



**TOWN OF LAKE PARK
"SPECIAL CALL"
PLANNING & ZONING BOARD
MEETING AGENDA
NOVEMBER 23, 2015
6:00 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	<input type="checkbox"/>
Erich Von Unruh, Vice-Chair	<input type="checkbox"/>
Martin Schneider	<input type="checkbox"/>
Michele Dubois	<input type="checkbox"/>
Ludie Francois	<input type="checkbox"/>
Anne Lynch, Alternate	<input type="checkbox"/>

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of October 5, 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 SITE PLAN APPLICATION FOR AN OFFICE WAREHOUSE TO BE LOCATED ON A VACANT LOT ON THE WEST SIDE OF 10TH COURT, TWO PARCELS NORTH OF NORTHERN DRIVE. *APPLICANT: AHRENS COMPANIES FOR R & K 10TH COURT, LLC, PROPERTY OWNER***

- B. RE-ZONING TWENTY-ONE (21) PARCELS ON THE EAST SIDE OF 10TH STREET BETWEEN NORTHERN DRIVE AND SILVER BEACH ROAD FROM RESIDENTIAL-2 TO COMMERCIAL-1. *(TOWN INITIATED REQUEST)***

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT REGULARLY SCHEDULED PLANNING & ZONING BOARD MEETING IS MONDAY, DECEMBER 7, 2015 AT 7:00 P.M.



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
OCTOBER 5, 2015**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:03 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Erich Von Unruh, Vice-Chair	Not Present
Martin Schneider	Present
Michele Dubois	Excused
Ludie Francois	Not Present
Anne Lynch, Alternate	Present

Also in attendance were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

Chair Thomas requested a motion for the 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
Judith Thomas	X	
Martin Schneider	X	
Anne Lynch	X	

The Motion carried 3-0, and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the September 14, 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
Judith Thomas	X	
Martin Schneider	X	
Anne Lynch	X	

The Motion carried 3-0, and the Minutes of the September 14, 2015, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

- A. A SPECIAL EXCEPTION USE APPLICATION BY JOE BRACKNEY, AGENT FOR LEASING OF SOUTH FLORIDA, LLC, FOR A “VEHICLE SALES AND REPAIR” USE LOCATED AT 131 FEDERAL HIGHWAY.**

STAFF PRESENTATION

Scott Schultz, Town Planner, stated the Board is considering a Special Exception Use Application to operate a jet ski sales, service and rental shop at 131 Federal Highway. The Agent is Joe Brackney, on behalf of the property owner, Leasing of South Florida, Inc. Mr. Schultz stated he would read into the record Staff Findings and the Findings of Fact in regard to the six (6) Criteria required for the granting of a special exception use, as follows:

Criteria 1: Staff finds the proposed Special Exception Use is consistent with the Comprehensive Plan since it will improve an existing commercial area with associated site improvements; facilitate economic development in and around the Town’s Marina District; and, is making use of an existing property that is currently not utilized and has been vacant for several years.

Criteria 2: Staff finds the Special Exception Use Application is consistent with Land Development and Zoning Regulations of Criteria 2 with the implementation of the following requirements, pursuant to the proposed Site Plan SP-1 (visual shown):

- 1. Provide the required five (5) parking spaces inclusive of one (1) ADA space onsite;

2. Provide a designated valet parking area in the northern side yard for customers and define the area using striping and signage. A Cross Access Agreement with 139 Federal Highway shall be executed;
3. Provide parking lot improvements to the entire site which includes patching all deteriorated paved areas, applying a new seal coat finish, and striping the parking stalls, drive aisles, and drive aisle directional signals;
4. Install mesh fabric to the rear yard entrance and exit gates so that the parking and storage area will be sufficiently screened from public view;
5. Install landscaping in the front yard planting bed which includes, but is not limited to, a groundcover and hedges from the Town's list of approved plant species; and,
6. Removal of the non-conforming pole sign and submit a Sign Permit Application to the Community Development Department for the desired wall signage.

Criteria 3: Staff finds that the proposed Special Exception Use is compatible with the character and use of the surrounding properties.

Criteria 4: Staff finds that the proposed Special Exception Use will not create a concentration or proliferation of the same or similar type of special exception uses that is detrimental to the development or redevelopment of the area where it is being proposed.

Criteria 5: Staff finds that the proposed Special Exception Use will not have a detrimental impact on surrounding properties based on the number of persons using, residing or working on the property; the degree of noise, odor or visual nuisance; and, the effect on the amount and flow of traffic generated by this use.

Criteria 6: Staff finds that the proposed Special Exception Use:

- a) Does not significantly reduce light or air to adjacent properties;
- b) Does not adversely affect property values in adjacent areas;
- c) Is not a deterrent to the improvement, development or redevelopment of surrounding properties; and
- d) Does not negatively impact the adjacent natural systems or public facilities.

STAFF RECOMMENDATION

Mr. Schultz stated Staff finds the Application meets each of the six (6) Criteria required for granting a Special Exception Use, and is therefore recommending approval, with the following five (5) Conditions, as outlined in the Staff Report:

1. Site shall be improved pursuant to plan SP-1 received and dated by the Community Development Department on July 8, 2015.

2. A Cross Access Agreement with the neighboring property to the north, 139 Federal Highway, shall be executed and shall be received and approved by the Town Attorney prior to issuance of a Business Tax Receipt (BTR).
3. Site is required to be improved by patching all deteriorated paved areas; applying a new seal coat finish; and striping the parking stalls, drive aisles, drive aisle directional signals, and valet areas pursuant to Site Plan SP-1 and prior to the issuance of the BTR.
4. The Applicant shall remove the non-conforming pole sign and submit a Sign Permit Application to the Community Development Department for the desired wall signage; and,
5. No work shall be performed on jet skis, namely, running, revving, testing or starting of a jet ski engine in the outdoors at any time. If a vehicle must be run/tested, except for turning the engine on and off to confirm it operates, it must first be transported to a body of water. The garage bay doors shall remain closed at all times except when a vehicle is moved between the rear yard and garage.

Mr. Schultz informed the Board that the Applicant is present.

APPLICANT PRESENTATION

Mr. Joe Brackney, Sr. addressed the Board and stated his son Joe Brackney, Jr. is also present. Mr. Brackney stated they previously owned three business establishments in New Jersey and then relocated to Florida and began a business in the City of Riviera Beach. They quickly realized they wanted to move out of the City of Riviera Beach and selected the site at 131 Federal Highway because it is a desirable area which is close to the Marina.

PUBLIC COMMENTS

- Karen Young addressed the Board and stated she is speaking on behalf of her spouse Mary Dyer, the property owner of 126 Lake Shore Drive. Ms. Young welcomed Mr. Brackney to the neighborhood and expressed their concerns regarding a couple of areas on the brick wall which have been knocked down onto their property, as well as with the dogs which are being kept on the premises and bark continually. Ms. Young stated that she has spoken with Mr. Brackney regarding the broken wall and he has agreed to repair it.

Mr. Schultz informed the Board that Ms. Young is referring to the masonry wall located at the rear of their property, which is required by Town Code between all commercial and residential properties.

BOARD DISCUSSION

Board Member Schneider confirmed with Staff that the maximum allowed wall height in the Commercial District is 8', and asked the Applicant the height of the rack containing the jet skis in the back. Mr. Brackney stated the rack is approximately 7.5" and that the rack height does not exceed the height of the wall. Regarding Ms. Young's concerns, Mr. Brackney stated they are going to repair the wall and the two Rottweilers which are kept on the property are let out in the evening and can be muzzled if necessary. Mr. Schultz showed a visual of the masonry wall and

noted that the wall is heavily landscaped. Ms. Young showed a picture of the jet skis appearing over the top of the 8' wall. There was discussion regarding the location of the masonry wall and the residence.

Board Member Schneider asked the Applicant to explain the business operation since there will not be much walk-in traffic and a small display area. Mr. Brackney stated that the majority of their business is pick-up and delivery for jet ski repair, with a very limited amount of retail customers coming into the showroom, and most sales are done over the Internet. Mr. Brackney stated the showroom does not have jet skis on display, but only parts. Mr. Schultz provided a visual layout of the building and the showroom area.

Board Member Schneider asked the Applicant to explain how the valet system will work. Mr. Brackney explained customers will pull in on the north side of the driveway at the entrance signage and there is a stop sign approximately 10' away. The customer will stop and get out of the car and come in, at which time they will take the car and park it in the backyard on the south side of the property.

Board Member Schneider asked the status of the Cross Access Agreement with the neighboring property to the north. Mr. Brackney responded he has personally spoken with the neighbor and there is not a problem with the Cross Access Agreement nor with sharing dumpsters for cardboard and trash.

Board Member Lynch asked the Applicant to describe how his business works. Mr. Brackney explained the website, jet ski sales and consignment sales. Mr. Brackney stated a lot of their work is done at the major marinas, for example Rybovich Marina. He explained they pick up the jet skis, bring them to the shop for repair, and then return them, since they want to utilize their own equipment/trailers for transportation.

Board Member Lynch asked for clarification of testing the jet skis and running the engines inside. Mr. Brackney stated they will test the jet skis outside just to make sure that they start and then take the jet skis down to the Lake Park Marina for further testing. Board Member Schneider asked for clarification regarding starting the jet skis outdoors, pursuant to Staff's condition. Mr. Schultz stated that it is his understanding in working with the Applicant that there will be no starting of the engines outdoors, but only inside of the shop, which is a Condition of Approval.

Chair Thomas asked Staff if the purpose of the Special Exception is for the repair use. Mr. Schultz stated the purpose is for anything relating to vehicle sales, service or rentals. Chair Thomas stated the Vespa dealership did not come to the P&Z for Special Exception Use. Ms. Di Tommaso stated that the special exception use was changed by Code approximately two (2) years ago. Prior to that, motor vehicle sales, rental and repair was a permitted use by right in the C-1 District. Ms. DiTommaso stated she will research what the use was prior to the Vespa dealership.

Chair Thomas questioned Staff about the location of the fence and the requirement of mesh rather than slats. Mr. Schultz responded that either option is acceptable.

Chair Thomas asked the Applicant to describe their clientele. Mr. Brackney reiterated that most of their business/clientele is generated from the Internet and over the phone, and they generally deal with the larger marinas and mega cruise ships. Chair Thomas asked if they were planning to purchase the property. Chair Thomas questioned the purpose of the Cross Access Agreement. Mr. Shultz responded by showing a visual of the site and explained it is a very tight area between the buildings and they are proposing a Cross Access Agreement in order to maneuver in and out. Chair Thomas asked how the Agreement would be enforced and recorded. Mr. Schultz responded that the Cross Access Agreement would be recorded in the Official Records of Palm Beach County.

Chair Thomas asked if there will be any other form of security in addition to the dogs being kept on the property, and expressed her concern with the dogs being muzzled. Board Member Lynch suggested that consideration be given to another type of (electronic) security system with a direct link to the Palm Beach County Sheriff's Office, which might be more effective. Mr. Brackney replied they have bonded with their dogs which are kept in a large kennel with fans. Chair Thomas verified with the Applicant that garage access and repairs will take place in the back, and also questioned the ventilation system.

Chair Thomas questioned Staff about the decibel amount in the Code and expressed a concern with the noise of the jet skis being directly adjacent to the residential area. Ms. Di Tommaso explained Town Code no longer contains decibel limits, but addresses noise complaints as a nuisance if the audible sound is within 100' of a property line. Ms. DiTommaso explained Staff relies on noise complaints from the public and, pursuant to Town Code, citations are issued on an incremental sliding fee basis. Chair Thomas asked how Staff is proposing to address the noise issue. Ms. DiTommaso stated that Staff will need to work with the Applicant prior to the Town Commission Meeting in order to discuss noise issue and if he needs to explore alternative security methods.

Chair Thomas asked for clarification of the proposed business hours. Mr. Brackney stated the hours of operation will be from 9:00 to 5:00 p.m.

PLANNING & ZONING BOARD RECOMMENDATIONS

Upon conclusion of the Board discussion, Chair Thomas requested a motion from the Board. Board Member Schneider made a motion for approval of the Special Exception Use for the jet ski business at 131 Federal Highway. The motion was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Anne Lynch	X	

The vote was 3-0 and the Special Exception Use Application for Leasing of South Florida, LLC, located at 131 Federal Highway, was approved, with five (5) Conditions as outlined within the Staff Report.

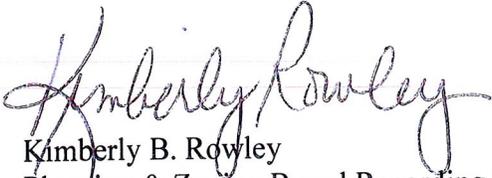
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no comments from the Community Development Director.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:55 p.m.

Respectfully Submitted,



Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

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

DATE:



**TOWN LAKE OF PARK
SPECIAL CALL PLANNING AND ZONING BOARD
MEETING DATE: November 23, 2015**

STAFF REPORT

APPLICATION:

SITE PLAN APPLICATION FOR AN OFFICE WAREHOUSE TO BE LOCATED ON A VACANT LOT ON THE WEST SIDE OF 10TH COURT, TWO PARCELS NORTH OF NORTHERN DRIVE.

SUMMARY OF APPLICANT'S REQUEST: Ahrens Companies ("Applicant"), is proposing to develop a 3,430 square foot office warehouse on a vacant parcel with a Property Control Number (PCN) 36-43-42-20-04-132-0130 ("the Site"). The Site is currently owned by R & K 10th Court LLC ("the Owner").

The Site has a "Commercial/Light Industrial" future land use designation and a Commercial-4 Business District (C-4) zoning designation. The C-4 designation allows "office/warehouse" as a permitted use.

Staff Recommendation: APPROVAL with conditions. Refer to pages 7-8 of this staff report for conditions.

BACKGROUND:

Applicant(s):	Ahrens Companies
Owner(s):	R & K 10 th Court
Address/Location:	10 th Court
Net Acreage:	0.3221 acres
Legal Description:	see survey (Job # 90-1238)
Existing Zoning:	Commercial 4 (C-4) Business District
Future Land Use:	Commercial/Light Industrial

	Adjacent Zoning
North:	C-4 Business District
South:	C-4 Business District
East:	C-2 Business District
West:	C-4 Business District/Florida East Coast Railroad

	Adjacent Existing Land Use
North:	Commercial/Light Industrial
South:	Commercial/Light Industrial
East:	Commercial
West:	Commercial/Light Industrial/Florida East Coast Railroad

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

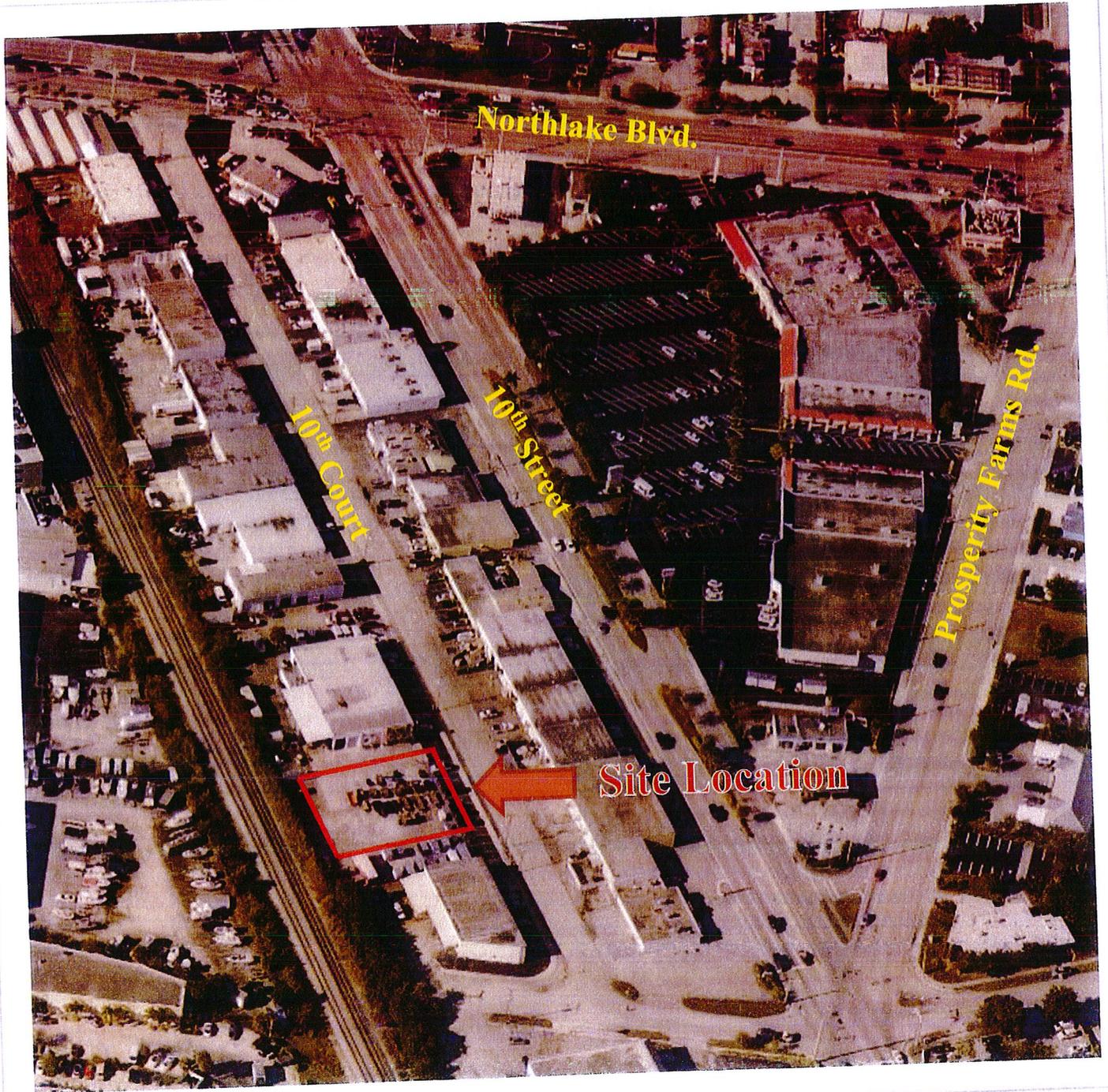
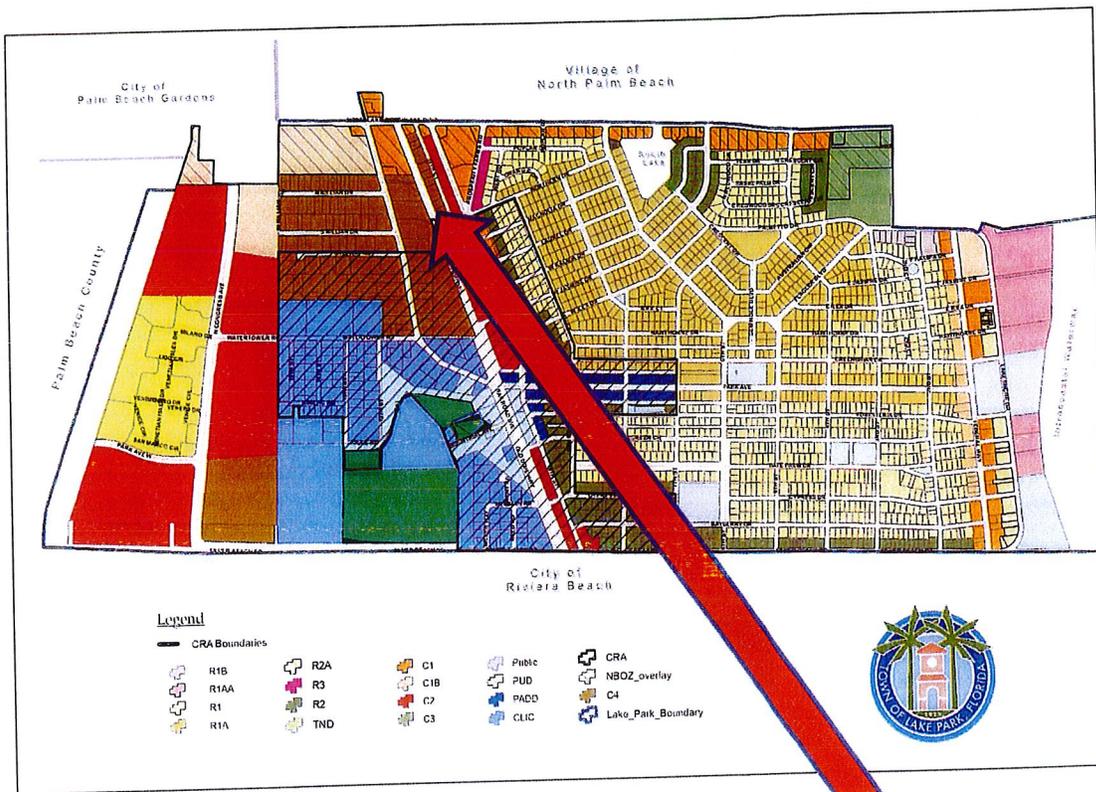


FIGURE 2: Town Zoning Map

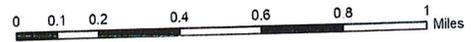


Legend

— CRA Boundaries	R1B	R2A	C1	Public	CRA
R1AA	R3	C1B	PUD	NBOZ_overlay	
R1	R2	C2	PADD	C4	
R1A	TND	C3	CLIC	Lake_Park_Boundary	



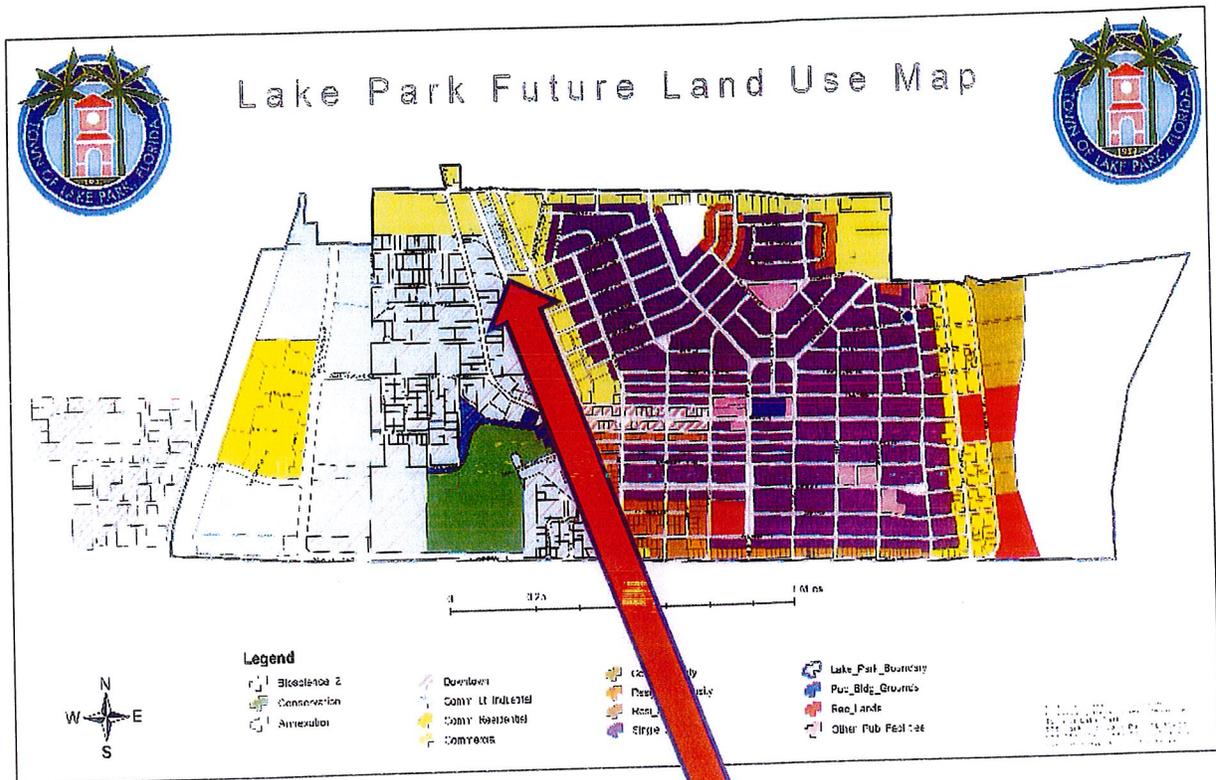
Lake Park Zoning Map



Maple St. Intersection, Division
 Boulevard, Orange County, FL 32703
 335 Palm Ave., Lake Park, FL 32909
 888-888-3333, 888-888-4444, 888-888-5555
 888-888-6666, 888-888-7777, 888-888-8888

Location of site

FIGURE 3: Town Future Land Use Map (FLUM)



Location of site

PART I: APPLICATION FOR A SITE PLAN

The Site Plan has been reviewed by the Town's consulting Engineer and Landscape Architect, as well as the Community Development Department and Public Works Department. Based upon this review, the Staff finds that the Site Plan meets the Land Development Regulations of the Town Code.

SITE PLAN PROJECT DETAILS:

Building Site: The Site is located on the west side of 10th Court and is the second parcel just north of Northern Drive.

Site Access: The Site has one street access and is proposing one entrance and exit via a driveway to be located on the parcel's east side that fronts 10th Court.

Traffic: The Applicant has received a letter from Palm Beach County's Traffic Division confirming that there is adequate capacity on the roadways to serve the project.

Landscaping: The Site Plan meets the Town's Landscaping Code regulations per the Town's consulting landscape architect review pursuant to the following administrative waivers which are possible under the flexible landscape standards detailed in Section 78-325(c) of the Town Code. These waivers will be granted administratively if the project is approved as proposed and will be detailed in the Resolution (Development Order) being presented to the Town Commission. They include:

→ ***Administrative Waivers Requested for Landscaping:*** The Applicant has requested to reduce the landscape buffer minimum width requirements along the north, south and west (interior) sides of the property pursuant to Town Code Section 78-325(c). The Town Code requires these interior landscape buffers are required to be a minimum 8 feet wide and are eligible for a 20% reduction pursuant to Section 78-325(c) and because the site's acreage is under 1.0 acre (measuring 0.3221 acres). Consequently, the Applicant is permitted, through the administrative waiver provision, to reduce these interior buffers to 6.4 feet. The Applicant proposes a 6.4 foot buffer width along the north property line; a buffer width varying from 6'7" to 10'7" along the south property line; and a 6.4 foot buffer width along the west property line.

Drainage: The Town's Engineer has reviewed the Applicant's Paving, Grading and Drainage plans and has determined that it meets the engineering requirements for drainage.

Parking: The Code requires 4 spaces per 1,000 square feet of office space; 1 space per 2,000 square feet of warehouse space; and, 1 space per employee on the shift of greatest employment per Town Code Section 78-145(h), which totals 7 required spaces per the proposal of 1,031 square feet of office space; 2,399 square feet of warehouse; and 2

employees at maximum shift. The Applicant is proposing 8 parking stalls inclusive of 1 ADA space, which exceeds the minimum number of parking spaces required by the Code.

Signage: The Applicant is proposing one wall sign to be located on the west (front) elevation above the warehouse entry door that will be visible from 10th Court. The owner does not intend on having signage for his personal office warehouse to be located in the rear of the structure. The proposed sign structure and (future) proposed sign face will be subject to the Town's permitting requirements.

Photometric (Lighting): Meets the minimum requirements of Town Code Section 54-34 through 54-36.

Zoning: An Office/Warehouse use is a permitted use within the C-4 zoning district in which the Site is located.

Water/Sewer: The Applicant has not submitted Seacoast Utility Authority's (SUA) determination of compliance however, it is the Town's understanding that Seacoast's review is ongoing and that the Applicant has responded to some of Seacoast's preliminary comments which did not warrant any significant plan changes and which were minor in nature. The Site has sufficient capacity to serve the proposed uses. Final Seacoast approval will be required prior to the issuance any building permit for development.

Design: The proposed Elevations for the office/warehouse meet the Town's minimum Architectural Guidelines in Sections 78-330 through 78-337, which provide for flexibility for developments being proposed within internalized corridors in our commercial/light industrial areas. More specifically, design treatments that are encouraged by the Code as prescribed by Section 78-332(1) but were met at a bare minimum by the applicant include canopies or porticos, overhangs proportional in size to mass of building, arcades, pedestrian amenities, peaked roofs with minimum 12 inch overhangs, ornamental and structural architectural details, and architectural treatments on all four façade elevations (e.g. articulation of facades, window and door treatments, uniform design, etc.)

Fire: Palm Beach County Fire Rescue (PBCFR) is in the process of performing a preliminary site plan review and will be reviewing the plans in greater detail as part of the building permit review process.

PBSO: PBSO is in the process of performing a preliminary site plan review.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan for a 3,430 square foot office/warehouse located along the west side of 10th Court, **subject to the following conditions**:

1. The Applicant shall develop the Site consistent with the following Plans:
 - a. Civil Plans, Paving, Grading, Drainage, Utility, Water/Sewer, and Erosion Control referenced as Sheets C-0, C-1, C-2, C-3, C-4, C-5, prepared by Douglas Winter, P.E. and signed and sealed on 11-13-15; and, received and dated by the Department of Community Development on 11-16-15.
 - b. Survey referenced as job no. 90-1238; prepared by Wallace Surveying Corp. and signed and sealed 8-8-15; and, received and dated by the Department of Community Development on 11-16-15.
 - c. Landscape Plans and Irrigation Plans, referenced as Sheets LP-1, LP-2 and IR-1; prepared by Karla Ann Bloom Landscape Architect and signed and sealed on 11-16-15; and, received and dated by the Department of Community Development on 11-16-15.
 - d. Site Plan, Elevations and architectural floor plan referenced as Sheets SP-1, A301, A302 and A303; prepared by Andrew Morgan Services, P.E. and signed and sealed on 11-16-15; received and dated by the Department of Community Development on 11-16-15.
 - e. Photometric Plan referenced as Sheet E803; prepared by KHN Engineering and signed and sealed 10-29-15; and, received and dated by the Department of Community Development on 11-16-15.
2. The Owner, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
3. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of 10th Court, or surrounding street and parking areas as part of the construction of the Site, shall also be subject to the review and approval of the Community Development Director and Public Works Director.
4. All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner/Applicant shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
5. The hedge material proposed for the perimeter of the Site which serves to align the parking areas, shall be maintained at a minimum four foot height.

6. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
 7. The dumpster shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
 8. Prior to issuance of the Certificate of Occupancy, the Owner or Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
 9. Prior to the issuance of any building permits, the Owner or Applicant shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
 10. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
 - 11. The Owner or Applicant shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Failure to do so shall render the Development Order void. Once initiated, the development of the Site shall be completed within 18 months.**
- 18. Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.



Community
AUG 31 2015
Development

THE TOWN OF LAKE PARK

APPLICATION FOR SITE PLAN REVIEW

Project Name: R & K 10th Court

Property Address: Lot 13, 10th Court, Lake Park, FL 33403

Owner: R&K 10th Ct LLC Richard & Karol Kauff Address: 301 52nd St, WPB, FL 33407

Application (if not owner): Ahrens Companies

Applicant's Address: 1461 Kinetic Rd, Lake Park, FL 33403

Fax: 561.863.9007 **Phone:** 561.839.2832 (ext 122) **E-Mail:** dwinning@ahrenscompanies.com

Property Control Number (PNC): 36-43-42-20-04-132-0130

Site Information

General Location: Between Northlake Blvd. and Northern Drive on west side of 10th Court

Address: _____

Zoning District: C-2 **Future Land Use:** Comm. Lt. Ind. **Acreage:** 0.312 AC

Adjacent Property:

Direction	Zoning	Business Name	Use
North	C2	Vacant	
East	C2	Gold Coast Flooring & Interiors	
South	C2	Lake Park Machine Shop	
West	N/A		Railroad

Justification:

Information concerning all requests (attach additional sheets if needed)

- 1) Explain the nature of the request: The proposed new project will consist of a new office/warehouse facility, parking areas, and new landscaping. The building will have a total of 3,430 SF, which will consist of 2,399 SF of warehouse space and 1,031 SF of office space. The spaces will be divided up into (2) different areas, (1) for the owner, and (1) for the tenant. The building will be 18'-8" tall at its highest point.
- 2) What will be the impact of the proposed change on the surrounding area? The proposed development of this site will be a substantial improvement and great example for any future development in the C-2 or C-4 zoning districts. It will be one of, if not the only, site developed on 10th Court that will have a complete drainage, landscape, and exterior lighting packages.

3) How does the proposed project comply with the Town of Lake Park's zoning requirements? The proposed project complies with the overall intent of zoning code including, the building use (pending a C-4 re-zoning approval), the building design meets the majority of the Architectural Design guidelines, while trying to be in harmony of its adjacent surroundings. The proposed project has made a diligent effort to comply with Zoning requirements as allowable based on project and site specific limitations.

Legal Description:

The subject property is located approximately 0.2 mile(s) from the intersection of Northlake Blvd. & 10th Court, on the _____ north, _____ east, _____ south, X west side of 10TH Court (street/road).

Legal Description: _____

Lot 13, Block 132, Addition 2, Lake Park, FL, According to the plat thereof on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, recorded in plat book 25, page 214

I hereby certify that I am (we are) owner(s) of record of the above described property or that I (we) have written permission from the owner's of record to request this action.

 Richard Kauf
Signature of Owner/Applicant

 8-24-15
Date

Carol Kauf

Consent Form from Owner and Designation of Authorized Agent:

Before me, the undersigned authority, personally appeared Richard Kauff 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 _____ in the Town of Lake Park, FL.
3. That he/she has appointed Richard C. Ahrens, and Ahrens Companies to act as authorized on his/her behalf to accomplish the above project.

Name of Owner: R & K 10th Ct LLC – Richard & Karol Kauff

→ 
 Signature of Owner

→  Presi
 By: Name/Title

301 52nd Street
 Street Address

West Palm Beach, FL 3407
 City, State, Zip Code

 P O Box

 City, State, Zip Code

561.379.8744
 Telephone Number

 Fax Number

richardkauff@aol.com
 Email Address

Sworn and subscribed before me this _____ day of _____, 2015.

My Commision expires:

 Notary Public

Site Plan Approval & Justification Letter

November 16, 2015

Nadia Di Tommaso
Debbie Abraham
Community Development
Town of Lake Park

Application No.: 4773
Project Name: R&K 10th Court
Lot 13 10th Court
Lake Park, FL 33403

Community
NOV 16 2015
Development

Introduction

The said property, located on the west side of 10th Court in Lake Park, Florida, is zoned for C4-Business use (commercial). The project will consist of an office/warehouse facility for a small owner/operator business that provides vinyl automobile wrapping services, two handicap accessible bathrooms, an office and small garage space for the property owner for personal office use and light storage space, new landscape areas in front of the proposed building and along the property's perimeter, paved parking areas to the east, north, and west. The building will have a total of 3,430 s.f. which consists of 2,399 s.f. of warehouse area and 1,031 s.f. of office space, these spaces will be divided into (2) different areas for the owner and one tenant. The building roof lines will be between 14'-0" at the lowest point and 18'-8" h. at the highest point.

Proposed Building Program

The subject property (Property Control Numbers [PCN's] (36434220041320130), is a 0.3221-acre site that is located at the western edge of 10th Court in Lake Park. The current land use the subject property is C4-Business and is within the commercially zoned district. This application is to request the approval of the proposed commercial building that contains the following:

Design Treatments

Three Design Treatments that have been incorporated into the building's façade per Sect. 78-332, are as follows:

- a. Design treatment # 1: A horizontal entry canopy has been added to the front (east) and side entries. The canopy provides a visual connection between the building's east offset, while creating a human scale point of entry, providing a transition in scale between the street and the interior transition. Architectural cable tie-backs are included at each canopy to help provide detail and scale to the building's points of entry.

- b. Design treatment # 2: A landscaped area has been included in the building's design along the eastern street front. The landscaped area includes vegetation, a flagpole, and bench to create the street's only moment of pause for the building's visitors or local pedestrians.
- c. Design treatment # 3: The windows, along the building's front façade include muntins/grilles to help provide a human scale to the building's primary entry points.

Building Façade Requirements:

The building's facades meet the requirements of Sect. 78-333 in the following method:

- d. East Elevation: The building's east elevation (main elevation facing street/entrance) consists of a scaled down point of entry for the occupants of the space, by locating two windows about waste level and one single person entry door. The façade steps back one foot just past the mid-way point on the southern end of the façade. A linear horizontal overhang is located at eight feet above the entry in order to provide cover and allow a change of scale at the transition between the spacious street and commercial building. A series of thin metal connection bands have been added at the top of the entry canopy to help create a sense of architectural scale that parallels the point of entry. Across the front of the south half of the building's elevation a series of enlarged textured stucco squares have been added to provide a change in material surface and help with the building's scale. Lastly, a gray trim and accessory color was selected in order to accent the trim, while helping the building maintain a consistency with its surrounding light industrial and commercial context.
- e. South Elevation: The south and north elevations both contain detailed entry canopies with architectural tie-back details at each point of entry. The south and north elevations include a striated stucco band over twenty percent of each façade, allowing for a variation in material and color to help tie the building's eastern façade (primary) back to the side points of entry for the owner/occupants.

Building Design Treatments

- 2. **Pre-Engineered Building System:** The proposed project consists of a pre-engineered building system that is approx. 25' from the primary street of 10th Court and approx. 10' from the south neighboring existing building. The building's front or east will have a split roof line with the lower portion of the roof located to the south end. The front and side entries will contain ornamental entry canopies that allow for a change in scale at the point of building entry. The building panels and materials will deviate in the front and to the north and south sides to provide the required architectural elements for the small commercially zoned lot. All building trim and edging will be a complimentary color selection in relation to the building's primary color and panels.
- 3. **Landscaping and Vegetation:** The proposed landscape design requires a landscaped multi-leveled buffer around the sides and back of the property. The west, east, and north sides of the property include both larger trees and lower growing shrubbery and greenery, allowing for adequate required buffers and shading. The east edge of the property (the primary point entrance) includes a small sodded area with shrubbery, a flag pole and a park bench beneath it. At the southeast corner a small detention area consists of subtle depression of sod and small shrubs along the perimeter. Currently, there is one existing small palm tree on the street, with all other surface areas consisting of concrete and asphalt paving or covered with an existing commercially zoned building.

List of Administrative Waivers being requested per the request of the property owners::

- List of Admin. Waivers for the Landscape Buffers:
 - Rear (west): required 8'-0" – provided 6'-5" (refer to Ord. 16-2014, Sect. 78-325)
 - Side (north): required 8'-0" – provided 6'-5 (refer to Ord. 16-2014, Sect. 78-325)
 - Side (south): required 8'-0" – provided 6'-7" to 10'-7" (deviates due to sidewalk on portion of south side to provide access to owner's office)

On behalf of the property owners, Richard and Karol Kauff, our team wants to thank you for collaborating with us and considering the administrative waivers requested. We hope to proceed with this project in the near future for the property owners' best interest and help to provide an additional and increased tax base for the town.

Sincerely,



Richard C. Ahrens & The Ahrens Team

Ahrens Companies
1461 Kinetic Road
Lake Park, Florida 33403



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

March 5, 2014
Revised July 6, 2015

Ms. Maria Tejera, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: 10th Court Office/Warehouse - #PTC14-011



Dear Ms. Tejera:

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for the 10th Court Office/Warehouse project, located at 1406 10th Court in the Town of Lake Park. The project consists of a 2,399 SF warehouse and a 1,031 SF general office use. The proposed project will have an access driveway on 10th Court. The anticipated project buildout year is 2017. The Property Control Number is:

◆ 36-43-42-20-04-132-0130

A trip generation analysis is provided on Attachments 1A and 1B for Daily, AM Peak Hour and the PM Peak Hour. There is a minor increase in Daily, AM and PM Peak Hour trips.

Based on the total increase in trip generation of 5 AM Peak Hour trips, a traffic study is not required. The project has an insignificant impact on the directly accessed link, 10th Street. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

Your review and approval of this analysis is appreciated.

Sincerely,


Linda Riccardi, P.E. 7/6/15
Florida Registration #45359

Attachments

cc: Ryan Slattery

**Attachment 1A
 10th Court Office/Warehouse
 Daily Trip Generation**

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Internal Trips	External Trips	Pass-by Trips(1)	New Trips
Warehouse	150	2,399 SF	3.56 / 1,000 SF	9	1	8	1	7
General Office	710	1,031 SF	$\ln(T) = 0.77 \ln(X) + 3.65$	39	1	38	4	34
TOTAL		3,430 SF		48	2	46	5	41

(1) Source: Palm Beach County and ITE Trip Generation, 9th Edition.

**Attachment 1B
10th Court Office/Warehouse
Peak Hour Trip Generation**

Proposed AM Peak

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Internal Trips	External Trips		Pass-by Trips (1)	New Trips	
				In	Out		In	Out		In	Out
Warehouse	150	2,399 SF	0.3 /1,000 SF (79/21)	1	-	-	1	-	-	1	-
General Office	710	1,031 SF	$\ln(T) = 0.80 \ln(X) + 1.57 (88/12)$	4	1	5	4	1	1	4	1
TOTAL		3,430 SF		5	1	6	5	1	1	5	1

Proposed PM Peak

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		Internal Trips	External Trips		Pass-by Trips (1)	New Trips	
				In	Out		In	Out		In	Out
Warehouse	150	2,399 SF	0.32 /1,000 SF (25/75)	-	1	1	-	1	-	-	1
General Office	710	1,031 SF	1.49 /1,000 SF (17/83)	-	2	2	-	2	-	-	2
TOTAL		3,430 SF		-	3	3	-	3	-	-	3

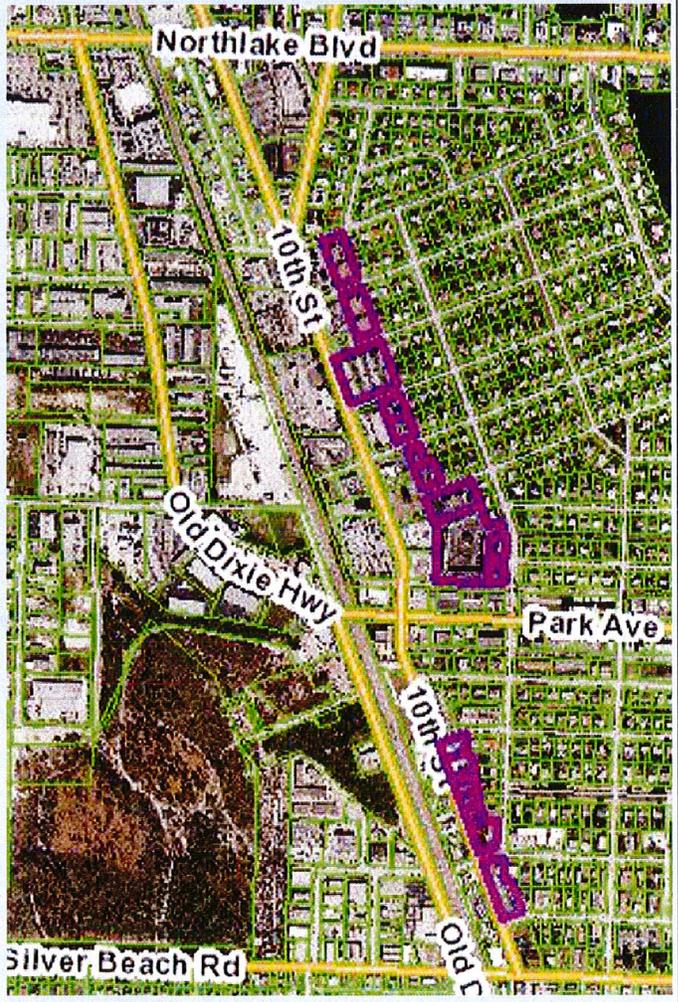
(1) Source: Palm Beach County and ITE Trip Generation, 9th Edition.



DESCRIPTION: Rezoning twenty-one (21) platted parcels on the east side of 10th Street, between Northern Drive and Silver Beach Road, from Residential-2 (R-2) to Commercial-1 (C-1) Zoning District.

REQUEST: This is a Town-initiated application to rezone twenty-one legal parcels consisting of a combined 13.6751 acres. Some of the legal parcels consist of condominium units therefore, a total of 37 property control numbers are available. These parcels are generally located on the east side of 10th Street as illustrated below and further described in Exhibit "A". Their land use designation is Commercial and this land use designation became effective in 2009. The vision behind converting these parcels to a Commercial land use designation at the time, was to be able to maximize our commercial corridors by providing more commercial land for redevelopment and essentially, potentially increasing their value. Since the Community Development Department is currently working with the Town's newly contracted engineering firm's GIS department, Calving Giordano & Associates, it appears this rezoning never took place in 2009 and is required. This rezoning will make the proposed zoning district designation of C-1 consistent with the future land use designation of Commercial. Staff recommends that the twenty-one parcels be rezoned from R-2 to C-1. The property control numbers of the properties are as follows (from north to south on the map):

36-43-42-20-01-047-0090	
36-43-42-20-01-047-0130	36-43-42-20-01-079-0130
36-43-42-20-01-047-0170	36-43-42-20-06-003-0010
36-43-42-20-01-047-0190	36-43-42-20-06-003-0040
36-43-42-20-01-047-0220	36-43-42-20-06-003-0090
36-43-42-20-01-047-0250	36-43-42-20-06-003-0130
36-43-42-20-01-047-0290	36-43-42-20-06-003-0060
36-43-42-20-16-000-0211	36-43-42-20-06-003-0070
36-43-42-20-16-000-0210	36-43-42-20-06-003-0080
36-43-42-20-16-000-0029	
36-43-42-20-16-000-0028	
36-43-42-20-16-000-0027	
36-43-42-20-16-000-0026	
36-43-42-20-16-000-0025	
36-43-42-20-16-000-0024	
36-43-42-20-16-000-0023	
36-43-42-20-16-000-0022	
36-43-42-20-16-000-0021	
36-43-42-20-16-000-0016	
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36-43-42-20-16-000-0014	
36-43-42-20-16-000-0013	
36-43-42-20-16-000-0012	
36-43-42-20-16-000-0011	
36-43-42-20-01-075-0130	
36-43-42-20-01-076-0130	
36-43-42-20-01-076-0320	
36-43-42-20-01-077-0130	
36-43-42-20-01-078-0130	



BACKGROUND INFORMATION

Applicant(s): Town of Lake Park
Owner: Various (See Exhibit "A")
Address: Various (See Exhibit "A")
Lot Size: Combined 13.6751 acres

Existing Zoning: Residential-2
Existing Land Use: Commercial  Inconsistent

Proposed Zoning: Commercial-1

Adjacent Zoning (See Exhibit "B")

North: Park Avenue Downtown District/Residential-3/Residential-1
South: Park Avenue Downtown District/Commercial-2
East: Residential-2/Residential-1
West: Commercial-1/Commercial-2

Adjacent Land Use (See Exhibit "B")

North: Commercial/Single-Family
South: Commercial/Downtown
East: Medium Residential/Single-Family
West: Commercial/Commercial and Light Industrial

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The assignment of the Commercial-1 zoning district designation would render these parcels consistent with Future Land Use Element of the Comprehensive Plan which currently designates these parcels with a Commercial future land use designation. Currently, all of the subject parcels are inconsistent with their respective land use designation. The Commercial-1 zoning district designation is the most appropriate designation for these parcels since it is consistent with the zoning designations along the east side of 10th Street and it provides for a less intense commercial area (given the adjacent residential zoning) whereby many of the higher intensity commercial uses in this district can only be approved by special exception use approval (i.e. full site plan vetting of impacts). The Commercial-1 zoning district in Town Code Section 78-71 currently permits the following uses, either by right or special exception use approval:

Sec. 78-71. - C-1 business district.

Within the C-1 business district, the following regulations shall apply:

- (1) *Uses permitted. Within the C-1 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:*
 - a. *Animal day care establishment;*
 - b. *Animal grooming establishment;*
 - c. *Animal indoor training center;*
 - d. *Appliance stores, including radio and television services;*
 - e. *Bakeries the products of which are sold at retail but not produced on the premises;*
 - f. *Banks;*
 - g. *Barbershops, beauty shops, chiropodists, masseurs;*

- h. *Fertilizer, stored and sold at retail only;*
- i. *Laundry pickup stations;*
- j. *Offices, business and professional;*
- k. *Outdoor miniature golf courses, all objects limited to eight feet in height and such building or premises is located not less than 500 feet from the premises of an existing nursery school, elementary school or high school;*
- l. *Pet shop;*
- m. *Restaurants;*
- n. *Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises;*
- o. *Indoor theatres;*
- p. *Instructional studios; including but not limited to, studios for the instruction of the martial arts, dance, voice, drama, speech, gymnastics, yoga, exercise, painting, photography, music, and other similar instructional studio uses which are deemed appropriate by the town's community development director; or*
- q. *Transient residential use.*

(2) *Building height limit. No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet.*

Special exception uses permitted pursuant to section 78-184:

- a. *Animal service establishment;*
- b. *Automotive service station;*
- c. *Funeral home;*
- d. *Hospital, sanitarium or medical clinic;*
- e. *Motel/hotel;*
- f. *Substance abuse treatment facilities, provided that any such facility shall not be located within a radius of 1,000 feet of another existing facility; or*
- g. *Vehicle sales and rentals, including accessory sales of parts and components and accessory repair shops on property on which a permanent building is erected and which building is used solely in connection with the use and where no part of the open storage area is within 25 feet of any street line provided that:*
 - 1. *The use is not within 500 feet of the same use, i.e., sales to sales, rentals to rentals, etc.;*
 - 2. *No vehicles, boats or wave runners are tested or repaired outside of a building designed for such purposes; and*
 - 3. *The parking requirements for the use are met over and above any areas provided for vehicles, boats or wave-runners, which are part of the specific business.*

STAFF RECOMMENDED MOTION:

I move to recommend APPROVAL to the Town Commission for the rezoning of 21 platted parcels, as legally described herein, from a Residential-2 to Commerical-1 zoning district designation.

The item was advertised with a location map in the Palm Beach Post on November 13, 2015 and all owners not connected by at least 10 contiguous acres were notified by direct mail per Florida State Statute requirements

EXHIBIT "A"

PARCEL INFORMATION AND IMAGE

INCONSISTENCIES BETWEEN ZONING MAP AND FLUM

#	PIN	OWNER NAME	SITE ADDRESS	NOTES	ZONIN	FLUM	Acreage				
South of Park Avenue											
1	36-43-42-20-01-047-0090	MT ZION APOSTOLIC CHILD	359 10TH ST		R-2	Commercial	0.355				
2	36-43-42-20-01-047-0130	GELIN CATHERINE	351 10TH ST A		R-2	Commercial	0.38				
3	36-43-42-20-01-047-0170	FRANDEVCO LLC	10TH ST (Vacant)	FLUMED Commercial but zoned residential.	R-2	Commercial	0.16				
4	36-43-42-20-01-047-0190	FRANDEVCO LLC	10TH ST (Vacant)								
5	36-43-42-20-01-047-0220	FRANDEVCO LLC	10TH ST (Vacant)								
6	36-43-42-20-01-047-0250	FRANDEVCO LLC	10TH ST (Vacant)								
7	36-43-42-20-01-047-0290	FIRST LEARNING ACADEMY INC	306 9TH ST								
	36-43-42-20-16-000-0211	GEFFRARD MARCEL &	201 10TH ST								
	36-43-42-20-16-000-0210	GROGAN CHARLES M	203 10TH ST								
	36-43-42-20-16-000-0029	OCEAN PLACE HOLDINGS LLC	205 10TH ST								
	36-43-42-20-16-000-0028	OCEAN PLACE HOLDINGS LLC	207 10TH ST								
	36-43-42-20-16-000-0027	BEDFORD HOLDINGS LLC	209 10TH ST								
	36-43-42-20-16-000-0026	BEDFORD HOLDINGS LLC	211 10TH ST								
	36-43-42-20-16-000-0025	OCEAN PLACE HOLDINGS LLC	213 10TH ST								
	36-43-42-20-16-000-0024	THACH JULIE LE	215 10TH ST								
8	36-43-42-20-16-000-0023	BEDFORD HOLDINGS LLC	217 10TH ST	FLUMED Commercial but zoned residential. Condo Owners of New World Townhouse Condominium	R-2	Commercial	Approx. 0.85				
	36-43-42-20-16-000-0022	HOME SAVERS OF FLORIDA LLC	219 10TH ST								
	36-43-42-20-16-000-0021	OCEAN PLACE HOLDINGS LLC	221 10TH ST								
	36-43-42-20-16-000-0016	OCEAN PLACE HOLDINGS LLC	223 10TH ST								
	36-43-42-20-16-000-0015	BEDFORD HOLDINGS LLC	225 10TH ST								
	36-43-42-20-16-000-0014	OCEAN PLACE HOLDINGS LLC	227 10TH ST								
	36-43-42-20-16-000-0013	OCEAN PLACE HOLDINGS LLC	229 10TH ST								
	36-43-42-20-16-000-0012	OCEAN PLACE HOLDINGS LLC	231 10TH ST								
	36-43-42-20-16-000-0011	OCEAN PLACE HOLDINGS LLC	233 10TH ST								
North of Park Avenue											
9	36434220010750130	ALBERT BRIAN H	932 W JASMINE DR						R-2	Commercial	0.22
10	36434220010760130	HAASTRUP MARK A	932 W KALMIA DR						R-2	Commercial	0.36
11	36434220010760320	HAASTRUP MARK A	933 W JASMINE DR						R-2	Commercial	0.36
12	36434220010770130	LLC	932 LAUREL DR		R-2	Commercial	1.8946				
13	36434220010780130	OPABOLA KASALIO	932 MAGNOLIA DR		R-2	Commercial	0.7904				

INCONSISTENCIES BETWEEN ZONING MAP AND FLUM

#	PIN	OWNER NAME	SITE ADDRESS	NOTES	ZONIN	FLUM	Acreage
14	36434220010790130	OPABOLA KASALI O	938 NORTHERN DR		R-2	Commercial	0.7916
15	36434220060030010	OPABOLA KASALI O	806 9TH ST		R-2	Commercial	3.0637
16	36434220060030040	KEITHLEY INC	910 W ILEX DR		R-2	Commercial	1.0572
17	36434220060030090	WILLIAMS FREDERICK P &	906 GREENBRIAR DR		R-2	Commercial	0.23
18	36434220060030130	MOORE ULYSSES JR	931 W ILEX DR		R-2	Commercial	0.35
19	36434220060030060	ANDIA JARED &	810 9TH ST		R-2	Commercial	0.23
20	36434220060030070	GOODWIN TED A	GREENBRIAR DR		R-2	Commercial	0.7
21	36434220060030080	GOODWIN TED A	GREENBRIAR DR		R-2	Commercial	0.7

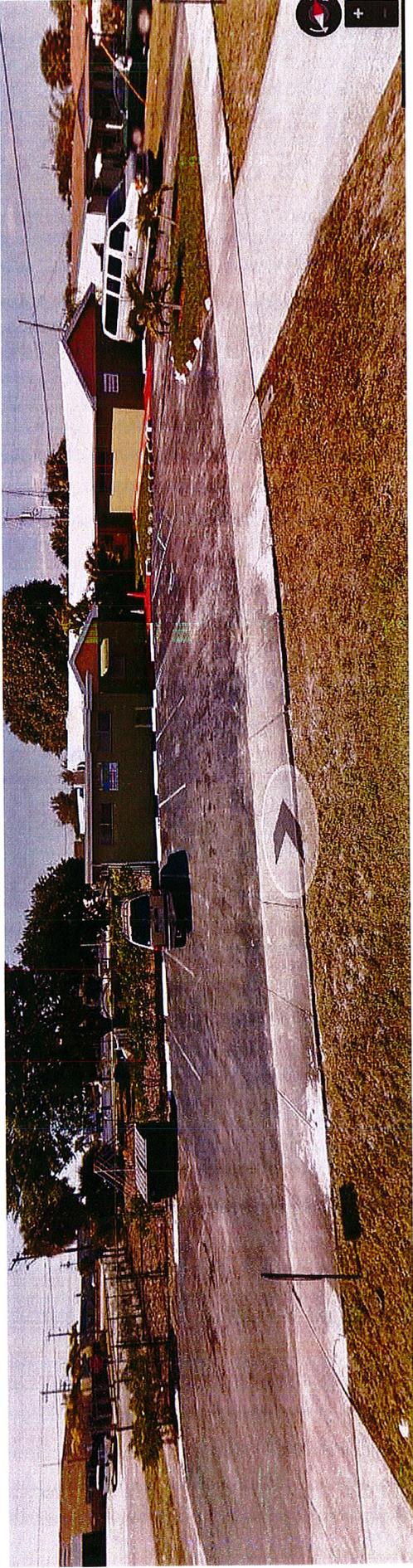
**FLUMED Commercial
but Zoned residential.**

Greenbrian Dr ROW

Property Detail																				
Parcel Control Number: 36434220010470290	Location Address: 306 9TH ST																			
Owners: FIRST LEARNING ACADEMY INC																				
Mailing Address: 306 9TH ST, LAKE PARK FL 33403 3123																				
Last Sale: MAR-2006	Book/Page#: 20059 / 1016																			
Price: \$760,000																				
Legal Description: KELSEY CITY LTS 29, 30, 31 & 32 BLK 47																				
2015 Values (Current)	2015 Taxes																			
Improvement Value \$267,386 Land Value \$106,353 Total Market Value \$373,739 Assessed Value \$373,739 Exemption Amount \$373,739 Taxable Value \$0	Ad Valorem \$0 Non Ad Valorem \$1,116 Total Tax \$1,116 2015 Qualified Exemptions Applicants																			
All values are as of January 1st each year																				
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">Description</th> <th style="background-color: #f2f2f2;">Area</th> <th style="background-color: #f2f2f2;">Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>DAYCARE</td> <td>1</td> <td>3579</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total Square Footage : 3579</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">Description</th> <th style="background-color: #f2f2f2;">Unit</th> </tr> </thead> <tbody> <tr> <td>FENCE- CHAIN LINK 6FT #11 GAUG</td> <td>390</td> </tr> <tr> <td>PAVING- ASPHALT</td> <td>4145</td> </tr> <tr> <td>PATIO</td> <td>272</td> </tr> <tr> <td>PATIO ROOF</td> <td>288</td> </tr> </tbody> </table> <p>Unit may represent the perimeter, square footage, linear footage, total number or other measurement.</p>	Description	Area	Sq. Footage	DAYCARE	1	3579	Total Square Footage : 3579			Description	Unit	FENCE- CHAIN LINK 6FT #11 GAUG	390	PAVING- ASPHALT	4145	PATIO	272	PATIO ROOF	288
Description	Area	Sq. Footage																		
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FENCE- CHAIN LINK 6FT #11 GAUG	390																			
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PATIO	272																			
PATIO ROOF	288																			
Structural Details (Building 1)	Acres 0.5426 MAP																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">No</th> <th style="background-color: #f2f2f2;">Description</th> <th style="background-color: #f2f2f2;"></th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>YEAR BUILT</td> <td>1963</td> </tr> <tr> <td>2.</td> <td>DAYCARE</td> <td>3579</td> </tr> </tbody> </table>	No	Description		1.	YEAR BUILT	1963	2.	DAYCARE	3579											
No	Description																			
1.	YEAR BUILT	1963																		
2.	DAYCARE	3579																		

306 9th Street

View on 9th Street



View from 10th Street



Property Detail	
Parcel Control Number: 36434220010470190	Location Address: 10TH ST
Owners: FRANDEVCO LLC	
Mailing Address: 1210 SE EL DORADO PKWY, CAPE CORAL FL 33904 5635	
Last Sale: Not available	Book/Page#: 23222 / 991 Price: Not available
Legal Description: KELSEY CITY LTS 19 TO 21 INC BLK 47	

2015 Values (Current)	
Improvement Value	\$0
Land Value	\$14,047
Total Market Value	\$14,047
Assessed Value	\$13,554
Exemption Amount	\$0
Taxable Value	\$13,554

2015 Taxes	
Ad Valorem	\$341
Non Ad Valorem	\$78
Total Tax	\$419
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

Building Footprint (Building 1)

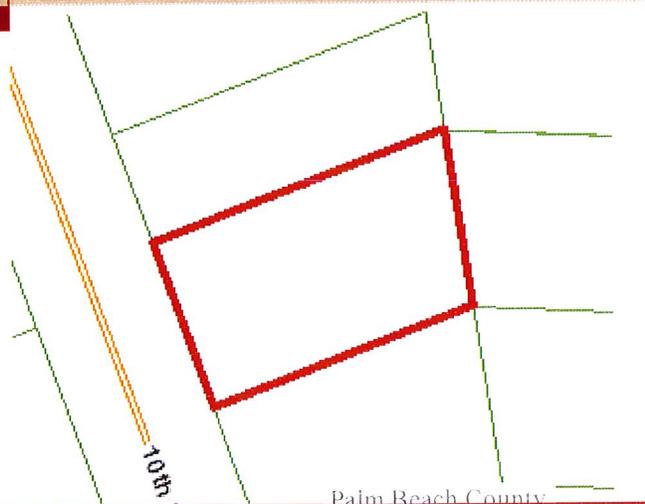
No Image Found

Subarea and Square Footage (Building 1)		
Description	Area	Sq. Footage
Extra Features		
Description	Unit	
No Extra Feature Available		

Structural Details (Building 1)

Acres 0.22
MAP

No	Description



Property Detail													
Parcel Control Number: 36434220010470170	Location Address: 10TH ST												
Owners: FRANDEVCO LLC													
Mailing Address: 1210 SE EL DORADO PKWY, CAPE CORAL FL 33904 5635													
Last Sale: Not available	Book/Page#: 23222 / 991												
Legal Description: KELSEY CITY LTS 17 & 18 BLK 47	Price: Not available												
2015 Values (Current)	2015 Taxes												
Improvement Value \$0	Ad Valorem \$230												
Land Value \$9,491	Non Ad Valorem \$78												
Total Market Value \$9,491	Total Tax \$308												
Assessed Value \$9,159	2015 Qualified Exemptions												
Exemption Amount \$0	No Details Found												
Taxable Value \$9,159	Applicants												
All values are as of January 1st each year													
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)												
No Image Found	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> <th>Sq. Footage</th> </tr> </thead> <tbody> <tr> <td colspan="3">Extra Features</td> </tr> <tr> <th>Description</th> <th colspan="2">Unit</th> </tr> <tr> <td colspan="3" style="text-align: center;">No Extra Feature Available</td> </tr> </tbody> </table>	Description	Area	Sq. Footage	Extra Features			Description	Unit		No Extra Feature Available		
	Description	Area	Sq. Footage										
	Extra Features												
Description	Unit												
No Extra Feature Available													
Structural Details (Building 1)	Acres 0.16												
No Description	MAP												
	Palm Beach County												

Property Detail	
Parcel Control Number: 36434220010470250	Location Address: 10TH ST
Owners: FRANDEVCO LLC	
Mailing Address: 1210 SE EL DORADO PKWY,CAPE CORAL FL 33904 5635	
Last Sale: Not available	Book/Page#: 23222 / 991 Price: Not available
Legal Description: KELSEY CITY LTS 25 TO 28 INC BLK 47	
2015 Values (Current)	2015 Taxes
Improvement Value \$0	Ad Valorem \$323
Land Value \$13,288	Non Ad Valorem \$78
Total Market Value \$13,288	Total Tax \$401
Assessed Value \$12,822	2015 Qualified Exemptions
Exemption Amount \$0	No Details Found
Taxable Value \$12,822	Applicants
No Details Found	
All values are as of January 1st each year	
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)
No Image Found	Description Area Sq. Footage
	Extra Features
	Description Unit
	No Extra Feature Available
Structural Details (Building 1)	Acres 0.22
No Description	MAP

Property Detail													
Parcel Control Number: 36434220010470220	Location Address: 10TH ST												
Owners: FRANDEVCO LLC													
Mailing Address: 1210 SE EL DORADO PKWY, CAPE CORAL FL 33904 5635													
Last Sale: Not available	Book/Page#: 23222 / 991 Price: Not available												
Legal Description: KELSEY CITY LTS 22, 23 & 24 BLK 47													
2015 Values (Current)	2015 Taxes												
Improvement Value \$0	Ad Valorem \$267												
Land Value \$11,010	Non Ad Valorem \$78												
Total Market Value \$11,010	Total Tax \$345												
Assessed Value \$10,624	2015 Qualified Exemptions												
Exemption Amount \$0	No Details Found												
Taxable Value \$10,624	Applicants												
All values are as of January 1st each year													
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	Extra Features												
Description	Unit												
No Extra Feature Available													
Structural Details (Building 1)	Acres 0.20												
No Description	MAP												
													

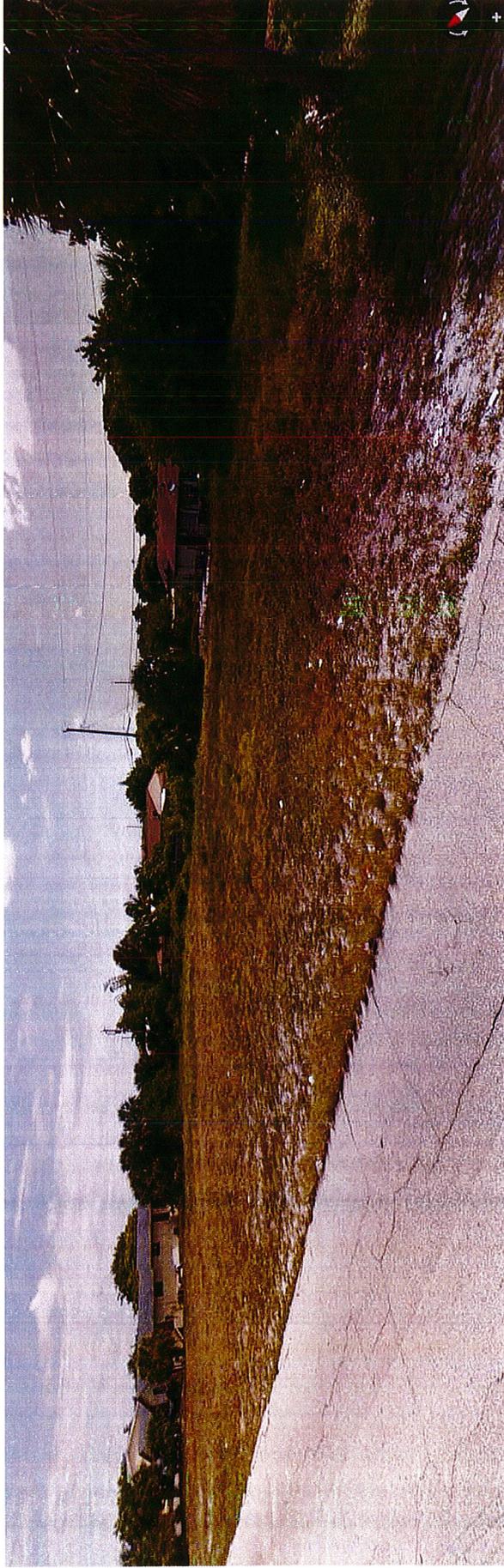
Vacant parcels on 10th Street

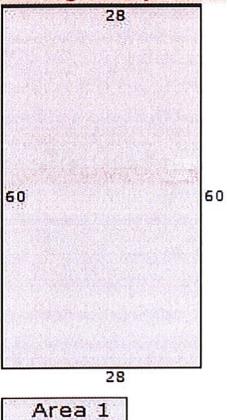
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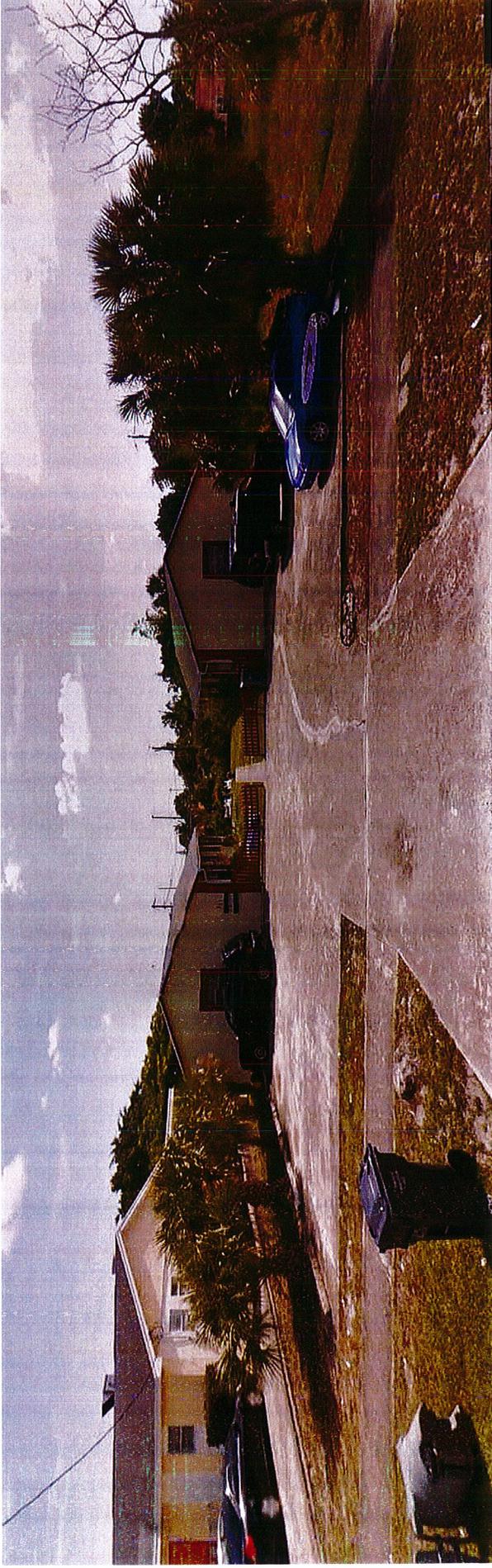
36-43-42-20-01-047-0220

36-43-42-20-01-047-0250



Property Detail																																																				
Parcel Control Number: 36434220010470130	Location Address: 351 10TH ST A																																																			
Owners: GELIN CATHERINE																																																				
Mailing Address: 351 10TH ST, LAKE PARK FL 33403 3148																																																				
Last Sale: Not available	Book/Page#: 27438 / 215 Price: Not available																																																			
Legal Description: KELSEY CITY LTS 13 TO 16 INC BLK 47																																																				
2015 Values (Current)	2015 Taxes																																																			
Improvement Value \$124,473	Ad Valorem \$4,569																																																			
Land Value \$59,160	Non Ad Valorem \$1,562																																																			
Total Market Value \$183,633	Total Tax \$6,131																																																			
Assessed Value \$183,633	2015 Qualified Exemptions																																																			
Exemption Amount \$0	No Details Found																																																			
Taxable Value \$183,633	Applicants																																																			
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No Extra Feature Available																																																				
Structural Details (Building 1)	Acres 0.38 MAP																																																			
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14.	Floor Type 1	CARPETING																																																		
15.	Floor Type 2	N/A																																																		
16.	Stories	1																																																		

351 10th Street



Property Detail

Parcel Control Number: 36434220010470090 **Location Address:** 359 10TH ST
Owners: MT ZION APOSTOLIC CHILD ,DEVELOPMENT CENTERS INC
Mailing Address: PO BOX 10476,WEST PALM BEACH FL 33419 0476
Last Sale: Not available **Book/Page#:** / **Price:** Not available
Legal Description: KELSEY CITY LTS 9, 10, 11 & 12 BLK 47

2015 Values (Current)

Improvement Value \$260,680
Land Value \$69,579
Total Market Value \$330,259
Assessed Value \$330,259
Exemption Amount \$0
Taxable Value \$330,259

All values are as of January 1st each year

2015 Taxes

Ad Valorem \$8,218
Non Ad Valorem \$1,792
Total Tax \$10,010

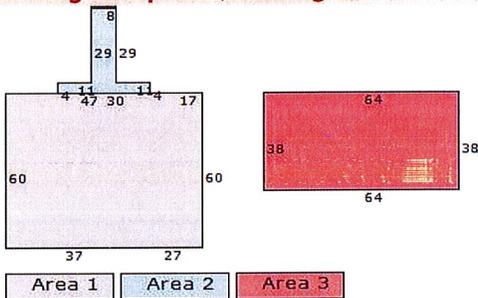
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
DAYCARE	1	3840
SUPPORT	2	352
DAYCARE	3	2432
Total Square Footage :		6624

Extra Features

Description	Unit
PAVING- ASPHALT	4150
FENCE- CHAIN LINK 6FT #11 GAUG	224

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

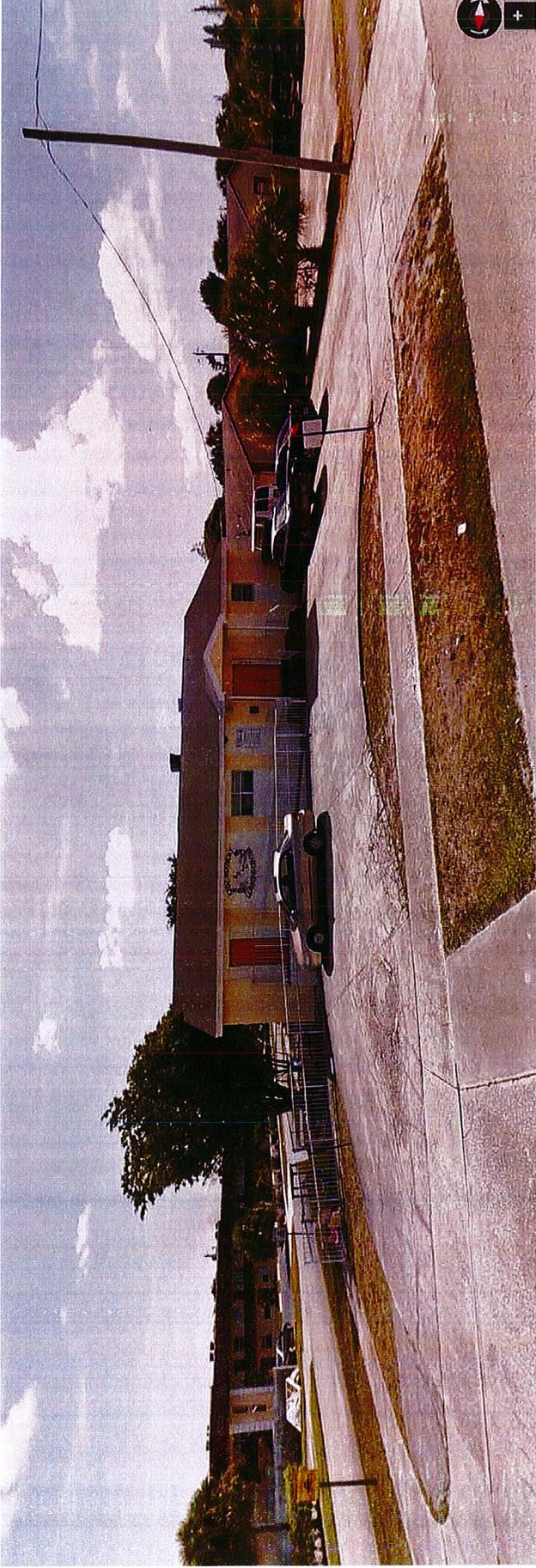
Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1971
2.	DAYCARE	3840
3.	SUPPORT	352
4.	DAYCARE	2432

Acres 0.3550
MAP



359 10th Street



Property Detail	
Parcel Control Number: 36434220160000027	Location Address: 209 10TH ST (201-233 10 th Street)
Owners: BEDFORD HOLDINGS LLC	
Mailing Address: PO BOX 3031, PALM BEACH FL 33480 1231	
Last Sale: Not available	Book/Page#: 26369 / 265 Price: Not available
Legal Description: NEW WORLD TOWNHOUSE COND UNIT B-7	

2015 Values (Current)	
Improvement Value	\$24,000
Land Value	\$0
Total Market Value	\$24,000
Assessed Value	\$24,000
Exemption Amount	\$0
Taxable Value	\$24,000

2015 Taxes	
Ad Valorem	\$597
Non Ad Valorem	\$321
Total Tax	\$918
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

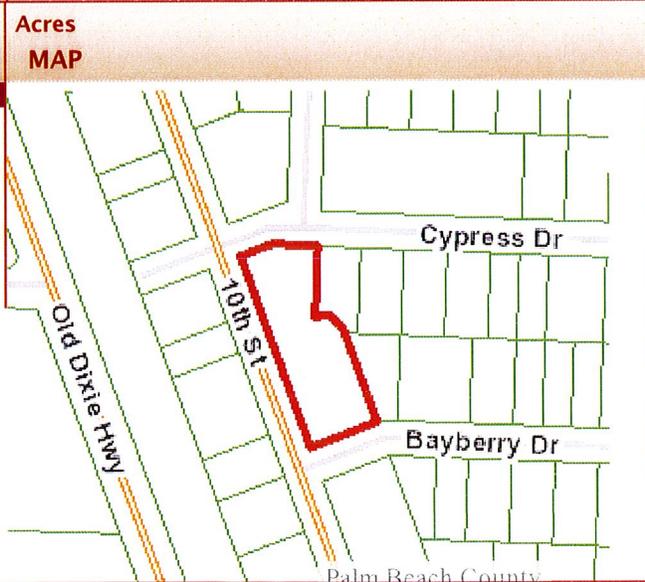
All values are as of January 1st each year

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)		
Description	Area	Sq. Footage
No Data Found.		
Extra Features		
Description	Unit	
No Extra Feature Available		

Structural Details (Building 1)	
No	Description
1.	Name NEW WORLD TOWNHOUSE CONDO
2.	AREA 900
3.	YEAR BUILT 1980
4.	No of BEDROOM(s) 2
5.	No of BATH(s) 1
6.	No of HALF BATH(s) 1



201-233 10th Street



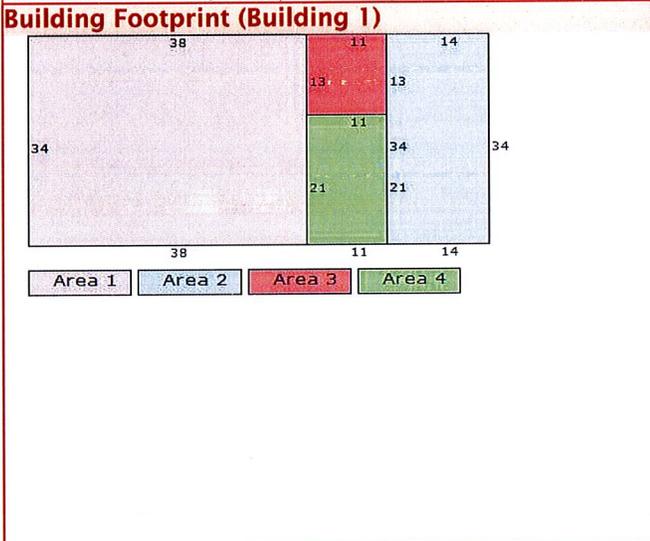
Owner: WILLIAMS FREDERICK P, WILLIAMS KAREN A PCN: 36434220060030090 1 of 1

Property Detail	
Parcel Control Number: 36434220060030090	Location Address: 906 GREENBRIAR DR
Owners: WILLIAMS FREDERICK P ,WILLIAMS KAREN A	
Mailing Address: 957 LAUREL RD,N PALM BEACH FL 33408 4020	
Last Sale: Not available	Book/Page#: 24856 / 962 Price: Not available
Legal Description: CITY SQUARE ELY 100 FT OF SLY 100 FT OF TRACT C	

2015 Values (Current)	
Improvement Value	\$65,460
Land Value	\$34,520
Total Market Value	\$99,980
Assessed Value	\$87,068
Exemption Amount	\$0
Taxable Value	\$87,068

2015 Taxes	
Ad Valorem	\$2,265
Non Ad Valorem	\$781
Total Tax	\$3,046
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

All values are as of January 1st each year



Subarea and Square Footage (Building 1)

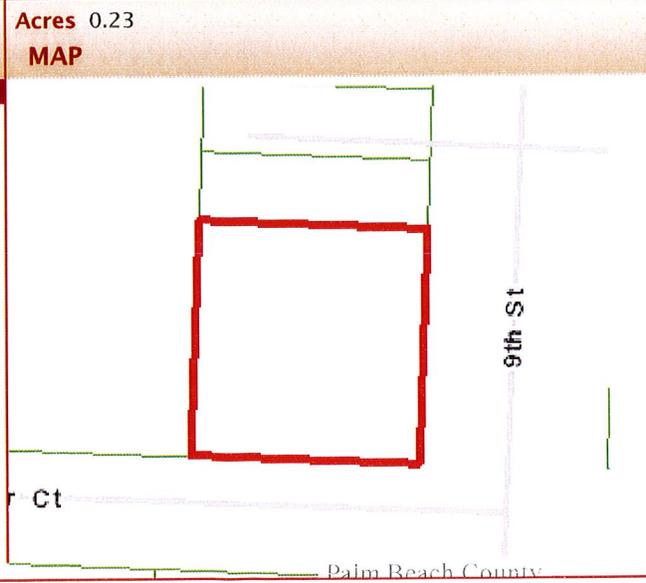
Description	Area	Sq. Footage
BAS BASE AREA	1	1292
BAS BASE AREA	2	476
FST FINISHED STORAGE	3	143
FST FINISHED STORAGE	4	231
Total Square Footage :		2142
Total Area Under Air :		1768

Extra Features

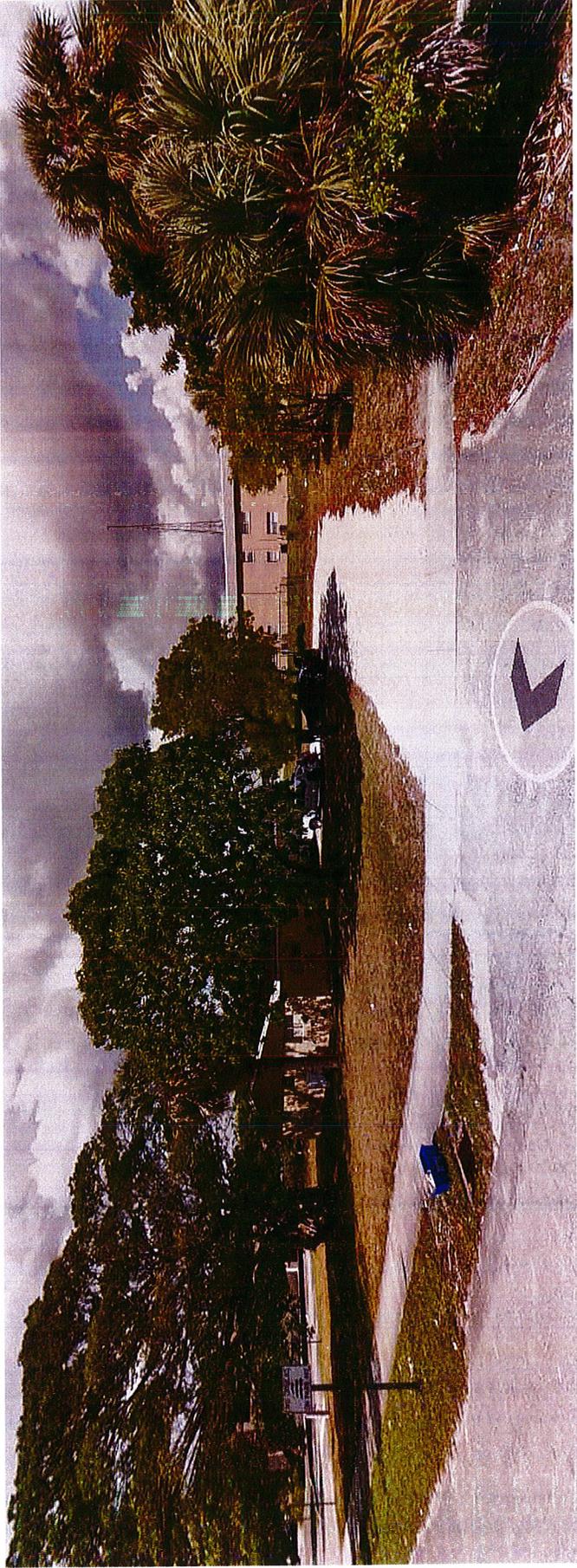
Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1958
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	4
7.	Full Baths	3
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	TERRAZZO MONO.
15.	Floor Type 2	N/A
16.	Stories	1



906 Greenbriar Drive



Property Detail																																			
Parcel Control Number: 36434220060030060	Location Address: 810 9TH ST 1																																		
Owners: ANDIA JARED ,ANDIA MINDY																																			
Mailing Address: 810 9TH ST,LAKE PARK FL 33403 2407																																			
Last Sale: MAR-2015	Book/Page#: 27467 / 1519 Price: \$110,000																																		
Legal Description: CITY SQUARE ELY 90 FT OF NLY 110 FT OF SLY 270 FT OF TRACT C																																			
2015 Values (Current)	2015 Taxes																																		
Improvement Value \$86,607	Ad Valorem \$3,016																																		
Land Value \$34,520	Non Ad Valorem \$781																																		
Total Market Value \$121,127	Total Tax \$3,797																																		
Assessed Value \$121,127	2015 Qualified Exemptions																																		
Exemption Amount \$0	No Details Found																																		
Taxable Value \$121,127	Applicants																																		
All values are as of January 1st each year																																			
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																																		
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Structural Details (Building 1)	Acres 0.23 MAP																																		
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16.	Stories 1																																		

810 9th Street

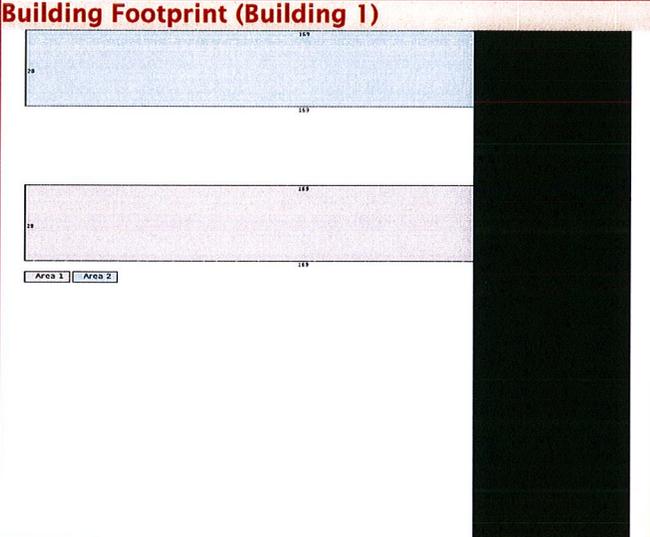


Property Detail	
Parcel Control Number: 36434220060030010	Location Address: 806 9TH ST 10
Owners: OPABOLA KASALI O	
Mailing Address: 6186 DUCKWEED RD, LAKE WORTH FL 33449 5808	
Last Sale: AUG-1995	Book/Page#: 08905 / 0504 Price: \$1,335,000
Legal Description: CITY SQUARE TH PT OF TR C LYG S OF WEST ILEX ST (LESS NLY 155.06 FT OF WLY 297 FT, ELY 78 FT OF NLY 283	

2015 Values (Current)	
Improvement Value	\$1,806,137
Land Value	\$540,000
Total Market Value	\$2,346,137
Assessed Value	\$1,933,765
Exemption Amount	\$0
Taxable Value	\$1,933,765

2015 Taxes	
Ad Valorem	\$51,253
Non Ad Valorem	\$19,256
Total Tax	\$70,509
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

All values are as of January 1st each year



Subarea and Square Footage (Building 1)	
Description	Area Sq. Footage
APARTMENT	1 4732
APARTMENT	2 4732
Total Square Footage : 9464	

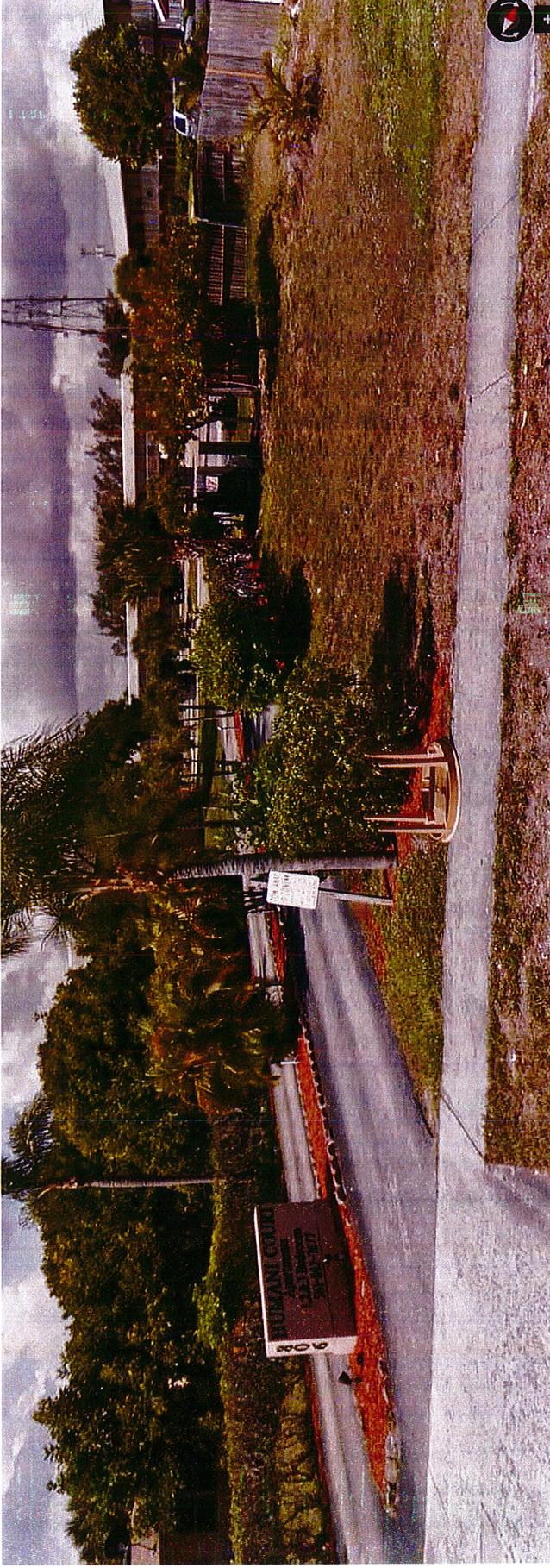
Extra Features	
Description	Unit
PATIO	1307
PAVING- ASPHALT	50084
FENCE- CHAIN LINK 6FT #11 GAUG	318
FENCE- CHAIN LINK 6FT #11 GAUG	140
FENCE- CHAIN LINK 6FT #11 GAUG	125
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.	

Structural Details (Building 1)	
Acres	3.0637
MAP	

No	Description	
1.	YEAR BUILT	1975
2.	APARTMENT	4732
3.	APARTMENT	4732



806 9th Street
(Humani Court Apartments)



Property Detail
Parcel Control Number: 36434220060030040 **Location Address:** 910 W ILEX DR
Owners: KEITHLEY INC
Mailing Address: BRIGHT FUTURES CHILD DEV CTR INC C/O 31 PRINCEWOOD LN, PALM BEACH GARDENS FL 33410 1493
Last Sale: MAY-1999 **Book/Page#:** 11108 / 0143 **Price:** \$1,100,000
Legal Description: CITY SQUARE NLY 155.06 FT OF WLY 297 FT OF TR C LYG S OF WEST ILEX ST

2015 Values (Current)

Improvement Value	\$634,847
Land Value	\$155,195
Total Market Value	\$790,042
Assessed Value	\$790,042
Exemption Amount	\$790,042
Taxable Value	\$0

2015 Taxes

Ad Valorem	\$0
Non Ad Valorem	\$3,123
Total Tax	\$3,123

2015 Qualified Exemptions

Applicants

All values are as of January 1st each year

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
DAYCARE	1	10200
Total Square Footage : 10200		

Extra Features

Description	Unit
FENCE- CHAIN LINK 6FT #11 GAUG	570
PAVING- ASPHALT	13753
WALKWAY-CONCRETE	387
PAVING- ASPHALT	80

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

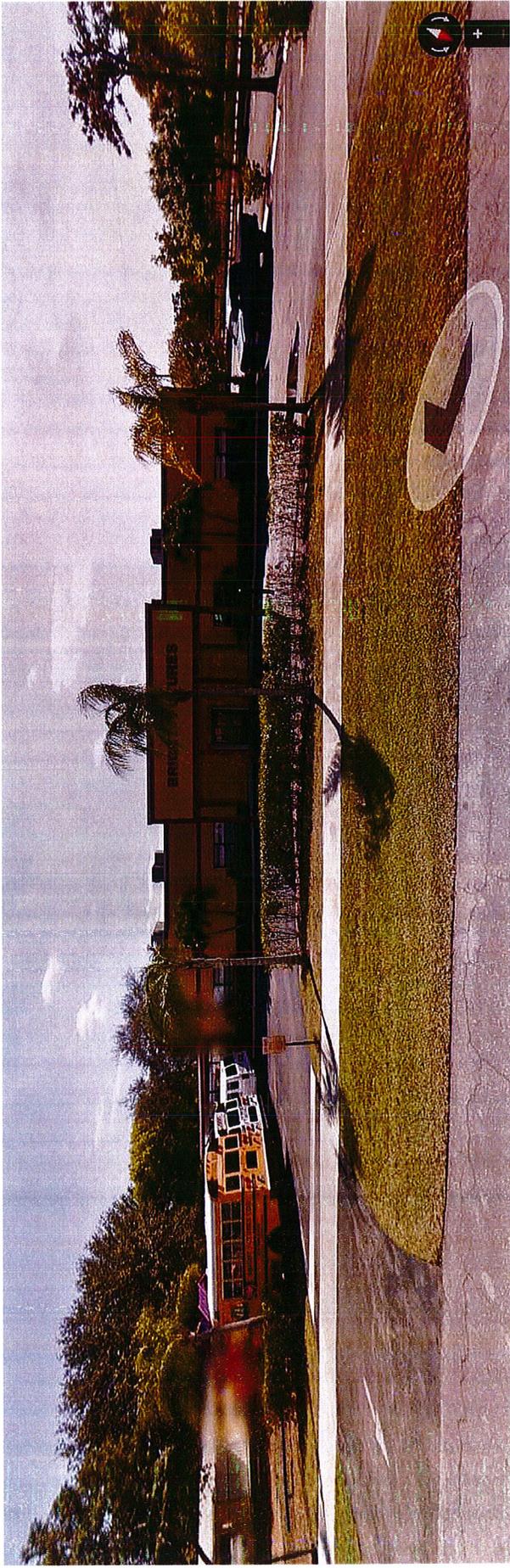
Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1987
2.	DAYCARE	10200

Acres 1.0572
MAP



910 W Ilex Drive



Property Detail																																																				
Parcel Control Number: 36434220060030130	Location Address: 931 W ILEX DR																																																			
Owners: MOORE ULYSSES JR																																																				
Mailing Address: 931 W ILEX DR, LAKE PARK FL 33403 2416																																																				
Last Sale: Not available	Book/Page#: 24177 / 344 Price: Not available																																																			
Legal Description: CITY SQUARE W 125 FT OF ELY 375 FT OF NLY 125 FT OF TR C																																																				
2015 Values (Current)	2015 Taxes																																																			
Improvement Value \$67,099	Ad Valorem \$1,129																																																			
Land Value \$49,288	Non Ad Valorem \$463																																																			
Total Market Value \$116,387	Total Tax \$1,592																																																			
Assessed Value \$87,796	2015 Qualified Exemptions																																																			
Exemption Amount \$50,000	Homestead																																																			
Taxable Value \$37,796	Additional Homestead																																																			
All values are as of January 1st each year	Applicants																																																			
	MOORE ULYSSES JR																																																			
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																																																			
	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> <th>Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>BAS BASE AREA</td> <td>1</td> <td>984</td> </tr> <tr> <td>UCP UNFINISHED CARPORT</td> <td>2</td> <td>250</td> </tr> <tr> <td>FST FINISHED STORAGE</td> <td>3</td> <td>80</td> </tr> <tr> <td>SFB SEMI FINISHED BASE AREA</td> <td>4</td> <td>176</td> </tr> <tr> <td colspan="2">Total Square Footage :</td> <td>1490</td> </tr> <tr> <td colspan="2">Total Area Under Air :</td> <td>1160</td> </tr> </tbody> </table>	Description	Area	Sq. Footage	BAS BASE AREA	1	984	UCP UNFINISHED CARPORT	2	250	FST FINISHED STORAGE	3	80	SFB SEMI FINISHED BASE AREA	4	176	Total Square Footage :		1490	Total Area Under Air :		1160																														
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No Extra Feature Available																																																				
Structural Details (Building 1)	Acres 0.35																																																			
	MAP																																																			
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15.	Floor Type 2	N/A																																																		
16.	Stories	1																																																		

931 W Illex Drive



Property Detail																																																				
Parcel Control Number: 36434220010750130	Location Address: 932 W JASMINE DR 1																																																			
Owners: ALBERT BRIAN H																																																				
Mailing Address: 815 GRACE AVE, LAKE WORTH FL 33461 2755																																																				
Last Sale: OCT-1999	Book/Page#: 11433 / 1227																																																			
Legal Description: KELSEY CITY LOTS 13 TO 15 INC BLK 75	Price: \$115,000																																																			
2015 Values (Current)	2015 Taxes																																																			
Improvement Value \$68,853	Ad Valorem \$2,782																																																			
Land Value \$60,917	Non Ad Valorem \$1,171																																																			
Total Market Value \$129,770	Total Tax \$3,953																																																			
Assessed Value \$103,936	2015 Qualified Exemptions																																																			
Exemption Amount \$0	No Details Found																																																			
Taxable Value \$103,936	Applicants																																																			
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All values are as of January 1st each year																																																				
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																																																			
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Description	Unit																																																			
WALL	125																																																			
Structural Details (Building 1)	Acres 0.22 MAP																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">No</th> <th style="background-color: #f2f2f2;">Description</th> <th style="background-color: #f2f2f2;"></th> </tr> </thead> <tbody> <tr><td>1.</td><td>Exterior Wall 1</td><td>CB STUCCO</td></tr> <tr><td>2.</td><td>Year Built</td><td>1966</td></tr> <tr><td>3.</td><td>Air Condition Desc.</td><td>NO HTG/AC</td></tr> <tr><td>4.</td><td>Heat Type</td><td>NONE</td></tr> <tr><td>5.</td><td>Heat Fuel</td><td>NONE</td></tr> <tr><td>6.</td><td>Bed Rooms</td><td>0</td></tr> <tr><td>7.</td><td>Full Baths</td><td>3</td></tr> <tr><td>8.</td><td>Half Baths</td><td>0</td></tr> <tr><td>9.</td><td>Exterior Wall 2</td><td>N/A</td></tr> <tr><td>10.</td><td>Roof Structure</td><td>GABLE/HIP</td></tr> <tr><td>11.</td><td>Roof Cover</td><td>ASPH/COMP. SHG.</td></tr> <tr><td>12.</td><td>Interior Wall 1</td><td>DRYWALL</td></tr> <tr><td>13.</td><td>Interior Wall 2</td><td>N/A</td></tr> <tr><td>14.</td><td>Floor Type 1</td><td>TERRAZZO MONO.</td></tr> <tr><td>15.</td><td>Floor Type 2</td><td>N/A</td></tr> <tr><td>16.</td><td>Stories</td><td>1</td></tr> </tbody> </table>	No	Description		1.	Exterior Wall 1	CB STUCCO	2.	Year Built	1966	3.	Air Condition Desc.	NO HTG/AC	4.	Heat Type	NONE	5.	Heat Fuel	NONE	6.	Bed Rooms	0	7.	Full Baths	3	8.	Half Baths	0	9.	Exterior Wall 2	N/A	10.	Roof Structure	GABLE/HIP	11.	Roof Cover	ASPH/COMP. SHG.	12.	Interior Wall 1	DRYWALL	13.	Interior Wall 2	N/A	14.	Floor Type 1	TERRAZZO MONO.	15.	Floor Type 2	N/A	16.	Stories	1	
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1.	Exterior Wall 1	CB STUCCO																																																		
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15.	Floor Type 2	N/A																																																		
16.	Stories	1																																																		

932 W Jasmine Drive



Property Detail		
Parcel Control Number:	36434220010760320	Location Address: 933 W JASMINE DR 1
Owners:	HAASTRUP MARK A	
Mailing Address:	PO BOX 925, WEST PALM BEACH FL 33402 0925	
Last Sale:	JAN-1997	Book/Page#: 09627 / 1557 Price: \$465,000
Legal Description:	KELSEY CITY LTS 32 TO 36 INC BLK 76	

2015 Values (Current)	
Improvement Value	\$332,910
Land Value	\$71,040
Total Market Value	\$403,950
Assessed Value	\$386,595
Exemption Amount	\$0
Taxable Value	\$386,595

2015 Taxes	
Ad Valorem	\$9,758
Non Ad Valorem	\$2,567
Total Tax	\$12,325
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

All values are as of January 1st each year

Building Footprint (Building 1)

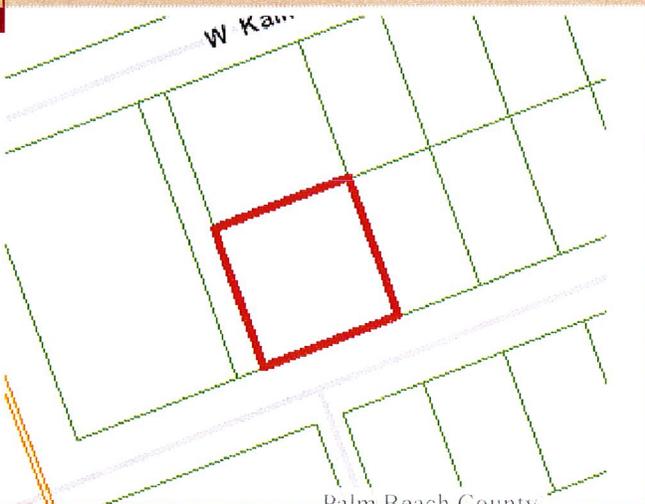
Area 1 Area 2 Area 3 Area 4

Subarea and Square Footage (Building 1)		
Description	Area	Sq. Footage
Extra Features		
Description	Unit	
No Extra Feature Available		

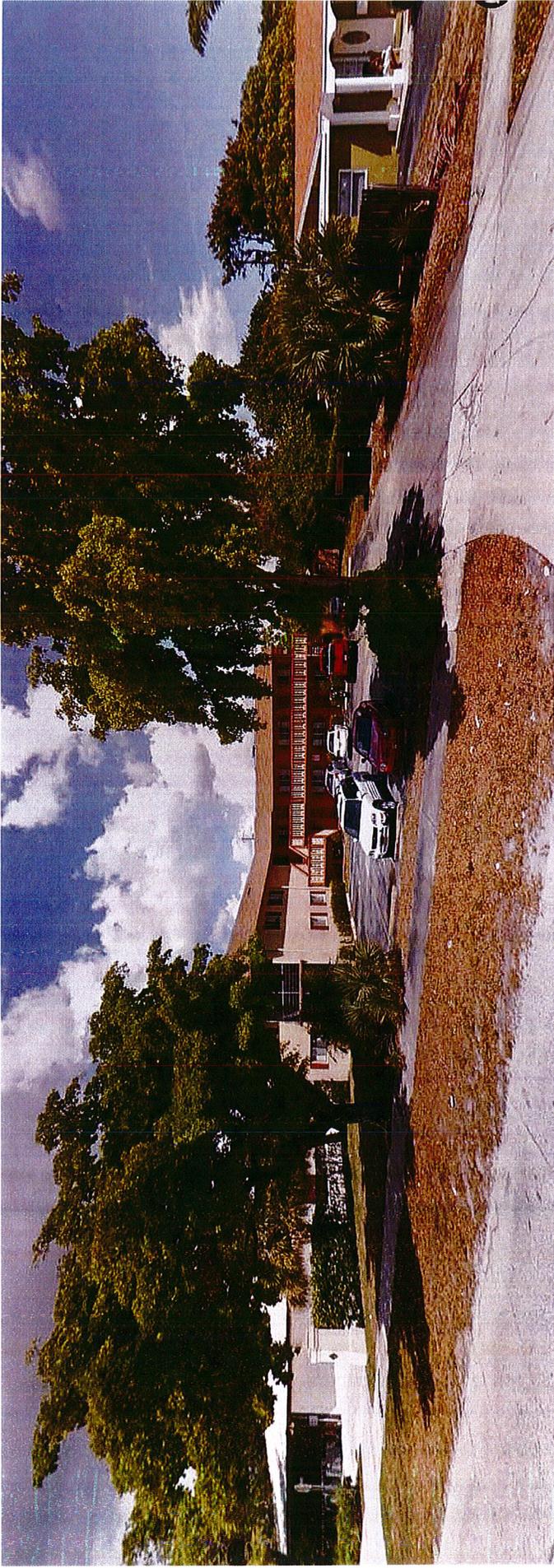
Structural Details (Building 1)

Acres 0.36
MAP

No	Description



933 W Jasmine Drive



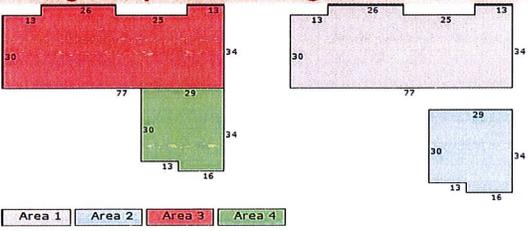
Property Detail	
Parcel Control Number: 36434220010760130	Location Address: 932 W KALMIA DR 1
Owners: HAASTRUP MARK A	
Mailing Address: PO BOX 925, WEST PALM BEACH FL 33402 0925	
Last Sale: JAN-1997	Book/Page#: 09627 / 1557 Price: \$465,000
Legal Description: KELSEY CITY LTS 13 TO 17 INC BLK 76	

2015 Values (Current)	
Improvement Value	\$357,510
Land Value	\$88,320
Total Market Value	\$445,830
Assessed Value	\$410,938
Exemption Amount	\$0
Taxable Value	\$410,938

2015 Taxes	
Ad Valorem	\$10,495
Non Ad Valorem	\$2,567
Total Tax	\$13,062
2015 Qualified Exemptions	
No Details Found	
Applicants	
No Details Found	

All values are as of January 1st each year

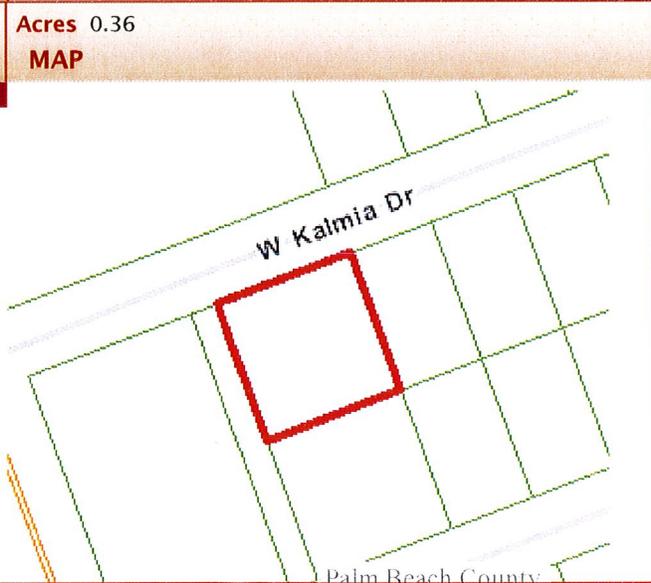
Building Footprint (Building 1)



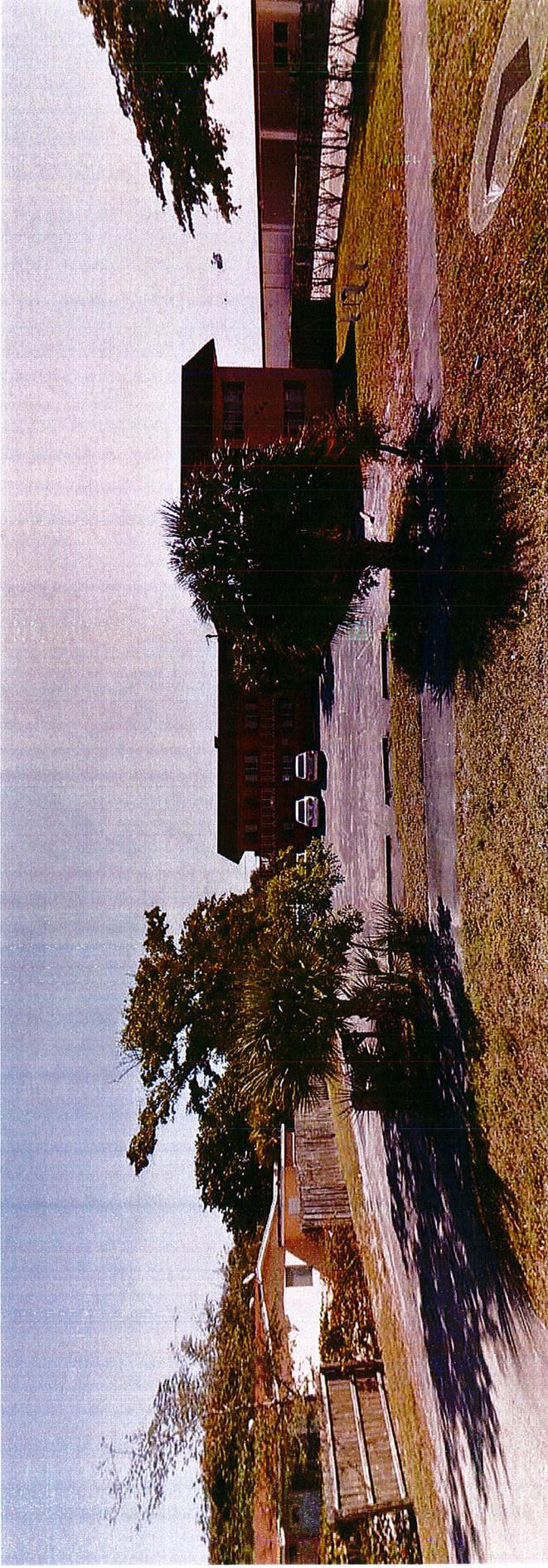
Subarea and Square Footage (Building 1)		
Description	Area	Sq. Footage
Extra Features		
Description	Unit	
No Extra Feature Available		

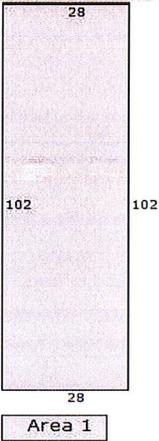
Structural Details (Building 1)	Acres 0.36
	MAP

No	Description

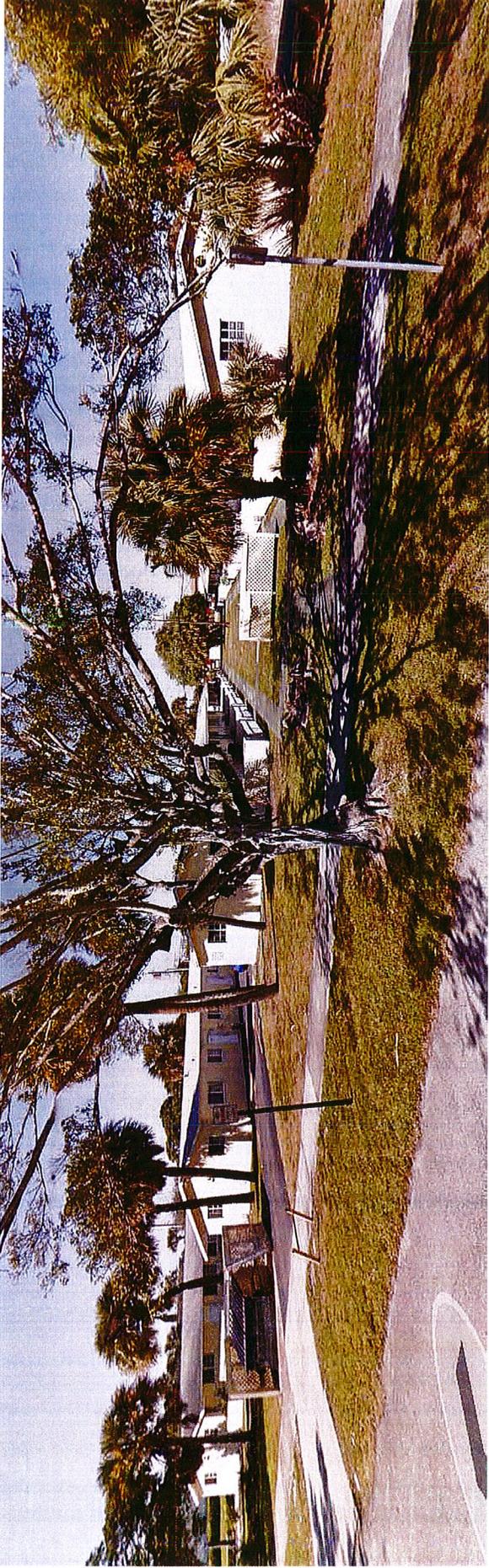


932 W Kalmia Drive



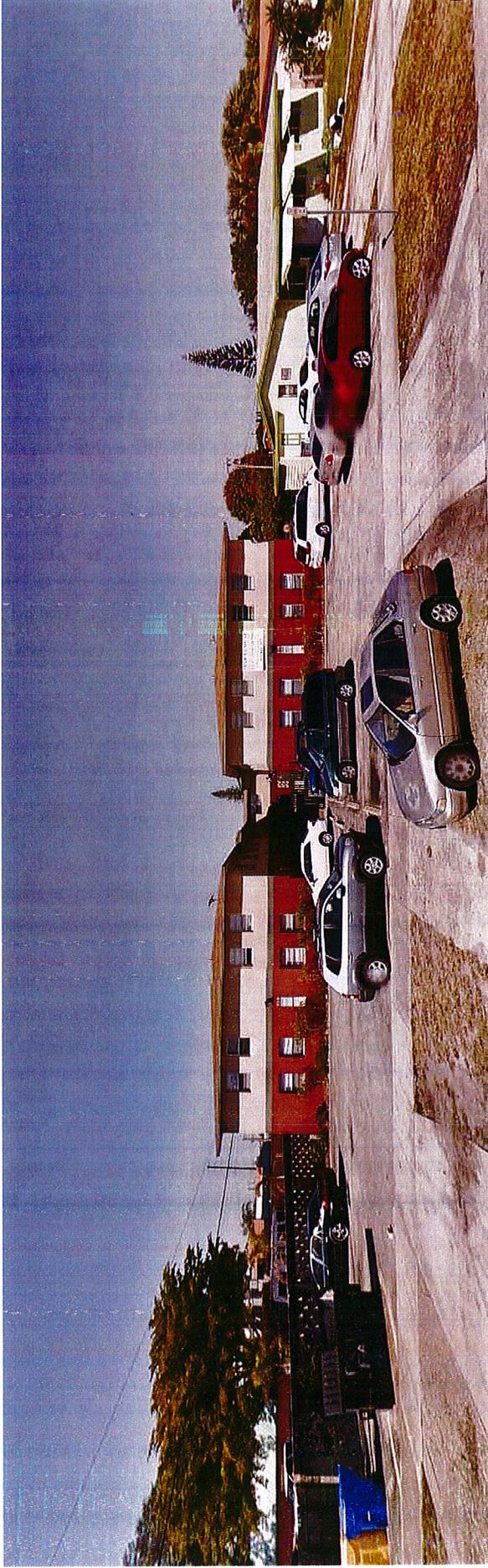
Property Detail																				
Parcel Control Number: 36434220010770130	Location Address: 932 LAUREL DR 1																			
Owners: LAUREL PROPERTY MANAGEMENT LLC																				
Mailing Address: 3481 SE DOUBLETON DR,STUART FL 34997 5625																				
Last Sale: Not available	Book/Page#: 19042 / 245 Price: Not available																			
Legal Description: KELSEY CITY LTS 13 THRU 36 BLK 77																				
2015 Values (Current)	2015 Taxes																			
Improvement Value \$748,099	Ad Valorem \$24,469																			
Land Value \$384,000	Non Ad Valorem \$12,496																			
Total Market Value \$1,132,099	Total Tax \$36,965																			
Assessed Value \$959,506	2015 Qualified Exemptions																			
Exemption Amount \$0	No Details Found																			
Taxable Value \$959,506	Applicants																			
All values are as of January 1st each year																				
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">Description</th> <th style="text-align: right;">Area</th> <th style="text-align: right;">Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>APARTMENT</td> <td style="text-align: right;">1</td> <td style="text-align: right;">2856</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Square Footage :</td> <td style="text-align: right;">2856</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th colspan="2" style="text-align: left;">Extra Features</th> </tr> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">Description</th> <th style="text-align: left;">Unit</th> </tr> </thead> <tbody> <tr> <td>UTILITY BUILDING</td> <td>40</td> </tr> <tr> <td>WALKWAY-CONCRETE</td> <td>4144</td> </tr> <tr> <td>PAVING- ASPHALT</td> <td>11059</td> </tr> </tbody> </table> <p style="font-size: small;">Unit may represent the perimeter, square footage, linear footage, total number or other measurement.</p>	Description	Area	Sq. Footage	APARTMENT	1	2856	Total Square Footage :		2856	Extra Features		Description	Unit	UTILITY BUILDING	40	WALKWAY-CONCRETE	4144	PAVING- ASPHALT	11059
Description	Area	Sq. Footage																		
APARTMENT	1	2856																		
Total Square Footage :		2856																		
Extra Features																				
Description	Unit																			
UTILITY BUILDING	40																			
WALKWAY-CONCRETE	4144																			
PAVING- ASPHALT	11059																			
Structural Details (Building 1)	Acres 1.8946 MAP																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f2f2f2;"> <th style="text-align: left;">No</th> <th style="text-align: left;">Description</th> <th style="text-align: left;"></th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>YEAR BUILT</td> <td>1960</td> </tr> <tr> <td>2.</td> <td>APARTMENT</td> <td>2856</td> </tr> </tbody> </table>	No	Description		1.	YEAR BUILT	1960	2.	APARTMENT	2856											
No	Description																			
1.	YEAR BUILT	1960																		
2.	APARTMENT	2856																		

932 Laurel Drive



Property Detail													
Parcel Control Number: 36434220010780130	Location Address: 932 MAGNOLIA DR A												
Owners: OPABOLA KASALI O													
Mailing Address: 6186 DUCKWEED RD, LAKE WORTH FL 33449 5808													
Last Sale: Not available	Book/Page#: 11672 / 208												
	Price: Not available												
Legal Description: KELSEY CITY LTS 13 TO 17 & 32 TO 36 INC BLK 78													
2015 Values (Current)	2015 Taxes												
Improvement Value \$953,653	Ad Valorem \$26,972												
Land Value \$252,000	Non Ad Valorem \$8,986												
Total Market Value \$1,205,653	Total Tax \$35,958												
Assessed Value \$1,030,159	2015 Qualified Exemptions												
Exemption Amount \$0	No Details Found												
Taxable Value \$1,030,159	Applicants												
All values are as of January 1st each year													
Building Footprint (Building 1)	Subarea and Square Footage (Building 1)												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Area</th> <th>Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>APARTMENT</td> <td>1</td> <td>3321</td> </tr> <tr> <td>APARTMENT</td> <td>2</td> <td>3360</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Square Footage :</td> <td>6681</td> </tr> </tbody> </table>	Description	Area	Sq. Footage	APARTMENT	1	3321	APARTMENT	2	3360	Total Square Footage :		6681
Description	Area	Sq. Footage											
APARTMENT	1	3321											
APARTMENT	2	3360											
Total Square Footage :		6681											
	Extra Features												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>PAVING- ASPHALT</td> <td>6250</td> </tr> <tr> <td>WALKWAY-CONCRETE</td> <td>2598</td> </tr> </tbody> </table> <p>Unit may represent the perimeter, square footage, linear footage, total number or other measurement.</p>	Description	Unit	PAVING- ASPHALT	6250	WALKWAY-CONCRETE	2598						
Description	Unit												
PAVING- ASPHALT	6250												
WALKWAY-CONCRETE	2598												
Structural Details (Building 1)	Acres 0.7904												
	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>YEAR BUILT</td> <td>1962</td> </tr> <tr> <td>2.</td> <td>APARTMENT</td> <td>3321</td> </tr> <tr> <td>3.</td> <td>APARTMENT</td> <td>3360</td> </tr> </tbody> </table>	No	Description		1.	YEAR BUILT	1962	2.	APARTMENT	3321	3.	APARTMENT	3360	
No	Description												
1.	YEAR BUILT	1962											
2.	APARTMENT	3321											
3.	APARTMENT	3360											

932 Magnolia Drive



Property Detail

Parcel Control Number: 36434220010790130 **Location Address:** 938 NORTHERN DR A
Owners: OPABOLA KASALI O
Mailing Address: 6186 DUCKWEED RD, LAKE WORTH FL 33449 5808
Last Sale: Not available **Book/Page#:** 11672 / 208 **Price:** Not available
Legal Description: KELSEY CITY LOTS 13 TO 17 INC & 32 TO 36 INC BLK 79

2015 Values (Current)

Improvement Value \$966,078
Land Value \$252,000
Total Market Value \$1,218,078
Assessed Value \$1,043,209
Exemption Amount \$0
Taxable Value \$1,043,209

All values are as of January 1st each year

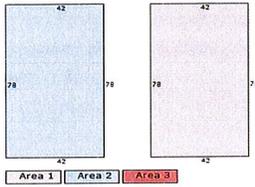
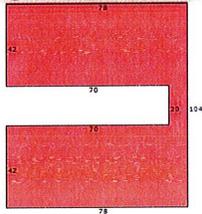
2015 Taxes

Ad Valorem \$27,292
Non Ad Valorem \$8,986
Total Tax \$36,278

2015 Qualified Exemptions

No Details Found
Applicants
No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
APARTMENT	1	3276
APARTMENT	2	3276
APARTMENT	3	6712
Total Square Footage :		13264

Extra Features

Description	Unit
PATIO	630
PAVING- ASPHALT	5625
PAVING- ASPHALT	5625
PATIO	630

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1963
2.	APARTMENT	3276
3.	APARTMENT	3276
4.	APARTMENT	6712

Acres 0.7916
MAP



938 Northern Drive

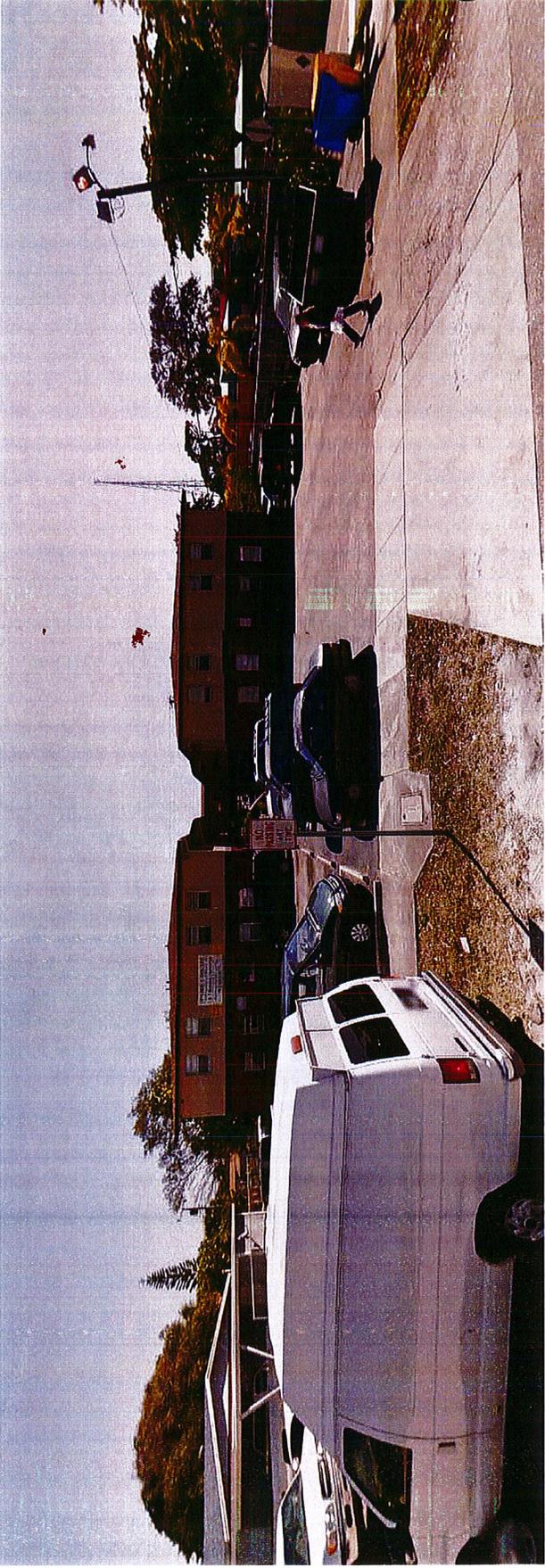


EXHIBIT "B"
MAP EXCERPTS

