



**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-CU-16

Project Name: N/A

**Applicant and/or
Property Owner:** Alfred and Connie Ragghianti

Representative: Jerry McGuire of JMA Engineering
Services, Inc.

Request: Conditional Use to allow the temporary use
of a RV as a living quarters during the
construction of a residence. (LDC
6.04.04.C)

Zoning District: R1 (Single Family Residential)

Part I. General Information:

Project/Applicant: Alfred and Connie Raghianti
Representative: Jerry McGuire of JMA Engineering Services, Inc.
Location: 6004 East Bay Boulevard, Gulf Breeze, FL
Parcel(s): 17-2S-27-4580-00000-0250
Zoned: R1 (Single Family Residential)
Request: Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)
District: Commissioner District #4
Current Conditions: Vacant – This is a code compliance case

Part II. Land Development Code Criteria:

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following:

- C. Conditional Use may be granted for recreation vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:
1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.
 2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).
 3. A permit is required for the temporary use of the recreational vehicle.
 4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.
 5. An active building permit must be in place and construction must be actively underway.
 6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,
 7. All waste must be disposed of in a lawful manner.
 8. All electrical or utility connections to the recreational vehicle must be properly permitted.
 9. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.
 10. The use of the recreational vehicle as a living quarter may in no case exceed 12 months and must cease with fourteen days of the issuance of the first certificate of occupancy.

Part III. Conditional Use Criteria

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected. The applicant is requesting to use a recreational vehicle as temporary living quarters while a new home is being reconstructed.

This is a code compliance case. The applicant was approved for a conditional use in 2015 to allow temporary use of a RV as a living quarters during the construction of a residence in 2015 (Case # 2015-CU-012). The conditional use expired on March 26, 2016.

- B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Yes

Staff Analysis: It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located.

- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a SFR (Single Family Residential) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. Unoccupied recreational vehicles may be stored in residential districts on the same lot as the principal residential structure. In addition, recreational vehicles may be used as temporary living quarters in accordance with the following:

- C. Conditional Use may be granted for recreation vehicles to be temporarily used as living quarters during a construction project, in accordance with the following Conditional Use criteria:

- 1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.

Is this criterion met? Yes

Staff Analysis: The applicant has stated that the proposed use will be used by the property owner during the reconstruction of a primary residence.

2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project, with the maximum number of occupants of the recreational vehicle being limited to two (2).

Is this criterion met? N/A

Staff Analysis: The subject site is located within a residential zoning district.

3. A permit is required for the temporary use of the recreational vehicle.

Is this criterion met? Yes

Staff Analysis: The applicant is aware of the permit requirements and intends to comply with the requirements.

4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.

Is this criterion met? Yes

Staff Analysis: Only one recreational vehicle will be located and used as temporary living quarters during the reconstruction of the residence.

5. An active building permit must be in place and construction must be actively underway.

Is this criterion met? Yes

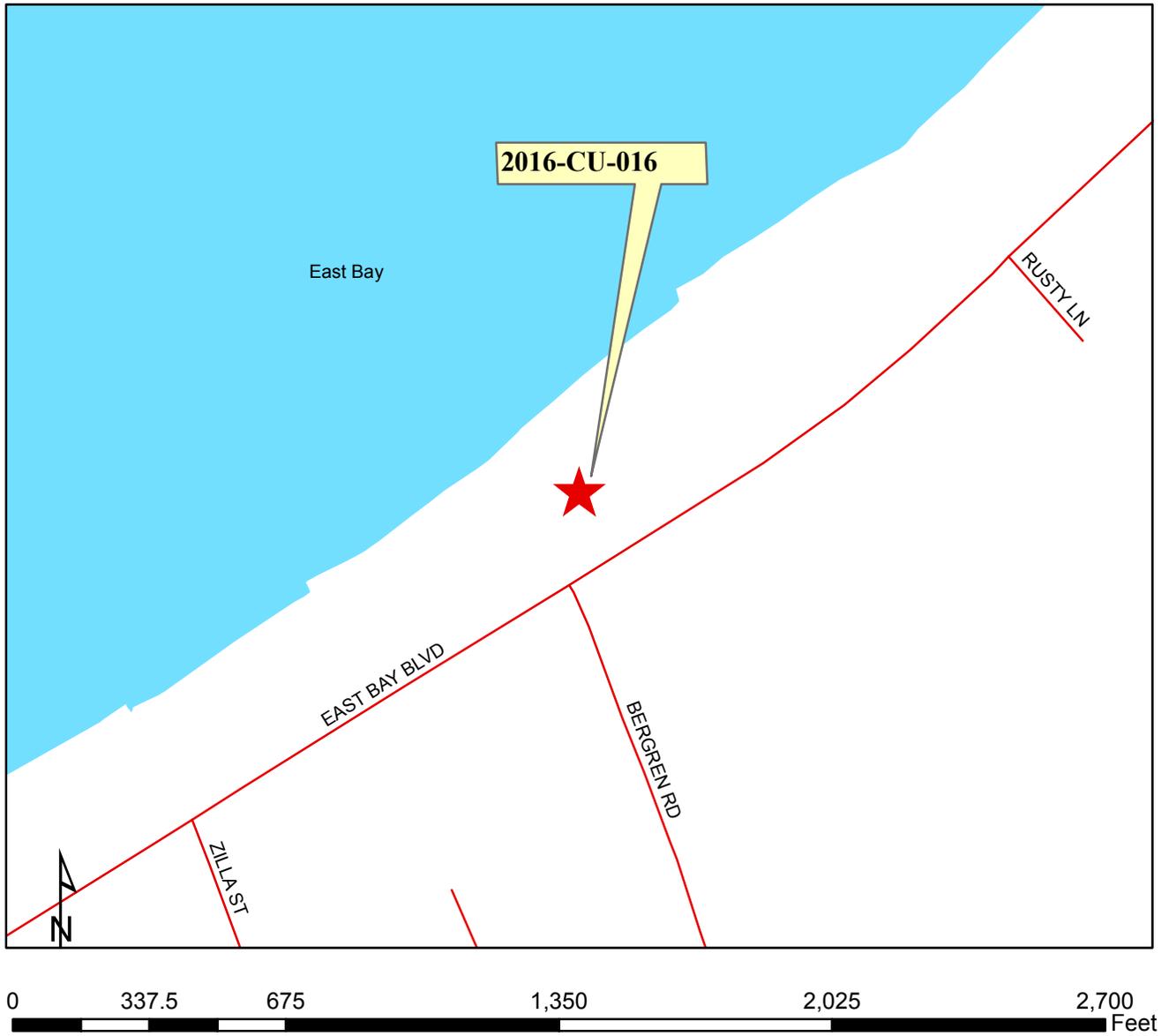
Staff Analysis: The applicant has pulled a demolition permit on July 21, 2016.

6. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,

Is this criterion met? Yes

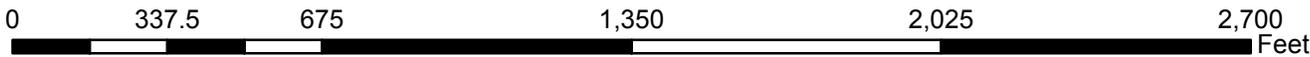
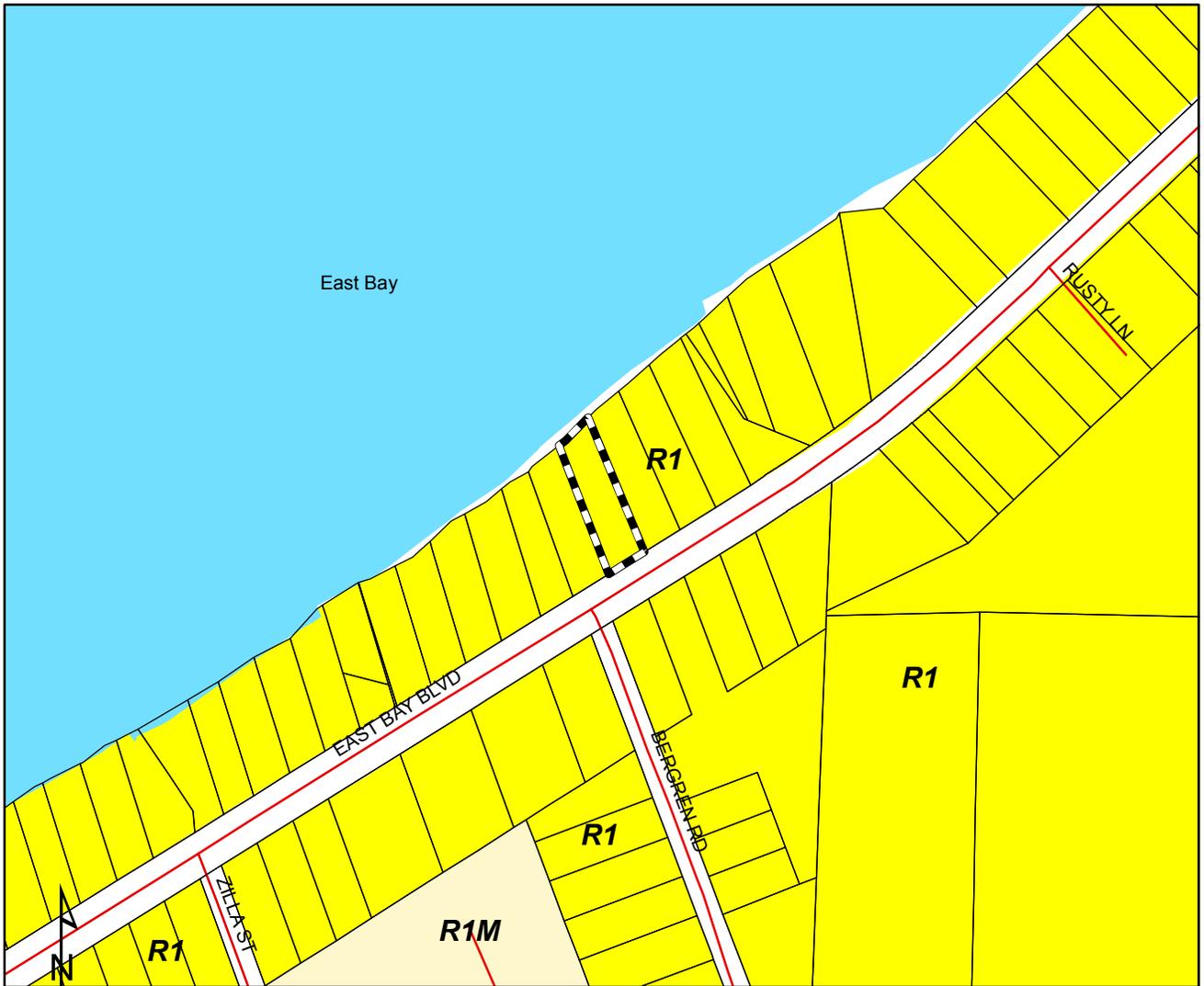
Staff Analysis: The recreational vehicle will be located on private property and in such a manner as to not interfere with the use and enjoyment of the adjacent private property and public roadways.

2016-CU-016 Location



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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-CU-016 Zoning



Legend

Zoning

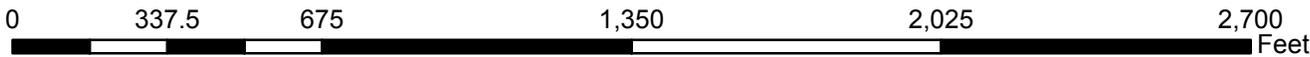
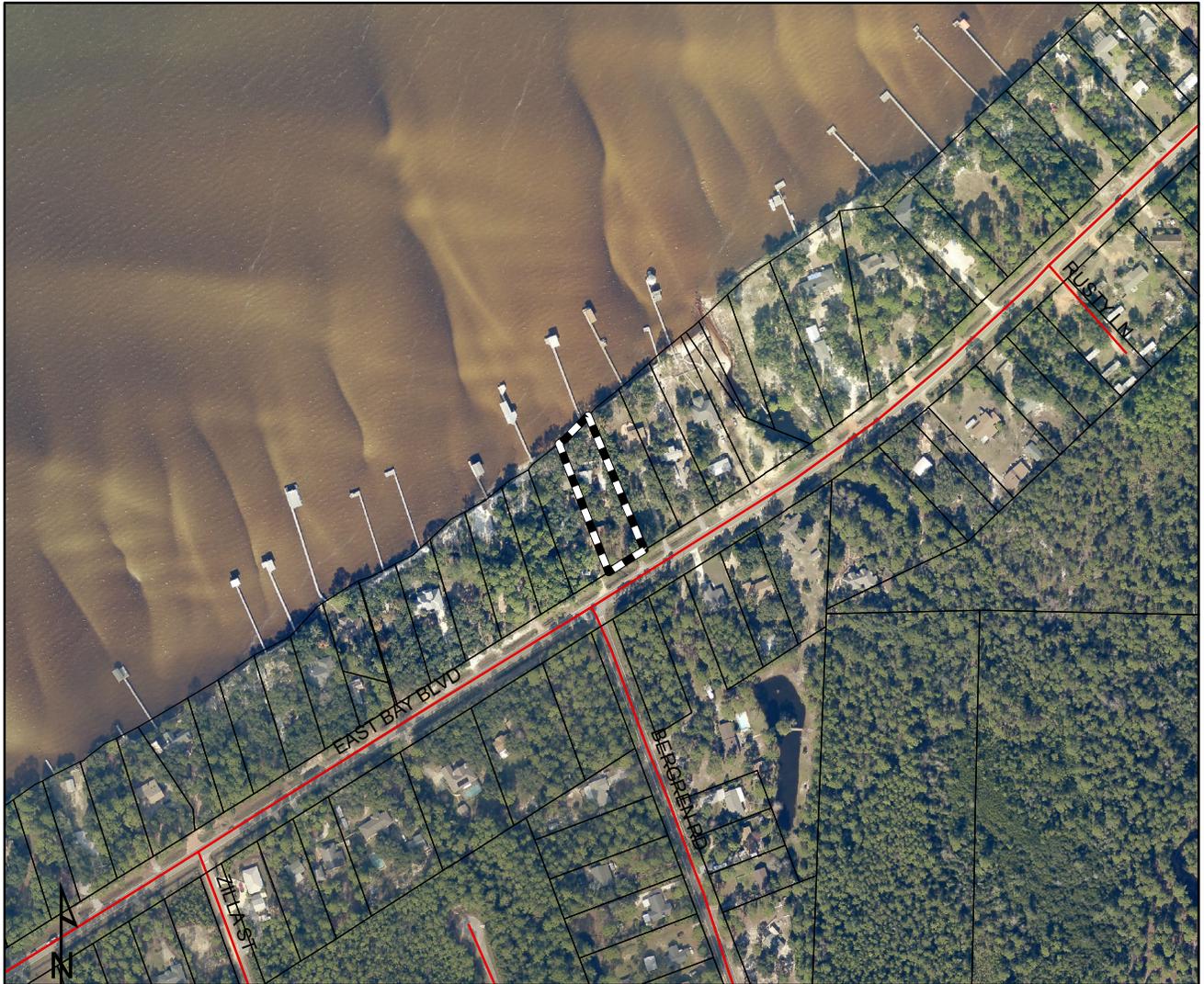
DISTRICT

AG-RR	M1	NC	R1M
AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ	M1-APZ or CZ	NC-APZ or CZ	R1M-APZ or CZ
AG1	M1-HON	NC-HON	R1M-HON
AG2	M2	P1	R2
AG2-APZ or CZ	M2-APZ or CZ	P1-HON	R2-APZ or CZ
C1M	MID	P2	R2-HON
C2M	MIL	P2-APZ or CZ	R2M
CITY	NB-C	P2-HON	R2M-APZ or CZ
HC1	NB-CON/REC	PBD	R3
HCD	NB-HD	PID	RAIL
HCD-APZ or CZ	NB-MD	PUD	RR1
HCD-HON	NB-MHD	R1	RR1-APZ or CZ
HNB	NB-PMUD	R1-APZ or CZ	STATE
HR1	NB-SF	R1-HON	STATE-APZ or CZ
	NB-U	R1A	TC1-HON
		R1A-HON	WATER

Disclaimer:

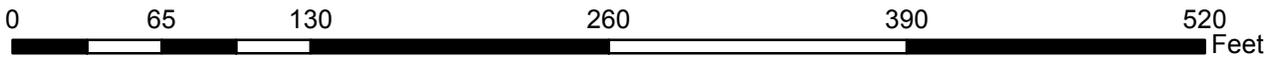
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2016-CU-016
2014 Aerial



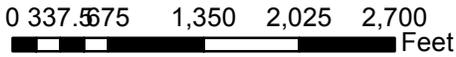
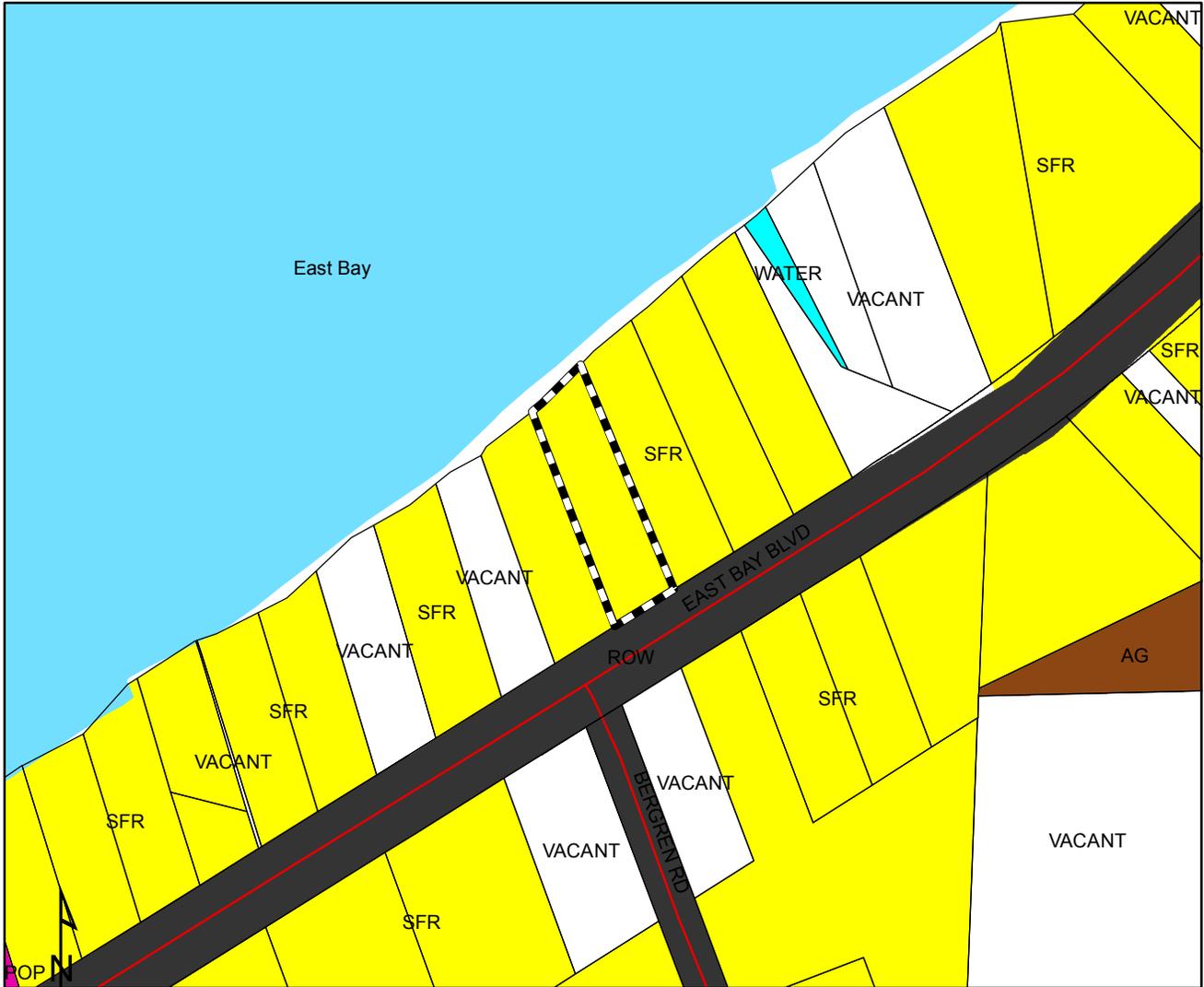
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2016-CU-016 Closeup Aerial



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2016-CU-016 Existing Land Use



Legend



Pending Oct ZB

Existing Land Use

Category

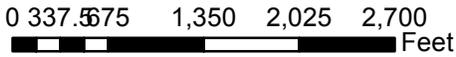
- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)

- 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

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2016-CU-016 Future Land Use



Legend

Pending Oct ZB	AGRICULTURE (AG)	MIXED RESIDENTIAL COMMERCIAL (MRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MEDIUM DENSITY RESIDENTIAL	NAVARRE BEACH COMMERCIAL (NBCOMM)
RESIDENTIAL (RES)	COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
CONSERVATION/RECREATION (CON/REC)	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
GP RURAL RESIDENTIAL (GPRR)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MILITARY (MIL)	MILITARY (MIL)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
		NAVARRE BEACH UTILITIES (NBU)
		CITY
		RAIL
		WATER

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Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Development Services

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

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	<u>2016 -CU- 016</u>	Date Received:	<u>8/17/16</u>
Review Fee:	<u>235 + 37.17</u>	Receipt No.:	<u>207</u>
Zoning District:	<u>R1</u>	Conditional Use	
FLUM Designation:	<u>SFR</u>	Request:	<u>6.09.02.</u>

**Property
Owner**

± 0.686 VA # 5
Property Owner Name: RAGGHIANI ALFRED W & CONNIE N
Address: 6004 East Bay Boulevard, Gulf Breeze, FL 32563

Phone: 850-206-4061 Fax: none

Email: connieragghianti@gmail.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 conditional use approvals.

Company: JMA Engineering Services, Inc.

Contact Name: Jerry McGuire

Address: 2726 Wallace Lake Road, Pace, FL 32571

Phone: 850-995-7323 Fax: 850-995-7236

Email: jerry@mcguire-assoc.com

**Property
Information**

Parcel ID Number(s): 172S27458000000250

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

6004 East Bay Boulevard, Gulf Breeze, FL 32563

Parcel Size (acres): 0.686 acres

Conditional Use Request

Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

See Attached narrative.

Conditional Use Criteria

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 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 Adjustments are valid for 36 months.

Yes No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary. _____

See attached narrative

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.

Connie N. Ragghianti
Applicant Name (Type or Print)

Connie N. Ragghianti
Applicant Signature



Owner
Title (if applicable)

8/16/16
Date

August 16, 2016

Dear Santa Rosa County Development Services Representatives:

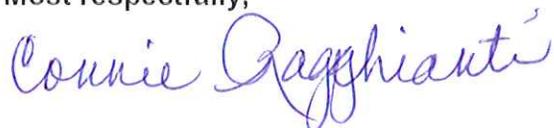
Our home burned on Wed., Nov. 26, 2014. We were blessed to be able to stay with family while we made arrangements and were granted a Conditional Use Permit to live in a motorhome on our property during the process of settling our claim with the insurance company and rebuilding our home.

Never did we anticipate the length of time it is taking to work through this process! Never did we expect we would still be living in the motorhome! And, never did we expect to have to hire a private adjuster (Danny Atkins) and attorney (Steve Baker) to file a lawsuit against Universal Property and Casualty Insurance Company. But, unfortunately that is what we have had to do. Of course we do not intend to live in the motorhome on our property permanently. We would very much appreciate being granted a second Conditional Use Permit because of these extenuating circumstances. We must see this lawsuit (Case #16-559-CA filed 7-6-16, which is pending in the Circuit Court of Santa Rosa County, FL) through in order to know if we can rebuild, and, if so, what we will be able to afford to rebuild. We have made considerable progress; we have repaired the seawall and demolition of our burned home is nearly complete.

My reasoning for wanting to live on our property in the motorhome includes the fact that my husband, Al, is disabled and has some minimal brain damage from a surgery that did not go well. He suffers from depression and extreme anxiety, and does much better in familiar surroundings. We also have pets who are at home in our yard. This has been home for over 35 years. I feel it is in my husband's best interest to live on our home property. I also feel it is in our best interest that he be there to oversee any work that is done. He cannot do that if we cannot live on our property, as he no longer drives, and I work a fulltime job in Pensacola near the Navy Base.

While we were staying at my sister's home, someone came onto our property and stole our lawnmower, even though we had the gate shut and "no trespassing" signs posted. We have had no similar problems since we have been staying on our property. At the present time we have a couple of free-standing, undamaged sheds filled with items that we want to try and salvage, even though they are severely damaged by fire and smoke. (These are of sentimental value to us – and would be subject to theft if we could not stay on our property.) Thank you for your understanding and consideration regarding this matter. Again, we would very much appreciate being granted a second Conditional Use Permit. If you have questions or need additional information, I can be reached at [850-206-4061](tel:850-206-4061) or via email at connieragghianti@gmail.com

Most respectfully,



Connie Ragghianti

Case Number 2015-AB-44

Violation Information	
Case Number:	2015-AB-44
Date Reported:	07/02/2015
Officer Assigned:	(13) Bobby Burkett

Violator Name / Address	
Name (First, Last):	ALFRED W. & CONNIE N. RAGGHIANI
Address:	6004 EAST BAY BLVD
City, St, ZIP:	GULF BREEZE FL 32563
Contractor Number:	
Phone Number:	

Violation Location	
Parcel Number 1:	172S274580000000250
Parcel Number 2:	
Zoning Area:	(MID) Midway
City Zone 1:	R1
City Zone 2:	
Address of 6004 EAST BAY BLVD	
Violation:	
City, St, ZIP:	GULF BREEZE, FL 32563
Side Street 1:	
Side Street 2:	

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

Ordinance / Articles	
Ordinance:	91-24
Article 1:	6.04.04
Article 2:	
Article 3:	
Article 4:	

Violations	
Code Description	
104 Unsafe/Uninhabitable Structure	

Fees & Actions	
Date Served:	07/12/2016 Action Taken:
Comply by:	07/22/2016 07/02/15: 1ST LETTER OF INQUIRY SENT

Amount: **0.00**

**TO OWNERS RE FIRE DAMAGED
STRUCTURE AND DEBRIS ON PROPERTY.**

**120515 MAILED, CERT/E RECPT, DEC OF
NUISANCE W/APPEAL NLT DATE OF
020216 (RL)***

**020216 I EMAILED DEC OF NUISANCE AND
EMAIL STRING FROM "DOCUMENTS" TO
ATTNY: BAKER (RL)**

**042216 PREPARED FOR BOCC APVL TO
PROCEED W/ABATEMENT AT MAY 12, '16
MEETING (RL)**

**061516 MAILED, CERT/E RECPT, NOTICE
OF DEMOLITION; EMAILED SAME TO
ATTNY SJBAKERATTY@GMAIL.COM (RL)
061616 P/USPS SITE, DEC OF NUISANCE
WAS DELIVERED TO PROP. OWNER (RL)**

**07/12/16: NOTICE OF VIOLATION SENT
TO OWNERS RE PERMIT FOR CAMPER ON
PROPERTY HAS EXPIRED.**

**071816 SENT TO PROCUREMENT / CO
ATTNY FOR BIDDING PROCESS (RL)**

Citations

Property Owner Information

Business Name:

Name: ALFRED W. &
CONNIE N.
RAGGHIANI

Mailing Address:

Physical Address: 6004 EAST BAY
BLVD

City, St, ZIP GULF BREEZE FL
32563

Phone Number:

Complaint Information

Name: TIM DAVIS

Address: 6008 EAST BAY
BLVD
GULF BREEZE, FL
32563

Phone Number: 7137253630

Email:

Complaint made by: Phone

Case Number 2015-AB-44

Rechecks Scheduled:

There are no rechecks Scheduled for 2015-AB-44

Rechecks Performed:

#	Scheduled Date	Recheck Date	Officer	Notes
1)	08/10/2015	08/10/2015	13 - Bobby Burkett	
2)	11/30/2015	04/15/2016	13 - Bobby Burkett	to clear record
3)	09/28/2015	09/28/2015	13 - Bobby Burkett	
4)	04/18/2016	04/20/2016	13 - Bobby Burkett	need to resume abatement process
5)	07/22/2016	08/31/2016	13 - Bobby Burkett	
6)	04/04/2016	04/15/2016	13 - Bobby Burkett	resume process. agreed extension expired as well as CU for RV 4/15--to clear record
7)	08/26/2015	08/26/2015	13 - Bobby Burkett	
8)	07/29/2015	07/30/2015	13 - Bobby Burkett	

Dates:

Opened: **07/02/2015**

Closed:

Reopened:

Status:

Status: **Active** Watch List?

Reason:

Comments:

07/02/15 - UNSAFE/UNINHABITABLE STRUCTURE. Per complainant, house caught fire last November and no cleanup has begun.

07/02/15: On site visit. Observed fire damaged structure and debris on property. Will send inquiry letter with 20 days. BB

07/30/15: On site, no activity. Left notice and will monitor. R/C 10 days. BB

08/10/15: Spoke with owner and he stated that they are having to sue the ins. co. for settlement. Owner said he would cleanup blowable trash on property. Will monitor. Called complainant and gave update. BB

08/27/15: Met with owner last week and showed him what needs to be picked up/cleaned up. Will R/C 30 days. BB

09/28/15: On site, no activity. Will turn case over to Robyn for 60 day letter. BB

09/29/15: Case file turned over to Robyn. (sk)

1/29/2016--discussed with Attorney Steve Baker. may be filing suit. agrees substantially damaged. I agreed to 60 day extension before any further actions. see email from Baker. RJ

3/10/16--set another email to attorney Steven Baker. appx 3 weeks left on agreed extension. RJ

4/1--Agreed upon extension has expired. CU for occupied has expired as well. resume abatement process, contact owners and attorney regarding RV. unaware of any extension available for that, other than re applying for CU. ?? may face objections due to lack of progress. RJ

04/20/16: On site, no activity observed. Proceed with abatement. BB

07/12/16: Per Bobby, permit for camper on property has expired. Send NOV to remove. (sk)

7/13--received email, possible demo in progress. record no permit app. asked Cory to go by and advise permit required. RJ

7/22--spoke with Dan. advised him permit is written, not paid \$74. He will go South today with NOC. demo should be complete today. Dan states RV is still on site and occupied. RJ

8/15--record check, demo permit, 2016-4677, received final 8/1/2016. will check RV status if still occupied will send citation RJ

8/17--notified by Darliene that Rigghianti's will be filing another CU request, October agenda. per Beckie allowed to request. placing enforcement actions on hold. will notify complainant. RJ

8/18--CU applied for, October agenda. compliance process on hold

pending outcome RJ

08/31/16: On site, demo has been completed. RV still on property no one at property. BB

Status & Transaction Change History:

IDNO	DATE	NOTES
------	------	-------

Project Information

2016-4677

Issued Date: **07/20/2016**

Ran Date: **09/21/2016 - 03:02 PM**

Parcel Number:
17-2S-27-4580-00000-250

Owner: **RAGGHIANI ALFRED W & CONNIE N**

Residential Zone: **R1** TL Units:
Area: **MID**
6004 EAST BAY BLVD , GULF BREEZE

Directions/Notes: ***SANDY COVE* AVALON OVER THE BRIDGE, T/L ON HWY 98, T/L ON EAST BAY BLVD TO ADDRESS ON THE LEFT JUST PAST BERGREN RD**

BUILDING PERMIT: 2016-4677-000-B-0	DEMOLITION	RESIDENTIAL STRUCTURE	Width: 0	Length: 0
Cont: HOLLAND JOHNNIE WAYNE - CGC061437	Phone: (850) 939-1355	SW/SP:	BSB: 0	FSB: 0
Cost: \$20,000.00	Eng Final:	Life Safety:	RSB: 0	LSB: 0
Fuel:	STR: V-B	Corner Lot: 1	Zoning:	
Flood Z: Area of 100 Year Floods	FloodT: A	Elev Req: 9	Elev Rec: N	
BAW: BAW Area:		FPA: NRF: APF:		
Balance: 0.0000				
Inspection Code FIN	Date Called 07/29/2016	Date Inspected 2016-08-01 00:00:00.0	Inspection PAS	Inspector ID 3
