



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 8 East Atlantic Avenue
Project Location: 8 East Atlantic Avenue, Old School Square Historic District
Request: Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: April 4, 2018

Board Action:

Approved the Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness for alterations to the front façade and improvements to the exterior dining area for the property located at 8 East Atlantic Avenue (5 to 0 vote, John Klein was absent).

Project Description:

The 0.22 acre subject property is located within the OSSHAD (Old School Square Historic Arts District) zoning district; the Central Business District (CBD) zoning overlay and the Old School Square Historic District (OSSHD). The property consists of the West 26' of Lot 4 (Less the South 14') and Lot 5, Block 69 and contains a two-story Masonry Vernacular commercial building constructed in 1950 which is deemed to be a non-contributing structure.

At its meeting of August 6, 2003, the HPB approved a Class III Site Plan Modification for the conversion of the first floor from retail space into restaurant (while retaining the second floor efficiency apartment). At its meeting of January 7, 2004, the HPB approved a Class I Site Plan Modification and COA (2004-089) for the replacement of the existing paired storefront doors and fixed, storefront windows with new aluminum bi-fold and storefront doors with transom. The proposal also included the elimination of the fixed windows on the West elevation. In 2004, administrative approvals were granted for Class I Site Plan Modifications (2004-264 and 2014-268) to remove lighted bollards, remove landscape strip from the Western perimeter of the property, relocate a guy wire; and, to install removable steel, storm panels for the storefront windows. At its meeting of September 1, 2004, the HPB approved a COA (2004-269) to convert the second floor efficiency apartment to office/storage area associated with the restaurant. The proposal also included installation of a projecting sign on the second floor of the building.

At its meeting of January 15, 2008, the City Commission approved a Waiver and In-Lieu Parking Request (2008-050) to remove four spaces located within the surface parking area immediately adjacent to the West side of the building and fronting Atlantic Avenue. The property owner paid an in-lieu fee for each space removed (total fee \$62,400). Because the new outdoor dining area was classified as a Sidewalk Café, no additional parking was required. A subsequent Class II Site Plan Modification, COA, and Landscape Plan (2008-095) was approved by the HPB on March 19, 2008 to make additional site modifications.

The structure is classified as noncontributing to the Old School Square Historic District. The 2009 Old School Square Historic District Resurvey recommended that the subject property be reclassified as contributing, as the Period of Significance was being expanded to include those eligible resources constructed between 1944 and 1965. However, the owner requested that the subject property not be reclassified. Upon adoption of Ordinance 10-10 on June 1, 2010, the Period of Significance for the Old School Square Historic District was expanded to 1965, and 10 of the properties that were

recommended for reclassification were not reclassified to contributing, including the subject property, because the property owners elected to “opt-out” of this process.

The project proposes front façade improvements to include installation of new clear anodized aluminum storefront doors (folding glass wall panel system) on the North and West elevations, and new canopy painted in Sherwin Williams “Grays Harbor” on the North elevation. Exterior color changes to Sherwin Williams “Grays Harbor” and Sherwin Williams “Real Red” exterior walls and Sherwin Williams “Greek Villa” wall trim. The proposal also includes installation of a new aluminum pergola and retractable fabric shade covering and light gray awning over a portion of the existing outdoor dining area on the West side of the building. A new cabana will be installed in the outdoor area on the West side of the building. A new horizontal aluminum railing will be installed on the North side of the existing outdoor dining area, a wood fence and door are proposed on the South side of the property to the rear of the outdoor dining area, and the existing landscape plan will be modified.

Staff supported the Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness request.

The project was approved subject to the condition that the exterior color scheme as well as a study of delineations between the first and second floors be brought back to the Historic Preservation Board (HPB) for review and approval.

Board Comments:

The Board comments were supportive.

Public Comments:

One member of the public asked for clarification on where the new horizontal aluminum railing was proposed.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: April 4, 2018

ITEM: 8 East Atlantic Avenue, Old School Square Historic Arts District – Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2018-042) for alterations to the front façade and improvements to the exterior dining area.

RECOMMENDATION: Approve the Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness

GENERAL DATA:

Property Owner: Sure Ring, Inc.

Applicant:..... Bob Franklin,
Tin Roof Bars

Agent:..... Todd Bundren,
Lawrence Group

Location:..... South side of East Atlantic Avenue,
between South Swinton Avenue and
SE 1st Avenue

Property Size:..... 0.22 Acres

Historic District: Old School Square Historic Arts
District (OSSHAD)

Zoning:..... Old School Square Historic Arts
District (OSSHAD)

Adjacent Zoning:.....
 North: OSSHAD
 East: OSSHAD
 South: OSSHAD
 West: OSSHAD

Existing Future Land
 Use Designation:..... Other Mixed Use (OMU)

Water Service:..... Public water service is provided
 on site.

Sewer Service:..... Public sewer service is provided
 on site.



ITEM BEFORE THE BOARD

The item before the Board is approval of Class II Site Plan Modification, Landscape Plan and Certificate of Appropriateness (2018-042) for alterations to the front façade and improvements to the exterior dining area for the property located at **8 East Atlantic Avenue, Old School Square Historic Arts District**, pursuant to LDR Sections 2.4.5(G)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5), and 4.5.1(E)(7).

BACKGROUND

The 0.22 acre subject property is located within the OSSHAD (Old School Square Historic Arts District) zoning district; the Central Business District (CBD) zoning overlay and the Old School Square Historic District (OSSHD). The property consists of the West 26' of Lot 4 (Less the South 14') and Lot 5, Block 69 and contains a two-story Masonry Vernacular commercial building constructed in 1950 which is deemed to be a non-contributing structure.

At its meeting of August 6, 2003, the HPB approved a Class III Site Plan Modification for the conversion of the first floor from retail space into restaurant (while retaining the second floor efficiency apartment). At its meeting of January 7, 2004, the HPB approved a Class I Site Plan Modification and COA (2004-089) for the replacement of the existing paired storefront doors and fixed, storefront windows with new aluminum bi-fold and storefront doors with transom. The proposal also included the elimination of the fixed windows on the West elevation. In 2004, administrative approvals were granted for Class I Site Plan Modifications (2004-264 and 2014-268) to remove lighted bollards, remove landscape strip from the Western perimeter of the property, relocate a guy wire; and, to install removable steel, storm panels for the storefront windows. At its meeting of September 1, 2004, the HPB approved a COA (2004-269) to convert the second floor efficiency apartment to office/storage area associated with the restaurant. The proposal also included installation of a projecting sign on the second floor of the building.

At its meeting of January 15, 2008, the City Commission approved a Waiver and In-Lieu Parking Request (2008-050) to remove four spaces located within the surface parking area immediately adjacent to the West side of the building and fronting Atlantic Avenue. The property owner paid an in-lieu fee for each space removed (total fee \$62,400). Because the new outdoor dining area was classified as a Sidewalk Café, no additional parking was required. A subsequent Class II Site Plan Modification, COA, and Landscape Plan (2008-095) was approved by the HPB on March 19, 2008 to make additional site modifications.

The structure is classified as noncontributing to the Old School Square Historic District. The 2009 Old School Square Historic District Resurvey recommended that the subject property be reclassified as contributing, as the Period of Significance was being expanded to include those eligible resources constructed between 1944 and 1965. However, the owner requested that the subject property not be reclassified. Upon adoption of Ordinance 10-10 on June 1, 2010, the Period of Significance for the Old School Square Historic District was expanded to 1965, and 10 of the properties that were recommended for reclassification were not reclassified to contributing, including the subject property, because the property owners elected to "opt-out" of this process.

The subject Class II Site Plan Modification, Landscape Plan and COA request includes:

- Façade improvements to include installation of new clear anodized aluminum storefront doors (folding glass wall panel system) on the North and West elevations, and new canopy painted in Sherwin Williams "Grays Harbor" on the North elevation;
- Exterior color changes to Sherwin Williams "Grays Harbor" and Sherwin Williams "Real Red" exterior walls and Sherwin Williams "Greek Villa" wall trim;
- Installation of a new aluminum pergola and retractable fabric shade covering and light gray awning over a portion of the existing outdoor dining area on the West side of the building;
- Installation of a new cabana in the outdoor area on the West side of the building;

- Installation of a new horizontal aluminum railing on the North side of the existing outdoor dining area, installation of a wood fence and door on the South side of the property to the rear of the outdoor dining area; and,
- Modification of the existing landscape plan.

ANALYSIS OF SITE PLAN

Pursuant to LDR Section 3.1.1(D), Compliance with LDRs, whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. The applicable LDRs have been identified and reviewed throughout this report.

Article 4.4, Base Zoning District Regulations

Pursuant to LDR Section 4.4.24(B)(7), Principal Uses and Structures, Restaurants are a permitted use within the Old School Square Historic Arts District (OSSHAD) and the CBD overlay.

Article 4.6, Supplemental District Regulations

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.

This requirement has been met as the existing exterior trash enclosure on the South side of the property will remain.

Pursuant to LDR Section 4.6.16(E)(5), trees shall be a species having an average mature spread of crown greater than twenty (20) feet and having trunks which can be maintained in a clean condition with over six (6) feet of clear mature wood. Tree species shall be a minimum of sixteen (16) feet in overall height at the time of planting, with a minimum of six feet of single straight trunk with eight (8) feet of clear trunk, and a seven (7) foot spread of canopy.

The proposal includes removal of the existing 60" DBH (diameter at breast height) Ficus tree located in the center of the exterior dining area on the West side of the building. The replacement tree is a Gumbo Limbo with 20 feet in overall height, 8 feet minimum single straight trunk with 10 feet of clear trunk, and a 9 to 10 foot spread of canopy which exceeds the code requirement. The new tree is proposed to be located along the North property line adjacent to the new horizontal aluminum railing.

Site Plan Technical Items

While the revised site plan is adequate for review, the following site plan technical items still remain outstanding, and will need to be addressed prior to site plan certification and permit issuance:

1. That the site data table be revised to show the required building height maximum and include the number of seats that is proposed.
2. That the center line dimensions of East Atlantic Avenue be revised to show the same measurement on the existing and proposed site plan.
3. That the elevations include height dimensions for the new pergola and outdoor storage areas.
4. That the elevations indicate the material of the new cabana;
5. That the new roof top units be relocated 10 feet from the roof edge, or guardrail/shielding be installed.

SECTION 4.5.1 HISTORIC PRESERVATION DISTRICTS AND SITES

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E) - **Development Standards**: all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The exterior alterations include new clear anodized aluminum storefront doors (folding glass wall panel system); new canopy on the front façade (North) to be painted in Sherwin Williams "Grays Harbor"; installation of a new horizontal aluminum railing (color will match clear anodized aluminum doors) along the north side of the existing outdoor dining area; and, installation of a 8' wood fence and door on the South side of the property to the rear of the outdoor dining area. Additionally, new cabana is proposed on the West side of the in the outdoor area, this area will also be utilized as an outside platform for performances when needed. The proposal includes installation of a new white, aluminum, pergola with retractable gray fabric shade covering over a portion of the existing outdoor dining area immediately west of the existing building.

The exterior color scheme will be changed to Sherwin Williams "Grays Harbor" and Sherwin Williams "Real Red" exterior walls and Sherwin Williams "Greek Villa" wall trim. The spaces that characterize the property are being preserved by maintaining indoor seating and the exterior dining area. The exterior alterations to the non-contributing structure are compatible with the massing, size, scale, and architectural features in the Old School Square Historic District (OSSHD). The proposal meets the applicable standards noted above and their intent as the proposed changes ensure appropriate alterations to the exterior of the structure. Overall, the proposed changes protect the historic integrity of the existing structure and its environment by allowing modernization of the structure with durable materials.

Pursuant to LDR Section 4.5.1(E)(2)(c)(2) – Minor Development.

The subject application is considered "Minor Development" as it involves modification to an existing non-contributing structure in the OSSHD district which is subject to CBD regulations.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated

property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Applicable Visual Compatibility Standards

- (b) **Front Façade Proportion:** The front façade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- (g) **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the façade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (i) **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

The proposed exterior alterations to the non-contributing structure are appropriate and compatible with the Old School Square Historic Arts District (OSSHAD) and Central Business District (CBD) Architectural Design Guidelines. The new clear anodized aluminum storefront doors (folding glass wall panel system) on the front façade (North) will not modify the existing proportion of openings. The existing fencing and patio entry door will be replaced with a new horizontal aluminum railing on the front façade (North) that will match the color of the clear anodized aluminum doors. A new canopy painted in Sherwin Williams “Grays Harbor” will be installed on the front façade (North). These changes will not substantially alter the existing front façade proportion of the structure. On the West elevation, the new clear anodized aluminum storefront doors (folding glass wall panel system) will require the installation of larger openings than the existing doors. These changes are visually compatible to other restaurants on East Atlantic Avenue that maximize visibility with large windows and glass panel doors. A new white, aluminum, pergola with retractable fabric shade covering and light gray awning is proposed over a portion of the existing outdoor dining area on the West elevation. Also, a new cabana is proposed in the outdoor area on the West side of the property.

The paint pattern of the building exterior will include Sherwin Williams “Grays Harbor” and Sherwin Williams “Real Red” exterior walls and Sherwin Williams “Greek Villa” wall trim. The installation of an 8’ wood fence on the South side of the outdoor dining area is also proposed. The relationship of the materials, texture, and color contribute to the “Old Delray Beach” feeling and atmosphere of the Old School Square Historic Arts District (OSSHAD). The proposal creates a cohesive design by introducing only one architectural style. The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

REVIEW BY OTHERS

The Downtown Development Authority (DDA) reviewed and approved the request at its meeting on March 12, 2018.

ALTERNATIVE ACTIONS

A. Continue with direction.

B. Approve the Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2018-042) for the property located at **8 East Atlantic Avenue, Old School Square Historic Arts District** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(G)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5), and 4.5.1(E)(7).

C. Deny the Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2018-042) for the property located at **8 East Atlantic Avenue, Old School Square Historic Arts District** by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.5(G)(5), 2.4.5(H)(5), 2.4.5(I)(5), 2.4.6(H)(5), and 4.5.1(E)(7).

RECOMMENDATION

Site Plan and COA

Approve the Class II Site Plan Modification and COA (2018-042) for **8 East Atlantic Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Sections 2.4.5(G)(5) and 2.4.6(H)(5).

Landscape Plan

Approve the Landscape Plan for **8 East Atlantic Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Sections 2.4.5(H)(5).

Architectural Elevations

Approve the Architectural Elevations for **8 East Atlantic Avenue, Old School Square Historic Arts District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Sections 2.4.5(I)(5) and 4.5.1(E)(7).

NOTES:

If the COA is approved, the following must be addressed prior to certification:

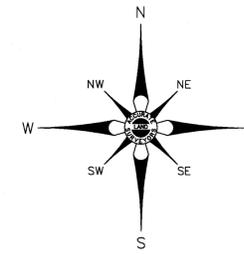
1. That the site data table be revised to show the required building height maximum and include the number of seats that is proposed;
2. That the center line dimensions of East Atlantic Avenue be revised to show the same measurement on the existing and proposed site plan;
3. That the elevations include height dimensions for the new pergola and outdoor storage areas;
4. That the elevations indicate the material of the new cabana; and,
5. That the new roof top units be relocated 10 feet from the roof edge, or guardrail/shielding be installed.

Attachments:

- Site Plan/Floor Plan
- Elevations
- Landscape Plan
- Photometric Plan
- Survey

Report Prepared by: Abraham Fogel, Assistant Planner and Michelle Hoyland, Principal Planner

EAST ATLANTIC AVENUE (806)



ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPAHO BEACH
FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND OF ABBREVIATIONS:

A	CENTRAL ANGLE	+1085	ELEVATIONS BASED ON N.A.V.D.
AL	ARC LENGTH	SQ. FT.	SQUARE FEET
CB	CHORD BEARING	P.C.P.	PERMANENT CONTROL POINT
R	RADIUS	P.B.C.R.	PALM BEACH COUNTY RECORDS
R.W.	RIGHT OF WAY	P	PLAT
P.C.	POINT OF CURVATURE	N&D	NAIL & DISC
P.T.	POINT OF TANGENCY	P.O.C.	POINT OF COMMENCEMENT
WM	WATER METER	P.O.B.	POINT OF BEGINNING
OH	OVERHANG	A.C.	AIR CONDITIONER
N	NORTH	FND	FOUND
S	SOUTH	E	EAST
E	EAST	W	WEST
W	WEST	STA	STATION
CONC.	CONCRETE	F.P.L.	FLORIDA POWER & LIGHT
D.W.	DIVIDED ROAD	N.T.S.	NOT TO SCALE
CLF	CHAIN LINK FENCE	B.C.R.	BROWARD COUNTY RECORDS
BLD	BUILDING	D.C.R.	DADE COUNTY RECORDS
ENCH	ENCH	P.B.	PLAT BOOK
IP	IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK
I.R.	IRON ROD	F.F.	FINISHED FLOOR
I.E.	IRON E	GAK	GARAGE
PRM	PERMANENT REFERENCE MONUMENT	ELEC.	ELECTRIC
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	SECT.	SECTION
U.E.	UTILITY EASEMENT	TWP.	TOWNSHIP
D.E.	DRAINAGE EASEMENT	RNGE	RANGE
A.E.	ANCHOR EASEMENT	CL	CENTERLINE
MAINT.	MAINTENANCE	ASPH.	ASPHALT
ESMT	EASEMENT	MANH.	MANHOLE
ELEV.	ELEVATION	OM	MEASURED
BM	BENCHMARK	LP	LIGHT POLE

LEGAL DESCRIPTION:
THE WEST 26 FEET OF LOT 4, EXCEPT THE SOUTH 14 FEET THEREOF, ALL OF LOT 5, MCGINLEY & GOSMAN'S SUBDIVISION OF BLOCK 69, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STREET ADDRESS:
8 E ATLANTIC AVENUE DELRAY BEACH, FL 33444

CERTIFY TO:
1. SURE RING INC.

NOTES:
1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
7. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
8. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

FLOOD ZONE DATA:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125102-0979-F
EFFECTIVE: 10/5/2017
REVISED:

ELEVATIONS:
REFERENCE BENCHMARK:
FDOT BRASS DISK 8069305C03 ELEV: 18.589' N.A.V.D.

DATE OF FIELD SURVEY: 02-02-2018
DRAWN BY: ER
FIELD BOOK: 18-0356
CHECKED BY: RL

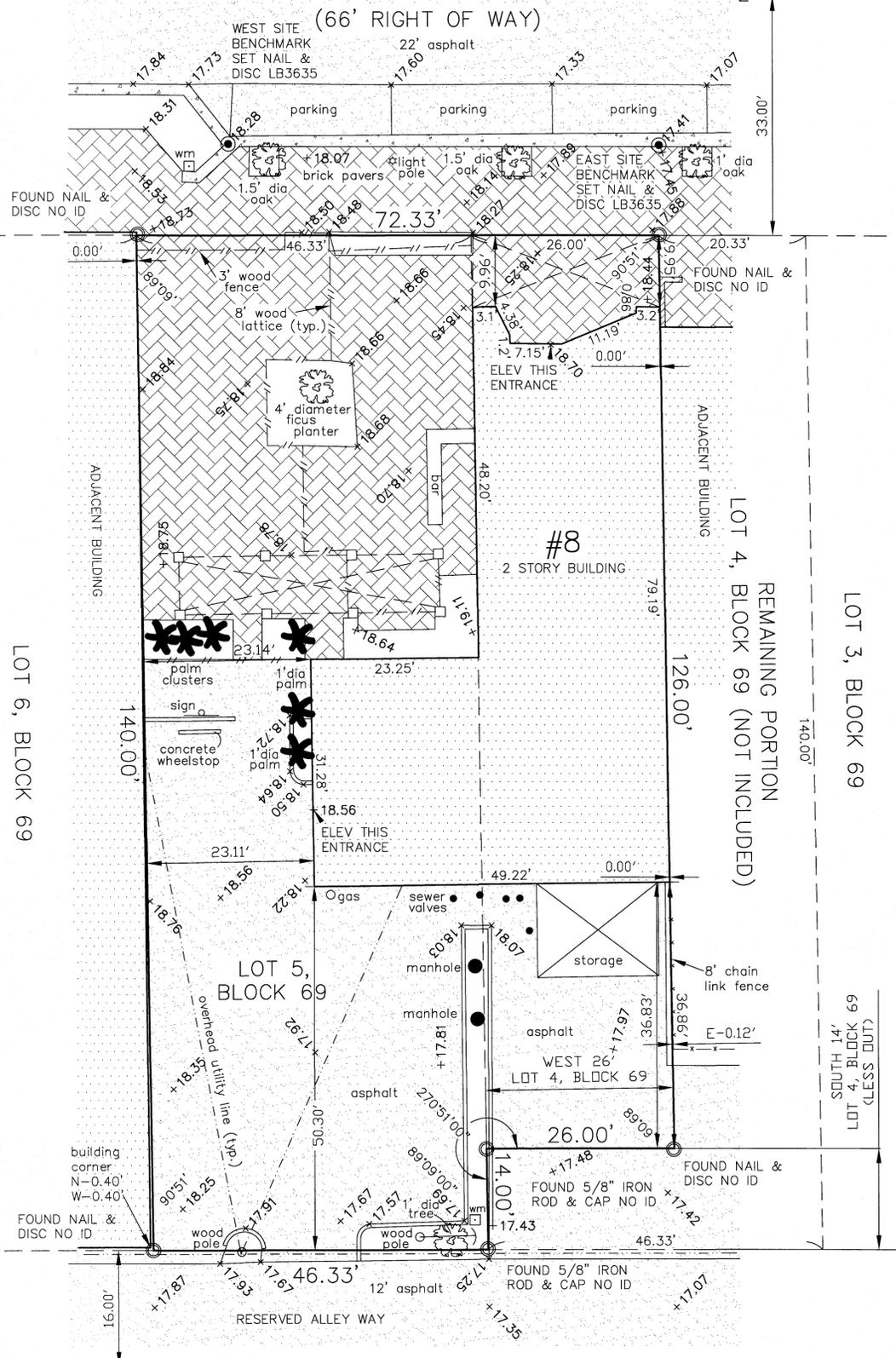
REVISIONS	DATE	BY

CHANGE SCALE 1"=20' TO 1"=10'
03-05-18
AL/RL

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

SHEET 1 OF 1
SCALE 1"=10'
SKETCH NUMBER SU-18-0356



SOUTH SWINTON AVENUE
(66' RIGHT OF WAY)

