



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 799 NE 2nd Avenue
Project Location: 799 NE 2nd Avenue
Request: Class II Site Plan
Board: Historic Preservation Board
Meeting Date: July 19, 2017

Board Action:

Approved Class II Site Plan modification for a Landscape Plan, on a 6 to 0 vote (Harden Absent).

Project Description:

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue and George Bush Boulevard. The 2,000 square foot (single story) masonry vernacular style structure was built in September 1950 and is considered a non-contributing dwelling within the Del-Ida Park Historic District. The property is zoned RO (Residential Office) and is currently in use as an office.

In June of 2015, the new property owner began renovations and updates to the structure, which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then, in March of 2017 a new sign face was administratively approved via a building permit and COA 2017-116 was administratively approved for the installation of new black, aluminum, louvered shutters. Finally, on May 3, 2017, the HPB reviewed a request for approval of a new landscape and hardscape plan. The HPB took action on the COA and the item moved forward to the City Commission as an appealable item.

At its meeting of June 6, 2017, the City Commission appealed HPB's approval of the COA item, scheduling review of the appeal for the July 6th Commission meeting. Upon reviewing the Board action and backup documentation in preparation of the City Commission appeal report, staff identified that while positive findings were made for the COA application, positive findings were not made for the landscape plan; hence, it needed to be scheduled for HPB's re-review and action.

The Commission reviewed the appeal at its July 6th meeting and the Commissioner who initially appealed the item withdrew his objections after further reviewing the request and meeting with the property owner. The Commission approved the COA request; thus, denying the appeal. The Class II Site Plan modification for the Landscape Plan was reviewed at the July 19th Historic Preservation Board meeting. Staff supported the Class II Site Plan modification request.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: July 19, 2017

ITEM: 799 NE 2nd Avenue, Del-Ida Park Historic District- Class II Site Plan Modification for the Landscape Plan.

RECOMMENDATION: Approve the Landscape Plan

GENERAL DATA:

Owner:..... Peggy Gotte

Agent:..... Peggy Gotte

Location:..... 799 NE 2nd Avenue

Property Size:..... .42 Acres

Historic District. Del-Ida Park Historic District

Current Zoning:..... RO (Residential Office)

Adjacent Zoning:.....
North: R-1-A (Single Family Res)
South: RL (Residential Low Density)
East: RO
West: R-1-AA

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

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 the consideration of Class II Site Plan modification for a Landscape Plan for property located at 799 NE 2nd Avenue, **Del-Ida Park Historic District**, pursuant to Land Development Regulations (LDR) 2.4.5(H).

BACKGROUND/PROJECT DESCRIPTION

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue and George Bush Boulevard. The structure is a 2,000 square foot (single story) masonry vernacular style structure completed in September 1950 according to the City building records. It is considered a non-contributing dwelling within the Del-Ida Park Historic District. The property is zoned RO (Residential Office) and is currently in use as an office.

Past history of Property (permits and COA's)

In June 1985 the structure was remodeled, the improvements included a new cedar shake roof and vertical rough-cut cedar siding to the fascia, overhangs and walls. This request was prior to the formation of the Del-Ida Park Historic District in March 1988.

In January 2005, COA-044 was approved by the Historic Preservation Board (HPB) for the replacement of the wood shake roof with metal roofing, subject to the condition that the metal be a chromatic color within a recommended palette.

In June of 2015, the property was purchased and the new owner began renovations and updates to the structure which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then, in March of 2017 a new sign face was administratively approved via a building permit. Finally, in March of 2017 COA 2017-116 was administratively approved for the installation of new black, aluminum, louvered shutters.

On May 3, 2017, the HPB reviewed a request for approval of a new landscape and hardscape plan. These improvements are planned to be the final phase of improvements involved with the conversion of the subject property from the former Dr. Domeyer's dentist's office to a general office for I.V. Access. The HPB took action on the request and the item moved forward to the City Commission as an appealable item. At its meeting of June 6, 2017, the City Commission appealed HPB's approval of the item and then reviewed the appeal at its meeting of July 6th and expressed concern with the type of landscaping provided for on the subject property in relation to the amount of proposed native vegetation. The Commissioner who appealed the item withdrew his objections after further reviewing the request and meeting with the property owner at the subject property. The Commission approved the COA request; thus, denying the appeal.

Upon reviewing the Board action and backup documentation in preparation of the City Commission appeal report, staff identified that while positive findings were made for the COA application, positive findings were not made for the landscape plan. It is noted that pursuant to LDR Section 2.4.5(G)(1)(b), findings are not required for Class II Site Plan applications as no review of Performance Standards as listed in LDR Section 3.1.1 is necessary; however, such application requires action by a Board. The requirements for Landscape Plan Findings, as listed in LDR Section 2.4.5(H)(5) need to be acted upon by the Board and are discussed below.

ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5), Findings: At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

- (a) Objectives of landscaping regulations Section 4.6.16;
- (b) Site and landscape design standards pursuant to Section 4.6.16

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

An overall determination of consistency and positive findings can be made with respect to the landscape plan as the plan meets the objectives and site & landscape design standards as outlined in LDR Section 4.6.16. Additionally, the landscape plan has been reviewed for compliance with LDR Sections 4.6.14 (Site Visibility) and has been noted to be compliant.

Based upon the above, formal approval of the Landscape Plan associated with the Class II Site Plan modification is needed and is before the board for formal action.

The HPB Staff Report for the COA request from May 3, 2017 is attached.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of Class II Site Plan modification for the Landscape Plan for property located at **799 NE 2nd Avenue, Del Ida Park Historic 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) and demonstrates compliance with LDR Section 4.6.16.
- C. Move denial of the Class II Site Plan modification for the Landscape Plan for property located at **799 NE 2nd Avenue, Del Ida Park Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations Sections 2.4.5(H)(5) and does not demonstrates compliance with LDR Section 4.6.16.

RECOMMENDATION

Approve the Class II Site Plan modification for the Landscape Plan for property located at **799 NE 2nd Avenue, Del Ida Park Historic 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) and demonstrates compliance with LDR Section 4.6.16.

Attachments:
May 3, 2017 HPB Staff Report
Landscape Plan
Survey

Prepared by Michelle Hoyland, Historic Preservation Planner

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: May 3, 2017

ITEM: 799 NE 2nd Avenue, Del-Ida Park Historic District-Certificate of Appropriateness, (2017-131) for landscape and hardscape alterations.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner:..... Peggy Gotte

Agent:..... Peggy Gotte

Location:..... 799 NE 2nd Avenue

Property Size:..... .42 Acres

Current Zoning:..... RO (Residential Office)

Adjacent Zoning:.....
North: R-1-A (Single Family Res)
South: RL (Residential Low Density)
East: RO
West: R-1-AA

Existing Future Land Use Designation:..... LD – Low Density Residential – 0-5 DU/Acre

Water Service:..... On site

Sewer Service:..... On site



ITEM BEFORE THE BOARD

The item before the Board is the consideration of Certificate of Appropriateness (COA) 2017-131 associated with landscaping and hardscaping alterations to the property located at 799 NE 2nd Avenue, **Del-Ida Park Historic District**, pursuant to Land Development Regulations (LDR) Section 2.4.6(H).

BACKGROUND/PROJECT DESCRIPTION

The property consists of Lots 1 & 2, Block 12, Del-Ida Park and is situated at the southeast corner of NE 2nd Avenue and George Bush Boulevard. The structure is a 2,000 square foot (single story) masonry vernacular style structure completed in September 1950 according to the City building records. It is considered a non-contributing dwelling within the Del-Ida Park Historic District. The property is zoned RO (Residential Office) and is currently in use as an office.

Past history of Property (permits and COA's)

In June 1985 the structure was remodeled, the improvements included a new cedar shake roof and vertical rough-cut cedar siding to the fascia, overhangs and walls. This request was prior to the formation of the Del-Ida Park Historic District in March 1988.

In January 2005, COA-044 was approved by the Historic Preservation Board (HPB) for the replacement of the wood shake roof with metal roofing, subject to the condition that the metal be a chromatic color within a recommended palette.

In June of 2015, the property was purchased and the new owner began renovations and updates to the structure which included new windows that were administratively approved via a building permit. In 2016, COA 2016-075 was approved by the HPB for the installation of horizontal Hardie Board plank siding to the exterior of the structure. Then in March of 2017 a new sign face was administratively approved via a building permit. Finally, in March of 2017 COA-116 was administratively approved for the installation of new black, aluminum, louvered shutters.

The current request is for approval of a new landscape and hardscape plan and will be the final phase of improvements involved with the conversion of the subject property from the former Dr. Domeyer's dentist's office to a general office for I.V. Access.

ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Prior to approval, a finding must be made that any Certificate of Appropriateness 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, and the Secretary of the Interior's Standards for Rehabilitation.

A review of the applicable code sections has been completed and the proposal can be found to be compliant with the purposes of Objective A-4 of the Land Use Element of the Comprehensive Plan and with the provisions of Land Development Regulation Section 4.5.1 as well as the Secretary of the Interior's Standards for Rehabilitation.

Additionally, the landscape plan has been reviewed for compliance with LDR Sections 4.6.14 (Site Visibility), 4.6.16 (Landscape Regulations) and has been noted to be compliant.

ALTERNATIVE ACTIONS

- A. Continue with direction
- B. Move approval of Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located at **799 NE 2nd Avenue, Del Ida Park Historic 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 Section 2.4.6(H)(5).
- C. Move denial of the Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located at **799 NE 2nd Avenue, Del Ida Park Historic District**, based upon a failure to make positive findings with respect to Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness (2017-131) for landscaping and hardscaping changes to the property located at **799 NE 2nd Avenue, Del Ida Park Historic 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 Section 2.4.6(H)(5).

Attachments;
Landscape Plan
Survey

Prepared by Michelle Hoyland, Historic Preservation Planner

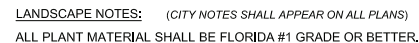
Tree Stakes are to be removed between 6-12 months by the Owner.



Tree Stakes are to be removed between 6-12 months by the Owner.



Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.

ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.

ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.

SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.

THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.

SHRUBS ARE REQUIRED ALONG FOUNDATION VISIBLE TO STREET PLUS ALL A/C, P/E, ETC. SHALL BE SCREENED FROM VIEW.

IRRIGATION NOTE:

An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.

EXISTING TREE DISPOSITION CHART										
TREE #	BOTANICAL NAME	COMMON NAME	HT (FT)	SPR (FT)	DBH (IN)	CONDITION	PRESERVE	RELOCATE	REMOVE	NOTES
1	Ficus dttrifolia	BANYAN TREE	45	60	48"	GOOD	1			*NIC MULTIPLE AERIAL ROOTS
2	Bauhinia x blakeana	HONG KONG ORCHID	20	18	3 @ 7	FAIR	1			LOW BRANCHING CO-DOMINANT
	BELOW HAVE BEEN PREVIOUSLY REMOVED									
	Araucaria heterophylla	NORFOLK ISLAND PINE	30'							
	Ficus	FICUS TREE	15	15	8				1	
	Syagrus romanzoffiana	QUEEN PALM	18						1	
	Bishofia javanica	BISHOPWOOD	15	15					1	FLEPPC CAT 1
	Bishofia javanica	BISHOPWOOD	15	15					1	FLEPPC CAT 1
	Sabal palmetto	CABBAGE PALM	15						1	
	Sabal palmetto	CABBAGE PALM	8						1	

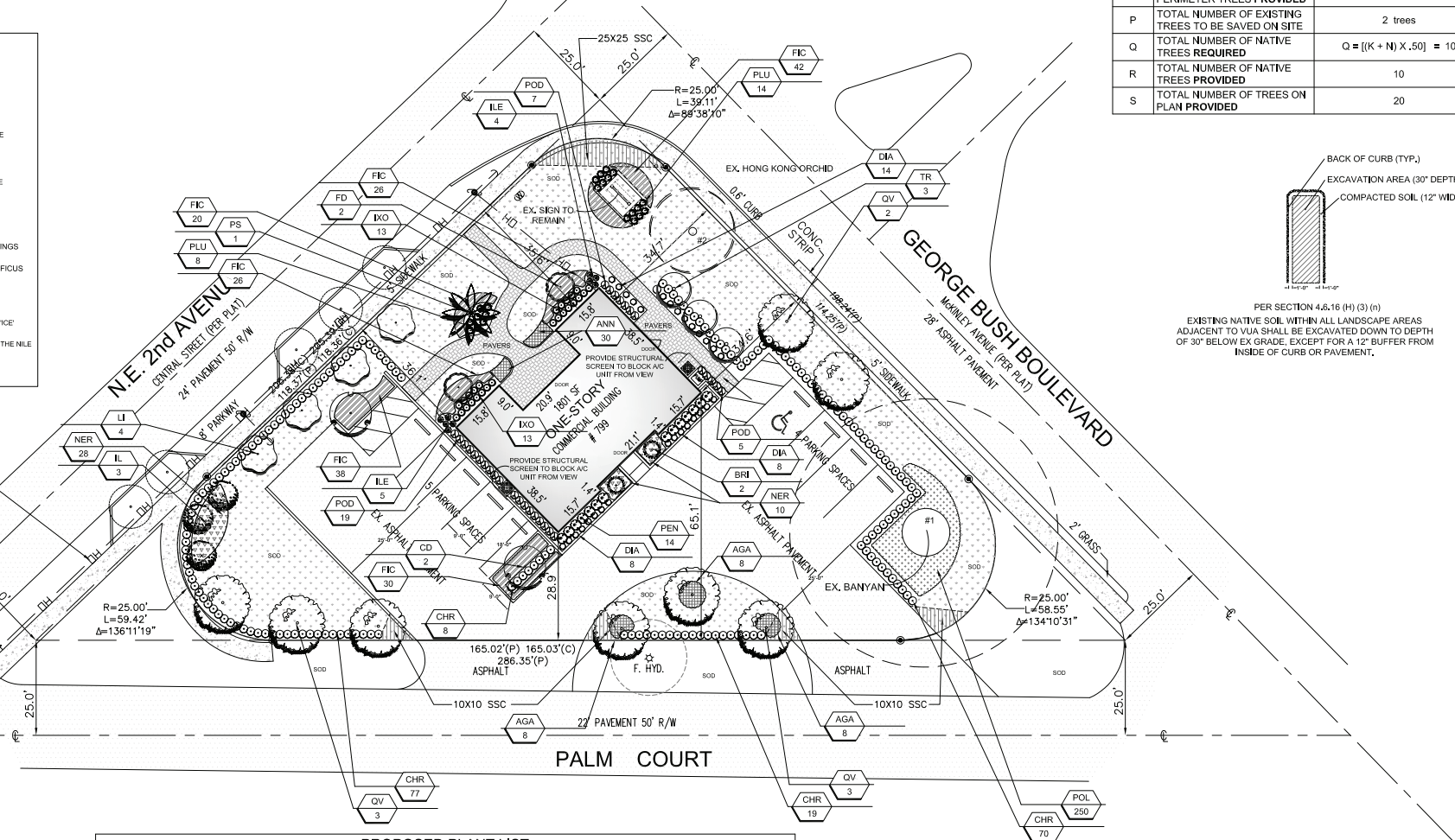
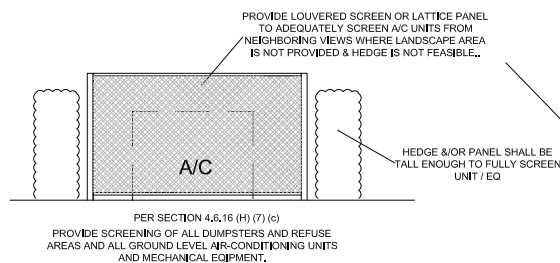
SITE AREA: _____ 18,666.1 SF (.43 AC)

ZONING: _____ RO (RESIDENTIAL OFFICE)

TOTAL BLDG SF: _____1,801.0 S.F.

EXISTING IMPERVIOUS: _____ 9,382 S.F.

EXISTING OPEN SPACE: PERVIOUS AREA 9,284 S.F.

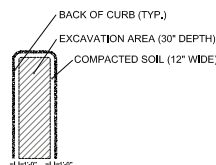


PROPOSED PLANT LIST					
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE/SPEC	NATIVE
TREES & PALMS					
FD	2	JAPANESE FERN TREE	Filicium decipiens	8' OA.	NO
LI	4	GRAPE MYRTLE	Lagerstroemia	12" HT, X 5' SPR; 6' CT MIN; STANDARD	NO
QV	8	LIVE OAK	Quercus virginiana	16" HT, X 5' SPR; FULL: 8' C.T.	YES
OD	2	PIGEON PLUM	Coccoloba diversifolia	12" HT, X 5' SPR; 6' CT MIN; SNG STR TRUNK	YES
IL	3	EAST PALATKA HOLLY	Ilex x attenuata 'East Palatka'	12" HT X 5' SPR; FULL: 4' CT	YES
TR	3	FL THATCH PALM	Thrinax radiata	7-8' OA.	YES
PS	1	SYLVESTER PALM	Phoenix sylvestris	16" OA MIN; 8' C.T.; FULL FROND	NO
ACCENTS, SHRUBS & GROUNDCOVERS					
CHR	174	RED TIP COCCOPLUM	Chrysobalanus icaco	24" OA. MIN., FULL TO BASE; PLANT TIP TO TIP	YES
POD	31	PODOCARPUS	Podocarpus	24" OA MIN., FULL TO BASE; 2' OC	NO
BRJ	2	BRIDAL BOUQUET	Plumeria pudica	4-5' OA, MULT; FULL	NO
OLA	30	FLAX LILY	Diellaea tasmanica 'Variegata	3 GAL; FULL, 2' OC	NO
NER	28	DWF OLEANDER	Nerium oleander	3 GAL; FULL, 2' OC	NO
PEN	14	PINWHEEL JASMINE	Tabernaemontana divaricata	3 GAL; FULL, 2' OC	NO
FIC	182	GREEN ISLAND FICUS	Ficus macrocarpa 'Green Island'	18" x 18" 3-GAL; FULL: 2' oc	NO
PLU	20	PLUMBAGO	Plumbago auriculata	18" x 18"; 3-GAL; FULL: 2' oc	NO
IKO	26	IKORA 'YELLOW'	IKORA 'MAUI YELLOW'	20" x 20" 3-GAL; FULL: 2' oc	NO
ELE	9	DWF YAUAPON HOLLY	Ilex vomitoria	14" X 14"; FULL: 18" O.C.	YES
AGA	24	LILY OF THE NILE	Agapanthus	3 GAL. FULLY ROOTED, 2' OC	NO
POL	250	WART FERN	Polypodium Scolopendria	1 GAL. FULLY ROOTED, 12" OC	YES
ANN	30	ANNUALS	SEASONAL COLOR	4" POTS	NO
sod	TBD	ST. AUGUSTINE	Stenotaphrum secundatum 'Floratan'	SOD LAID FLAT; END TO END; NO GAPS; ROLLED	NO
	TBD	MULCH	Dark Brown	NON-CYPRESS; FDA INSP. AND CERT. GRADE 'A'	

All invasive exotic plants must be removed from the property. The site shall be maintained "exotic free" in perpetuity.



LANDSCAPE CALCULATION FORM			
MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL			
A	TOTAL LOT AREA	18,666	S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	9,382 (Impervious)	S.F.
C	TOTAL PERVIOUS LOT AREA	$C = (A - B)$ 9,284	S.F.
D	AREA OF SHRUBS AND GROUND COVER REQUIRED	$D = (C \times .30)$ 2,785.2	S.F.
E	AREA OF SHRUBS AND GROUND COVER PROVIDED	3,145	S.F.
F	NATIVE VEGETATION REQUIRED	$F = (D \times .25)$ 696.3	S.F.
G	NATIVE VEGETATION PROVIDED	974	S.F.
H	TOTAL PAVED VEHICULAR USE AREA	6,737	S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	$I = (H \times .10)$ 673.7	S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	6,024 (all pervious areas except perimeter tree, buffers for vua)	S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	$K = [(I / 125 \text{ S.F.})] \times 5.4 = 6$	TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	6	TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	408 n/c driveways	L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	$N = (M / 30)$ 13.6 = 14	TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	14	TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	2 trees	TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	$Q = [(K + N) \times .50] = 10$	TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	10	TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	20	TREES



PER SECTION 4.6.16 (H) (3) (n)
EXISTING NATIVE SOIL WITHIN ALL LANDSCAPE AREAS
ADJACENT TO VUA SHALL BE EXCAVATED DOWN TO DEPTH
OF 30" BELOW EX GRADE, EXCEPT FOR A 12" BUFFER FROM
INSIDE OF CURB OR PAVEMENT.



GRAPHIC SCALE

(IN FEET)
1 inch = 20'-0"



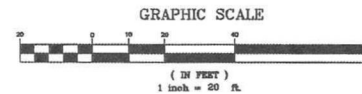
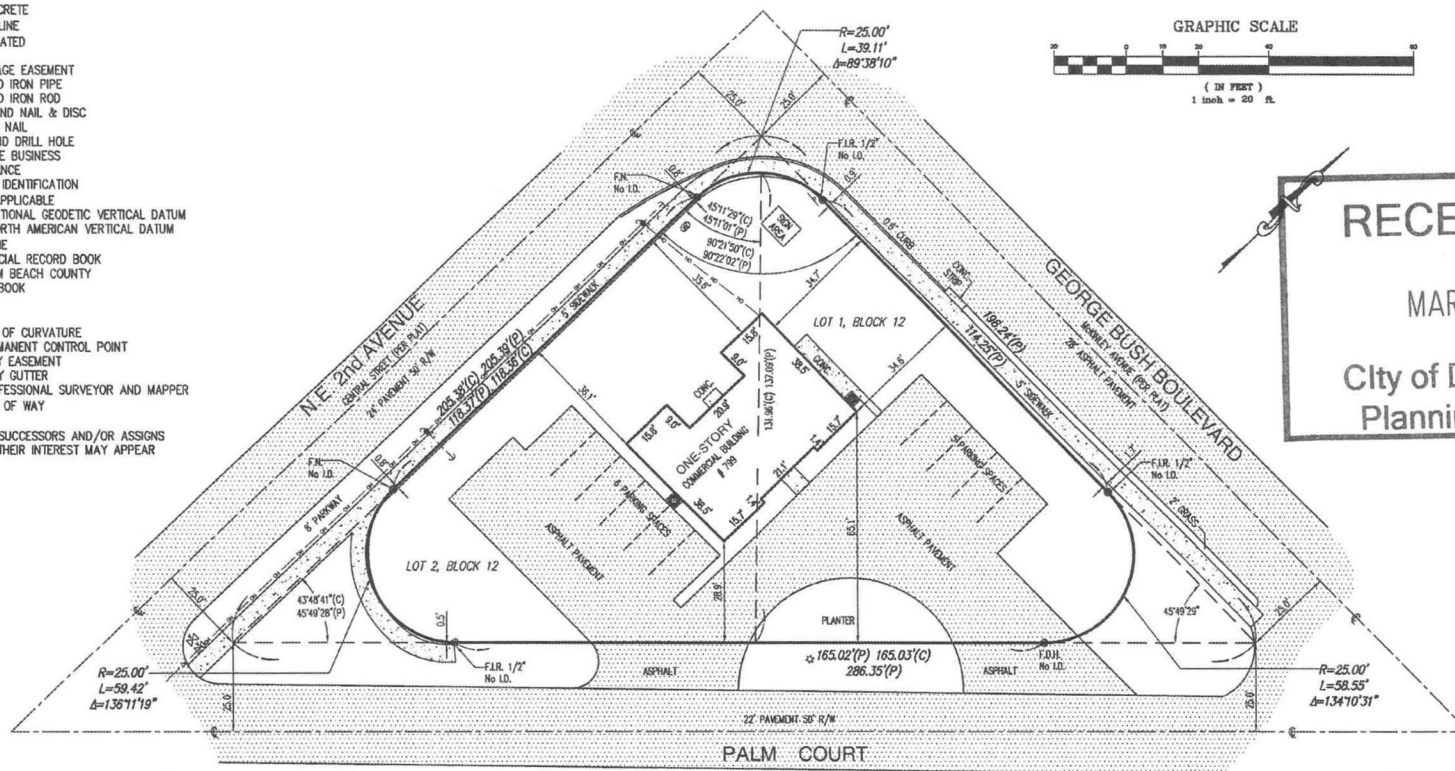
**Lynn Bender
Landscape
Architecture**
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
LbenderLarch@gmail.com
FL-LA6666715

**799 NE 2ND AVENUE
CITY OF DELRAY BEACH, FLORIDA
PROPOSED LANDSCAPE PLAN**



Project 799	Sheet
Date 3-27-2017	<div>LP1</div> <div>OF 1</div>
Scale 1" = 20'-0"	

LEGEND
 CONC. = CONCRETE
 C = CENTER LINE
 (C) = CALCULATED
 Δ = DELTA
 D.E. = DRAINAGE EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 F.N. & D = FOUND NAIL & DISC
 F.N. = FOUND NAIL
 F.D.H. = FOUND DRILL HOLE
 L.B. = LICENSE BUSINESS
 L = ARC DISTANCE
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 O/L = ON LINE
 O.R.B. = OFFICIAL RECORD BOOK
 P.B.C. = PALM BEACH COUNTY
 P.B. = PLAT BOOK
 PG. = PAGE
 (P) = PLAT
 P.C. = POINT OF CURVATURE
 P.C.P. = PERMANENT CONTROL POINT
 U.E. = UTILITY EASEMENT
 V.G. = VALLEY GUTTER
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 R/W = RIGHT OF WAY
 R = RADIUS
 ISADA = ITS SUCCESSORS AND/OR ASSIGNS
 ATMA = AS THEIR INTEREST MAY APPEAR



RECEIVED BY

MAR 31 2017

City of Delray Beach
 Planning & Zoning

CERTIFIED TO:
 1. ACCESS DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 3. INDEPENDENCE TITLE INSURANCE AGENCY, INC.
 4. FIRST CITIZENS BANK & TRUST

LEGAL DESCRIPTION:
 LOTS 1 AND 2, BLOCK 12, OF "DEL-IDA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SYMBOLS
 AIR CONDITIONER
 CATCH BASIN
 WATER METER
 CONTROL VALVE
 LIGHT POLE
 WOOD POLE
 OVERHEAD LINE (OH)
 TRAFFIC SIGN
 ANCHOR

SURVEY NOTES:
 LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET).

TITLE: MAP OF BOUNDARY SURVEY
COMMUNITY PANEL: 125102-0002-D
DATE OF FIRM: 01/05/1989
PROPERTY ADDRESS: 799 N.E. 2nd AVENUE, DELRAY BEACH, FLORIDA 33444
FLOOD ZONE: X
BASE FLOOD EL.: N/A
BASIS OF BEARING: (ANGLES MEASURED) (PER PLAT)
SCALE: 1" = 20'
DRAWN BY: ELF
CHECKED BY: E.W.D.

NOTES/REVISIONS
 THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 3J-17, FLORIDA ADMINISTRATIVE CODE.
 ERNEST W. DUNCAN, P.S.M., STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 5182
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PARTY CHIEF: ARNULFO
DATE: 05/12/15

FOUNDED IN 1993
BASELINE ENGINEERING AND LAND SURVEYING, INC.
 1400 N.W. 1st COURT
 BOCA RATON, FLORIDA 33432
 (561) 417-0700 LR-6439
 JOB NO.: 15-05-018

SHEET 1 OF 1