TOWN OF LAKE PARK
SPECIAL CALL
PLANNING & ZONING BOARD
MEETING AGENDA
AUGUST 20, 2015
7:00 p.m.
535 PARK AVENUE
LAKE PARK, FLORIDA

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	☐
Erich Von Unruh, Vice-Chair	☐
Martin Schneider	☐
Michele Dubois	☐
Ludie Francois	☐
Anne Lynch, Alternate	☐

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of June 29, 2015

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

A. A SPECIAL EXCEPTION APPLICATION BY KHALED GRAYEB, AGENT FOR WATERTOWN, LLC., TO ESTABLISH AN AUTO PAINT AND BODY SHOP AT 1145 WATERTOWER ROAD.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT SCHEDULED "SPECIAL CALL" PLANNING & ZONING BOARD MEETING WILL BE HELD ON MONDAY, SEPTEMBER 14, 2015 AT 7:00 P.M.

TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
JUNE 29, 2015

Due to the excused absence of Chair Thomas, and since the Board did not currently have a Vice-Chair, the Board agreed that Board Member Erich Von Unruh would preside over the Meeting.

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Board Member Von Unruh at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Excused
Erich Von Unruh	Present
Martin Schneider	Present
Michele Dubois	Present
Ludie Francois	Present
Anne Lynch, Alternate	Present

Also in attendance were Matthew Ramenda, Town Attorney; Nadia DiTommaso, Community Development Director and Kimberly Rowley, Recording Secretary.

APPOINTMENT OF VICE-CHAIR

Board Member Von Unruh asked for nominations for the appointment of a Vice-Chair. Board Member Dubois nominated Board Member Von Unruh. There were no other nominations. The vote on the nomination was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and Board Member Von Unruh was appointed Vice-Chair of the Planning & Zoning Board.

APPROVAL OF AGENDA

Vice-Chair Von Unruh requested a motion for approval of the Agenda as submitted. Board Member Lynch made the motion, and it was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Vice-Chair Von Unruh requested a motion for approval of the June 1, 2015, Planning & Zoning Board Meeting Minutes as submitted. Board Member Lynch made a motion for approval, and it was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the Minutes of the June 1, 2015, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Vice-Chair Von Unruh reviewed the Public Comments procedure.

ORDER OF BUSINESS

Vice-Chair Von Unruh outlined the Order of Business.

NEW BUSINESS

A. A VARIANCE APPLICATION FOR 900 10TH STREET: LANDSCAPING (MINIMUM BUFFER AND PLANTING REQUIREMENTS), SECTIONS 78-253(h)(1) AND 78-253(h)(2), AND ARCHITECTURAL DESIGN GUIDELINES (MINIMUM RECESSES/PROJECTIONS AND ROOF OFFSETS), SECTIONS 78-333(3) AND 78-337(3).

B. AN APPLICATION BY HOWARD F. OSTROUT AND ASSOCIATES, LLC, AS AGENT FOR 900 10TH STREET/WATERFRONT SERVICES, INC., TO AMEND RESOLUTION 48-12-13 TO REVISE THE PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS TO RECONFIGURE THE ON-SITE PARKING BY ADDING AN ADDITIONAL PARKING AREA WHICH IS BEING UPGRADED WITH LANDSCAPING.

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Board and stated Staff is recommending Items A & B be presented together, since both items relate to 900 10th Street - although each Item will require a separate vote. The Board was in agreement of a combined presentation.

Ms. DiTommaso stated the Applications are unique due to history, previous approvals, and that the property was initially improved with a structure in 1961. The site was originally used as an office building, then a post office, after which it became vacant and abandoned from the early 2000's through 2014. The existing owner, 900 10th Street, LLC, which is being represented by Howard Ostrout & Associates, purchased the building in February 2014 in order to establish their pool contracting business classified as a "building supplies/retail/storage warehouse" business. Ms. DiTommaso explained that from an economic development and a business growth standpoint, Staff was pleased to work with a business owner who expressed interest in reviving an abandoned building and site. Prior to purchasing the property, a Special Exception Use approval was granted in June 2013 by the Town Commission with a Site Plan and Landscape Plan for exterior improvements to the parking area and proposed outdoor storage area in the rear.

Ms. DiTommaso stated that as part of the original Application, the Applicant proposed seven (7) parking spaces on both the north side and south side of the existing building. The original design relied upon the use of neighboring driveways to access the parking spaces, and in order to implement the design, the June 2013 Development Order imposed a Condition which required the Applicant to enter into Cross Access Easement Agreements with neighboring property owners to the north and south. Ms. DiTommaso explained the neighboring property owners were unwilling to enter into a Cross Access Easement Agreement, and as a result, the Applicant was unable to develop the property pursuant to the Development Order, and therefore requested modification to the original Special Exception Use Development Order approved under Resolution 13-06-13. Consequently, in December 2013, the Applicant proposed to amend the Special Exception Use Development Order to revise the Site and Landscape Plan and provide parking in the back of the Property, instead of along the north and south sides of the building. Ms. DiTommaso further

explained that the revised Site and Landscape Plan eliminated the need for the Cross Access Easement Agreements with the neighboring property owners, however, allowed for a unilateral access easement to be placed on the plans should the neighboring property owners agree to enter into Cross Access Easement Agreements in the future, which is a condition of approval. The Site and Landscape Plan, as revised in December 2013, showed a 25' two-way drive aisle accessed by a driveway on the north side of the Property. The revised Site and Landscape Plan was approved under Resolution 48-12-13, which represents the current Development Order for the Property, was approved by the Town Commission on December 18, 2013, with certain conditions.

Ms. DiTommaso stated the Owner moved forward with the renovations of the Property throughout 2014 in order to bring it from an abandoned structure of many years to an active structure/site. During renovations, the Owner was presented with the opportunity to purchase an adjacent neighboring vacant property. The Owner purchased the adjacent property, realizing it would help with the business' parking. In addition to purchasing the neighboring property, the Owner moved forward with the renovations of the Property which resulted in a renovation value which exceeded 50% of the assessed value of the properties, due to the deteriorated state of the structure prior to renovation. Additionally, the resulting interior reconfiguration shifted the square footage allocations of the actual office and warehouse space, resulting in a different required parking calculation. Consequently, Howard F. Ostrout, Applicant and Agent for the Owner of 900 10th Street, under the business name Waterfront Services, Inc./Pool Tek, submitted an Application for a second Special Exception Amendment in order to incorporate the newly acquired area into the overall Property and reconfigure the parking areas to accommodate the required number of parking spaces. Ms. DiTommaso explained the Town Code requires 20 spaces and the Applicant is providing 24 spaces and intends to keep the preferred customer parking spaces on the 900 10th Street side, which includes one ADA space closest to the building entrance as required. Since renovation costs exceeded 50% of the assessed value of the properties, the Landscaping and Architectural Codes were prompted and the Owner was required to meet all minimum landscaping and architectural requirements in the Code prior to being able to finalize the renovation permits. The original property at 900 10th Street has a 2014 assessed value of $225,332; the newly acquired property has a 2014 assessed value of $43,443. Total renovation costs to the Owner were $176,215 for interior, electrical, mechanical, plumbing, and roofing improvements. This resulted in the Owner hiring Mr. Ostrout's firm to assist with the added landscaping and architectural requirements which were prompted by the Code. After months of reviewing the site's possibilities, the Owner advised Staff that he was able to meet all but four Code Sections and would subsequently be requesting four Variances to the Town Code, as follows:

(1) **Section 78-253(h)(1) of the Town Landscaping Code** requires a minimum 8-foot wide landscape buffer around all side and rear property lines, and a 15' wide landscape buffer along the street front property line (does not apply to areas being utilized for access). The Applicant is unable to meet the minimum buffer width requirements for the west and south property lines and is requesting a reduction to 3' for the west property line and 3' for the south property line given the previously approved special exception outdoor storage area configuration which was considered as an integral part of the Applicant's operation due to their outdoor equipment and storage area requirements.

(2) **Section 78-253(h)(2) of the Town Landscaping Code** as it relates to the minimum 1 tree per 20 linear feet of street frontage and minimum 1 tree per 40 linear feet of interior property line requirements. Given the 3 feet on the west side of the storage area and 3 feet on the south side, if re-approved, trees cannot be accommodated in these areas, without completely reconfiguring & eliminating the much-needed outdoor storage area as originally approved, however, a hedge is being proposed within the 3' buffer.

Ms. DiTommaso stated Variances #3 and #4 relate to the Design Code, as follows:

(3) **Section 78-333(3)** of the Town's Architectural Design Guidelines requires facades greater than 50' in length to incorporate recesses and projections a minimum of 12" in depth along a minimum of 20% of the total length of the façade. The east front wall measures 55' and the north side wall measures 77'. Even though the Applicant noted the roofline projects out 5'6" along the east front façade, the building does not propose a minimum 12" projection along 20% of any wall plane; in other words, for a 55' façade, according to Staff's interpretation of the intent of the Code Section, the projection would be required along 11' of width on the front façade which measures 55' feet and along approximately 15' of width along the north side façade which measures 77' in length. The rear wall is less than 50' and is therefore not required to have a recess/projection.

(4) **Section 78-337(3)** of the Town's Architectural Design Guidelines requires the roof edge and/or parapet to have a vertical change from the dominant roof condition at a minimum of 4', with at least one such change to be located on the primary front façade adjacent to the street right-of-way. While the Applicant proposes aluminum lattice panels around the rooftop mechanical equipment in an attempt to screen the equipment, the roof edge and/or parapet treatment Code Section has not been met and would serve to more appropriately screen the rooftop mechanical equipment.

STAFF RECOMMENDATION - VARIANCES

Ms. DiTommaso stated as per the Staff Report, all Variance Criteria has been met and Staff is recommending approval of the two landscaping Variance requests #1 and #2.

Ms. DiTommaso explained Staff's analysis of the variance criteria is the north side wall of Variance #3 to Code Section 78-333(3) should be approved due to the drive aisle/circulation requirements on the north side which hinder the ability to add a wall projection. Ms. DiTommaso stated that Staff recommends denial of the east front wall of Variance #3 to Code Section 78-333(3), since not all of the criteria can be met due to the available land area on the east side to incorporate a projection. Additionally, Staff is recommending denial of Variance #4 to Section 78-337(3) for a minimum of two roof edge vertical changes at a minimum of 4' as it applies to the front wall and a secondary roof location on another elevation.

Ms. DiTommaso stated the importance of pointing out the following prior to the Board's determination on the variance requests:

Staff is required to take a conservative approach when applying the variance criteria, and although Staff is required to recommend denial given the strict letter of the Code, since not all the criteria can be met, Staff understands the P&Z Board has the final decision. In this case, the property owner is essentially a victim of his own efforts. In an attempt to revive an abandoned building, the Owner was prepared to invest a significant amount of money to retrofit the building. The original Special Exception Use approval and respective Site Plan and Landscape Plan served to enhance the property with additional landscaping and paved improvements, however, the original application was not subject to the full Landscaping or Architectural Code. It was only when the renovation work commenced that the Owner was obliged to spend three times as much money as was initially budgeted due to the deteriorated state of the building. The renovation costs exceeded 50% of the assessed value of the property, and therefore prompted full compliance with the Landscaping and Architectural Codes, which required the Owner to further invest in a landscape architect and building architect to determine which additional improvements could be incorporated to meet the various Code requirements. Certain landscaping improvements as discussed, require additional land area and reconfiguration of a much needed and already approved outdoor storage area. Therefore, the landscaping related Variances #1 and #2 meet all the variance criteria and a recommendation of approval is being offered. The architectural design Variances #3 and #4 related to Section 78-333(3) for the north wall, also meets all the criteria and a recommendation of approval is being offered. However, Section 78-333(3) for the east front wall and Section 78-337(3) have a difficult time meeting some of the variance criteria and therefore Staff is required to recommend denial. With this being said, incorporating these added recesses/projections and roof edge vertical changes will likely require significant reconstruction of the facades and while it may be possible, and the Applicant will expand on its feasibility, the Owner does affirm that it is financially unfeasible and may present a huge impetus to their business and create an irreparable financial burden that would create undue hardship and deprive their right to enjoy the use of their property for their business operation. Ms. DiTommaso stated that this is very important because the Board may consider this aspect prior to making a decision of approval or denial since this is not new construction and the circumstances being presented are unique. Additionally, Courts have placed emphasis on Criteria # 4 which reads: *that literal interpretation of the provisions of the Code would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the Applicant* by holding the Owner/Applicant for variance relief and the governing board evaluating the Application to the rigorous standard of whether the denial of the variance would render the Property virtually unusable. Even though other criteria has not been met according to the Staff Report forcing Staff to recommend denial for a portion of the requests, Criteria #4 has been met and should be strongly considered by the Board as to whether this justifies a recommendation of approval, rather than a recommendation of denial.

STAFF RECOMMENDATION – SPECIAL EXCEPTION USE

Ms. DiTommaso stated Staff is recommending approval of the Special Exception Use Amendment Application, with Conditions #1 through #6 (as listed), unless they are modified as a consequence to the Board's interpretation and decision on the variance requests.

(1) The Owner shall develop the Property consistent with the Site Plan referenced as Sheet SP-1, prepared by Howard F. Ostrout & Associates, signed and sealed April 10, 2015 and received by the Department of Community Development on April 16, 2015; and

(2) The Owner shall develop the Property consistent with the Landscape Plans which include an Irrigation Performance standard, referenced as Sheets LPP-1 and LPP-2 prepared by Howard F. Ostrout & Associates, signed and sealed June 10, 2015 and received by the Department of Community Development on June 10, 2015; and

(3) The Owner shall develop the Property consistent with the Architectural Elevations referenced as Sheets A-1 prepared by JM Designs of the Palm Beaches, Inc., signed and sealed April 16, 2015, and received by the Department of Community Development on April 16, 2015; and

(4) The Owner must add an 11-foot wide (minimum) feature along the front (east) wall that projects out (horizontally) a minimum of 12 feet and up (vertically) above the roofline a minimum of 4 feet, in order to satisfy Section 78-333(3) and 78-337(3) of the Town Code. This architectural inclusion should be considered in front of the rooftop mechanical equipment to further screen the equipment from public view. A second vertical change at a minimum 4 feet must be considered along the south or north roof edge to satisfy the second location requirement in Section 78-337(3) of the Town Code and consideration should be given to further screen the rooftop mechanical equipment.

(5) The Owner incorporate a faux stone appliqué, or similar design detail, around the entire base of the building to add interest and variation.

(6) The Owner is required to submit a Plat application for review and approval in order to combine the two lots.

Ms. DiTommaso stated the Applicant is present.

PUBLIC COMMENTS

There were no public comments.

APPLICANT PRESENTATION

Mr. Howard Ostrout of Howard Ostrout & Associates addressed the Board and stated that Mr. Orlando Spado, one of the property owners, is also present. Mr. Ostrout thanked Ms. DiTommaso for her overview of the Applications and stated they have made significant efforts to meet as many of the Town's requirements as possible. The property owner spent a lot of money making significant improvements to the property based on the original Special Exception Site Plan, including electrical, plumbing, new A/C, new roof, new windows and doors, all of which is also an improvement for the Town. Mr. Ostrout stated a lot of time has been spent on the exterior for additional architectural treatments to the building, and he estimates that the additional required improvements would be an additional $100,000, making it a total of $743,000 for the building upon completion. He stated significant money was spent on security fencing/screening and security cameras due to theft problems on site, and additional parking is being proposed which will meet or exceed all Town and FPL landscaping requirements on the newly acquired property. Mr. Ostrout described the various types of proposed landscaping and showed a visual of their location on site. He stated that architecturally, columns and stucco raised coins were added to the building, and described the proposed colors and finishes of the building and columns.

Mr. Ostrout pointed out two areas of contention. One is required projection on the front of the building. The building is a modern structure with clean lines and a significant 5' - 6' projection on the front of the building, which is a real architectural feature. Mr. Ostrout asked if the Board would consider this projection in meeting the requirement. The other variance request relates to the roofline. Mr. Ostrout stated there were structural problems with the roof, and major concerns with leaks on the flat roof. Mr. Ostrout stated the property owners replaced the roof with a very expensive membrane system and they do not want to cut into the membrane to create the roof change because it will void the warranty on the membrane. There is also a structural issue with adding an element to the top of the building which could require the reconstruction of some of the columns for supporting anything placed on the top of the building. Mr. Ostrout stated they are proposing to make the building look nice, it will fit in with the character of 10th Street and most likely be the nicest building on 10th Street upon completion.

BOARD DISCUSSION

Board Member Schneider questioned the minimum Code requirement for the drive aisle on the north side of the property and if they were made to extend a foot out to make their recessed architecture would it interfere with the drive aisle. Ms. DiTommaso responded the minimum requirement is 24'. Board Member Schneider questioned the Code requirement for visibility of mechanical equipment on roofs and what constitutes screening. Ms. DiTommaso responded mechanical equipment must be completely screened from public view, and screening is typically a solid barrier. In this case, lattice work is being proposed to surround the immediate area of the mechanical equipment so it would be screened from public view but would not meet the architectural code. Board Member Schneider asked what screening material is being proposed. Mr. Ostrout responded the screening would be powder coated aluminum secured by posts. Mr. Schneider stated he is in favor of some type of parapet to block the mechanical equipment rather than screening, however, if screening is agreed upon he would prefer it be more opaque from the front elevation. Board Member Schneider stated a concern that according to the landscape plan,

there is landscaping being proposed on the west side outside of the property line. Mr. Ostrout stated the back strip is completely paved from the building to the road and they will be removing the asphalt to create a planting area for trees and hedges. Mr. Ostrout stated the fence is inside the property line and was approved during the original Site Plan approval. Board Member Schneider asked Mr. Ostrout who owns the property they are digging up in order to put the landscaping in place. Ms. DiTommaso agreed that the 3' landscape buffer will need to be on private property. Mr. Ostrout stated it is a burden on his client to remove the fence which was previously approved. He further stated it is common to have landscaping within the right-of-way since there is no sidewalk and it is behind the building near the railroad tracks. Board Member Schneider asked who owned the right-of-way to which Ms. DiTommaso responded the right-of-way belongs to the FEC Railroad although the Town has a roadway immediately adjacent to the property. Board Member Schneider stated the Applicant would need permission to plant in the right-of-way. Board Member Schneider asked if the Applicant could add additional landscaping on the south side since there is an additional 2'of asphalt. Mr. Ostrout stated that is how it was originally approved on the Site Plan. Board Member Schneider suggested they increase the landscape buffer to 5' on the south side, and possibly include small trees or palms. Board Member Schneider stated he is still puzzled over the variance criteria.

Board Member Lynch asked Staff the type and height of the landscaping being proposed on the north side and the west side. Ms. DiTommaso responded that a minimum 3' hedge line will be required around the perimeter and 12' shade trees and 8' palm trees. The north side adjacent to West Jasmine Drive will be fully landscaped per Code requirements and the south side will require a hedge.

Vice-Chair Von Unruh pointed to Staff's conservative approach and sympathetic tone toward the Applicant and the variance recommendations. He stated a concern with the statements ".....irreparable financial burden that would create undue hardship and deprive their right to enjoy the use of their property for the business operations" and ".....the rigorous standard of whether the denial of the variance would render the property virtually unusable", which are strong words. Ms. DiTommaso stated she has had financially based discussions with the Applicant, which isn't enough to recommend that a criteria has been meet, however the Applicant may have numbers to share. She stated there may be a significant financial burden to the business owner to completely restructure the north and east walls to incorporate the recesses and projections and the roof offset, as well as other significant structural changes, whereby they might not be able to move forward. Vice-Chair Von Unruh asked the Applicant if they did cost calculations in the event the variances were not approved. Mr. Spado stated it will probably cost $200,000 to add a 4' parapet wall, due to major changes to both the exterior and interior of the building.

Board Member Lynch asked Mr. Spado how many employees and Mr. Spado replied 120+ and a possibility of adding additional jobs. Board Member Francois stated she is in favor of recommending approval of the variances as the Applicant's expenses should be taken into consideration. There was additional discussion regarding the types of screening of the mechanical equipment. Board Member Schneider suggested providing Staff with three types of screening. Board Member Schneider stated he is fine with the plan but is struggling with Variance Criteria #5... *The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure*....as he feels the reasoning is purely financial and cannot justify

that it meets the criteria. Board Member Schneider asked the Town Attorney to comment. Town Attorney Ramenda stated the Applicant needs the space for storage to make reasonable use of the area and the building, and that by not granting a minimal variance to a landscaping issue which backs up to the railroad tracks would deny them the reasonable use of this land area - and on that basis the Board can find that Criteria #5 is being met. Attorney Ramenda stated he agrees that costs definitely factors into Variance Criteria #4 and Variance #5. Board Member Lynch added she feels the Applicant should be allowed to go forward as it is a nice modern looking structure and will be a great addition to that area of the Town.

PLANNING & ZONING BOARD RECOMMENDATION – VARIANCE APPLICATION (ITEM A.)

Vice-Chair Von Unruh passed the gavel to Board Member Schneider and made a motion for approval of the Variance Application for 900 10th Street, LLC/Waterfront Services, Inc., pursuant to Staff recommendations. The motion was seconded by Board Member Lynch and the vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the recommendation of approval of the Variances was approved.

PLANNING & ZONING BOARD RECOMMENDATION – SPECIAL EXCEPTION APPLICATION (ITEM B.)

Prior to the Board vote on the Special Exception Application, Mr. Ostrout brought up Condition #4 and requested that it be modified. Ms. DiTommaso explained that since the Variance Application was approved under a separate motion, there are certain Conditions that need to be eliminated, including Condition #4. Mr. Ostrout also requested to discuss Condition #5- *The Owner incorporate a faux stone applique, or similar design detail, around the entire base of the building to add interest and variation* - relating to the requirement of stone work around the base of the building. Mr. Ostrout stated the Landscaping Code requires a foundation base hedge planting which would essentially cover up the stonework required by the Condition and requested that it be eliminated. Ms. DiTommaso stated the plans as submitted meet the minimum requirements of the Code, and the stone work was added in order to increase the esthetics of the walls. Mr. Spado commented the stone work element is inconsistent with the building and is an unnecessary expense. He stated there will be stucco banding and stucco coins on the building and requested that Condition #5 be eliminated. Ms. DiTommaso stated the Board may eliminate Condition #5, as well as consider adding additional conditions for making the screening around the mechanical equipment areas more opaque with decorative panels. Board Member Schneider stated the building looks very modern and does not need faux stone along the base, and Board Member Lynch agreed. Board Member Francois stated she has mixed feelings but would like to

see the project go forward as it will be beneficial to the Town. Board Member Schneider recommended, as an additional Condition, that the hedges along the west side of the storage area be eliminated, and add an additional 2' of hedging material along the south side, with the possibility of adding small trees or palms.

Vice-Chair Von Unruh passed the gavel to Board Member Schneider and made a motion for approval of the Special Exception Application for 900 10th Street, LLC/Waterfront Services, Inc., pursuant to Staff's Recommendations of Conditions (1), (2), (3) and (6); to withdraw and eliminate Condition (4) and Condition (5); to add Condition (7) requiring the Applicant to submit to Staff for their approval three (3) samples of special screening for the rooftop air conditioners; and to add Condition (8) to eliminate the hedge on the west side of the property (specific to the outdoor storage area) and to add 2' of hedging to the south side of the property, along with trees, if permissible. The motion was seconded by Board Member Lynch, and the vote was as follows:

	Aye	**Nay**
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the recommendation of approval for the Special Exception was approved with the noted changes and additions to the Conditions.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso stated she is pleased to report that Staff is working through the final steps of the review of One Park Place and there may be a need for a Special Call Planning & Zoning Board Meeting required in order to expedite.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 8:25 p.m.

Respectfully Submitted,

Kimberly B. Rowley

Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

_____
Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:
_____

Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

SPECIAL EXCEPTION APPLICATION FILED BY KALED GRAYEB FOR THE SPECIAL EXCEPTION USE OF AN AUTO PAINT AND BODY SHOP LOCATED IN THE C-4 COMMERCIAL DISTRICT

BACKGROUND INFORMATION:

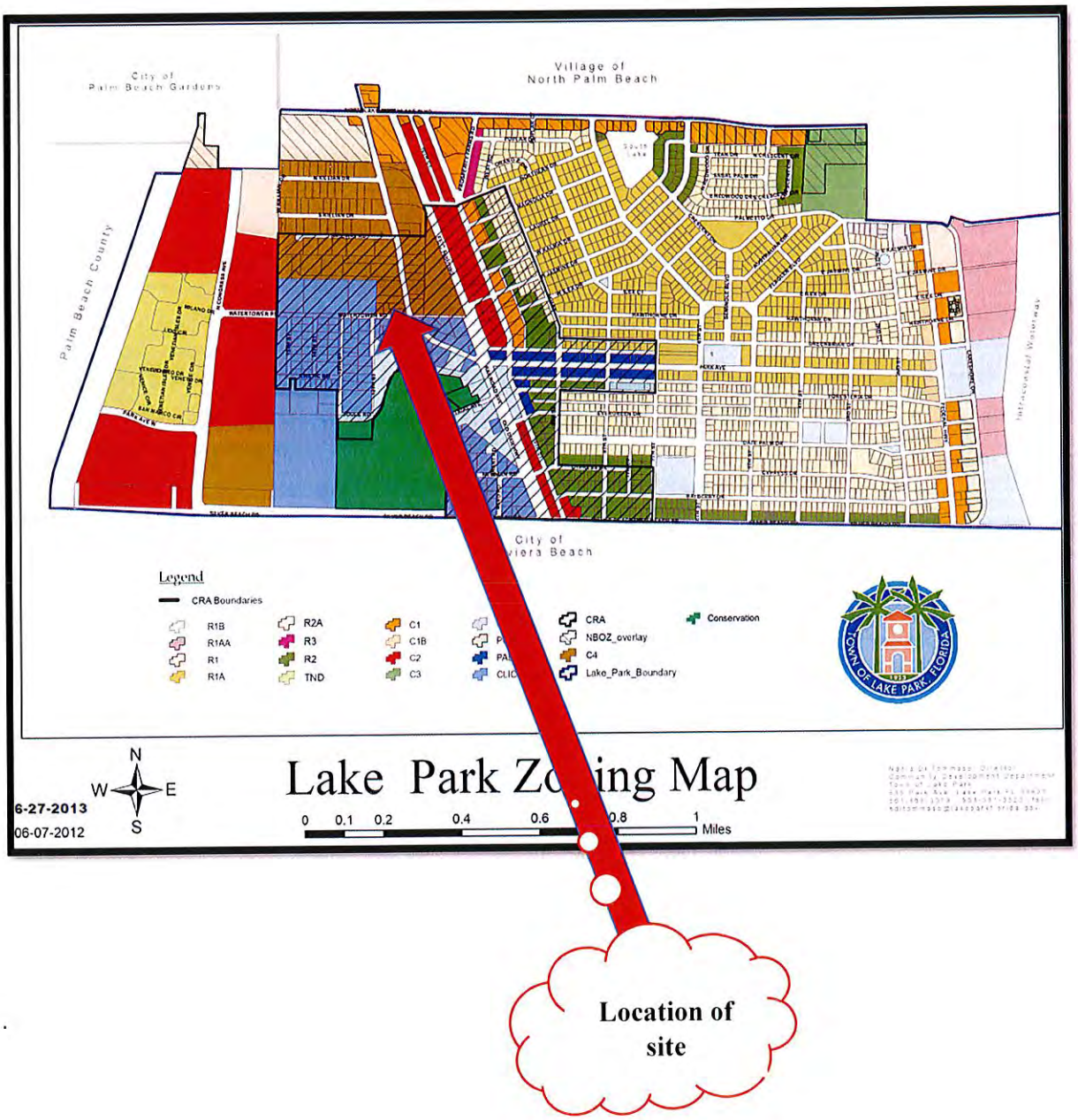
Applicant:	Khaled Grayeb
Owner:	Watertower LLC
Site:	1145 Watertower Road
Net Acreage:	0.29
Legal Description:	20-42-43 WLY 100 FT OF SLY 74.96 FT & WLY 73.15 FT OF NLY 74.97 FT OF SLY 150 FT OF ELY 312.6 FT
Current Zoning:	C-4 Business District
FLUM land use category:	Commercial Light Industrial

Adjacent Zoning		**Adjacent Existing Land Use**	
North:	Commercial-4 (C-4)	**North:**	Commercial Light Industrial
South:	Campus Light Industrial/Commercial District (CLIC)	**South:**	Commercial Light Industrial
East:	Commercial-4 (C-4)	**East:**	Commercial Light Industrial
West:	Commercial-4 (C-4)	**West:**	Commercial Light Industrial

FIGURE 1: Aerial View

Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

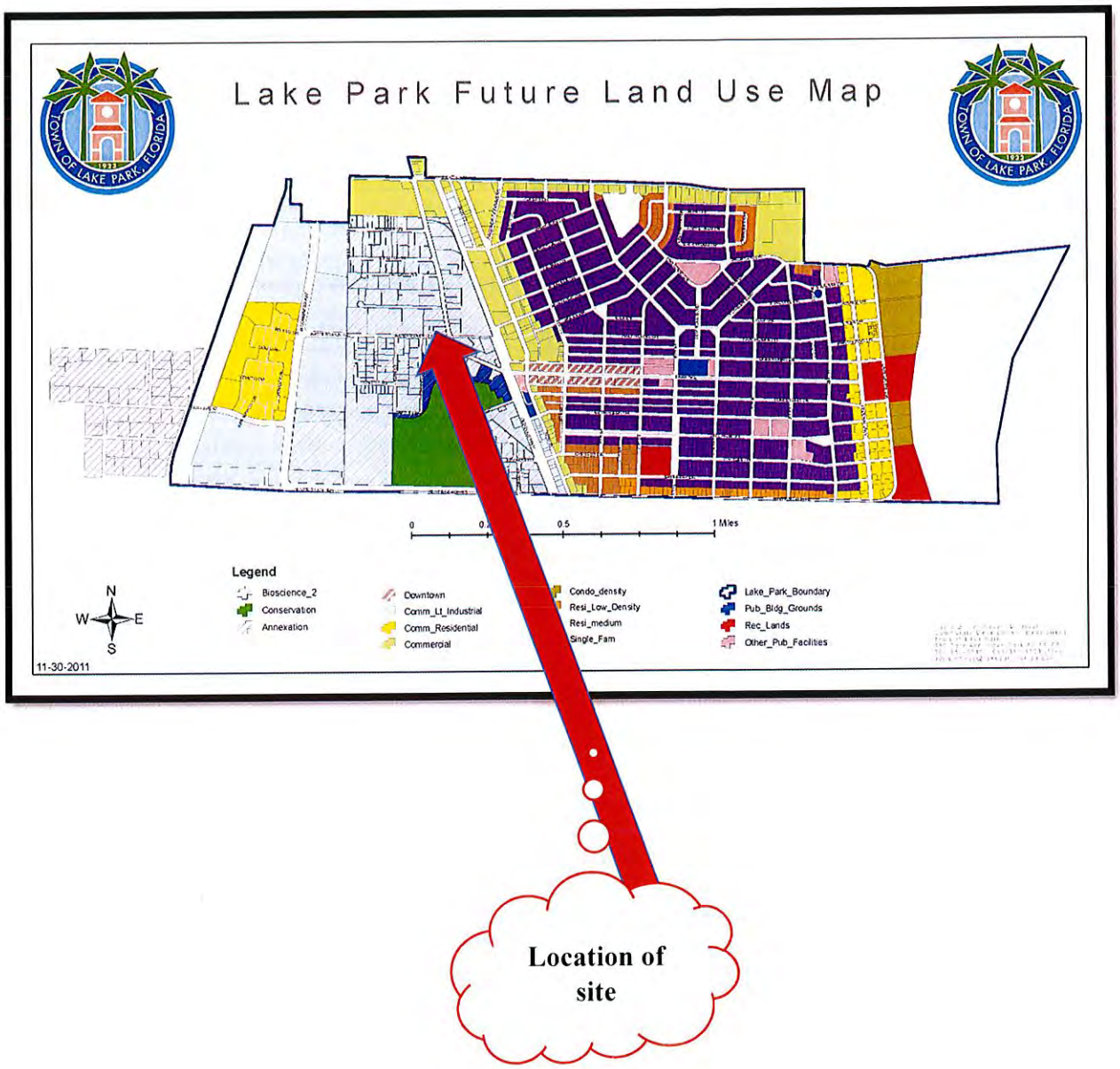
FIGURE 2: Town Zoning Map



Location of site

Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

FIGURE 3: Town Future Land Use Map (FLUM)



Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

SUMMARY OF THE APPLICATION:

The Applicant proposes an auto paint and body shop use at 1145 Watertower Road. The use may include some mechanical work to a vehicle depending on the extent of the damage. Examples of this mechanical work includes the replacement of radiators, condensers or suspension parts. All of the mechanical work will be performed inside the building. The Applicant's proposed operating hours are 8:00 am to 5:00 pm Monday through Friday, and 8:00am to 1:00pm on Saturday. Vehicles that are to be restored/repaired, or have already been restored/repaired will be stored inside the building, or occasionally outside of the building in a secured gated portion of the property. The building is to consist of approximately 280 square feet of office space and a garage of approximately 5,180 square feet.

The site upon which the special exception use is proposed was originally developed in 1970 (the Site). The Site is located in a Commercial-4 (C-4) Zoning District, across the street from properties within the Campus Light Industrial Commercial (CLIC) Zoning District. While an auto paint and body business is a special exception use in the C-4 Zoning District, it is a use by right in the CLIC Zoning District. To the east of the Site is an automotive mechanic business. To the west of the Site are two auto body repair businesses. To the south of the Site is a concrete plant. The properties further south of the Site, between 12th and 15th Streets comprise a warehouse district primarily of light manufacturing uses also catering to automotive uses.

The Site and the overall area has a future land use designation of Commercial Light Industrial. The C-4 and the CLIC are the only two districts allowing (by right or special exception) the auto paint and body shop use proposed by this special exception application.

Figure 4: Panoramic View of Property:

Figure 5: Panoramic View Directly South Across Watertower Road:

Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

ANALYSIS OF SPECIAL EXCEPTION CRITERIA
The six criteria required for the approval of a Special Exception Use and the analysis of same are as follows:

Criteria 1: *The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.*

Applicable Goals and Objectives:
The proposed special exception use is consistent with Chapter 3, Objective 5 of the Future Land Use Element of the Comprehensive Plan, which states:

"As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions."

Staff Comments
The Comprehensive Plan encourages redevelopment and infill development provided it is considerate to existing uses. As referenced above, the proposed special exception use is consistent with the commercial and industrial uses in this area of the Town.

FINDING: CRITERIA MET

Criteria 2: *The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.*

Staff Comments

Parking: Per Section 78-142 of Town Code, parking space requirements allow for the following calculations:

- *Auto Paint and Body: 4 spaces per 1,000 square feet calculated at 5,180 square feet calls for a minimum of 21 spaces.*

Therefore a total of 21 spaces, inclusive of 1 ADA space, is required for the proposed development.

There is a total of 7 customer parking spaces, including 1 ADA space, located in the front yard along Watertower Road and an additional 3 spaces for employee parking located in the eastern side yard. These areas provide ample parking for customers and employees, while the remaining 11 spaces that are required by Town Parking Code will be designated for use only by vehicles received for repair and located inside the garage. The facility's large interior space can easily accommodate this indoor storage need above and beyond the maximum number of vehicles they will service in one week. Per the business model, they expect to service 3-4 cars at one time with a turnaround of 2-3 days. This equates to an average of 3.5 cars in a 2.5 day period or 7 cars over one week (5 days).

Landscaping: The Site is entirely paved except for several narrow linear areas along the eastern and western property lines. Staff recommends that landscaping be applied to these east and west linear areas and a 15' landscaping buffer should be excavated along a portion of Watertower Road, which may have the opportunity to contain some hedging that will screen a portion of the parking lot as indicated on the proposed plan SP-1 and dated June 22, 2015.

Building Height: The structure complies with maximum building height for this district. Per Section 78-74, structures shall not exceed 45 feet in height.

Lot Coverage: Section 78-74 requires that the maximum lot coverage is no more than 50% of the lot area. The Site is .29 acres or 12,632ft^2. The building covers approximately 5,608 square feet, or 44% lot coverage. Thus, the lot coverage regulation has been met.

Outdoor Storage: Section 78-74 allows for the outdoor storage of goods, materials and vehicles as an accessory to the primary land use provided it is on an improved surface, and is screened by fencing, landscaping, fabric fence or other suitable materials. If approved, the applicant is required to add screening to the fence located along the front and western side yards to screen the storage area as indicated on the proposed plan SP-1 and dated June 22, 2015.

Setbacks: The structure encroaches on its western side yard setback, but the applicant does not propose any expansion of the building that will result in an increase of this non-conformity. The structure meets all other setbacks required for this site.

The special exception use will meet requirements of this zoning district by:

1. Not expanding the structure's non-conforming western side yard setback.
2. Providing all necessary customer, employee and ADA parking in the front and eastern side yards and reserving the remaining 11 spaces for vehicle repair within the structure given its 5,180 square foot size.
3. Add additional landscaping and screening were feasible and per the plans referenced in condition of approval #1.

FINDING: CRITERIA MET

Criteria 3: *The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.*

Staff Comments

Function:	The Site is located in the C-4 Commercial District, which promotes, among others, light manufacturing activities and has a future land use designation of Commercial Light Industrial, which promotes light industrial and small scale uses that are contained within a building. The activities on the Site are compatible with the character and uses of the surrounding properties.
Hours of Operation:	The business proposes to operate between the hours of 8:00-5:00pm Monday through Friday and 8:00-1:00pm on Saturday. These hours and days of operation are consistent with the days and business hours of neighboring businesses in the district.
Traffic:	The volume of work is estimated to service 3-4 cars at a time with an average turnaround time of 2-3 days. This may generate an average of 18 trips per week or 72 per month. The traffic which will be generated will not exceed any applicable traffic standards.
Location\Mass\ Setbacks:	The structure encroaches on its western side yard setback, but the applicant does not propose any expansion of the building that will result in an increase of this non-conformity. The Site meets the other setbacks, massing, and height requirements of the Code.
Future Land Use:	The Site's future land use is designated as Commercial Light Industrial, which is defined by the Comprehensive Plan as: "*Lands and structures devoted to light industrial uses [and small scale commercial uses] with pollutants controlled on site, warehouses, commercial, wholesale establishments...*" Since the proposed special exception use and all of its activities will be contained completely indoors with adequate screening, and the use being proposed is light industrial in nature, the use is consistent with the future land use designation.

The proposed special exception use is compatible and complimentary to the existing and future uses and character of the surrounding properties.

FINDING: CRITERIA MET

Criteria 4:

The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

Staff Comments

The approval of the proposed special exception use will result in three auto body/paint shops in very close proximity to one another. However, because the C-4 and CLIC zoning districts are the only districts which permit these types of automotive uses those who want to establish such uses in the Town are limited to this area. Therefore, staff finds that the proposed special exception use will not create a concentration of uses which is detrimental to the development or redevelopment of this area of the Town.

FINDING: CRITERIA MET

Criteria 5:

The proposed special exception use does not have a detrimental impact on surrounding properties based on:

(a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;

(b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and

(c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Staff Comments

(a) The establishment will employ four people inclusive of the owner/operator. The proposed number of individuals working at the property is minimal and will not have a detrimental impact on surrounding properties as a result of this special exception use.

(b) The proposed special exception use may generate noise or odor. However, the work generating the greatest noise (such as welding and use of other handheld power tools) will be performed indoors and consequently the noise will be mitigated by the building's insulated walls and ceiling. Also, to further mitigate the noise emanating from the Site, staff is proposing a condition to the development order that will require the building's two garage doors to remain closed except when vehicles need to enter/exit the facility. In addition, staff is recommending a condition to require the business to implement "best practices" to mitigate any odors produced from painting and the use of the spray booth that filters air returned to the environment.

(c) The proposed special exception use will not have a detrimental impact on surrounding properties based on the amount and flow of traffic within the vicinity of the proposed special exception use.

Overall, the proposed special exception, if approved, will be located in a district of like uses and is not near any residential district, or a commercial use that will create nuisance. Therefore, it will not have a detrimental impact on surrounding properties.

FINDING: CRITERIA MET

Criteria 6:

That the proposed special exception use:

(a) Does not significantly reduce light and air to adjacent properties;

(b)Does not adversely affect property values in adjacent areas;

(c) Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations;

(d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and,

(e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Staff Comments

Staff findings for Criteria 6 are as follows:

(a) The proposed special exception use **will not** reduce light or air to adjacent properties since the application does not propose any additions or exterior renovations that will alter building height and mass.

(b) The proposed special exception use **will not** adversely affect property values in the surrounding areas.

(c) The proposed special exception use **will not** be a deterrent to the improvement, development or redevelopment of surrounding properties.

(d) The proposed special exception use **will not** have a negative impact on adjacent natural systems or public facilities since there are no adjacent lands or facilities of this nature.

(e) n/a

FINDING: CRITERIA MET

Town of Lake Park
Planning and Zoning Board
Meeting Date: August 20, 2015

CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the proposed special exception use meets the criteria set forth in the Zoning Code. Staff recommends approval of the Applicant's proposed Special Exception Use with the following conditions:

1. The Owner is required to implement landscaping, parking and screening pursuant to plan SP-1 prepared by Kaled Grayeb and received by the Community Development Department on June 22, 2015.
2. The owner is required to keep the two garage bay doors closed at all times except when vehicles are entering/exiting the building.
3. The owner is required to implement best practices to mitigate any potential odors produced from painting or the spray booth.

Community
JUN 2 2 2015
Development

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: KHALED GRAYEB

Address: 8133 KENDRIA COVE, TERR Boynton BEACH FL 33473

Telephone: 561.735.2999 Fax:

E-mail: KGRAYEB @ Gmail.com.

✓ Owner ____ Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): Watertown LLC

Address: 1145 Watertower Rd LP FL 33403

Telephone: 917/428-3926 Fax: 561-743-0046

E-Mail: jelong9@gmail.com

Property Location: 1145 Watertower Rd LP FL 33403

Legal Description: 20-42-43 WLY 100 FT OF SLY 74.96 FT & WLY 73.15 FT OF NLY 74.97 FT OF SLY 150 FT OF ELY 312.6 FT

Property Control Number: 36 43 42 20 00 000 3072

Future Land Use: Warehouse Zoning: C4

Acreage: 0.2977 Square Footage of Use: 5460.

Proposed Use: Automotive Repair & Paint.

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, James Long, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

6/8/15

Date

Zoning/Existing Use of Adjacent Properties:

North: C4 - Business (36-lake park) South: CLIC - Campus lig & Ind & Com

East: C4 - Business (36-lake park) West: C4-Business (36-lake park).

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

The subject is currently zoned C4-Business & the current use code is Warch/Dist term the Adjacenties have same zoning and use code and house are similar Automotive Businesses. Therefore the use is consistent with all Adjacent properties.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

The proposed use is consistent with existing land development and zoning regulation within lake park and the immediate area.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

The proposed use is consistent with all adjacent properties and businesses in the area, the proposed business will operate in similar hours, have similar amount of traffic generated, the building is similar to adjacent buildings in size, height, setback and mass and all other normal functions.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

The Proposed Use is Compatible with other Automotive businesses in the Area but specializes in paint & body Repair as opposed to Automotive Mechanical Repair which Predominates the majority of the Automotive businesses in the Area, It's a use that Can Co-Exist and support other Businesses & local Public.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

a) No External Modifications will be made to the Building therefore ~~It will have no Effect on light & Air to adjacent properties.~~

b) It will not adversely effect Market Value of other properties because its USE will be Consistent with those properties.

c) it will ~~be~~ not be deterrent to the Improvement or development of ~~existing properties, As It's by far the most Attractive Property~~ in the Area.

d) It will have no adverse effect on adjacent properties.

c) It will Provide the Same public amenities as the adjacent properties.

7. Please provide the following:

- Special Exception Fees:

  0 - 149,995 sq. ft. = $750.00
  + 150,000 sq. ft. = $1,250.00

- Escrow Fee: $800.00

CONSENT FORM FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

Before me, the undersigned authority, personally appeared James Long, who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting **A Special Exception Use** in the Town of Lake Park, Florida;
3. That he/she is appointed **Khaled Grayeb** to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: Watertown LLC

X James G. Long — Property Owner Signature

manager — By: Name/Title

1145 Watertower Rd — Street Address

Lake Park, FL 33409 — City, State, Zip Code

561 743-0480 — Telephone Number

561-743-0046 — Fax Number

jelong@gmail.com — E-Mail Address

Sworn and Subscribed before me on this 24 **day of** June, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2/19/19

MICHELLE SHYNE
Notary Public - State of Florida
Commission # FF 201191
My Comm. Expires Feb 19, 2019
Bonded through National Notary Assn.

REVISED 10/30/2013

Palm Beach Gardens Collision & Auto Repair, INC

1145 Watertower RD

Lake Park, FL 33403

561 735 2999

kgrayeb@gmail.com

To : City of Lake Park

Community Development Dept.

535 Park Avenue

Lake Park, FL 33403

Scott Schultz (Town Planner)

The above company will do business in the above address as a car repair & paint. We will repair car and paint them in a safe environment, will have top of the Market spray booth with environment friendly water base paint.

Kyle Grayeb

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JUN 2 2 2015
Development

Zoning of adjacent properties:

North: C4 - Business (36-LAKE PARK)

South: CLIC - Campus Light Ind' & Comm' (36-LAKE PARK)

East: C4 - Business (36-LAKE PARK)

West: C4 - Business (36-LAKE PARK)

1. The subject is currently zoned C4-Business and the current use code is Wareh/Dist Term the adjacent properties have the same zoning and use code and house are similar automotive businesses. Therefore the use is consistent with all adjacent properties.

2. The proposed use is consistent with existing land development and zoning regulations within Lake Park and the immediate area.

3. The proposed use is consistent with all adjacent properties and businesses in the area. The proposed business will operate in similar hours, have a similar amount of traffic generated, the building itself is similar to adjacent buildings in size, height, setback and mass and all other normal functions of the use are similar and compatible with adjacent and local businesses and buildings.

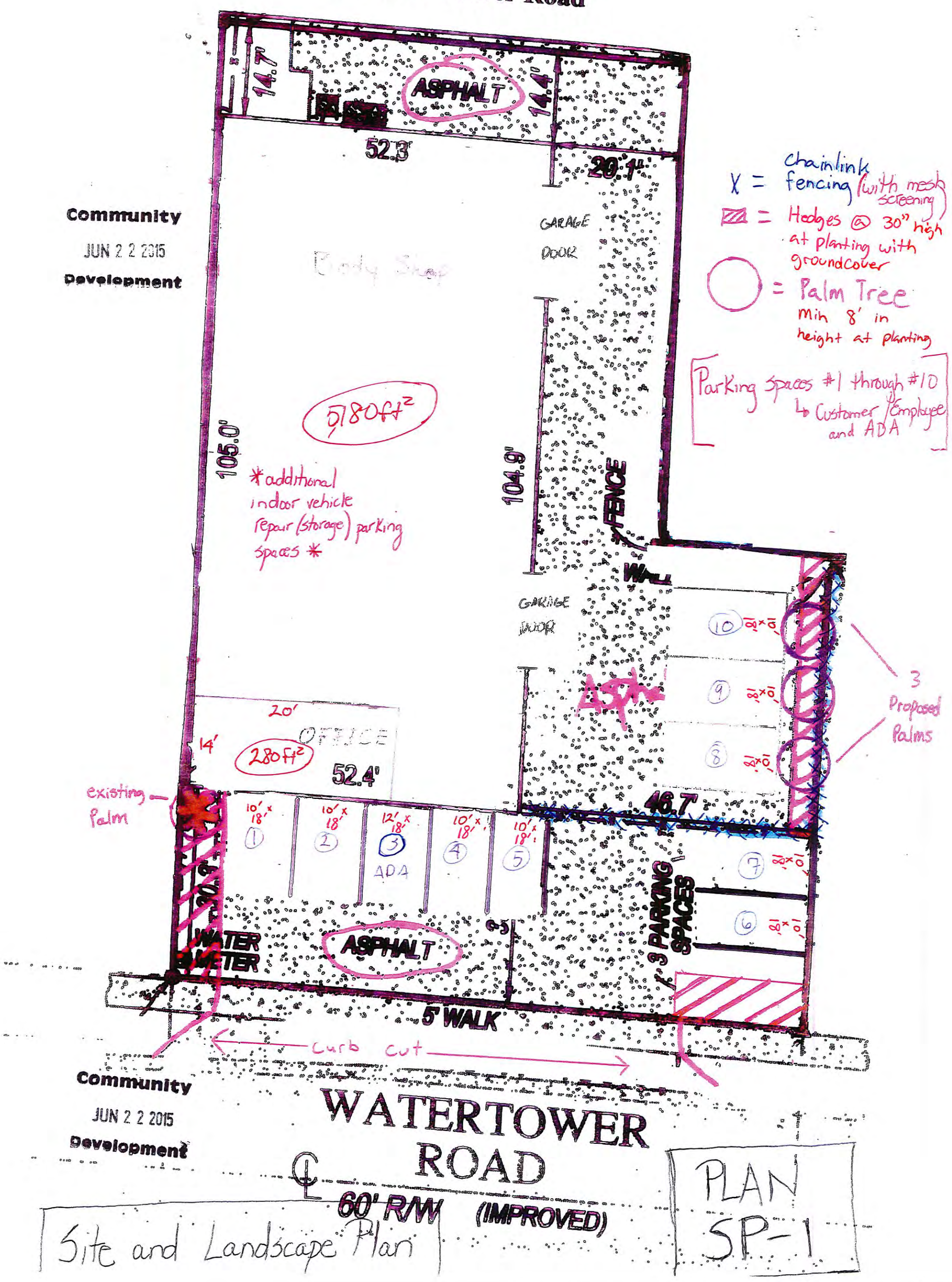
4. The proposed use is compatible with other automotive businesses in the area but specializes in paint and body repair as opposed to automotive mechanical repair which predominates the majority of automotive businesses in the area. It is a use that can co-exist and support other businesses in the area as well as the local public.

5. The proposed use will utilize the existing structure with no exterior modifications. It will also utilize the same parking spaces that currently are situated on the site. There will be no noticeable differences from the previous use to the proposed use and will offer no potential for nuisance to surrounding properties or businesses.

6. The proposed Special Exception will meet all requirements:

a) No external modifications will be made to the building therefore it will have no effect on light and air to adjacent properties.
b) It will not adversely affect market values of other properties because its use will be consistent with those properties
c) it will not be deterrent to the improvement or development of existing properties as it is by far the most attractive property in the area.
d) it will have no adverse effect on adjacent properties.
e) it will provide the same public amenities as the adjacent properties

Site Plan for
1145 Watertower Road



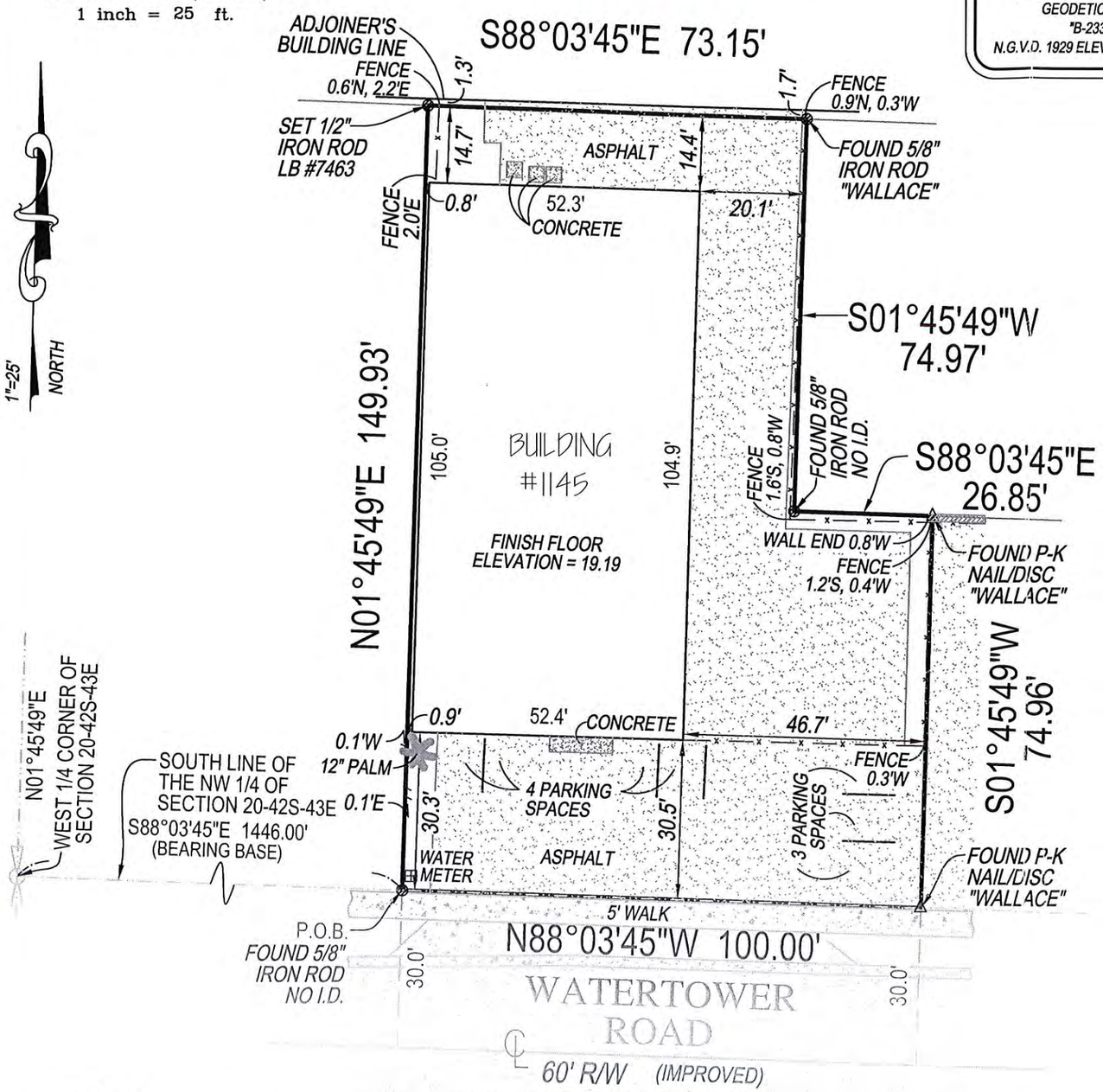
SURVEY

GRAPHIC SCALE (In Feet)
1 inch = 25 ft.

25 0 12.5 25

1"=25'
NORTH

ORIGINATION BENCHMARK
UNITED STATES COAST & GEODETIC DISK
"B-233"
N.G.V.D. 1929 ELEVATION =25.67



FLOOD ZONE: B
COMMUNITY NUMBER: 120212
PANEL: 0005
SUFFIX: B

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, A DISTANCE OF 1446 FEET EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER SECTION, FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 149.93 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 73.15 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 74.97 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 26.85 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER SECTION 74.96 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION; THENCE WEST 100 FEET TO THE **POINT OF BEGINNING**.

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P-K	PARKER KYLON NAIL
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-42S-43E, ASSUMED TO BEAR S88°03'45"E

Community
JUN 2 2 2015
Development

Clyde O. McNeal PSM #2883
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
1145 WATERTOWER ROAD
LAKE PARK, FL 33403
PREPARED FOR
KYLE GRAYEB

Project C-13202	Sheet 1 OF 1
Date 6-10-2015	
Scale 1" = 25'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
PHONE: 561.640.4800 FAX: 561.640.0576
LB. 7463