



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 202 NE 5th Terrace
Project Location: 202 NE 5th Terrace, Del-Ida Park Historic District
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: July 18, 2018

Board Action:

Approved the Certificate of Appropriateness for the installation of a pergola/trellis structure on the northwest corner of the structure located at 202 NE 5th Terrace (6 to 0 vote, Patton was absent).

Project Description:

The property is located within the RL (Low Density Residential) zoning district. The 0.23-acre lot measures 85' wide x 120' deep and contains a single-family residence. The historic masonry vernacular style structure was built in 1951 and is classified as contributing to the Del-Ida Park Historic District.

According to the City Property cards, the historic structure had a floor plan consisting of four rooms, flat roof with pitch and gravel roofing, reinforced concrete construction, stucco and concrete block exterior walls, plaster interior finish, and concrete flooring. A flat roofed open air porch was situated on the north elevation which was noted as the front of the home on the original 1951 building permit. The residence was modified in 1982 as a new ridge and truss system was installed over the existing flat roof.

In 2004, a Certificate of Appropriateness (2005-062) was administratively approved for the installation of a Chicago Brick paver driveway and walkway on the north side of the structure. In 2014, a Certificate of Appropriateness (2014-135) was administratively approved to replace the existing windows and doors with impact rated aluminum-framed single hung windows, aluminum-framed outswing and sliding glass doors.

The subject COA includes installation of a bronze aluminum-framed pergola with white aluminum louvers on the northwest corner of the property.

Staff supported the Certificate of Appropriateness.

Board Comments:

The Board comments were supportive.

Public Comments:

One member of the public spoke in favor of the project.

Associated Actions:

All required actions were taken.

Next Action:

HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: July 18, 2018

ITEM: 202 NE 5th Terrace, Del-Ida Park Historic District – Certificate of Appropriateness (2018-068) for the installation of a pergola on the Northwest corner of the property.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner/Applicant..... Cathy Whitt

Agent:..... SYZYGY Global Inc.

Location:..... 202 NE 5th Terrace, Southeast corner of NE 5th Terrace and NE 2nd Avenue

Property Size:..... 0.23 Acres

Historic District: Del-Ida Park Historic District

Zoning:..... RL (Low Density Residential)

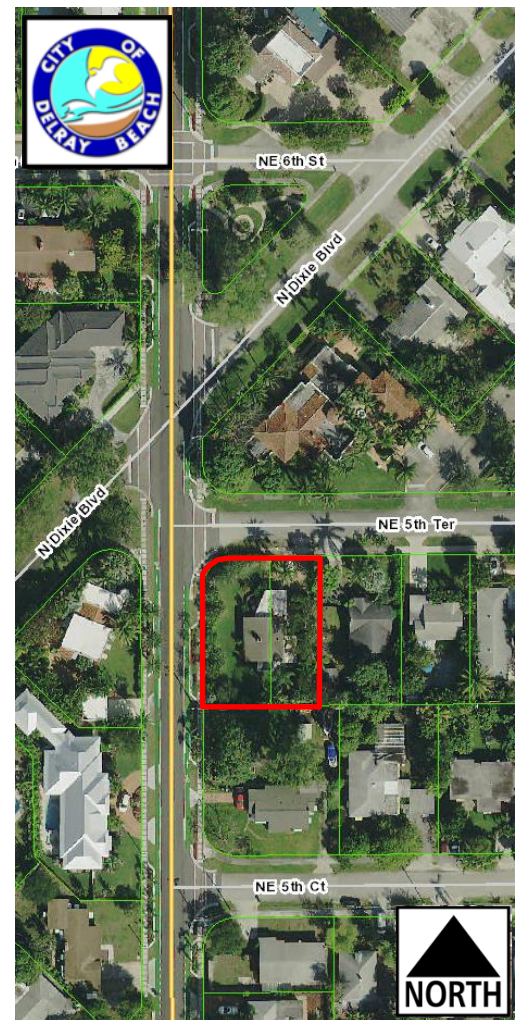
Adjacent Zoning:.....

North:	RO
East:	RL
South:	RL
West:	R-1-AA

Existing Future Land Use Designation:..... LD (Low Density 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 approval of a Certificate of Appropriateness (2018-068) for the installation of a pergola on the Northwest corner of the property located at **202 NE 5th Terrace, Del-Ida Park Historic District**, pursuant to Land Development Regulation (LDR) Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The property is located within the RL (Low Density Residential) zoning district. The 0.23-acre lot measures 85' wide x 120' deep and contains a single-family residence. The historic masonry vernacular style structure was built in 1951 and is classified as contributing to the Del-Ida Park Historic District.

According to the City Property cards, the historic structure had a floorplan consisting of four rooms, flat roof with pitch and gravel roofing, reinforced concrete construction, stucco and concrete block exterior walls, plaster interior finish, and concrete flooring. A flat roofed open air porch was situated on the North elevation which was noted as the front of the home on the original 1951 building permit. The residence was modified in 1982 as a new ridge and truss system was installed over the existing flat roof.

In 2004, a Certificate of Appropriateness (2005-062) was administratively approved for the installation of a Chicago Brick paver driveway and walkway on the North side of the structure. In 2014, a Certificate of Appropriateness (2014-135) was administratively approved to replace the existing windows and doors with impact rated aluminum-framed single hung windows, aluminum-framed outswing and sliding glass doors.

The subject COA includes installation of a white aluminum-framed pergola on the Northwest corner of the property. The COA request is now before the Board for consideration.

ANALYSIS OF PROPOSAL

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.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.3.4(K), Development Standards, properties located within the RL (Low Density Residential) shall be developed according to the requirements noted in the chart below. As illustrated, the proposal is in compliance with the applicable requirements; therefore, positive findings can be made.

Development Standards		Required	Proposed
Setbacks (Minimum):	Front (North)	25'	30.4'
	Side Interior (East)	15'	N/A
	Side Street (West)	15'	35.4'
	Rear (South)	25'	N/A

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.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

An exterior stone and brick paver patio area exists in the location where the pergola is proposed. The pergola will provide a covered area on the subject property. Installation of the pergola will preserve the exterior patio area which is a space that characterizes the property especially since this area was originally designed for use as a patio. The white aluminum-framed pergola is differentiated from the structure and compatible with the massing, size scale, and architectural features of masonry vernacular style structures. The pergola will be attached to the residential structure in a manner that if removed in the future will not compromise the integrity of the historic property.

The proposal meets the applicable standards noted above and their intent as the proposed changes ensure an appropriate exterior alteration of the existing historic structure. Overall, the proposed changes protect the historic integrity of the existing structure and its environment by allowing the modernization of the exterior patio area with durable materials.

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

- (a) **Height**: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) **Front Facade Proportion**: The front facade 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.
- (g) **Relationship of Materials, Texture, and Color**: The relationship of materials, texture, and color of the facade 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.

The proposed exterior alterations to the historic structure are appropriate and compatible with the Del-Ida Park Historic District. The height of the pergola (9'-8") does not exceed the highest element of the existing residence. The proposed pergola is compatible with the existing front façade (North Elevation) proportion. The pergola continues the flat roof line that characterized the original structure. The white aluminum frame of the pergola is a durable material that is compatible with the masonry vernacular style of the residential structure.

The proposal meets the intent of the review criteria above; thus, positive findings are made with respect to the sections indicated above.

ALTERNATIVE ACTIONS

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| <p>A. Continue with direction.</p> <p>B. Approve Certificate of Appropriateness (2018-068) for the property located at 202 NE 5th Terrace, 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 is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.6(H)(5).</p> <p>C. Deny Certificate of Appropriateness (2018-068) for the property located at 202 NE 5th Terrace, Del-Ida Park Historic District, by adopting the findings of fact and law contained in the staff report, and by finding that the request and approval thereof is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Section 2.4.6(H)(5).</p> |
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RECOMMENDATIONS

COA

Approve the COA 2018-068 for **202 NE 5th Terrace, 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).

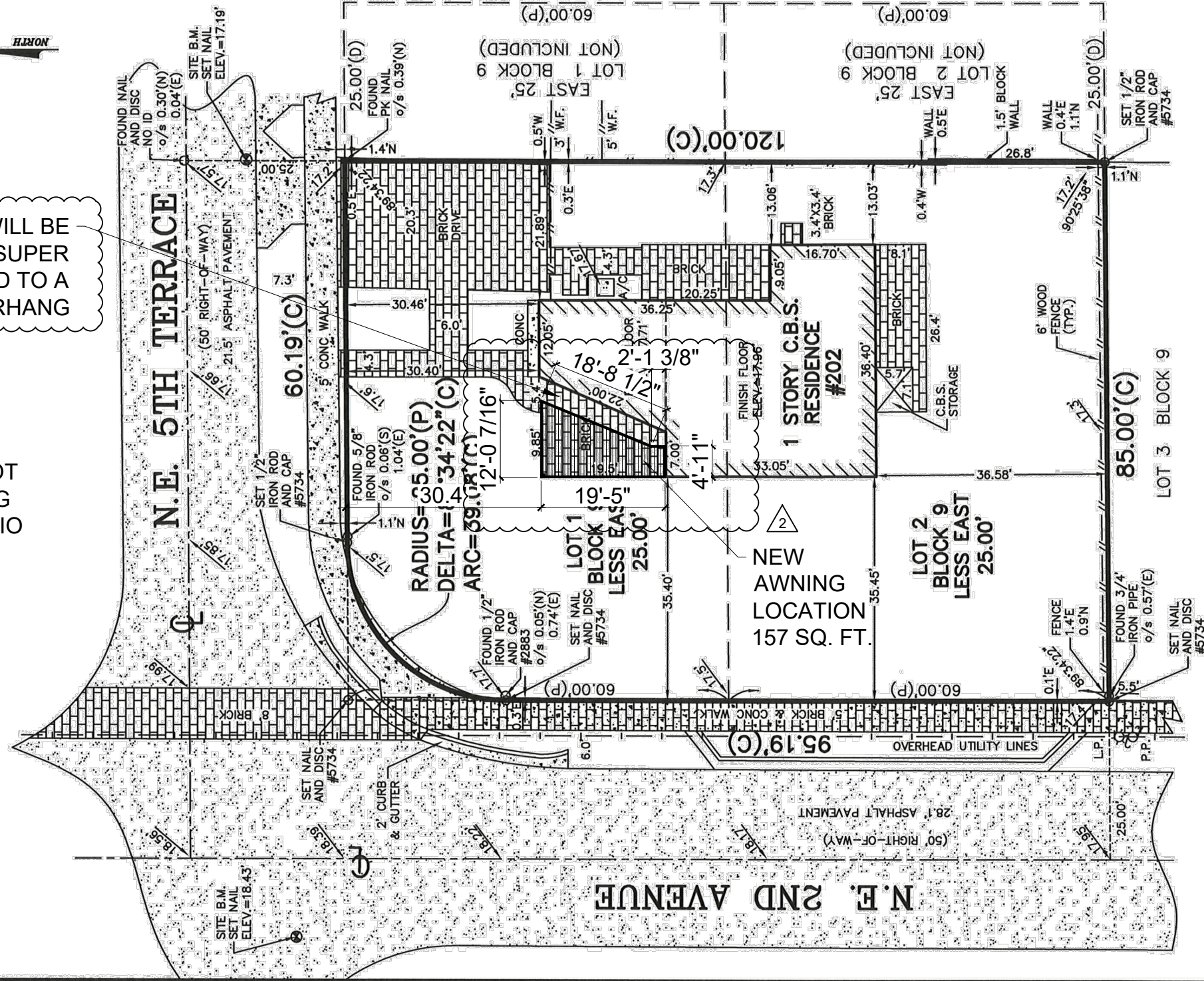
Attachments:

- Site plan, elevations, and survey

Report Prepared by: Abraham Fogel, Assistant Planner

NOTE:
NEW AWNING DOES NOT
EXTEND PAST EXISTING
RESIDENCE BRICK PATIO

PERGOLA WILL BE
ATTACHED TO A SUPER
GUTTER ATTACHED TO A
EAVE OVERHANG



SURVEY BY OTHERS



1 SURVEY
SU SCALE: 1" = 20'

SCALE: 1" = 20'
DRAWN BY: Q.D.I.
SKETCH NO.: 18-0081
SIDE 2 OF 2

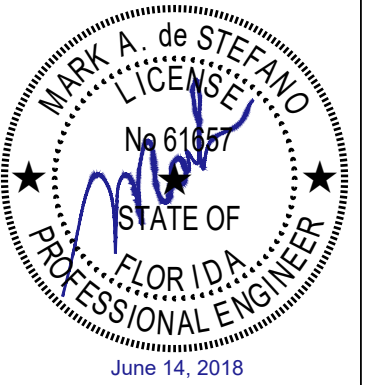
The Whitt Residence
202 NE 5th Terr.
Delray Beach, FL 33444
February 5, 2018 File:182278



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Jun 14, 2018
May 31, 2018

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GENERAL NOTES:

DESIGN CRITERIA

THE STRUCTURAL SYSTEM FOR BUILDING DEPICTED HERE ON HAS BEEN DESIGNED ACCORDING TO THE 2017 6TH EDITION OF THE FLORIDA BUILDING CODE, ASCE 7-16, AND THE 2015 ALUMINUM DESIGN MANUAL.

THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING SUPERIMPOSED LOADS.

ROOF DEAD: 2 PSF + SELF-WEIGHT

WIND LOADS ON THE STRUCTURE HAVE BEEN CALCULATED IN ACCORDANCE WITH ASCE 7-16 FOR THE FOLLOWING: BASIC WIND SPEED: 170 MPH (3 SECOND GUST), RISK CATEGORY: II, EXPOSURE CATEGORY: C, PARTIALLY ENCLOSED ROOF 30 PERCENT SOLID.

LOAD COMBINATIONS:

D+0.6W 0.6D+0.6W

THERE IS NO LIVE LOAD ON THIS STRUCTURE AS IT IS NOT DESIGNED TO SUPPORT THE LOAD OF A PERSON ON THE LOUVERED SECTIONS NOR ARE THE LOUVER DESIGNED TO SUPPORT WATER LOADING.

DESIGN OF LOUVERED RIGID CANOPY IS PER SECTION 3105.5.1 OF THE FBC, RIGID AWNINGS AND CANOPY SHUTTERS. LOUVERED BLADES SHALL BE REPOSITIONED TO THE VERTICAL OPEN POSITION DURING PERIODS OF HIGH WIND VELOCITY. UNIT IS EQUIPPED WITH A WIND SENSOR WHICH WILL OPEN LOUVERS AT 45MPH.

PER FBC SECTION 3105.5.3, CONTRACTOR SHALL POST WITH A LEGIBLE AND READILY VISIBLE DECAL OR PRINTED INSTRUCTIONS TO THE OWNER OR TENANT TO REMOVE OR REPOSITION THE STRUCTURE OR PART THEREOF DURING SUCH PERIODS OF TIME AS DESIGNATED BY THE US WEATHER BUREAU AS BEING A HURRICANE WARNING OR ALERT. THE WARNING LABEL SHOULD READ AS FOLLOWS:

"THIS RIGID AWNING MUST HAVE LOUVERED BLADES REPOSITIONED TO THE VERTICAL POSITION DURING A HURRICANE WARNING OR ALERT AS DESIGNATED BY THE U.S. WEATHER BUREAU (FBC SECTION 3105.5.3)."

A CONTINUOUS LOAD PATH BETWEEN FOUNDATIONS, COLUMNS, AND BEAMS ARE INTENDED BY THESE DRAWINGS AND SHALL BE FIELD VERIFIED.

THE LOUVERED ROOFING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ARCADIA LOUVERED ROOFING SYSTEM.

THE CONTRACTOR IS RESPONSIBLE FOR WATERPROOFING.

THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION IS COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUITABLE SEQUENCING, MEANS AND METHODS OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO THE ADDITION OF NECESSARY SHORING, TIE DOWNS, TEMPORARY BRACING, ETC.

THE INFORMATION USED AND CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. DESTEFANO ENGINEERING GROUP, PL (DEG) HAS NOT VISITED THIS JOB SITE. DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED. DEG ASSUMES NO RESPONSIBILITY OR LIABILITY IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DEG SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS, FABRICATION, AND/OR INSTALLATION OF MATERIALS.

MATERIAL SPECIFICATIONS

ALUMINUM:

ALUMINUM SHALL BE A MINIMUM OF 6063-T6 UNLESS NOTED OTHERWISE

FINISH COLOR TO BE SELECTED BY OWNER FROM MANUFACTURES STANDARD COLORS FOR STANDARD EXTRUSIONS.

CONCRETE FASTENERS TO BE 410 STAINLESS STEEL TITANS AS MANUFACTURED BY SIMPSON STRONG TIES OR APPROVED EQUAL.

ALL SMS SCREWS ARE 410 STAINLESS #12 x 1" SELF-TAPPING METAL SCREWS (SMS) TYPICAL UNLESS OTHERWISE NOTED.

EXTRUDED STRUCTURAL TUBE OR PIPE: ALLOY SHALL BE BE 6061-T6, 6005-T6, 6063-T6. OR AS NOTED ON DRAWINGS AND CONFORMING TO ASTM B429.

FOUNDATIONS

SEE STRUCTURAL DRAWINGS AND STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.

BY VISUAL OBSERVATION, SOIL AT THE SITE IS SAND (OR SAND AND ROCK) WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

PERFORM ALL CONCRETE WORK IN ACCORDANCE WITH ACI 318, THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

CONCRETE SHALL BE AN APPROVED MIX PROPORTIONED TO ACHIEVE STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX.4000 PSI FOR FOUNDATIONS

CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ETC. MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS.

REINFORCING STEEL:

REINFORCING STEEL: ASTM A615, GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, 315, 318, AND CRSI MANUAL OF STANDARD PRACTICE. REINFORCING STEEL SHALL BE, FREE FROM OIL, SCALE AND RUST, AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 IN

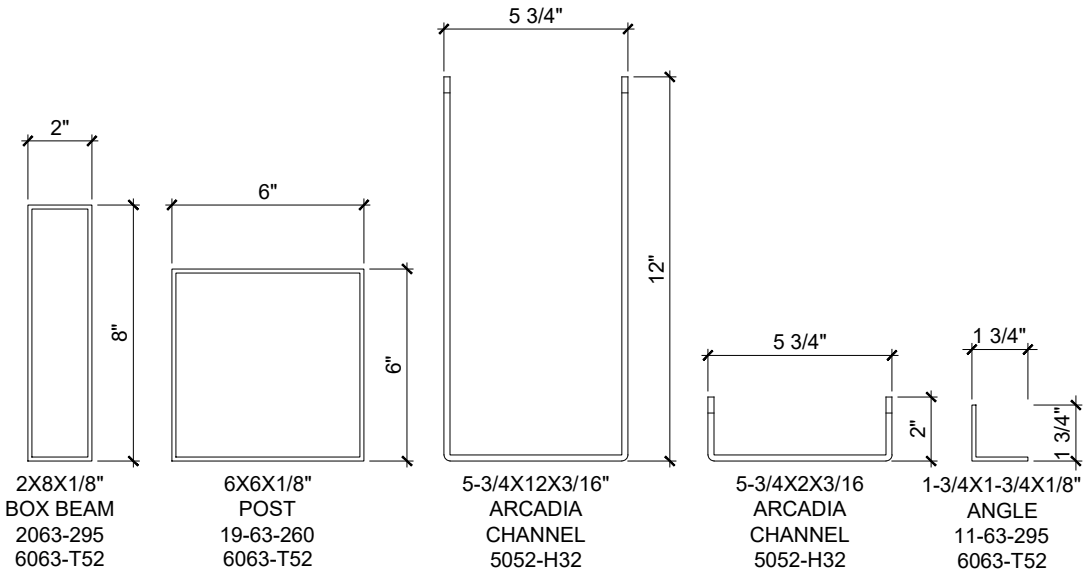
GENERAL CONDITIONS

IF THERE ARE ANY DISCREPANCIES HEREIN CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

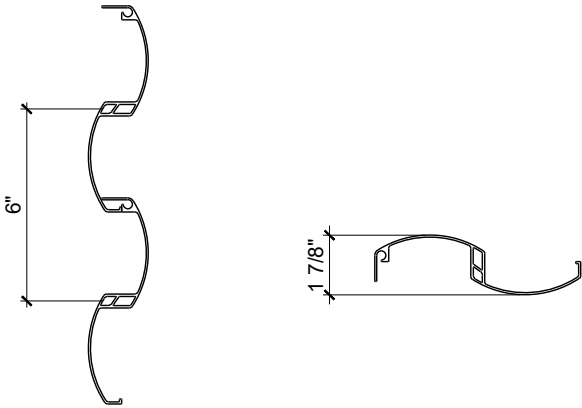
THIS DESIGN DOES NOT CONSTITUTE THE ENGINEERING OF ANY OTHER STRUCTURES THAT ARE NOT SPECIFICALLY MENTIONED HEREIN. IF THERE ARE ANY DISCREPANCIES THEREIN, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

ALL WORK PREPARED BY DE STEFANO ENGINEERING GROUP, PL (DEG), IS THE PROPERTY OF DEG AND MAY ONLY BE USED FOR ITS INTENDED USE. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY DEG AND DEG'S CONSULTANTS ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE WORK TO BE EXECUTED BY CONTRACTOR. AS DESCRIBED REMAIN THE PROPERTY OF DEG. SAID WORK MAY NOT BE USED AT ANY OTHER LOCATION OR FOR ANY OTHER USE WITHOUT PRIOR WRITTEN AUTHORIZATION.

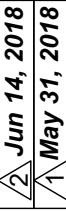
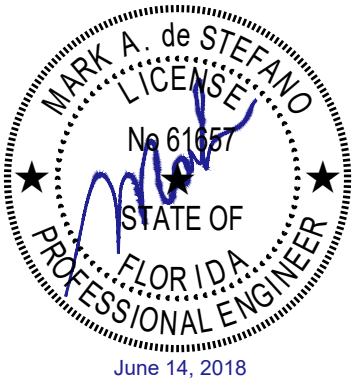
DEG WILL HAVE NO RESPONSIBILITY FOR THE CONTRACTOR'S, CLIENT'S OR OTHER ENTITIES; MEANS, METHODS, TECHNIQUES, AND PROCEDURES USED IN CONSTRUCTION, AND WILL NOT BE HELD LIABLE FOR THE CONTRACTOR'S INADEQUATE OR UNSATISFACTORY PERFORMANCE OF THE WORK.



2 STRUCTURAL COMPONENTS
S1 SCALE: 2" = 1'-0"



1 LOUVER
S1 SCALE: 2" = 1'-0"



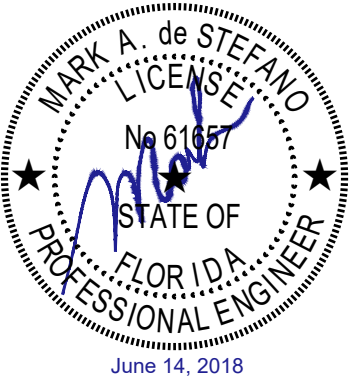
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The Whitt Residence
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Jun 14, 2018
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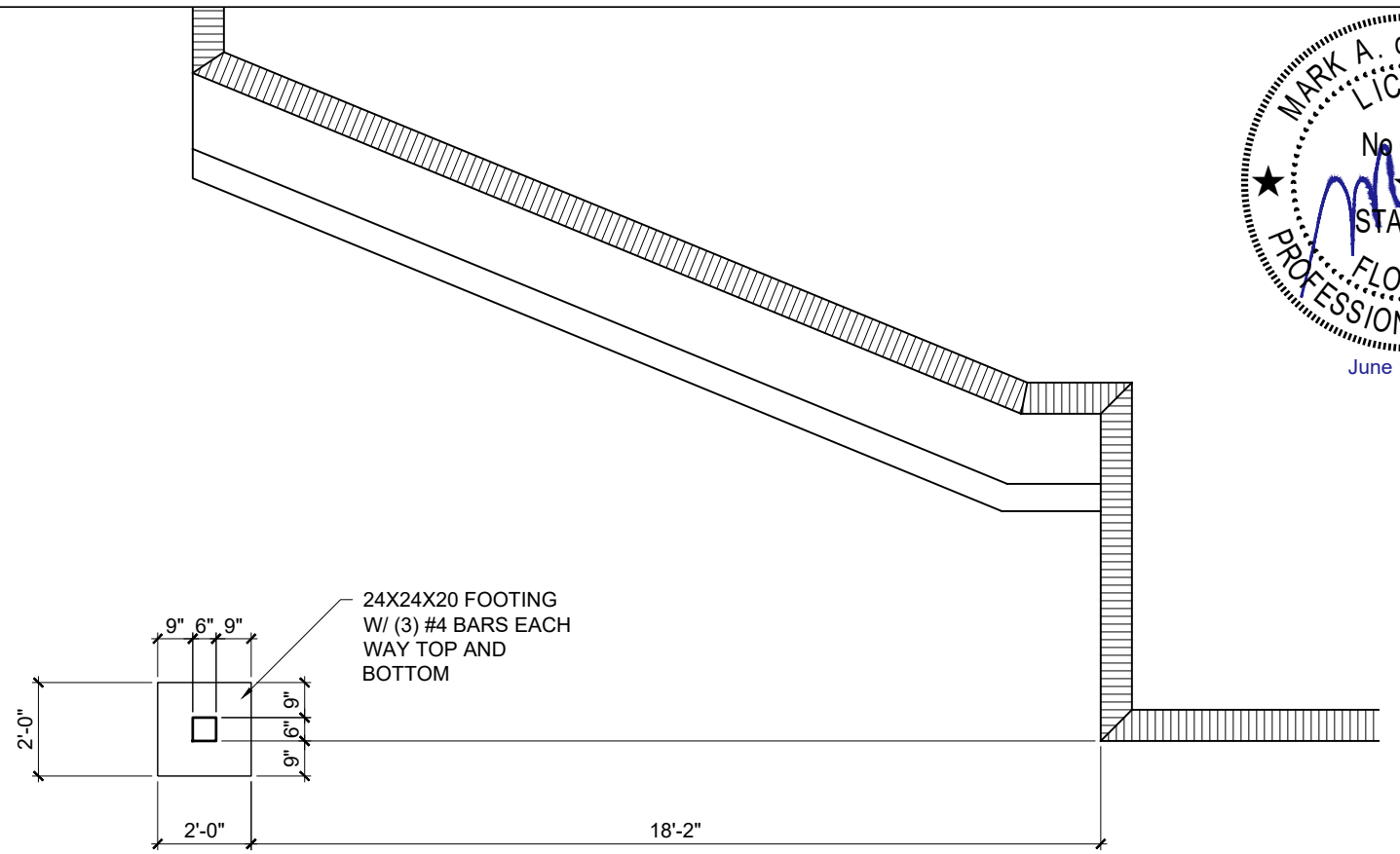


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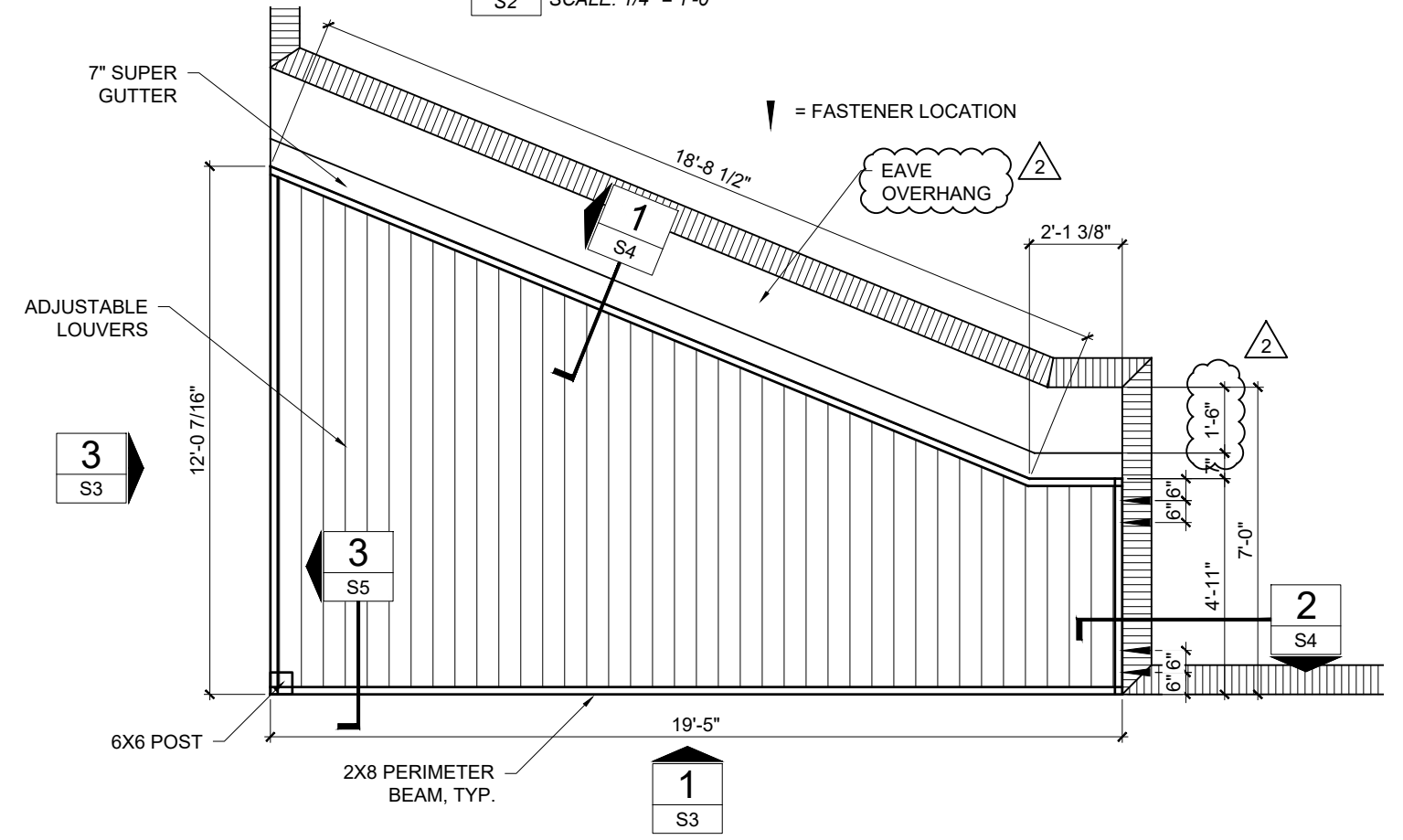


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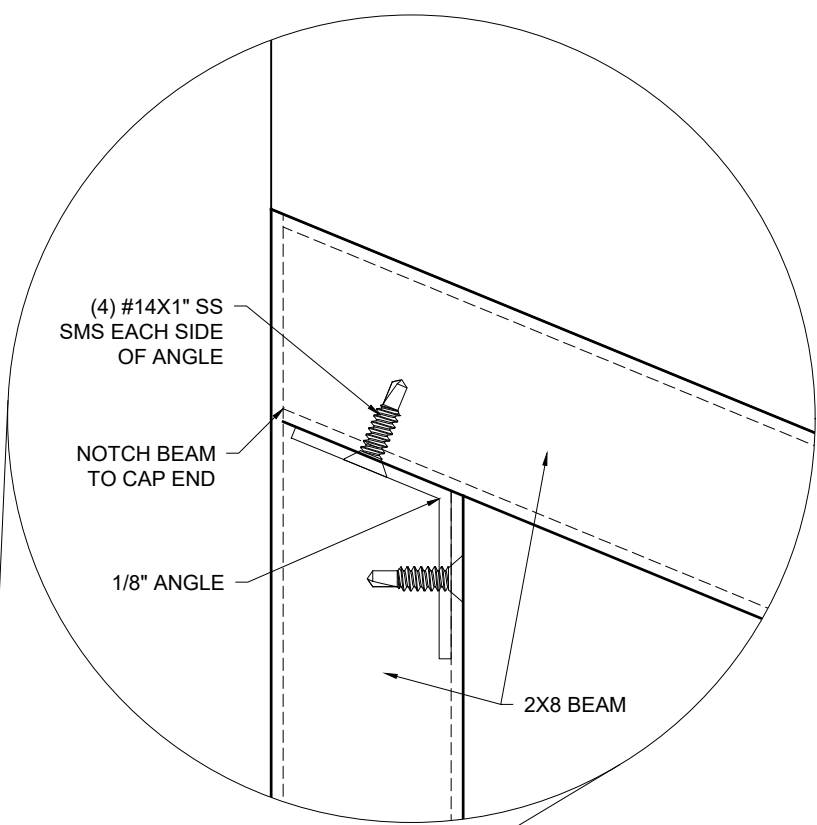
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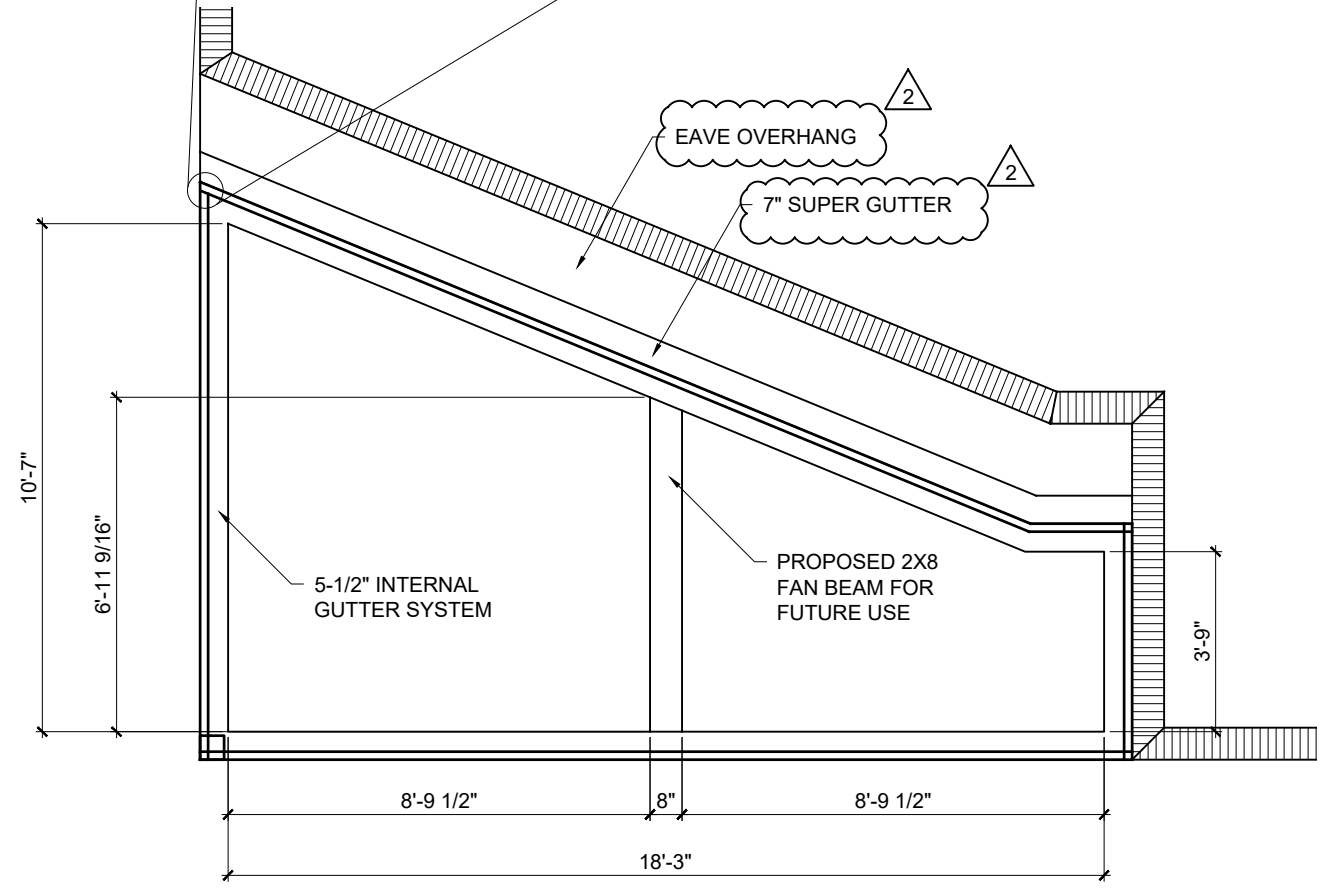
2 FOUNDATION PLAN
S2 SCALE: 1/4" = 1'-0"



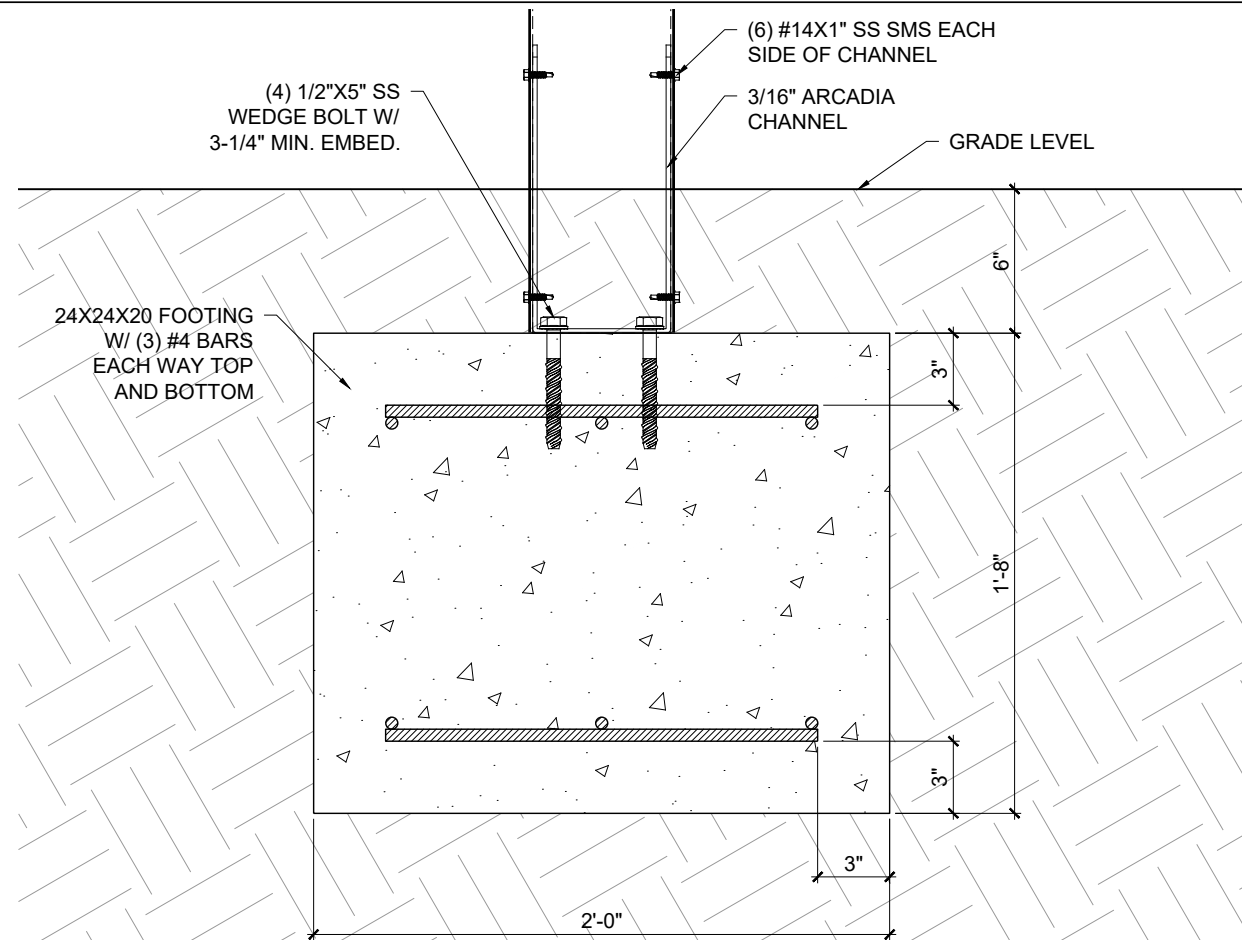
1 PLAN VIEW
S2 SCALE: 1/4" = 1'-0"



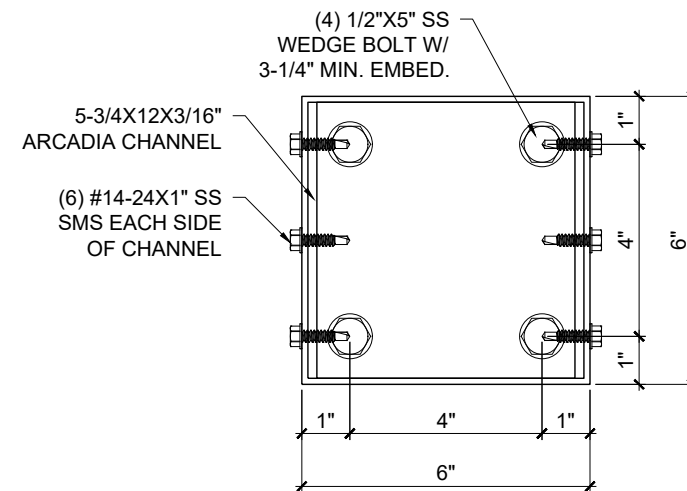
4 BEAM TO BEAM DETAIL
S2 SCALE: 6" = 1'-0"



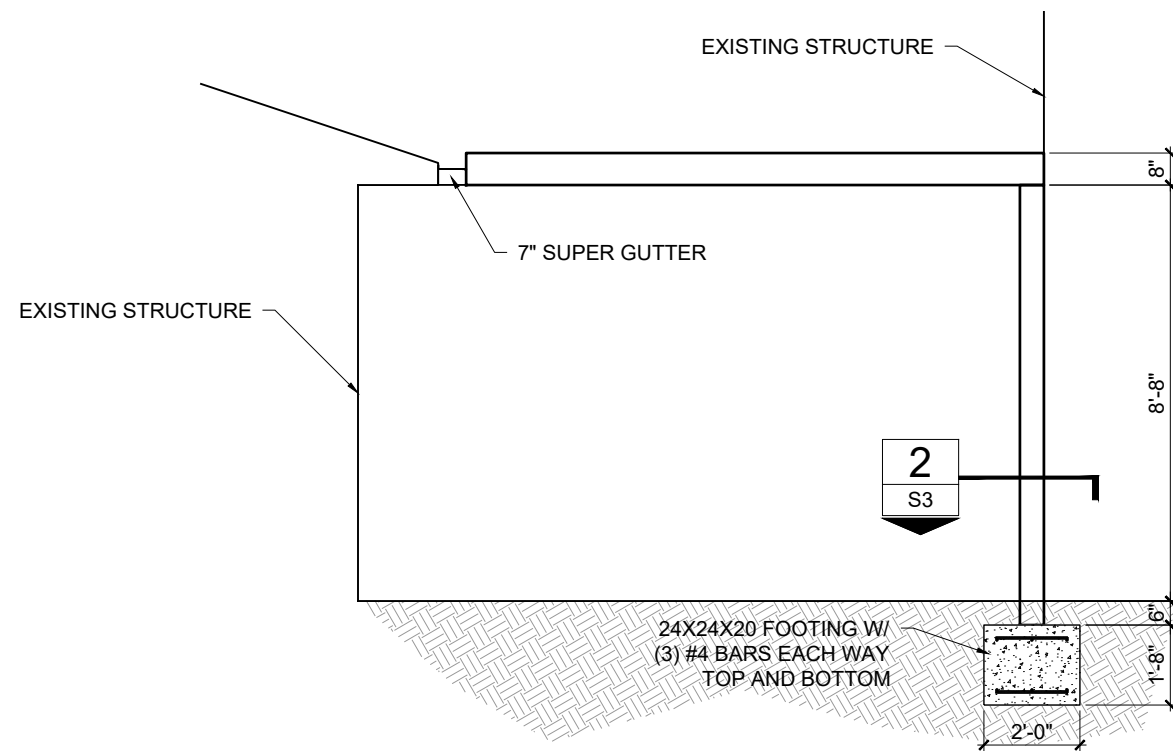
3 REFLECTED CEILING PLAN
S2 SCALE: 1/4" = 1'-0"



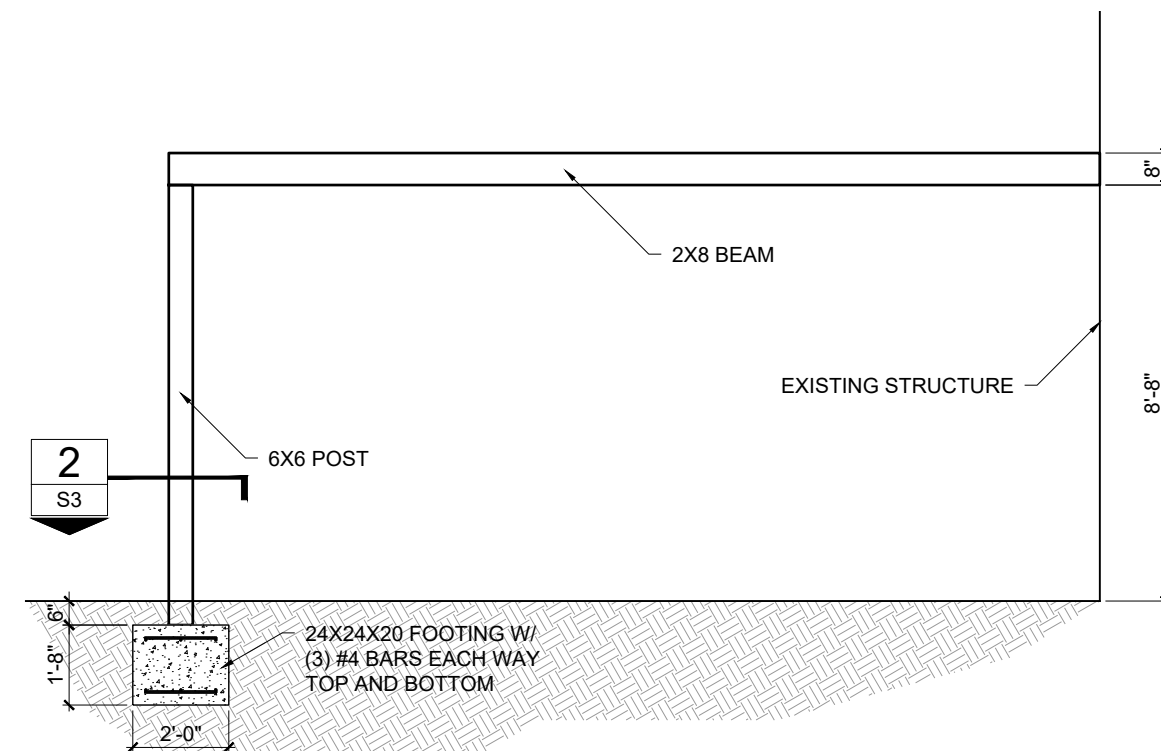
4 FOOTING DETAIL
S3 SCALE: 1-1/2" = 1'-0"



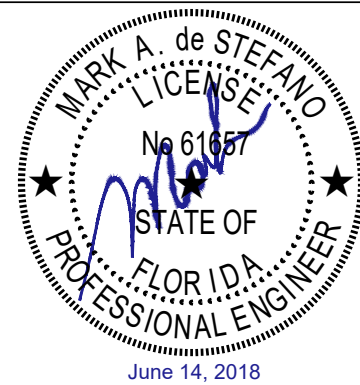
2 POST BASE DETAIL
S3 SCALE: 3" = 1'-0"



3 SIDE ELEVATION
S3 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
S3 SCALE: 1/4" = 1'-0"



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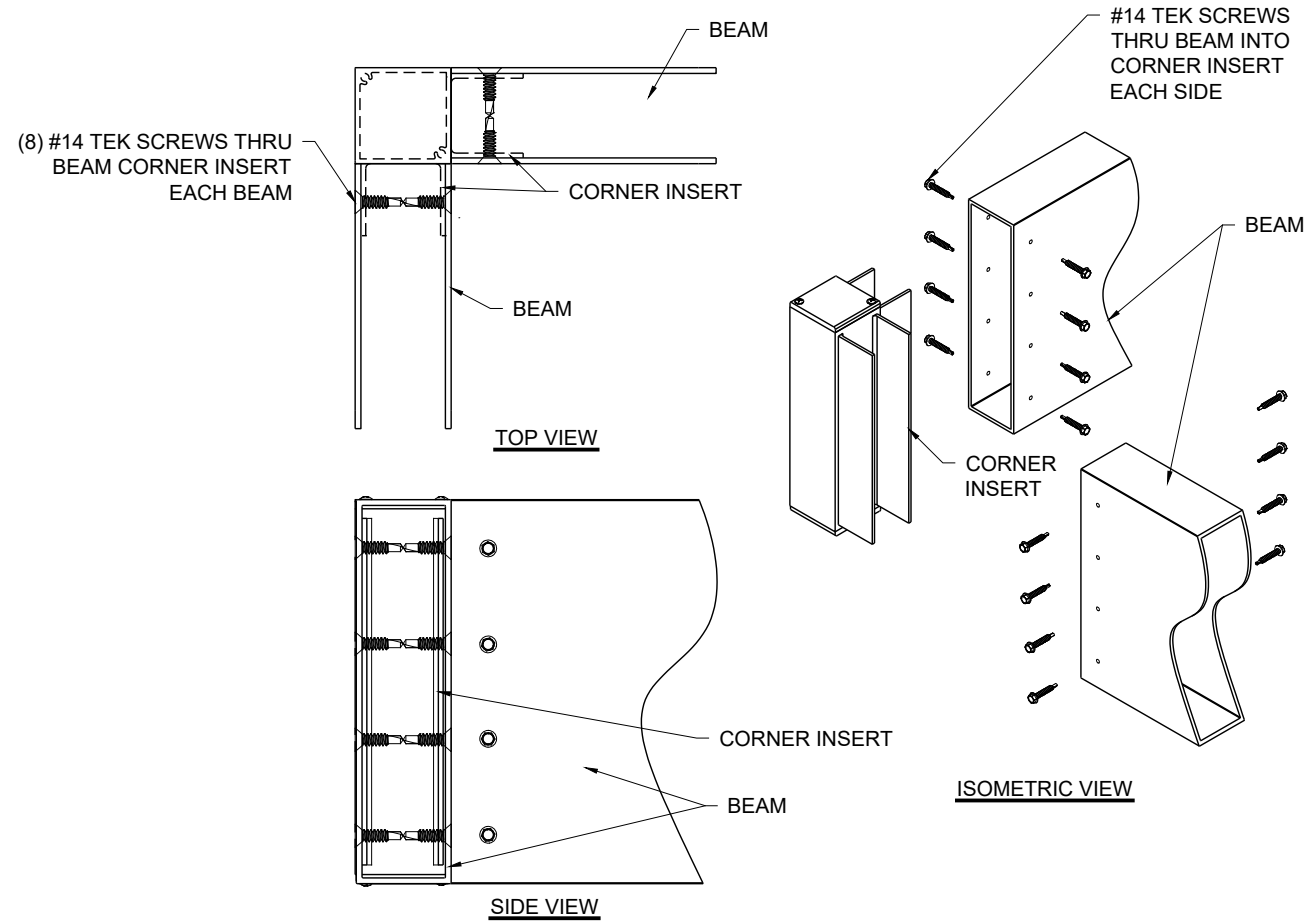
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A R C A D I A
SUN - SHADE - BUILDERS

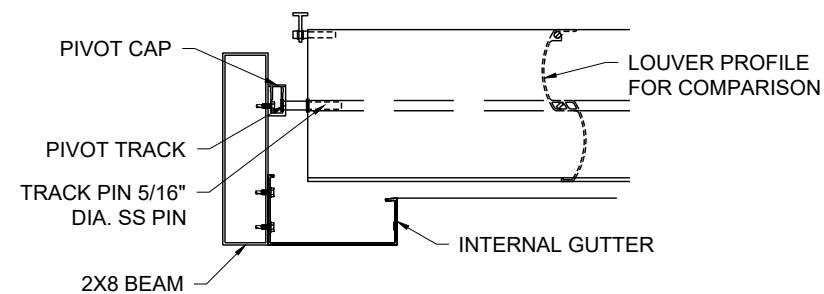
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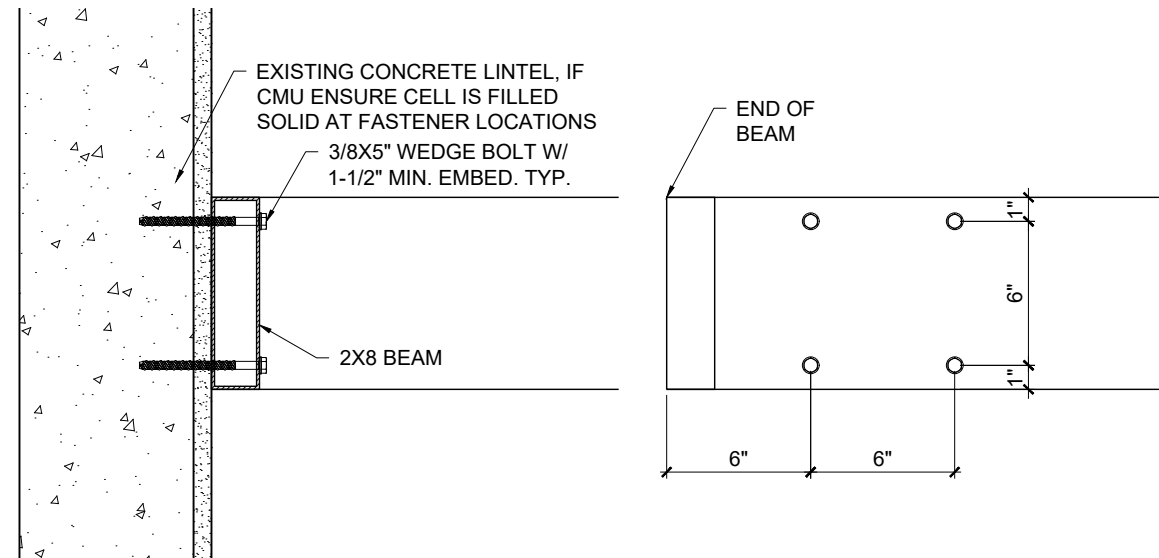
S3
of 5



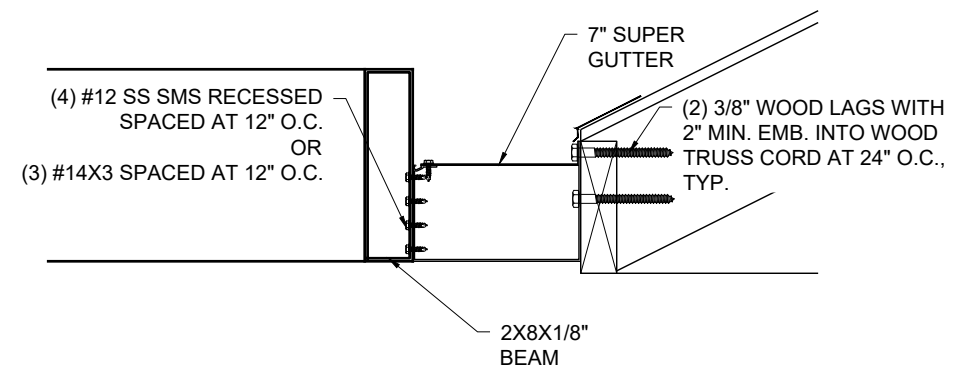
4 CORNER ASSEMBLY
S4 SCALE: 3" = 1'-0"



3 LOUVER MOUNT CONNECTION
S4 SCALE: 1-1/2" = 1'-0"



2 BEAM TO HOST STRUCTURE CONNECTION
S4 SCALE: 1-1/2" = 1'-0"



1 BEAM TO SUPPER GUTTER CONNECTION
S4 SCALE: 3" = 1'-0"



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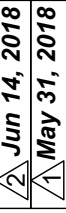
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A R C A D I A
SUN • SHADE • SHUTTER

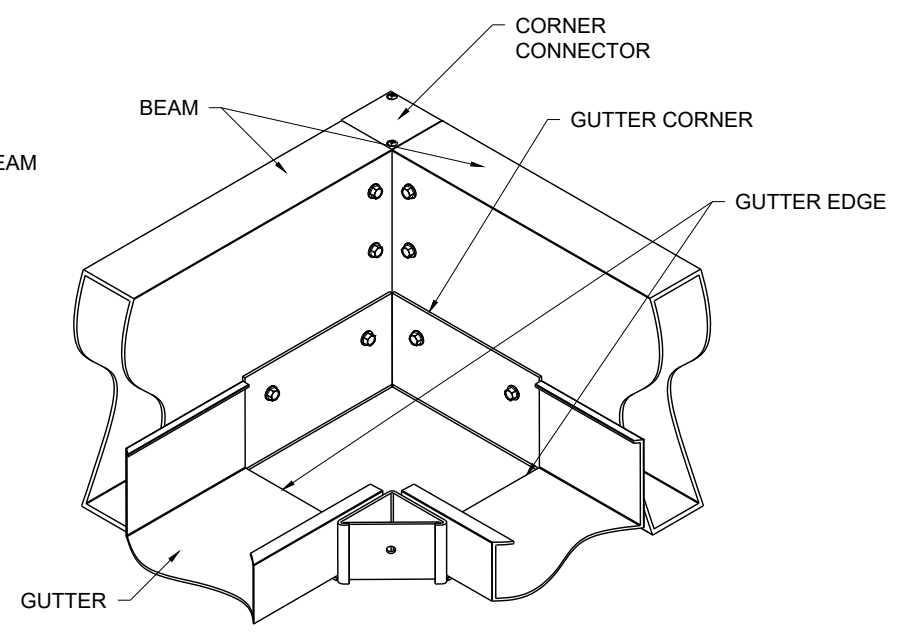
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PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

APR 2 2018

SURVEY ADDRESS:

202 N.E. 5TH TERRACE
DELRAY BEACH, FLORIDA 33444

CERTIFY TO:

1. CATHY J. WHITT

City of Delray Beach
Planning & Zoning

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 125102-0977-F
DATE OF FIRM INDEX: 10/05/17

REFERENCE BENCHMARK:
PALM BEACH COUNTY ENGINEERING B.M.:
"REPUBLICAN GUARD"
ELEVATION = 16.946' (NAVD 1988)

POTENTIAL ENCROACHMENTS:

1. CONCRETE WALK CROSSES OVER THE NORTHWESTERLY PROPERTY LINE.
2. 5 FOOT BRICK & CONCRETE WALK CROSSES OVER THE WESTERLY PROPERTY LINE.
3. 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND SOUTHERLY PROPERTY LINES.
4. BRICK DRIVEWAY, 3 FOOT WOOD FENCE AND BLOCK WALL CROSS OVER THE EASTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOTS 1 AND 2 LESS THE EAST 25 FEET THEREOF, OF "DEL-IDA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	$\frac{E}{S}$	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	$\frac{E}{S}$	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PINNELL

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

SKETCH NO.: 18-0081

DATE OF SURVEY: 01/16/18

CHECKED BY: S.A.

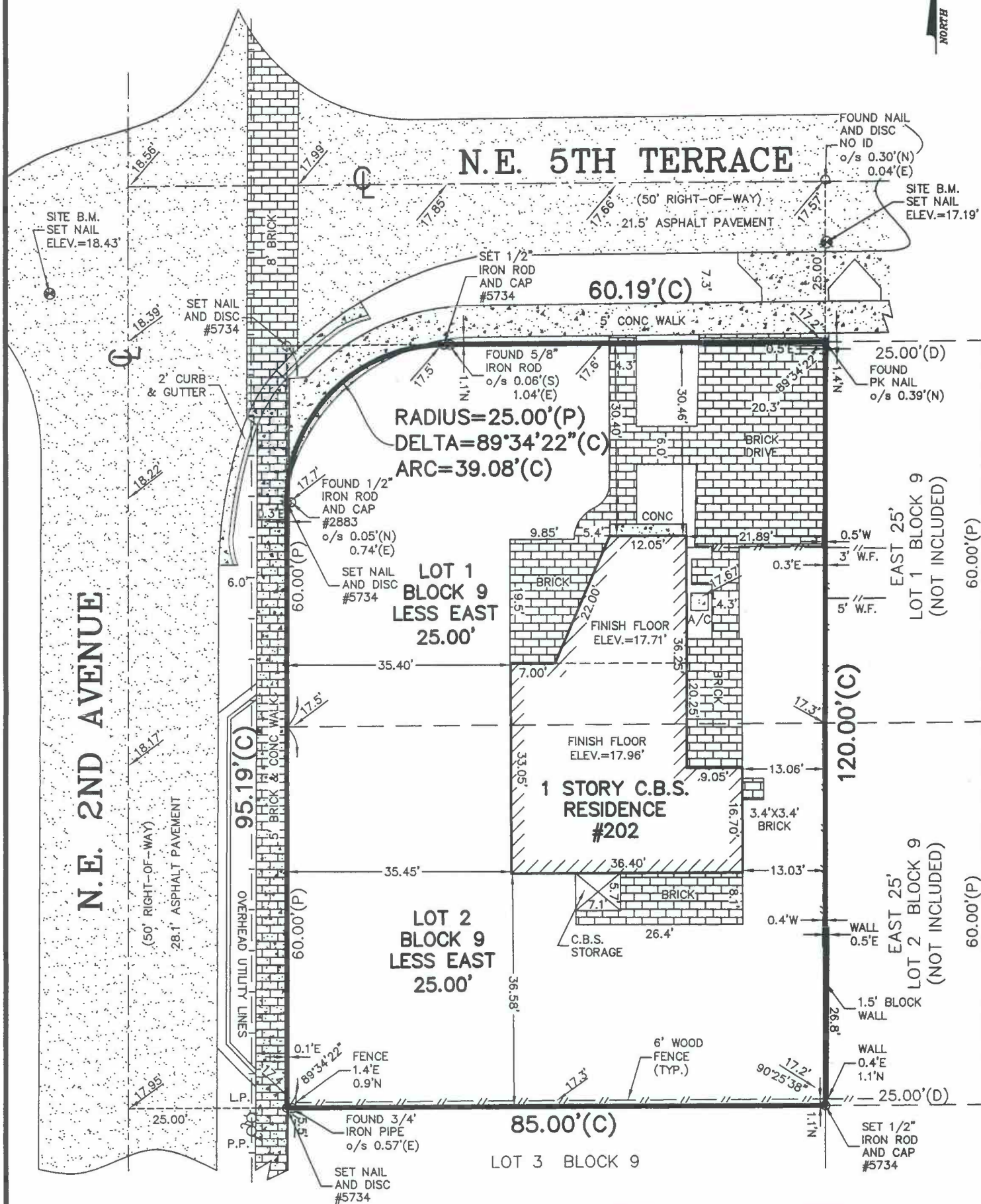
FIELD BOOK/PAGE: 576/01

SIDE 1 OF 2

REVISIONS

DATE

CHK'D BY



SKETCH NO.: 18-0081

SIDE 2 OF 2