Source of Information: Recorded Plat & Deed. Description as furnished by client. There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County. Footings, foundations or any other subsurface structures not located. No title work performed by this firm.

This drawing reflects only those building setback lines that are noted and/or appear on the recorded plat.

Address: 3325 Edgewater Drive Unit J
 The address shown hereon is based on information furnished by the client and/or their agents. Said address has not been verified with the U.S. Postal Service. Any certifications shown hereon do not apply or cover the said address.
 Basis of Bearings: Assumed datum using S00°18'00"W along the West line of property as per the record Deed.

* NOT TO SCALE

 12 X 16 DECK

 PROPOSED NEW REAR SETBACK

2' above high tide
 200' Pier 4' wide
 4 mooring poles



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>2015 -V - 076</u>	Date Received: <u>8/24/15</u>
Review Fee: <u>\$235.00</u>	Receipt No.: <u>306</u>
Zoning District: <u>R1</u>	FLUM Designation: <u>SFR</u>

+ 0.064

VD# 5

**Property
Owner**

Property Owner Name: Jeff & Wendi Vowell

Address: 3334 Edgewater Drive

Gulf Breeze, Florida 32563

Phone: 850-313-9087

Fax: _____

Email: go.13@live.com

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: _____

Contact Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

**Property
Information**

Parcel ID Number(s): 32-28-28-0000-00306-0000

-OR-

Street Address of property for which the Variance is requested:

3325 Edgewater Dr. Unit J, Gulf Breeze, 32563

Variance Request

What is the present use of the property? vacant lot across street from primary residence.

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

Install fishing pier 4' wide - 250' long - 2' above MHW - 4 mooring poles on end. A necessary structure on dry ground 12' x 16' deck. Purpose is to utilize owned property for recreation & food source.

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

No foundation on property which requires variance to add pier.

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.

will not allow owner to utilize waterfront property as food source, access and egress.

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.

Jeff Vowell
Applicant Name (Type or Print)

[Signature]
Applicant Signature

Title (if applicable)

8/24/15
Date

Case Number 2015-BV-27

Violation Information
Case Number: 2015-BV-27
Date Reported: 08/18/2015
Officer Assigned: (13) Bobby Burkett

Violator Name / Address
Name (First, Last): JEFF VOWELL
Address: (NEW OWNR)
City, St, ZIP:
Contractor Number:
Phone Number:

Violation Location
Parcel Number 1: 322S280000003060000
Parcel Number 2:
Zoning Area: (MID) Midway
City Zone 1: R1
City Zone 2:
Address of 3325 EDGEWATER DR
Violation: GULF BREEZE, FL 32563
City, St, ZIP:
Side Street 1: FAIRLANE DR
Side Street 2:

Violator Business Name / Address
Business Name:
Physical Address:
City, St, ZIP:
Mailing Address:
City, St, ZIP:

Ordinance / Articles	
Ordinance:	
Article 1:	Article 3:
Article 2:	Article 4:

Violations
Code Description 110 Building w/o permits

Fees & Actions	
Date Served:	Action Taken:
Comply by:	

Amount: **0.00**

Citations

Property Owner Information

Business Name:

Name: JOYCE HOWELL

Physical Address: 3325
EDGEWATER DR
City, St, ZIP GULF BREEZE FL
32563

Mailing Address: 2706
SUMMERTREE LN
GULF BREEZE F:
32563

Phone Number:

Complaint Information

Name: STEVE KLING

Address: 3329 EDGEWATER
DR
GULF BREEZE, FL
32563

Phone Number: 8502031169

Email: sklinggb@yahoo.com

Complaint made
by: Email

Case Number 2015-BV-27

Rechecks Scheduled:

#	Scheduled Date	Officer	Notes
1)	09/10/2015	13 - Bobby Burkett	

Rechecks Performed:

There are no performed rechecks for 2015-BV-27

Dates:

Opened: **08/18/2015**

Status:

Status: **Active** Watch List?

Closed:
Reopened:

Reason:

Comments:

08/18/15 - Complaint of unpermitted construction activity. (rl)

08/19/15: On site, observed deck being constructed on ground level on a vacant lot. Spoke with owner and gave him Darliene Stanhope's contact number for variance. Will monitor. BB

08/28/15: On site, posted stop work order on property. Deck is completed and approx. 15' from waters edge. Deck is 12'x16'

Mr. Vowell called and stated that he has already applied for variance and per Randy that is so. Will monitor. BB

Status & Transaction Change History:

IDNO

DATE

NOTES

**CITIZENS
COMMENTS**

2015-V-076

~~Received after BOCC~~

~~Packets mailed~~

Jason McLarty

From: Jason McLarty
Sent: Thursday, September 24, 2015 12:37 PM
To: 'steve kling'
Subject: RE: Variance 2015-V-076

Mr. Kling,

Thank you, I will put your comments in the file for the Zoning Board. To follow up you can attend the meeting or watch it online. If neither of those suit you simply email me on the 9th and I'll let you know the results.

Respectfully,

Jason McLarty

From: steve kling [mailto:sklinggb@yahoo.com]
Sent: Thursday, September 24, 2015 12:33 PM
To: Jason McLarty <JasonM@santarosa.fl.gov>
Subject: Variance 2015-V-076

Jason,

Concerns:

- Item 1) I am not opposed to his deck. I am opposed to the variance for the construction of a pier if that establishes a precedent for piers on the other 5 unimproved lots that are 16' to 32' wide.
- Item 2) The deck he built is 16'-10" wide on a 15.9' lot. which already encroaches on the lots on one or both sides. I am opposed to the reduction of the side setbacks.
- Item 3) Verify that deck as built is not closer than 27' to MHWL.

What do I need to do to follow up?

Thanks,
Steve Kling

From: tomogan@mediacombb.net
To: [Jason McLarty](#)
Subject: Variance 2015-V-076 for Jeff & Wendi Vowell
Date: Sunday, September 27, 2015 4:23:51 PM
Attachments: [Destruction of wetland - Lot 9.jpg](#)
[More wetland destruction.png](#)
[Picture of party deck and proximity to water.png](#)
[Picture from my deck.png](#)

Dear Mr. McLarty:

This e-mail is in response to your letter of September 23, 2015 regarding the captioned variance request by the Vowell's. I have several concerns, one, Mr. Vowell, seems to possess a sense of entitlement. I believe that he feels that because he is an Escambia County firefighter, Santa Rosa county rules do not apply to him. I certainly hope this is not the case.

Let's take variance request #2 first:

- (a) The deck has already been completed. After ignoring the zoning board employees request to stop construction, the illegal party deck was completed in several days. Not only completed but encroaching on the lots on one or both sides. I believe Mr. Vowell knew this was wrong and did it anyway. I happened to observe this.
- (b) The deck was constructed without a permit or the benefit of an inspection for code violations. Article 6.05.05.1.3, addresses the need for proper setbacks and Article 12.01.02, for landward setback, both codes already violated by Mr. Vowell. No fines but my request is to have this eyesore removed immediately by Mr. Vowell.

Variance request #1:

- (a) I am vehemently opposed to the construction of a 12x16 foot deck and 4x250 pier on the property. Again, the property owned by the Vowell's is only 15.9' which prohibits them from constructing a permanent structure. I also requested a variance to build my deck prior to ***rebuilding my home*** after total destruction from Hurricane Ivan, but was denied a variance. I see no valid reason to allow a variance now. I do not want to be surrounded by small, single lots that become parking lots and boat launches, this would definitely have a negative impact on the value of our properties. Plus, do we really want our coastline to be dotted with decks and piers but no beautiful homes?
- (b) Another concern, the deck has already become an "attractive nuisance" of sorts. Do the Vowell's have liability insurance that has been extended to the deck exposure? Although "No Trespassing" signs have been posted, I see neighborhood children playing on the deck and accessing the water from said deck. Would the county have an exposure if a variance is granted and something happens to a child?

Variance request #3:

- (a) Again, opposed to this variance. I believe the Vowell's want their own private marina which I do not want next door! This area of the neighborhood consists of mostly retiree's and long-time residents- we do not want to live next to a party area. None of the lots surrounding the Vowell's are wide enough to accommodate party traffic. An "unattended" deck/pier would create a safety hazard and a neighborhood nuisance and should not be allowed to proliferate our coastlines.

Again, the "entitlement" attitude does concern me as Mr. Vowell uses the 5-foot easement to park his trailer on adjoining property not his own as well as blocking off his lot and using the adjoining property for his traffic. To make room for his trailer, Mr. Vowell destroyed vegetation that had become home for several variations of wildlife and he seems uninterested in any provision for wetland conservation and growth.

In conclusion, myself and others paid a much higher price to build back after losing all to Hurricane Ivan. Mr. Vowell's neighbors respected and rebuilt their *homes* according to the rules. The reasons for these codes should be self-evident due to recent storms. We honored the variances that were in place and I see no valid reason to allow an exception now. Your help in this matter would be appreciated.

Respectfully

Tommy M. Ogan
3335 Edgewater Drive
Gulf Breeze, FL 32563
850-982-3579
TomOgan@mediacombb.net

From: [Kay Huke](#)
To: [Jason McLarty](#)
Subject: Variance 2015-V-076 for Jeff & Wendi Vowell
Date: Saturday, September 26, 2015 7:07:59 AM

As owners of the property located at 3339 Edgewater Drive, we are vehemently ,against the granting of Variance 2015-V-076 for Jeff & Wendi Vowell.

Almost all of the residences on our street were destroyed by Hurricane Ivan in 2004. The ones that were not destroyed were severely damaged and required costly restoration. Those of us who chose to rebuilt on Edgewater Drive and those new residents who have decided to make Edgewater Drive their home have expended considerable time and resources to not only bring back the neighborhood we once had, but to make it a better, more attractive area. As it is, we still have numerous vacant lots on the street which do nothing to enhance the appearance of the area or the valuation of our individual properties. We do not need, nor do we want, what would essentially be a permanent vacant lot with a private marina.

George E. & Kay L. Huke
3339 Edgewater Drive
Gulf Breeze, FL 32563

850-916-4289

Email scanned by Check Point