



HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION



HISTORIC PRESERVATION BOARD

Submittal Date: 6/28/18 Property Address: 702 SE 15TH STREET DELRAY BEACH, FL
(FORMERLY 101 SE 7TH AVE) 33403
Historic District/Site: MARINA HISTORIC DISTRICT

INSTRUCTIONS FOR COMPLETING AND FILING THE TAX EXEMPTION APPLICATION

Applications may be submitted to the Planning and Zoning Department at any time between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please submit application and all required materials at the same time. Incomplete applications will not be accepted. The Historic Preservation Board (HPB) will act on a tax exemption application at the next applicable meeting upon confirmation by the Historic Preservation Planner that the application is complete and satisfies the requirements of LDR Section 4.5.1(J) and is therefore eligible for review by the Historic Preservation Board. This review period takes approximately **sixty (60) days**. Please review page 8 for complete application processing information.

Tax Exemption Applications must be submitted within three months of Certificate of Occupancy (Final Inspection), and **no later than July 1st** to receive the exemption on the following year's taxes.

The application must be accompanied by the \$100.00 processing fee (make checks payable to the City of Delray Beach). Please print or type all of the required information and ensure that the application is complete and accurate. It is necessary that an owner, or an authorized agent, be present at the Board meeting when the application is reviewed. If a property owner wishes to designate a representative/agent, please execute the "Owner's Consent and Designation of Agency" form found in this application.

Pursuant to the City's Land Development Regulations' Section 2.4.6(J)(2)(b) no application for a COA will be accepted by the HPB unless it contains all required and pertinent information. A pre-application conference with a member of the Planning Staff is strongly recommended, and can be scheduled at your convenience.

All projects will be reviewed and evaluated for conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards for Rehabilitation are broadly worded to guide the improvement of all types of historic properties. The underlying concern expressed in the referenced Standards and Guidelines is the preservation of significant historic materials and features of a building or archaeological site in the process of restoration, rehabilitation or renovation. Evaluation is based on whether or not the overall project is consistent with the Standards and Guidelines. Proposed work that does not appear to be consistent with the Standards and Guidelines will be identified, and advice will be given to assist property owners, architects, or builders in bringing the project into conformance.

Notes:

1. A digital copy of all plan exhibits and application documentation provided on CD is required with the submittal of the application and each subsequent resubmittal. The digital copy must be in a PDF format and shall be prepared at a size of 8½" x 11" or 11"x 17", depending upon legibility.
2. Citizens that request a presentation before the Board or City Commission that is on a portable flash drive device must provide their media to the City Clerk's Office, no later than 12:00 pm one day prior to the meeting where they wish to present. The City laptops will not accept (won't even recognize) any jump drives inserted without prior IT scanning. There will be a zero tolerance policy on this. Applicants have the option to bring their own laptops for their presentation.

CITY OF DELRAY BEACH PLANNING AND ZONING DEPARTMENT
PROPERTY TAX EXEMPTION APPLICATION

Project Name/Address: 702 SE 1ST STREET DELRAY BEACH, FL
(FORMERLY 101 SE 7TH AVE.)

PART ONE - APPLICANT INFORMATION:

APPLICANT

Name: ROBERT GREGORSKI

Mailing Address: N8418 NORTH SHORE RD.
MENASHA, WI 54952

Telephone Number: 920-428-4857 E-Mail: bob@gregorski development.com

AGENT

Name: _____

Mailing Address: _____

Telephone Number: _____ E-Mail: _____

OWNER (if other than applicant)

Name: GREGORSKI 15, LLC (ROBERT GREGORSKI SOLE AND
MANAGING MEMBER)

Mailing Address: N8418 NORTH SHORE RD.
MENASHA, WI 54952

Telephone Number: 920-428-4857 E-Mail: bob@gregorski development.com

Applicant is: Owner ☒ Lessee ☐ Other ☐

PART TWO - PROPERTY INFORMATION:

Property Control Number: 12-43-46-16-N7-000-0010

Legal Description (attach separate sheet if necessary): 101 SE 7TH AVENUE LT 1

Zoning Designation: RM

Property is: ☒ in a Local Historic District ☒ in a National Register District
☒ Individually Listed on Local Register ☒ Individually Listed on National Register

Use of Property Prior to Improvements: DUPLEX

Use of Property After to Improvements: SINGLE FAMILY TOWNHOME

Original Date of Construction: 2017 REHABILITATION OF A 1950'S STRUCTURE

Dates of Previous Alterations: NONE

Has the building ever been moved or relocated? () Yes (☒) No

If so, when? NA From Where? NA

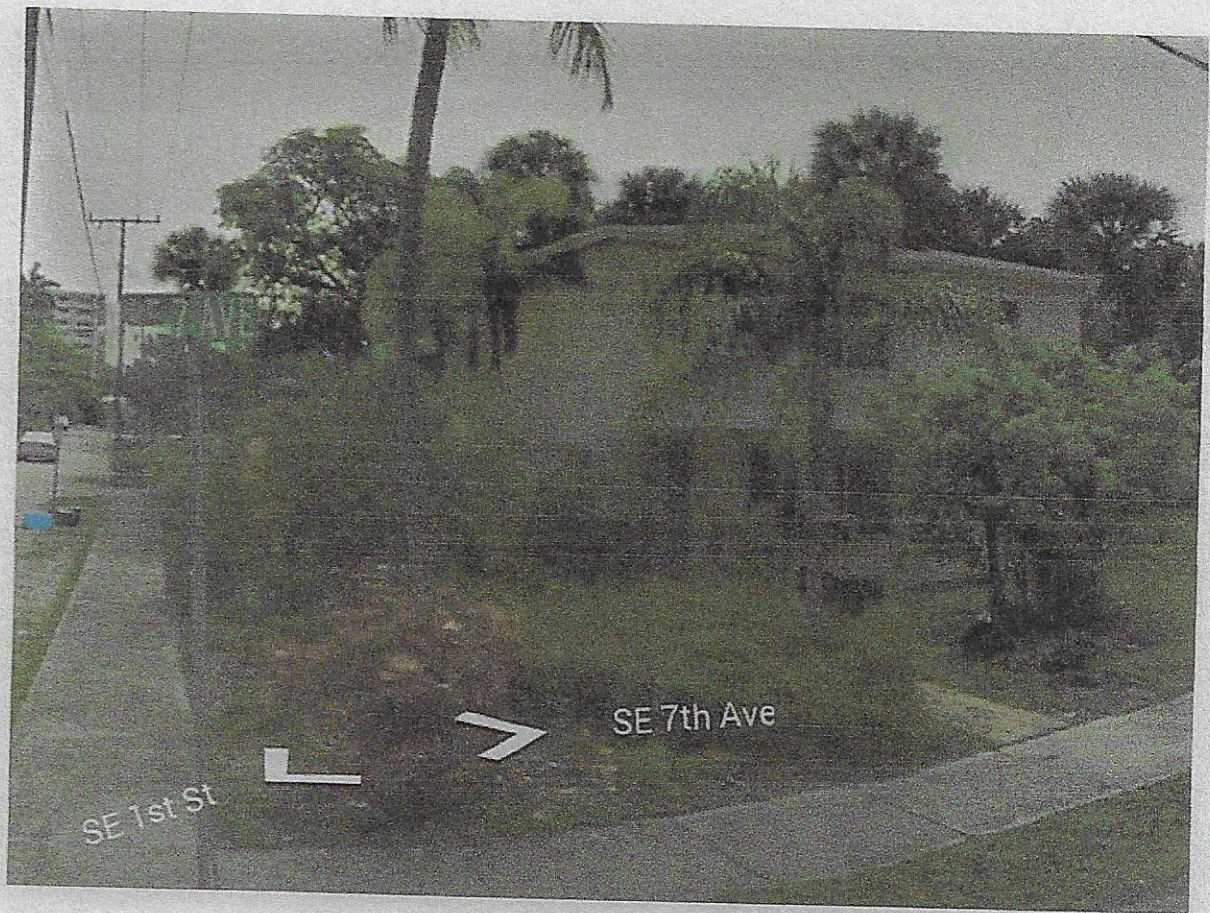
Description of Physical Appearance Prior to Improvements:

Provide information about the major exterior and interior features of the building. Describe the building in its existing condition (before improvement) — not as it was when first built (unless unchanged) or as it will be after improvement. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Finally, discuss the way in which the building relates to others in the district in terms of siting, scale, material, construction, and date of construction.

* SEE ATTACHED

Description of Physical Appearance Prior to Improvements:

The subject property was a contributing two story Masonry Vernacular style structure which was constructed in 1950 and was being used as a duplex. The building is located in the Marina Historic district and is individually designated as historic. The structure along with the .29 acre property was in substantial disrepair and had not been properly maintained for years. Pictures of the historic structure are below:





The structure had historical elements which included masonry stucco exterior with eyebrow projections over the windows and doors, jalousie windows and aluminum louver shutters on the porches. The exterior was repainted several times and had areas of yellow and pink paint peeling with original white stucco underneath. The overhangs and roof were rotted and the metal fire escape attached to the south side of the structure was rusted and unsafe.

The building has been completely reconditioned with new windows that match the period details, fresh aluminum louver shutters and new doors. All stucco was refinished and repainted in a period correct white color. Interiors had to be completely rearranged with new waste lines, water lines, electric and plumbing. All mechanical components have been updated and brought into compliance with the current code including fire protection sprinklers. Substantial steel and concrete were added to the interior of the structures as walls and floors had to be cut to add HVAC and electrical components. All new subfloor and flooring was installed along with new tile and bath components. All interior walls were restored after the addition of electric. The roof was removed, properly insulated, and replaced. A 2 car garage was added to the east of the structure and connecting porches were added to maintain separation between the historic building and the addition. All new landscape, walks, bushes, trees and exterior lighting were added. Start to finish the project took 3 years.

Statement of Significance:

Summarize how the building contributes to the significance of the district. This summary should relate to the significance of the district (including the district's period of significance) as identified in the National Register nomination or district designation documentation. Is it similar to other buildings in the district in scale, building materials, style, and period of construction? Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

THE BUILDING IS A CONTRIBUTING STRUCTURE IN THE MARINA HISTORICAL DISTRICT WHICH WAS AN APPROVED DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE DISTRICT IS A MIX OF A VARIETY OF ARCHITECTURE AND THIS BUILDING IS ONE OF A FEW IN THE MASONRY VERNACULAR/ART MODERNE STYLE. IDENTIFIED AS #101 IN YELLOW ON THE ATTACHED MAP OF DISTRICT
PART THREE - PROJECT INFORMATION CONSTRUCTED IN 1950'S

Type of request:

- ☒ Exemption under 196.1997, F.S. (standard exemption)
☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public)

Project Start Date: JANUARY 2017

Project Completion Date: 5/8/18
(Certificate of Occupancy Issued by Building Department)

Total Estimated Project Costs: \$1,226,114.33

Total Project Cost Attributed Solely to the Historic Structure: \$880,119.50

PART FOUR: APPLICATION REQUIREMENTS

Please provide one complete of all applicable items noted below.

*SEE ATTACHED COST CERTIFICATION

- C.O. COST \$531,550
- ☒ **Warranty Deed** (2 DEEDS ATTACHED)
 - ☒ **Survey** - Provide a copy of a survey from both before and after the improvements when the building footprint(s) has changed. (SURVEY ATTACHED/FINAL IN FULL PLAN SET)
 - ☒ **Site Plan, Exterior Elevations, Floor Plans** - As approved by the HPB.
 - ☒ **Attachment Sheets** - When necessary.
 - ☒ **Photographs (Labeled)** - Provide a before and after photo of each exterior elevation, all new construction, and all interior improvements. Each page should contain a before and after photo of the same item; provide a corresponding description of the photos and the improvements. Photographs are not returnable. Polaroid photographs are not acceptable. Such documentation is necessary for evaluation of the effect of the improvements on the historic structure. Where such documentation is not provided, review and evaluation cannot be completed. This shall result in a recommendation for denial of the request for exemption. NOTE: All features should be identified with the approximate date, a description, and impact of work on existing feature. All pages should include the property address.
 - ☒ **Most Recent Tax Bill**
 - ☒ **Applicable Fee, payable to the City of Delray Beach** - See cover sheet.
 - ☒ **Executed Agent Authorization Form**

PART FIVE: APPLICATION REVIEW

For Historic Preservation Planner Use Only.

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- ☐ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- ☐ Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.
- ☐ Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- ☐ Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- ☐ Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- ☐ Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

The Historic Preservation Planner has reviewed the Historic Preservation Property Tax Exemption Application for the subject property and hereby:

- ☐ Determines that the completed improvements to the property are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends approval of the requested historic preservation tax exemption.
- ☐ Determines that the completed improvements to the above referenced property are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: _____

Signature _____

Typed or printed name _____

Title _____

PART SIX: OWNER ATTESTATION

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by the Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

ROBERT GREGORSKI
Name

[Signature]
Signature

6/27/18
Date

Complete the following if signing for an organization or multiple owners:

MANAGING MEMBER
Title

GREGORSKI 15, LLC
Organization name

I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work as approved by the Historic Preservation Board. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work approved by the Historic Preservation Board. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application, I agree to allow access to the property by Historic Preservation Planner of the City of Delray Beach, Planning and Zoning Department, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

ROBERT GREGORSKI
Name

[Signature]
Signature

6/27/18
Date

Complete the following if signing for an organization or multiple owners:

MANAGING MEMBER
Title

GREGORSKI 15, LLC
Organization name

STATE OF WISCONSIN
NOTARY PUBLIC
LISA LAPIERRE

PART SEVEN: OWNER'S CONSENT AND DESIGNATION OF AGENCY

(This form must be completed by ALL property owners)

I ROBERT GREBOSKI, MANAGING MEMBER GREBOSKI, IS, LLC, the fee simple owner of the following described

(Owner's Name)

property (give legal description):

101 SE 7TH AVENUE LT 1

(PROPERTY ADDRESS 702 SE 1ST STREET)

hereby petition to the City of Delray Beach for approval of a Tax Exemption Application for the

property located at 702 SE 1ST STREET

and affirm that

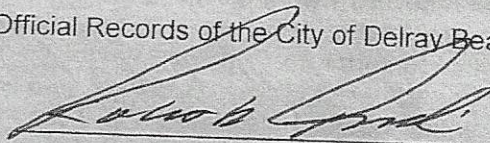
ROBERT GREBOSKI

(Applicants/Agent's Name)

is hereby designated

to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

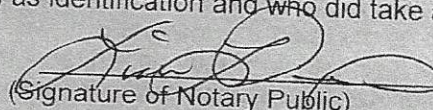


(Owner's Signature)

The foregoing instrument was acknowledged before me this 28th day of June, 20 18 by Robert David Greboski, who is personally known to me or has produced WI. DL (type of identification) as identification and who did take an oath.

Lisa LaPierre

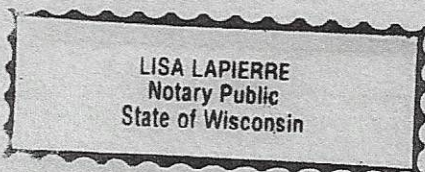
(Printed Name of Notary Public)



(Signature of Notary Public)

Commission # 190812, My Commission Expires 6/17/19

(NOTARY'S SEAL)



PART EIGHT: TAX EXEMPTION APPLICATION REVIEW PROCESS

1. Upon HPB approval of the application, a **Resolution** will be reviewed at the next available City Commission meeting. This review is to authorize the exemption from the City's portion of property taxes.
2. Following approval of the Resolution, a **Property Tax Exemption Covenant** will be provided to the property owner for signature. This Covenant requires the owner(s) to maintain the improvements during the ten (10) year period that the exemption is granted. The Covenant must be **signed and notarized** by a Public Notary for all owners of record of the subject property. Upon signature by the Historic Preservation Planner, the Covenant must then be **recorded by the property owner** (at an additional charge) in the official records of Palm Beach County at:
The Palm Beach County Court House
Recording Department, Room 4.25
205 North Dixie Highway
P.O. Box 4177
West Palm Beach, Florida 33402
(561) 355-2991
3. **Two (2) copies** of the recorded Covenant must be delivered to the Historic Preservation Planner. One (1) of the Property Tax Exemption Covenant copies must be a **Certified Copy**.
4. Upon receiving the two (2) copies of the recorded Covenant, the Historic Preservation Planner will send copies of the following documents to the **Palm Beach County, Property Appraiser's Office, and the Palm Beach County, Planning, Zoning and Building Department, by OCTOBER 1st**:
 - a. HPB Staff Reports for the COA and Tax Exemption Application;
 - b. Certified copy of the recorded Property Tax Exemption Covenant to the Palm Beach County, Property Appraiser's Office;
 - c. Non-certified copy of the Covenant to the Palm Beach County, Planning, Zoning and Building Department;
 - d. Resolution of the City Commission approving the Completed Work Application.
6. Palm Beach County's Planning, Zoning and Building Department will forward this request for the exemption from the County's portion of the property taxes to the County Commission for their approval. The County staff may require additional information. The property owner will also have to enter into a covenant with the County. This covenant will also need to be recorded (additional charge).
7. This documentation will authorize the tax exemption for the Property Appraiser's Office from the City's and the County's portion of property taxes associated with the increased value of the historic property due to improvements.

*Please be aware that the **Palm Beach County, Property Appraiser's Office and the Palm Beach County, Planning, Zoning and Building Department** must have all documentation prior to or on **OCTOBER 1st** of the year preceding the year the tax exemption is to commence.*

FINAL OWNER SUPPLIED COSTS - 702 SE 1 st AVE. DELRAY BEACH, FL		
Item	Description	Scheduled Value
1	Land Cost	\$253,333
2	Bank First National Mortgage Interest 2014-2016	\$57,614.70
3	Real Estate Tax Paid 2/11/15	\$11,949.70
	Real Estate Tax Paid 11/28/16	\$15,331.65
	Real Estate Tax 2017 (in Seaside Builders total costs)	\$
4	Insurance 2014	\$612.23
	Insurance 2015	\$604.76
	Insurance 2016	\$604.61
5	Utilities 2014	\$667.29
	Utilities 2015	\$954.93
	Utilities 2016	\$1,171.96
6	Property Management / Lawn 2014	\$550
	Property Management / Lawn 2015	\$2,070
	Property Management / Lawn 2016	\$1,200
7	Accounting Fees	\$400
	Sub Total Non-Construction Costs	\$345,994.83
8	Engineering Fees (Nutting)	\$2,165
9	Richard Jones Architect Fees	\$81,728.50
10	Survey Fees (Burgess / Sutter)	\$5,585
11	City of Delray Application Fees (Variance Fee/Historical)	\$2,295
	Sub Total Owner Supplied Construction Costs	\$91,773.50
FINAL COST SUMMARY		
	Total Permit and CO Cost Application #16164636	\$531,550
	Cost over Permit/CO billed by Seaside Builders	\$256,796
	Total Seaside Builders Certified General Contractor Costs (attached)	\$788,346
	Total Construction Costs (\$788,346 + \$91,773.50)	\$880,119.50
	Grand Total Construction and Non-Construction Costs (\$880,119.50 + \$345,994.83)	\$1,226,114.33



185 NE 4th Ave. #104
Delray Beach, FL 33483
T 561.272.9958
F 561.272.8941
seasidebuildersfla.com

June 27, 2018

Mr. Gregorski:

This letter is to certify the building costs for the property located at 702 SE 1st Street, Delray Beach, FL 33483. The total final owner supplied costs for Construction for your unit is \$788,346. Please find attached construction requisition detailing the construction costs.

Should you have any questions, please don't hesitate to reach out.

Respectfully,

A handwritten signature in blue ink that reads "Laura Majercik". The signature is fluid and cursive, with the first name "Laura" and last name "Majercik" clearly distinguishable.

Laura Majercik
Finance Manager

101 SE 7th Ave					Work Completed from Prior Applications		Current Requisition	Work Completed this Period		Total Completed to Date		Balance to Complete	
Item and Description	Estimated Budget	Cost Increase to Budget	Revised Budget	%	\$	ALA #18 JUN 2018	%	\$	%	\$	%	\$	\$
02010-Pool Pavers	4,405.98	23,053.02	27,459.00	100%	27,459.00	-	0%	-	100%	27,459.00	0%	0.00	0.00
02020-Pool Coping	1,511.25	(1,511.25)	-	0%	-	-	0%	-	0%	-	0%	0.00	0.00
02030-Patio Steps	1,125.00	(1,125.00)	-	0%	-	-	0%	-	0%	-	0%	0.00	0.00
02040-Driveway and Aprons	11,163.90	(11,163.90)	-	0%	-	-	0%	-	0%	-	0%	0.00	0.00
02041-Concrete Driveway Footers	6,705.00	(3,780.85)	2,924.15	100%	2,924.15	-	0%	-	100%	2,924.15	0%	0.00	0.00
02042-Drainage Rock	5,700.00	1,145.00	6,845.00	100%	6,845.00	-	0%	-	100%	6,845.00	0%	0.00	0.00
02050-Flat work and Stepping Stones	4,260.00	(2,392.10)	1,867.90	0%	1,867.90	-	0%	-	0%	1,867.90	0%	0.00	0.00
02060-Anchor Wall	11,900.00	539.53	12,439.53	100%	12,439.53	-	0%	-	100%	12,439.53	0%	0.00	0.00
02070-6" C Lime rock	450.00	(450.00)	-	0%	-	-	0%	-	0%	-	0%	0.00	0.00
02080-Linear Drains	1,563.99	(1,457.98)	106.01	0%	106.01	-	0%	-	0%	106.01	0%	0.00	0.00
03000-Cabinets	74,000.00	-	74,000.00	100%	74,000.00	-	0%	-	100%	74,000.00	0%	0.00	0.00
03020-Built-In Cabinets	13,040.00	(13,040.00)	-	0%	-	-	0%	-	0%	-	0%	0.00	0.00
03030-Shelving	4,000.00	4,000.00	4,000.00	0%	4,000.00	-	0%	-	0%	4,000.00	0%	0.00	0.00
03220-General Site Cleanup	3,900.00	17,766.50	21,666.50	100%	21,666.50	-	0%	-	100%	21,666.50	0%	0.00	0.00
03230-Construction Cleaning	4,500.00	-	4,500.00	89%	4,000.00	-	0%	-	89%	4,000.00	11%	500.00	0.00
03600-Countertops	36,624.00	6,407.00	43,031.00	71%	30,625.40	-	0%	-	71%	30,625.40	29%	12,405.60	0.00
04000-Demolition	5,000.00	-	5,000.00	0%	5,000.00	-	0%	-	0%	5,000.00	0%	0.00	0.00
04120-Garage Doors	6,456.01	(576.01)	5,880.00	86%	5,030.00	-	0%	-	86%	5,030.00	14%	850.00	0.00
04130-Interior Doors	14,053.98	3,814.70	17,868.68	100%	17,868.68	-	0%	-	100%	17,868.68	0%	0.00	0.00
04140-Shower Doors	9,934.00	1,350.00	11,284.00	100%	11,284.00	-	0%	-	100%	11,284.00	0%	0.00	0.00
04200-Drywall & Framing	69,890.00	-	69,890.00	91%	63,774.00	-	0%	-	91%	63,774.00	9%	6,116.00	0.00
04300-Dumpster	11,985.00	2,185.82	14,170.82	100%	14,170.82	-	0%	-	100%	14,170.82	0%	0.00	0.00
05000-Electric	60,935.00	7,512.00	68,447.00	100%	68,447.00	-	0%	-	100%	68,447.00	0%	0.00	0.00
05010-Exterior Fixtures / Allowance	8,000.00	278.65	8,278.65	100%	8,278.65	-	0%	-	100%	8,278.65	0%	0.00	0.00
05015-Interior Fixtures/Allowance	2,850.00	3,435.12	6,285.12	100%	6,285.12	-	0%	-	100%	6,285.12	0%	0.00	0.00
05100-Equipment	6,000.00	1,900.83	7,900.83	100%	7,900.83	-	0%	-	100%	7,900.83	0%	0.00	0.00
05110-Equipment Fuel	255.00	(255.00)	0.00	0%	-	-	0%	-	0%	-	100%	0.00	0.00
05130-Equipment Rental	750.00	(750.00)	0.00	0%	-	-	0%	-	0%	-	100%	0.00	0.00
Railings	30,665.00	7,490.00	38,155.00	100%	38,155.00	-	0%	-	100%	38,155.00	0%	0.00	0.00
CL Fence 4" black vinyl coated	1,058.00	5,067.00	6,125.00	0%	-	-	0%	-	0%	-	100%	6,125.00	0.00
D650-Resore and Refinish Louvers	8,350.00	2,550.00	10,900.00	100%	10,900.00	-	0%	-	100%	10,900.00	0%	0.00	0.00
D6100-Fill	6,000.00	-	6,000.00	100%	6,000.00	-	0%	-	100%	6,000.00	0%	0.00	0.00
D6200-Fire Sprinklers	15,500.00	-	15,500.00	42%	6,500.00	-	0%	-	42%	6,500.00	58%	9,000.00	0.00
D6310-Sub Flooring	6,775.00	(88.59)	6,686.41	100%	6,686.41	-	0%	-	100%	6,686.41	0%	0.00	0.00
D6320-Garage Floor Epoxy	6,159.99	(408.99)	5,751.00	100%	5,751.00	-	0%	-	100%	5,751.00	0%	0.00	0.00
D6330-Tile / Tub Surrounds	31,825.00	62,794.05	94,619.05	100%	94,619.05	-	0%	-	100%	94,619.05	0%	0.00	0.00

06340-Wood (DEPOSITS AIA ?)	94,285.00	(37,507.00)	56,778.00	99%	56,403.50	-	0%	-	99%	56,403.50	-	0%	-	1%	374.50
07000-General Labor	9,000.00	53,183.00	62,183.00	89%	55,528.00	22.50	0%	22.50	89%	55,550.50	11%	6,532.50			
07100-Glass & Glazing	131,250.00	(10,750.25)	120,499.75	100%	120,499.75	-	0%	-	100%	120,499.75	0%	0.00			
07150-Glass Block	7,560.00	(450.00)	7,110.00	100%	7,110.00	-	0%	-	100%	7,110.00	0%	0.00			
08030-Exterior Door Hardware	2,700.00	(2,700.00)	0.00	0%	-	-	0%	-	0%	-	100%	0.00			
08040-Interior Door Hardware	8,610.00	(1,229.98)	7,380.02	100%	7,380.02	-	0%	-	100%	7,380.02	0%	0.00			
08100-Hood work	4,500.00	(4,500.00)	0.00	0%	-	-	0%	-	0%	-	100%	0.00			
08230-Mailbox	1,500.00	(428.99)	1,071.01	100%	1,071.01	-	0%	-	100%	1,071.01	0%	0.00			
08260-Signage	705.00	901.00	1,606.00	56%	901.00	-	0%	-	56%	901.00	44%	705.00			
08300-HVAC	62,060.00	75.00	62,060.00	97%	60,164.00	-	0%	-	97%	60,164.00	3%	1,896.00			
09000-Irrigation	7,500.00	75.00	7,575.00	100%	7,575.00	-	0%	-	100%	7,575.00	0%	0.00			
09100-Insulation	8,336.00	2,929.00	11,265.00	100%	11,265.00	-	0%	-	100%	11,265.00	0%	0.00			
09200-Insurance	35,000.00	(1,635.44)	33,364.56	80%	26,674.79	-	0%	-	80%	26,674.79	20%	6,689.77			
12000-Landscaping	51,558.25	60.00	51,618.25	100%	51,618.25	-	0%	-	100%	51,618.25	0%	0.00			
12500-Tree Removal	6,800.00	(5,355.00)	1,445.00	100%	1,445.00	-	0%	-	100%	1,445.00	0%	0.00			
13000-Millwork - Material	7,285.90	2,069.32	9,355.22	100%	9,355.22	-	0%	-	100%	9,355.22	0%	0.00			
16000-Painting	63,501.00	19,554.00	83,055.00	99%	82,570.00	-	0%	-	99%	82,570.00	1%	485.00			
16100-Permit Fees	72,688.74	1,436.07	74,124.81	100%	74,124.81	-	0%	-	100%	74,124.81	0%	0.00			
16140-Other/Special Permits	3,000.00	(2,000.00)	1,000.00	49%	492.95	-	0%	-	49%	492.95	51%	507.05			
16200-Plan Copies	1,050.00	975.81	2,025.81	100%	2,025.81	-	0%	-	100%	2,025.81	0%	0.00			
16300-Plumbing	82,888.00	8,866.51	91,754.51	99%	91,251.00	-	0%	-	99%	91,251.00	1%	503.51			
16300	1,336.50	(1,336.49)	0.01	0%	-	-	0%	-	0%	-	100%	0.01			
16320-Gas Piping (move to 16300)	7,112.01	(7,112.00)	0.01	0%	59,423.60	-	0%	-	0%	-	100%	0.01			
16330-Plumbing Fixtures	53,400.00	6,023.60	59,423.60	100%	59,423.60	-	0%	-	100%	59,423.60	0%	0.00			
16400-Pool/Spa	39,000.00	3,500.00	42,500.00	100%	42,500.00	-	0%	-	100%	42,500.00	0%	0.00			
16410-Pool Tile	2,997.00	162.99	3,159.99	98%	3,083.20	-	0%	-	98%	3,083.20	2%	76.79			
16520-Surveyor	3,501.00	2,364.00	5,865.00	35%	2,050.00	-	0%	-	35%	2,050.00	65%	3,815.00			
16521-Civil Engineer	7,500.00	-	7,500.00	5%	402.50	-	0%	-	5%	402.50	95%	7,097.50			
16530-Landscape Architect	4,175.01	-	4,175.01	0%	-	-	0%	-	0%	-	100%	4,175.01			
16540-Geotech	2,754.99	(881.99)	1,873.00	100%	1,873.00	-	0%	-	100%	1,873.00	0%	0.00			
16580-Interior Design	21,000.00	700.00	21,700.00	100%	21,700.00	-	0%	-	100%	21,700.00	0%	0.00			
18000-2017 Property Taxes	26,000.01	(4,300.01)	21,700.00	91%	19,813.87	-	0%	-	91%	19,813.87	9%	1,886.13			
(Appliances)	60,000.00	(9,370.84)	50,629.16	80%	40,582.99	-	20%	9,884.68	100%	50,467.67	0%	1,614.9			
18300-Roofing	60,085.00	15,868.00	75,953.00	100%	75,953.00	-	0%	-	100%	75,953.00	0%	0.00			
18400-Rough Carpentry	3,000.00	(623.59)	2,376.41	100%	2,376.41	-	0%	-	100%	2,376.41	0%	0.00			
19000-Sheil	378,000.00	(2,993.61)	375,006.39	100%	375,006.39	-	0%	-	100%	375,006.39	0%	0.00			
19020-Helical Piers or Chemical Grout	8,010.00	(360.00)	7,650.00	100%	7,650.00	-	0%	-	100%	7,650.00	0%	0.00			
19030-Structural Steel	64,629.00	-	64,629.00	100%	64,629.00	-	0%	-	100%	64,629.00	0%	0.00			
19060-Truss	16,175.83	(1,495.83)	14,680.00	100%	14,680.00	-	0%	-	100%	14,680.00	0%	0.00			
19080-Rough Stairs	5,000.00	4,836.67	9,836.67	100%	9,836.67	-	0%	-	100%	9,836.67	0%	0.00			
19090-Site Walls	12,350.01	(1,617.35)	10,732.66	100%	10,732.66	-	0%	-	100%	10,732.66	0%	0.00			
19500-Site Work	7,500.00	232.50	7,732.50	100%	7,732.50	-	0%	-	100%	7,732.50	0%	0.00			

19610-Alarm System	4,100.00	2,239.98	6,339.98	100%	6,339.98	-	0%	-	100%	6,339.98	0%	0.00
19650-A/V System	15,000.00		15,000.00	100%	15,000.00	-	0%	-	100%	15,000.00	0%	0.00
19750-Stairs & Rails	43,390.00	17,770.00	61,160.00	100%	61,160.00	-	0%	-	100%	61,160.00	0%	0.00
19800-Suucco	57,745.00	3,500.00	61,245.00	100%	60,947.00	-	0%	-	100%	60,947.00	0%	298.00
16520)	5,865.00	(5,864.99)	0.01	0%		-	0%	-	0%		100%	0.01
20010-Electric Service	1,350.00	1,815.56	3,165.56	100%	3,165.56	-	0%	-	100%	3,165.56	0%	0.00
20020-Silt Fencing	885.99	(885.98)	0.01	0%		-	0%	-	0%		100%	0.01
20040-HVAC Unit	2,100.00	(364.53)	1,735.47	100%	1,735.47	-	0%	-	100%	1,735.47	0%	0.00
20050-Port-A-Potty	2,124.00		2,124.00	89%	1,881.08	-	0%	-	89%	1,881.08	11%	242.92
20070-Water/Sewer Service	1,500.00	1,500.00	3,000.00	98%	2,926.56	-	0%	-	98%	2,926.56	2%	73.44
20100-Testing & Engineering	2,389.99	4,748.51	7,138.50	100%	7,138.50	-	0%	-	100%	7,138.50	0%	0.00
20300-Trim Carpentry	21,483.88	2,954.72	24,438.60	100%	24,438.60	-	0%	-	100%	24,438.60	0%	0.00
21010-Maintenance of Traffic	6,000.00	-	6,000.00	99%	5,940.00	-	0%	-	99%	5,940.00	1%	60.00
21020-Electric Utility	3,160.00	899.24	4,059.24	100%	4,059.24	-	0%	-	100%	4,059.24	0%	0.00
Gas Utility		0.00	0.00	0%		-	0%	-	0%		100%	0.00
Utility Installation	2,278.00	(2,278.00)	0.00	0%		-	0%	-	0%		100%	0.00
21040-Mill and Overlay Asphalt	5,810.00	(5,810.00)	0.00	0%		-	0%	-	0%		100%	0.00
21050-Sanitary Sewer	27,387.00	(9,057.00)	18,330.00	74%	13,572.00	3,068.00	17%	3,068.00	91%	16,640.00	9%	1,690.00
21060-Water	6,546.00	2,454.00	9,000.00	95%	8,516.66	-	0%	-	95%	8,516.66	5%	483.34
21070-Drainage	22,646.79	1,187.50	23,834.29	100%	23,834.29	-	0%	-	100%	23,834.29	0%	0.00
to 18300)	16,695.00	(15,672.00)	1,023.00	100%	1,023.00	-	0%	-	100%	1,023.00	0%	0.00
(Marketing)	5,000.00	(5,000.00)	0.00	0%		-	0%	-	0%		100%	0.00
100000-Contingency	30,000.00	(27,495.00)	2,505.00	89%	2,225.00	-	0%	-	89%	2,225.00	11%	280.00
Professionals- Abruzzo	-	9,583.34	9,583.34	100%	9,583.34	-	0%	-	100%	9,583.34	0%	0.00
Professionals- Engineering Plus	-	7,425.00	7,425.00	100%	7,425.00	-	0%	-	100%	7,425.00	0%	0.00
Professionals- Accountant	-	2,175.00	2,175.00	100%	2,175.00	-	0%	-	100%	2,175.00	0%	0.00
Miscellaneous Materials	-	12,471.11	12,471.11	95%	11,884.43	-	0%	-	95%	11,884.43	5%	586.68
Construction Management Fee	150,000.00		150,000.00	100%	150,000.00	-	0%	-	100%	150,000.00	0%	0.00
Interest Expense	45,000.00		45,000.00	66%	29,667.89	5,446.52	12%	5,446.52	78%	35,114.41	22%	9,885.59
Furnishing & Staging	23,112.99	23,112.99	23,112.99	100%	23,112.99	-	0%	-	100%	23,112.99	0%	0.00
Maint. Svcs (Pool, Lawn, Alarm Etc)	11,049.33	11,049.33	6,489.92	59%	6,489.92	4,559.41	41%	4,559.41	100%	11,049.33	0%	0.00
	2,407,052.00	173,837.43	2,580,889.43	96%	2,474,306.46	22,981.11	1%	22,981.11	97%	2,497,287.57	3%	83,601.86

Cost per Square Feet Per Unit: Total Project 2,546,727.11

Unit A

Unit B

Unit C

Total

Notes:

Total Area (sq. ft.)

Construction Cost per Square Foot

Unit A Final Owner Supplied Costs

Construction Cost

Unit A- Sheet A-7.1 Rev 2 Dated 1.18.17

Unit B- Sheet A-7.2 Rev. 1 Dated 8.17.16

Unit C- Sheet A-7.3 Dated 6.29.16

Total Construction cost reduced by \$23,112.99 for "Furnishing & Staging"

Total Construction cost reduced by \$11,049.33 for "Maint. Svcs."

Unit Area as Per Permit Plans:

HOLDING COST 2014

Gregorski 15

AD - Automatic Deposit • AP - Automatic Payment • ATM - Cash Withdrawal • DC - Debit Card • FT - Funds Transfer • SC - Service Charge • TD - Tax Deductible									
NUMBER OR CODE	DATE	TRANSACTION DESCRIPTION	PAYMENT, FEE, WITHDRAWAL (-)	✓	DEPOSIT, CREDIT (+)	\$	BALANCE		
✓ 1001	5/29/14	OYER LIAB. INSUR.	612.23						
✓ 1002	5/29	CITY OF DELRAY ^{WATER/SEWER} GARBAGE	195.80						
	5/9/14	RENT MARY UPPER			1295	-			
	5/9/14	RENT MARY LOWER			1350	-			
	5/9/14	REFUND CLOSING			47.83				
MC	4/9/14	PBO BT - SIMON	20	-					
✓ G05530	4/9/14	SURVEY	375	-					
✓ G05531	4/14/14	DEPOSIT #2	75,000	-					
60	5/15/14	INTEREST STATEMENT #15000641	1,920.49						
✓ 1003	6/3/14	RICHARD JONES - RETAINER #1	5,000	-					
	6/17/14	RENT UPPER JUNE 2014	1,295	-					
✓ 1004	6/23/14	Sec. Dep. Return LOWER	1,350	-					
✓ 1005	7/1/14	STETSONS LAWN SERVICE	150	-					
✓ 1006	7/1/14	CITY DELRAY BEACH	103.59						
✓ 1007	7/1/14	RAPHAEL SMITH (SEC DEP RETURN)	1265	-					
1009	8/1/14	PRESERVATION TRUST	250	-					
1010	8/1/14	CK LOCK re: LOCK BOX	43.88						
✓ 1011	9/4/14	STETSONS	100	-					
✓ 1012	9/9/14	CITY DELRAY BEACH	190.22						
✓ 1013	10/1/14	STETSON LAWN	100	-					
✓ 1014	10/1/14	HIST. PROLESS FEE	1400	-					
1015	10/1/14	SCHOOL BOARD FEE	100	-					
1016	10/1/14	CITY VARIABLE FEE	795	-					
1017	10/1/14	GOLDY D (424 REGN)	2000	-					
1018	10/1/14	CAU2 (424)	2000	-					
1019	10/1/14	RAZORBACK (424)	3441.25						

Info to put into QB

Actually 616

[illegible]

NOTE: BILIPAY STARTED 2015

HOLDING POSTS 2015

12:24 PM
12/15/15
Cash Basis

Gregorski 15
General Ledger
As of December 31, 2015

Type	Date	Num	Name	Memo	Split	Debit	Credit	Original Amount	Balance
100 - Bank First National									
Check	01/06/2015	1021	Richard Jones Arch...		165 · Building Improvements		18,438.00 ✓	-18,438.00	-15.80
Check	01/14/2015	1027	City of Delray Beach		640 · Utilities		200.00 ✓	-18,453.80	-18,453.80
Check	01/30/2015	1028	Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-18,553.80	-18,553.80
Transfer	01/30/2015			Funds Transfer	130 · Due to/from Gregorski S...	18,753.80		-18,753.80	0.00
Check	01/31/2015			Service Charge	786 · Bank Service Charges		15.60	-15.60	-15.60
Check	02/11/2015	1029	City of Delray Beach		405 · Real Estate Tax		11,948.70 ✓	-11,948.70	-11,948.70
Check	02/18/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-12,065.30	-12,065.30
Transfer	02/28/2015			Funds Transfer	130 · Due to/from Gregorski S...	12,065.30		-12,065.30	0.00
Check	02/28/2015			Service Charge	786 · Bank Service Charges		15.40	-15.40	-15.40
Check	03/09/2015		City of Delray Beach		640 · Utilities		87.02 ✓	-87.02	-102.42
Check	03/16/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-100.00	-202.42
Transfer	03/31/2015			Funds Transfer	130 · Due to/from Gregorski S...	202.42		-202.42	0.00
Check	04/13/2015		City of Delray Beach		786 · Bank Service Charges		15.35	-15.35	-15.35
Check	04/30/2015			Service Charge	640 · Utilities		90.64 ✓	-90.64	-105.99
Check	05/14/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		1,070.00 ✓	-1,070.00	-1,070.00
Check	05/15/2015		City of Delray Beach		640 · Utilities		604.76 ✓	-604.76	-1,160.84
Check	05/27/2015		TAPCO Insurance		620 · Insurance			-1,765.40	-1,765.40
Transfer	05/31/2015			Funds Transfer	130 · Due to/from Gregorski S...	1,765.40		-1,765.40	0.00
Check	06/12/2015		City of Delray Beach		640 · Utilities		99.03 ✓	-99.03	-99.03
Check	06/30/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-100.00	-199.03
Transfer	06/30/2015			Funds Transfer	130 · Due to/from Gregorski S...	199.03		-199.03	0.00
Check	07/21/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-100.00	-100.00
Transfer	07/31/2015			Funds Transfer	130 · Due to/from Gregorski S...	100.00		-100.00	0.00
Check	08/03/2015		O'Brien Suttler		165 · Building Improvements		1,400.00 ✓	-1,400.00	-1,400.00
Check	08/04/2015		Richard Jones Arch...		165 · Building Improvements		947.50 ✓	-2,347.50	-2,347.50
Check	08/11/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-1,132.50	-3,580.00
Check	08/19/2015	1030	Nutting Engineers		165 · Building Improvements		1,132.50 ✓	-1,132.50	-3,580.00
Transfer	08/31/2015			Funds Transfer	130 · Due to/from Gregorski S...	3,580.00		-3,580.00	0.00
Check	09/09/2015		City of Delray Beach		640 · Utilities		39.81 ✓	-39.81	-39.81
Check	09/09/2015	1031	Nutting Engineers		165 · Building Improvements		1,032.50 ✓	-1,032.50	-1,072.31
Check	09/29/2015		Stetsons Lawn Serv...		650 · Repairs and Maintenance		100.00 ✓	-1,172.31	-1,172.31
Transfer	09/30/2015			Funds Transfer	130 · Due to/from Gregorski S...	1,172.31		-1,172.31	0.00
Check	10/02/2015		O'Brien Suttler		165 · Building Improvements		1,010.00 ✓	-1,010.00	-1,010.00
Check	10/13/2015		City of Delray Beach		650 · Repairs and Maintenance		84.08 ✓	-1,094.08	-1,094.08
Check	10/14/2015		Stetsons Lawn Serv...		165 · Building Improvements		100.00 ✓	-1,194.08	-1,194.08
Check	10/14/2015		O'Brien Suttler		640 · Utilities		590.00 ✓	-1,784.08	-1,784.08
Transfer	10/31/2015			Funds Transfer	130 · Due to/from Gregorski S...	1,784.08		-1,784.08	0.00
Check	11/02/2015		City of Delray Beach		650 · Repairs and Maintenance		87.55 ✓	-87.55	-187.55
Check	11/06/2015		Stetsons Lawn Serv...		165 · Building Improvements		910.00 ✓	-1,097.55	-1,097.55
Check	11/23/2015		O'Brien Suttler		640 · Utilities		176.16 ✓	-1,273.71	-1,273.71
Transfer	11/30/2015			Funds Transfer	130 · Due to/from Gregorski S...	1,097.55		-1,097.55	0.00
Check	12/21/2015		City of Delray Beach		650 · Repairs and Maintenance		100.00 ✓	-1,197.71	-1,197.71
Check	12/21/2015		Stetsons Lawn Serv...					-276.16	-276.16
Total 100 - Bank First National									
						40,825.88	41,086.24		-276.16
120 - Accounts Receivable									
									0.00
Total 120 - Accounts Receivable									
									0.00
105 - Cash on hand									
									0.00
Total 105 - Cash on hand									
									0.00

4:15 PM
12/22/16
Cash Basis

Gregorski 15
General Ledger
As of December 31, 2016

HOLDING COSTS 2016

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Original Amount	Balance
100 - Bank First National										
Check	01/05/2016	billpay		Richard Jones Archt...		165 - Building I...		19,375.00 ✓	-19,375.00	0.00
Check	01/21/2016	billpay		City of Delray Beach		640 - Utilities		133.55 ✓	-133.55	-19,508.55
Check	01/25/2016	billpay		Hawkins Ash CPAS		770 - Professio...		275.00 ✓	-275.00	-19,783.55
Check	01/25/2016	billpay		Stetsons Lawn Service		650 - Repairs a...		100.00 ✓	-100.00	-19,883.55
Transfer	01/27/2016	billpay		City of Delray Beach		640 - Utilities		87.55 ✓	-87.55	-19,971.10
Check	01/31/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-20,071.10
Transfer	02/29/2016	billpay		Stetsons Lawn Service		650 - Repairs a...		100.00 ✓	-100.00	-20,171.10
Check	03/03/2016	billpay		City of Delray Beach		130 - Due to/fo...		64.55 ✓	-64.55	-20,235.65
Check	03/10/2016	billpay		Richard Jones Archt...		165 - Building I...		19,485.00 ✓	-19,485.00	-20,420.65
Check	03/17/2016	billpay		O'Brien Sutter		650 - Repairs a...		700.00 ✓	-700.00	-21,120.65
Check	03/21/2016	eft		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-21,220.65
Transfer	03/31/2016	eft		Stetsons Lawn Service		640 - Utilities		87.55 ✓	-87.55	-21,308.20
Check	04/13/2016	eft		City of Delray Beach		650 - Repairs a...		100.00 ✓	-100.00	-21,408.20
Check	04/20/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		187.55 ✓	-187.55	-21,595.75
Transfer	04/30/2016	billpay		Stetsons Lawn Service		650 - Repairs a...		100.00 ✓	-100.00	-21,695.75
Check	05/19/2016	eft		City of Delray Beach		640 - Utilities		87.55 ✓	-87.55	-21,783.30
Check	05/23/2016	eft		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-21,883.30
Transfer	05/31/2016	billpay		TAPCO Insurance		650 - Repairs a...		100.00 ✓	-100.00	-21,983.30
Check	06/08/2016	billpay		Stetsons Lawn Service		640 - Utilities		123.08 ✓	-123.08	-22,106.38
Check	06/09/2016	billpay		City of Delray Beach		650 - Repairs a...		100.00 ✓	-100.00	-22,206.38
Transfer	06/10/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-22,306.38
Check	06/30/2016	billpay		City of Delray Beach		640 - Utilities		118.44 ✓	-118.44	-22,424.82
Check	07/08/2016	eft		City of Delray Beach		650 - Repairs a...		100.00 ✓	-100.00	-22,524.82
Check	07/19/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-22,624.82
Check	07/28/2016	eft		City of Delray Beach		640 - Utilities		123.08 ✓	-123.08	-22,747.90
Transfer	07/31/2016	billpay		Stetsons Lawn Service		650 - Repairs a...		100.00 ✓	-100.00	-22,847.90
Check	08/18/2016	billpay		City of Delray Beach		640 - Utilities		109.15 ✓	-109.15	-22,957.05
Transfer	08/31/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-23,057.05
Check	09/15/2016	eft		City of Delray Beach		650 - Repairs a...		100.00 ✓	-100.00	-23,157.05
Check	09/15/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-23,257.05
Transfer	09/30/2016	billpay		City of Delray Beach		640 - Utilities		109.15 ✓	-109.15	-23,366.20
Check	10/06/2016	eft		City of Delray Beach		650 - Repairs a...		100.00 ✓	-100.00	-23,466.20
Check	10/18/2016	billpay		Stetsons Lawn Service		130 - Due to/fo...		100.00 ✓	-100.00	-23,566.20
Transfer	10/31/2016	billpay		City of Delray Beach		640 - Utilities		132.66 ✓	-132.66	-23,698.86
Check	11/15/2016	1032		Tax Collector, Palm B...		640 - Real Estat...		15,331.65 ✓	-15,331.65	-39,030.51
Check	11/28/2016	billpay		City of Delray Beach		650 - Repairs a...		137.30 ✓	-137.30	-39,167.81
Check	11/29/2016	billpay		Stetsons Lawn Service		770 - Professio...		100.00 ✓	-100.00	-39,267.81
Check	11/29/2016	billpay		Hawkins Ash CPAS		650 - Repairs a...		125.00 ✓	-125.00	-39,392.81
Check	12/05/2016	billpay		Stetsons Lawn Service		650 - Repairs a...		100.00 ✓	-100.00	-39,492.81
Total 100 - Bank First National	12/12/2016	billpay		Stetsons Lawn Service						-39,492.81
120 - Accounts Receivable										
Total 120 - Accounts Receivable							42,464.68	58,391.30		-15,926.61
105 - Cash on hand										
Total 105 - Cash on hand										0.00
130 - Due to/from Gregorski Sweep										
Transfer	01/31/2016			Funds Transfer		100 - Bank First...		19,971.10	-19,971.10	-32,469.96
Transfer	02/29/2016			Funds Transfer		100 - Bank First...		100.00	-100.00	-32,569.96
Transfer	03/31/2016			Funds Transfer		100 - Bank First...		20,349.55	-20,349.55	-52,919.51
Transfer	04/30/2016			Funds Transfer		100 - Bank First...		187.55	-187.55	-53,107.06

CFN 20140176364
OR BK 26789 PG 1211
RECORDED 05/14/2014 09:07:31
Palm Beach County, Florida
AMT 760,000.00
Doc Stamp 5,320.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1211 - 1212; (2pgs)

Prepared by and return to:
Michael W. Simon

Simon & Sigalos, LLP
3839 NW Boca Raton Blvd. 100
Boca Raton, FL 33431
561-447-0017
File Number: 3002.27
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of April, 2014 between Linda Hall, individually and as Personal Representative of the Estate of James W Baltzer, deceased, and Karl Baltzer, individually and as Personal Representative of the Estate of James W Baltzer, deceased whose post office address is 4300 NE 11 Terrace, Pompano Beach, FL 33064, grantor, and Gregorski 15, LLC, a limited liability company

whose post office address is N8418 North Shore Road, Menasha, WI 54952, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

Lots 1 and 2, Block 126, A SUBDIVISION OF BLOCK 126 DELRAY, FLORIDA, according to the plat thereof recorded at Plat Book 11, Page 4, in the Public Records of Palm Beach County, Florida

Parcel Identification Number: 12-43-46-16-01-126-0010

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rosennie Milien
Witness Name: Rosennie Milien

Ana Maria Yepes U.
Witness Name: ANA MARIA YEPES

+ Rosennie Milien
Witness Name: Rosennie Milien

Ana Maria Yepes U.
Witness Name: ANA MARIA YEPES U.

+ Rosennie Milien
Witness Name: Rosennie Milien

Ana Maria Yepes U.
Witness Name: ANA MARIA YEPES U.

+ Rosennie Milien
Witness Name: Rosennie Milien

Ana Maria Yepes U.
Witness Name: ANA MARIA YEPES U.

Linda L Hall

Linda Hall, Personal Representative of Estate of James W. Baltzer

Karl Baltzer
Karl Baltzer, Personal Representative of Estate of James W. Baltzer

Linda L Hall (Seal)
Linda Hall

Karl Baltzer (Seal)
Karl Baltzer

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 28th day of April, 2014 by Linda Hall, individually and as Personal Representative of the Estate of James W. Baltzer, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



ANA MARIA YEPES
MY COMMISSION # EE 201773
EXPIRES: May 24, 2016
Bonded Thru Budget Notary Services

Ana Maria Yepes U.
Notary Public

Printed Name: ANA MARIA YEPES U.

My Commission Expires: _____

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 28th day of April, 2014 by Karl Baltzer, individually and as Personal Representative of the Estate of James W. Baltzer, deceased, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



ANA MARIA YEPES
MY COMMISSION # EE 201773
EXPIRES: May 24, 2016
Bonded Thru Budget Notary Services

Ana Maria Yepes U.
Notary Public

Printed Name: ANA MARIA YEPES U.

My Commission Expires: _____

PREPARED BY AND
WHEN RECORDED RETURN TO:

Cristofer A. Bennardo, Esq.
Padula Bennardo Levine, LLP
101 Plaza Real South
Suite 207
Boca Raton, Florida 33432

COPY

Parcel Id No: 12-43-46-16-N7-000-0010

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 101 SE 7TH, LLC, a Florida limited liability company ("Grantor"), whose address is 185 Northeast 4th Avenue, Suite 104, Delray Beach, FL 33483, hereby grants, sells and conveys to GREGORSKI 15, LLC, a Wisconsin limited liability company ("Grantee"), whose address is N8418 North Shore Road, Menasha, Wisconsin 54952, the real property located in Palm Beach County, Florida and described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all appurtenances, hereditaments, easements, and rights-of-way relating thereto (collectively, the "Property");

SUBJECT TO (i) real estate taxes and assessments for the year 2017 and subsequent years; (ii) homeowner's association dues, bonds and water and sewer charges accruing from and after the date of this Special Warranty Deed; (iii) all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; (iv) covenants, conditions, restrictions, declarations, easements and all other matters of public record; (v) those exceptions listed on Exhibit B attached hereto, without hereby re-imposing same, and (vi) any exceptions directly caused by Grantee.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other, subject to any and all matters listed above.

[SIGNATURE ON FOLLOWING PAGE]

DATED as of the 12th day of June, 2017.

Signed, sealed and delivered in
the presence of:

GRANTOR:

101 SE 7TH, LLC,
a Florida limited liability company

Mark Catalogna
Print Name: Mark Catalogna
Tim Danekin
Print Name: Tim Danekin

By: Thomas D. Laudani
Name: Thomas D. Laudani
Title: Manager

STATE OF Massachusetts)
COUNTY OF Essex)§§

The foregoing instrument was executed before me, the undersigned Notary Public, this 12th day of June, 2017 by Thomas D. Laudani, the Manager of 101 SE 7TH, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or produced FL Driver's License as identification.

Lykourgos J. Tzioumas
Notary Public

My Commission Expires:

Lykourgos J. Tzioumas
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 9, 2022

[NOTARY SEAL]

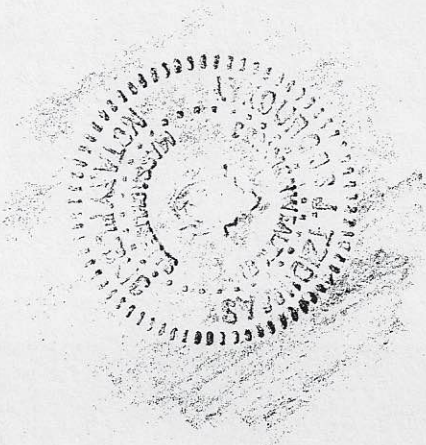


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, 101 SE 7TH AVENUE, according to the Plat thereof, recorded in Plat Book 122, Page 58, Public Records of Palm Beach County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters contained on the Plat of 101 SE 7TH AVENUE, recorded in Plat Book 122, Page 58, Public Records of Palm Beach County, Florida.
2. All matters contained on the Plat of A Subdivision of Block 126 Delray, Florida, as recorded in Plat Book 11, Page 4, of the Public Records of Palm Beach County, Florida.
3. Right of Way Deed recorded in Official Records Book 28445, Page 1598, of the Public Records of Palm Beach County, Florida.
4. Ordinance No. 156-88 of the City of Delray Beach, Florida designating a historic preservation district; amending zoning map and providing effective date recorded in O.R. Book 5920, Page 1998, of the Public Records of Palm Beach County, Florida.
5. Restrictions, reservations, covenants, conditions, lien rights and assessment rights, pursuant to that certain Declaration of Covenants and Restrictions for "101 SE 7TH" recorded in Official Records Book 29158, Page 1283, of the Public Records of Palm Beach County, Florida.

LOTS 1 & 2, BLOCK 126

A SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA

According To The Plat Recorded In Plat Book 11, Page 4 , Recorded In The Public
Record Of Palm Beach County, Florida Said Land Situate, Lying, And Being In
Palm Beach County, Florida.

SCALE : 1" = 20'

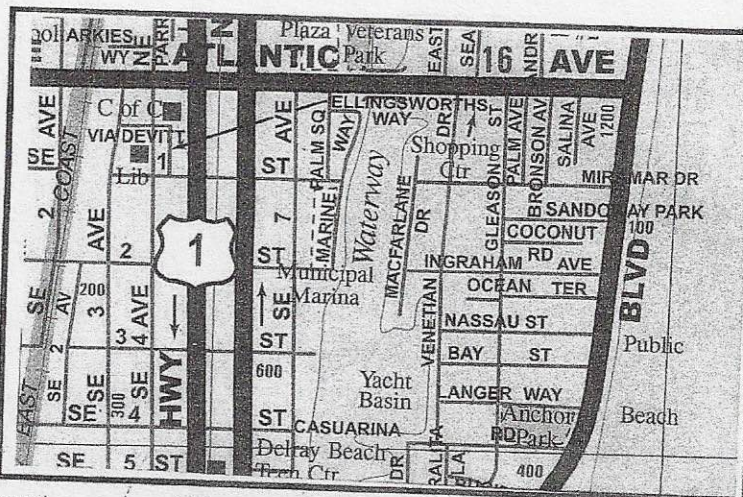
ADDITIONS OR DELETIONS TO THIS MAP IS
PROHIBITED WITHOUT WRITTEN CONSENT OF THIS
OFFICE.

BEARINGS SHOWN HEREON ARE RELATIVE TO PLAT
AND ARE ASSUMED.

NO ABSTRACT OR TITLE SEARCH WAS PERFORMED
BY THIS OFFICE TO DISCOVER THE EXISTENCE IF ANY
EASEMENTS OR RESTRICTIONS OF RECORD.

ELEVATIONS SHOWN HEREON ARE BASED ON
NATIONAL GEODETIC VERTICAL DATUM OF 1929
UNLESS OTHERWISE NOTED.

NO BELOW GROUND IMPROVEMENTS, FOOTERS,
FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED
OR SHOWN ON THIS SURVEY.



NORTH

Not to Scale

Vicinity
Map

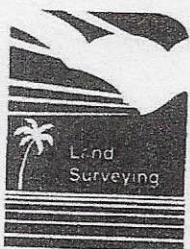
O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
P.S.M. = professional surveyor & mapper

Tran. = transformer pad
F.P. & L. = Florida Power & Light
CM = concrete monument
P.R.C. = point of reverse curve
P.I. = point of intersection
P.T. = point of tangency
* = not field measured
WPF = wood privacy fence
Chatt = chattahoochee

P.B. = plat book
Typ = typical
R/W = right-of-way
△ = central angle
⊙ = bearing basis line
Asph = asphalt
M.H. = manhole
U/E = utility easement
CLF = chain link fence
ELEV = elevation

P = plat
Ø = power pole
M = measured
I.P. = iron pipe
RP = radius point
L = arc length
CL = centerline
ALUM. = aluminum
P.C. = point of curvature
P.R.M. = permanent reference monument

PG. = page
I.R. = iron rod
R = radius
D = deed
O/S = offset
Conc = concrete
Esmt = easement
Calc = calculated
L.B. = licensed business



Renner, Burgess, Inc.

1 S.E. 4th Ave., Suite 212
Delray Beach, FL 33483

Phone 561-243-4624
Fax 243-4869
West Palm 735-7639
West Palm Fax 735-7641

Certified To:

BOB GREGORSKI

Authorization Number LB6504

I hereby certify that the Sketch of Boundary Survey shown hereon
meets the minimum technical standards set forth in Chapter 61G17-6,
Florida Administrative Code pursuant to Section 472.027, Florida
Statutes.

Harry A. Burgess

R.L.S. No. 5089

Flood Zone: "X"
Map No: 125102 00047
Map Date: 1-5-89
Date: 4-4-14
Job No: 4-14-014
Revised:

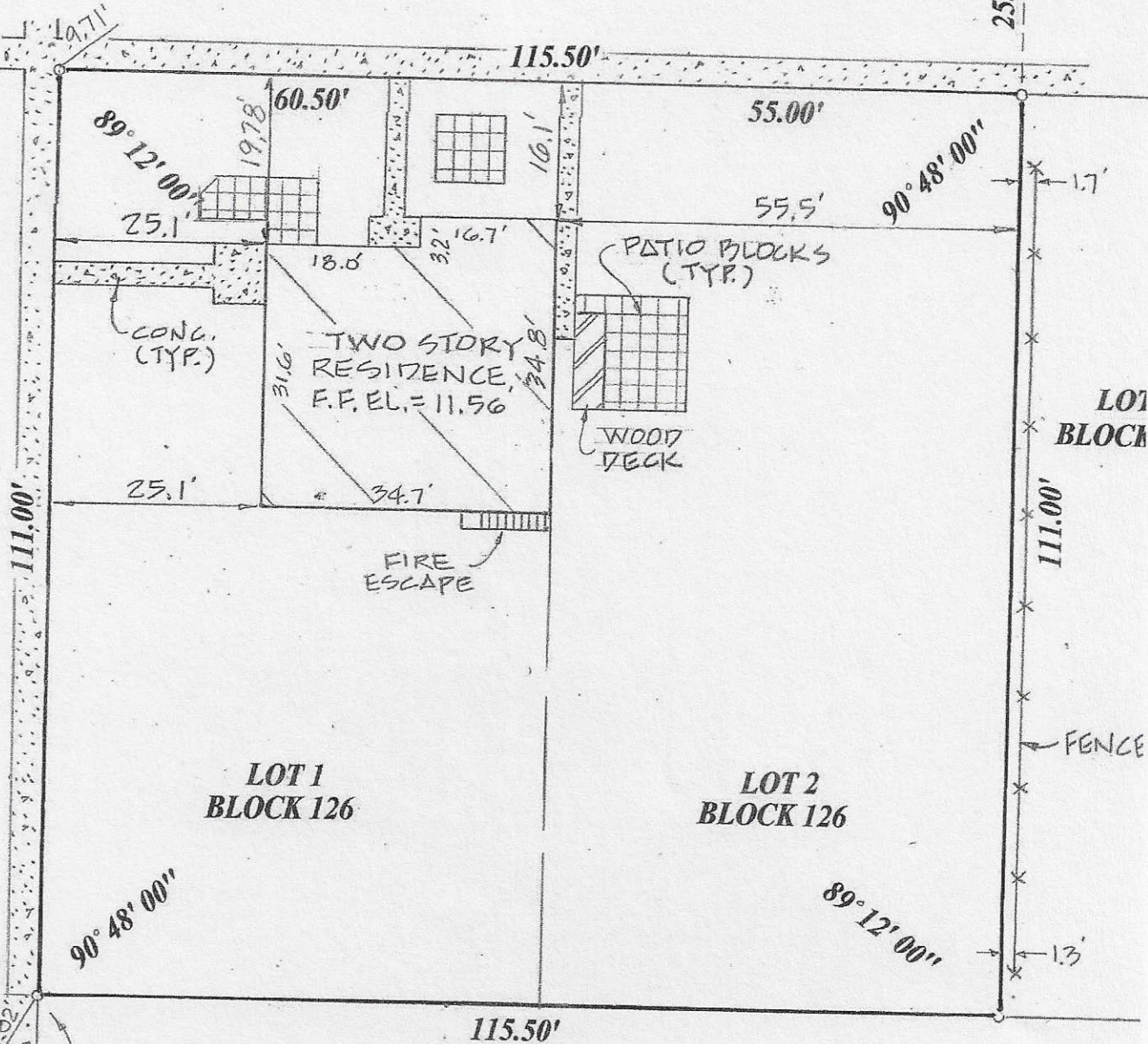
Not valid unless
sealed with embossed
surveyor's seal

FOUND NAIL
(UNNUMBERED)
@ P.I.

FOUND NAIL
(UNNUMBERED)

S.E. 1ST STREET

101 S.E. 7TH AVENUE



SET 1/2" I.R. 1/4"
CAP L.B. 6504
(TYPICAL)

NOT INCLUDED

9.50' = EXISTING ELEVATION



$\mathcal{C} = \text{CENTERLINE}$

CONC = CONCRETE

SSMH = SANTARY SEWER MANHOLE

= SANTAPY VALVE

STORM SEWER MAINS - 11" DIA.

W/M = WATER / CTR

2 - WATER METER

D = WATER VALVE

 CHAIN LINK FENCE

— : — — — = OVERHEAD UTILITY LINES

6.31 = ELEVATION BASED ON NATIONAL
GEODETIC VERTICAL DATUM 1929. SOURCE:

TATE ROAD DEPT. BENCH MARK IN ATLANTIC
VENUE BRIDGE OVER INTRACOASTAL WATERWAY

X 3002 0001

DESCRIPTION

LOTS 1 AND 2, BLOCK 126, A SUBDIVISION OF BLOCK 126, ACCORDING TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

SITE ADDRESS: 101 S.E. 7TH AVENUE
DELRAY BEACH, FLORIDA 33483

NEARBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 31.27, FLORIDA STATUTES.

Paul D. Gill

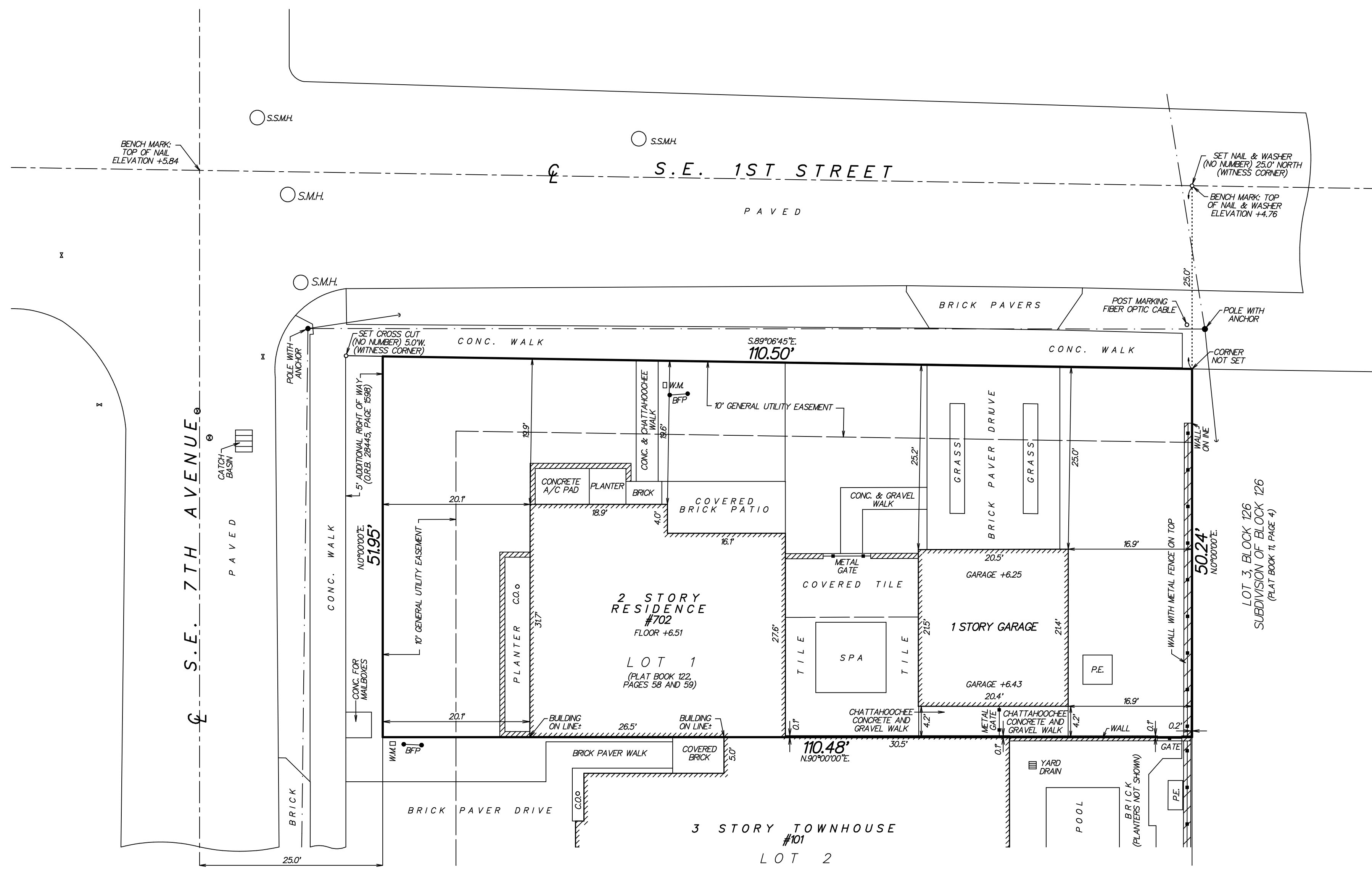
NOT VALID WITHOUT THE BOUNDARY AND
THE ORIGINAL ADJACENT SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

O'BRIEN, SUITER & O'BRIEN, INC.

LAND SURVEYORS
 CERTIFICATE OF AUTHORIZATION ALB83
 SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
 5 N.W. 17TH AVENUE, SUITE K-1 DELRAY BEACH, FLORIDA 33444

(561) 276-4501 732-3279 FAX 276-2390 1ST 7, 2014	SCALE	$r = 10^\circ$
---	-------	----------------

PRICE NO.	67
ORDER NO.	14-3048



LEGEND:

CL = CENTERLINE
CONC. = CONCRETE
P.E. = CONC. PAD FOR POOL EQUIPMENT
S.S.M.H. = SANTARY SEWER MANHOLE
C.O. = SANTARY SEWER CLEAN OUT
X = SANTARY VALVE
S.M.H. = STORM SEWER MANHOLE
BFP = BACKFLOW PREVENTER
W.M. = WATER METER
WV = WATER VALVE
— = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK

+4.76 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: STATE ROAD DEPT. BENCH MARK IN ATLANTIC AVENUE BRIDGE OVER INTRACOASTAL WATERWAY

THE NORTH LINE OF LOT 1 IS ASSUMED TO BEAR S.89°06'45"E.

FLOOD ZONE: AE (EL. 6)
COMMUNITY PANEL NO. 125102 0979
SUFFIX: F
EFFECTIVE DATE: OCTOBER 5, 2017

ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

DESCRIPTION:

LOT 1, 101 S.E. 7TH AVENUE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 58 AND 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY
SITE ADDRESS: 702 S.E. 1ST STREET
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS		
CERTIFICATE OF AUTHORIZATION #LB353		
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE		
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445		
(561) 276-4501 732-3279 FAX 276-2390		
DATE OF SURVEY JANUARY 14, 2018	LOT 1	SCALE: 1" = 10'
FIELD BOOK D.307		ORDER NO.:
PAGE NO. 61		14-38db

** SITE PLAN / ELEVATIONS / FLOOR PLANS*



101 SE 7TH AVENUE DELRAY BEACH, FLORIDA

DRAWING INDEX

PROJECT INFORMATION

LOCATION MAP

PROPOSED PROJECT:
RENOVATION TO AN EXISTING HISTORIC DUPLEX WITH THE ADDITION OF A 2-CAR GARAGE AND THE ADDITION OF (2) 3-STORY TOWNHOME UNITS

GOVERNING CODE:

FGC 2010 EDITION
MFA 101 LSC FLORIDA 2009 EDITION
MFA 101 LSC FLORIDA 2009 EDITION

BUILDING HEIGHT:

34'-4" TO CROWN OF ROOF

TYPE OF CONSTRUCTION:

TYPE VB
SPRINKLERED FOR 3-STORY TOWNHOMES
UNSPRINKLERED FOR EXISTING STRUCTURE

BUILDING DESIGNED:

ENCLOSED

WIND SPEED:

170 MPH ULTIMATE WIND SPEED

EXPOSURE:

D

ZONING DISTRICT:

RM-MEDIUM HIGH DENSITY
ORDINARY HAZARD

HAZARD CLASSIFICATION:

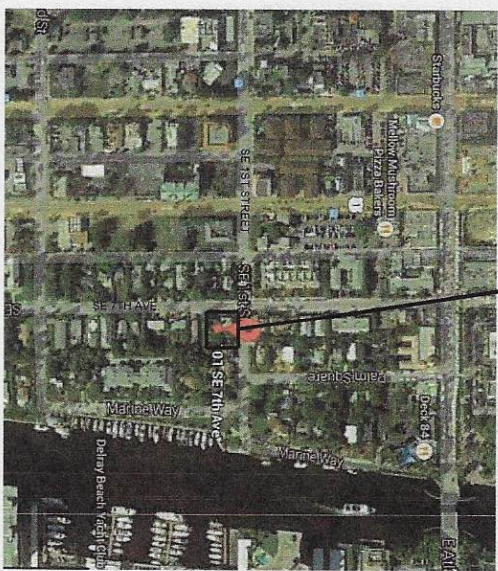
REQUIRED SETBACKS:

PROVIDED SETBACKS:

FRONT SETBACK = 25'-0"
REAR SETBACK = 25'-0"
SIDE SETBACK = 15'-0"
SIDE STREET = 25'-0"
FRONT SETBACK = 25'-0"
REAR SETBACK = 15'-0"
SIDE SETBACK = 15'-0"
SIDE STREET = 25'-0"

VARIANCE REQUEST

1. VARIANCE: SECTION 4.3.4 K
TO ALLOW FOR A REDUCTION OF THE REAR SETBACK FROM 25'-0" TO 17'-0"
2. VARIANCE: SECTION 4.3.4 K
TO ALLOW FOR A REDUCTION TO THE UPPER SIDE INTERIOR REQUIRED SETBACK FROM 30'-0" TO 21'-2"



SITE LOCATION



CLIENT

GREGORSKI 15, LLC
N8418 NORTH SHORE ROAD
MENASHA, WI 54952
TELEPHONE: 920-428-4857

ARCHITECT

RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-9186

CIVIL ENGINEER

ENVIRONMENTAL ASSOCIATES, INC.
238 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

LANDSCAPE ARCHITECT

DAVE BODKER LANDSCAPE
ARCHITECTURE/PLANNING INC.
601 N CONGRESS AVENUE
SUITE 105A
DELRAY BEACH, FL 33445
TELEPHONE: 561-276-6311

MEP ENGINEER

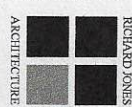
FAE CONSULTING
1640 N.W. BOCA RATON BLVD.
BOCA RATON, FL 33432
TELEPHONE: 561-391-9292
FAX: 561-391-9898

STRUCTURAL

ENGINEERING PLUS
19528 SEDGEFIELD TERRACE
BOCA RATON, FL 33498
CELL: 561-756-4106
FAX: 561-479-3743

CVR

COVER SHEET

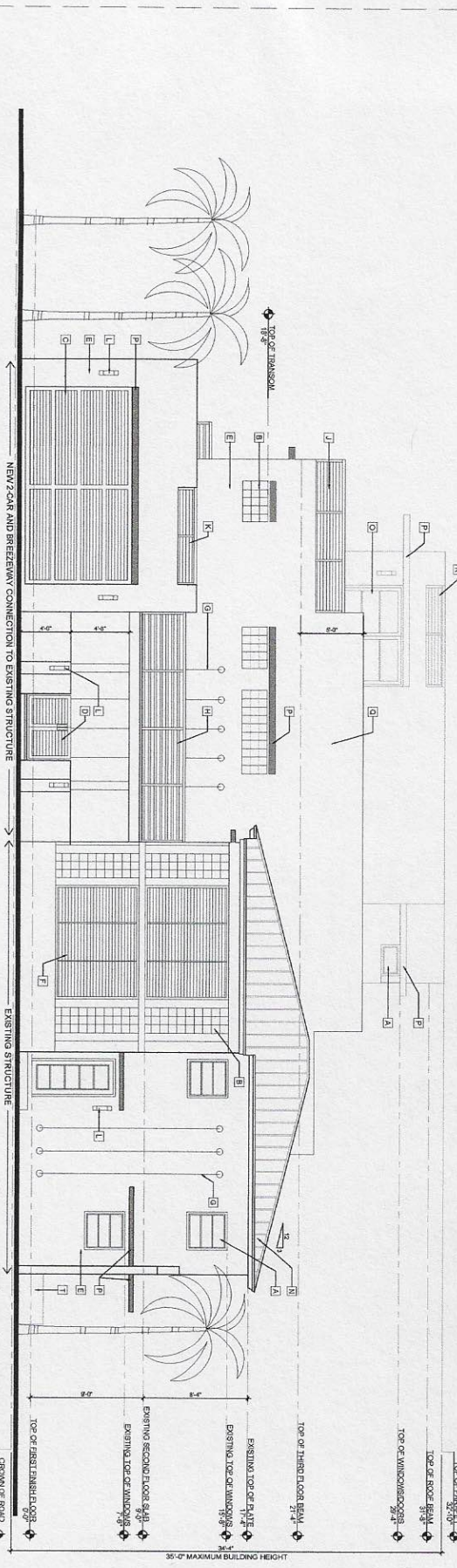
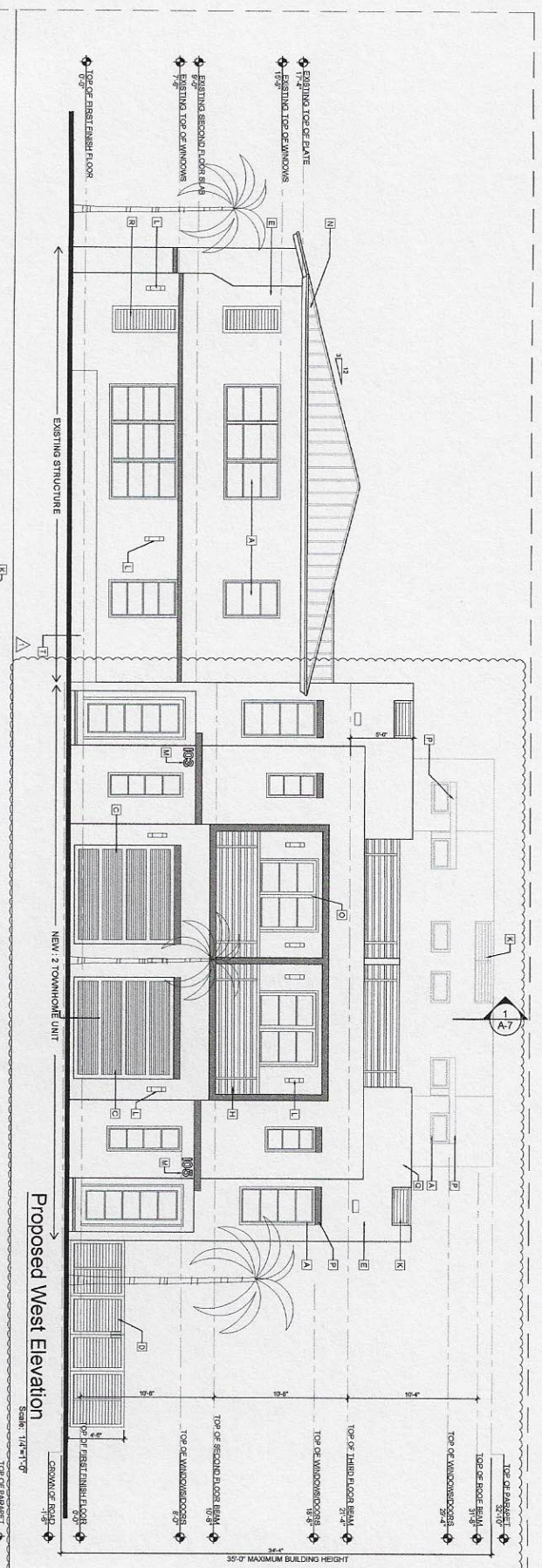


101 SE 7TH AVE.
DELRAY BEACH FL.

GREGORSKI 15, L.L.C.
N8418 NORTH SHORE ROAD
MENASHA, WI 54952



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EXTERIOR PAINT COLORS		ELEVATION NOTES	
1	WALL COLOR: SW 7005 PURE WHITE	A	PAINT RESISTANT INTERIOR ALUMINUM FINISH: PROVIDE SHIP SHAPED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
2	TRAILING & WINDOW FRAME COLOR: ANODIZED ALUMINUM	B	CLASH SLASH BLOCK: PROVIDE SHIP SHAPED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL. AT EXISTING STRUCTURE.
3	ACCENT COLOR: SW 7015 HERB GRAY	C	REPLACE EXISTING SLASH BLOCK WITH ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		D	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		E	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		F	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		G	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		H	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		I	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		J	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		K	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		L	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		M	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		N	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		O	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		P	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		Q	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		R	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		S	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		T	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		U	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		V	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		W	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		X	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		Y	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.
		Z	FLUSH PANEL: USE ANODIZED ALUMINUM FINISH FOR ARCHITECTS REVIEW AND APPROVAL.

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DELRAY BEACH FL.

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A-3-1

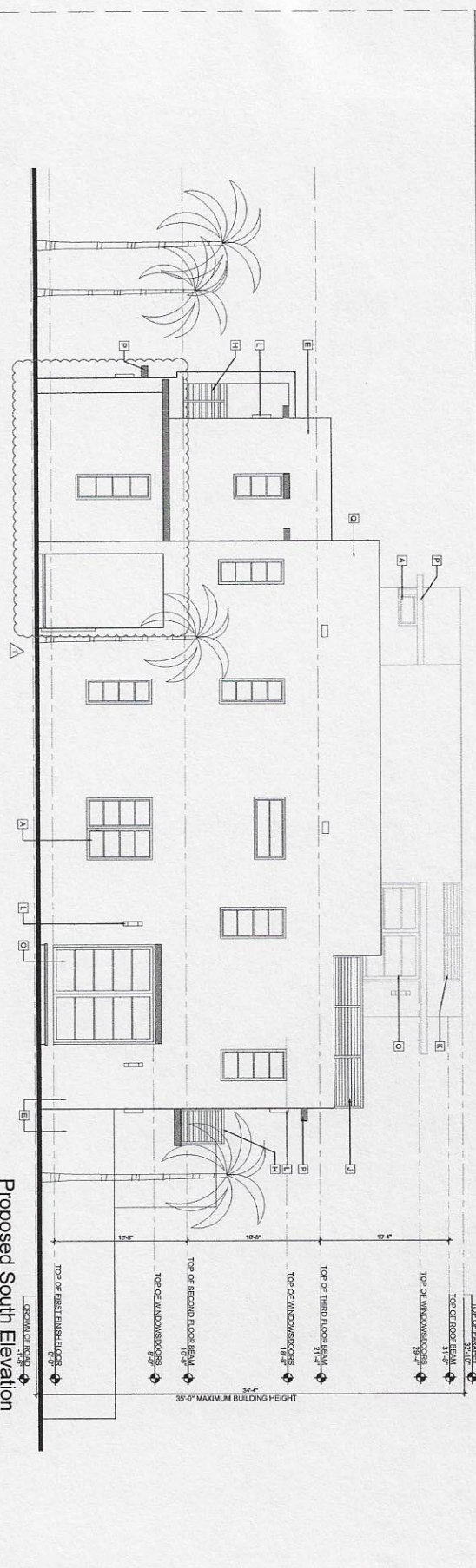
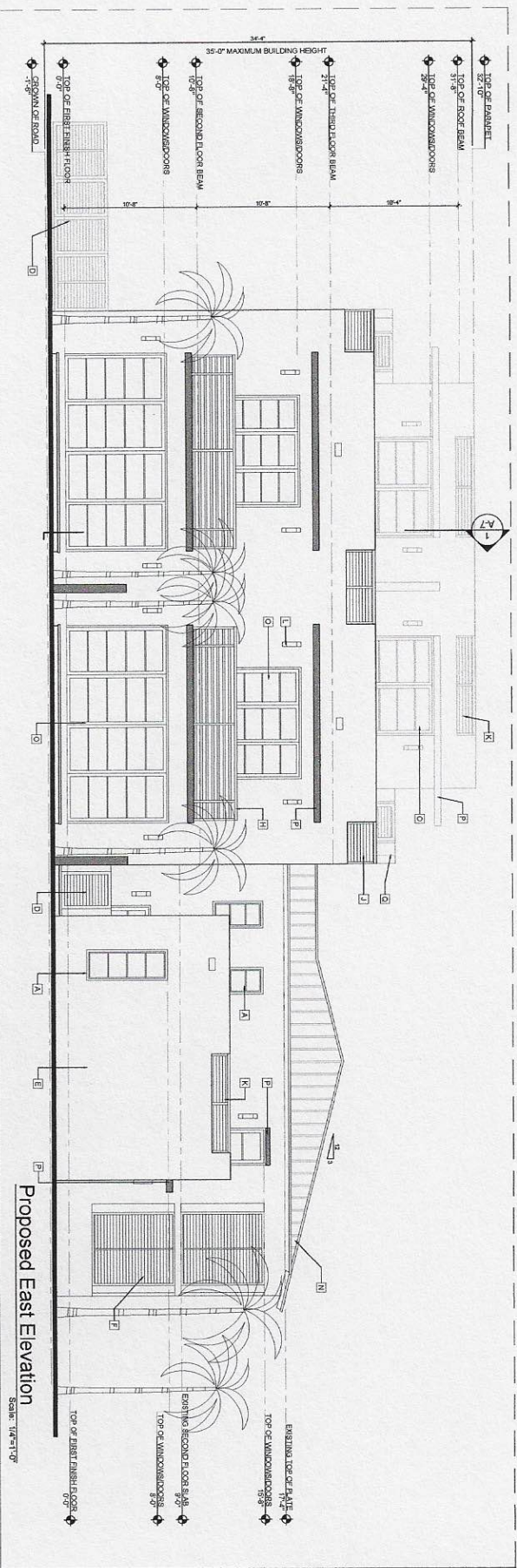
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EXTERIOR PAINT COLORS			ELEVATION NOTES		
1	WALL COLOR: SW 7005 PURE WHITE	A	BLACK REINFORCING W/ALUMINUM FINISH & FRAME COLOR: ANODIZED ALUMINUM PROVIDE SHOP DRAWINGS	B	BLACK FINISHES: STEEL, COLE & KETTEL, FINISH MANUFACTURE SPEC
2	RAILING & WINDOW FRAME COLOR: ANODIZED ALUMINUM	B	CLASH & BARS: BLACK, PROVIDE SAMPLE FOR ARCHITECT'S REVIEW AND APPROVAL. PRIOR TO ORDERING, AT EXISTING STRUCTURE	H	HORIZONTAL 3" x 8" HIGH ALUMINUM BUILDING SYSTEM, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
3	ACCENT COLOR: SW 7015 BROWN GRAY	C	FLUSH FINISH: SW 7015 BROWN GRAY, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	J	2" x 4" HIGH ALUMINUM LANTERN SYSTEM, PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.
		D	ALUMINUM ROOF: WHITE TO ENTIRE PLUMBING AND PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	K	FOR ARCHITECT'S REVIEW AND APPROVAL, COLOR OF ANODIZED ALUMINUM ON TOP OF MASSIVE PARAPET WALL, PROVIDE SHOP DRAWINGS.
		E	ALUMINUM ROOF: WHITE TO ENTIRE PLUMBING AND PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL.	L	DECORATIVE LIGHT FIXTURE, PROVIDE SPEC FOR ARCHITECT'S REVIEW AND APPROVAL.
		F	EXISTING ROOFING TO BE REFINISHED AND REPAIRED.	M	FINISH ALUMINUM LANTERN SYSTEM ON A CONTAINER TO ANCHORING: COLOR: ANODIZED ALUMINUM UNDER REMOVAL SYSTEM.
		G	EXISTING ROOFING TO BE REFINISHED AND REPAIRED.	N	FINISH ALUMINUM ROOF COLOR: GALVALUME.

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V 561.272.0001 F 561.272.0006
A 561.272.0001 F 561.272.0006

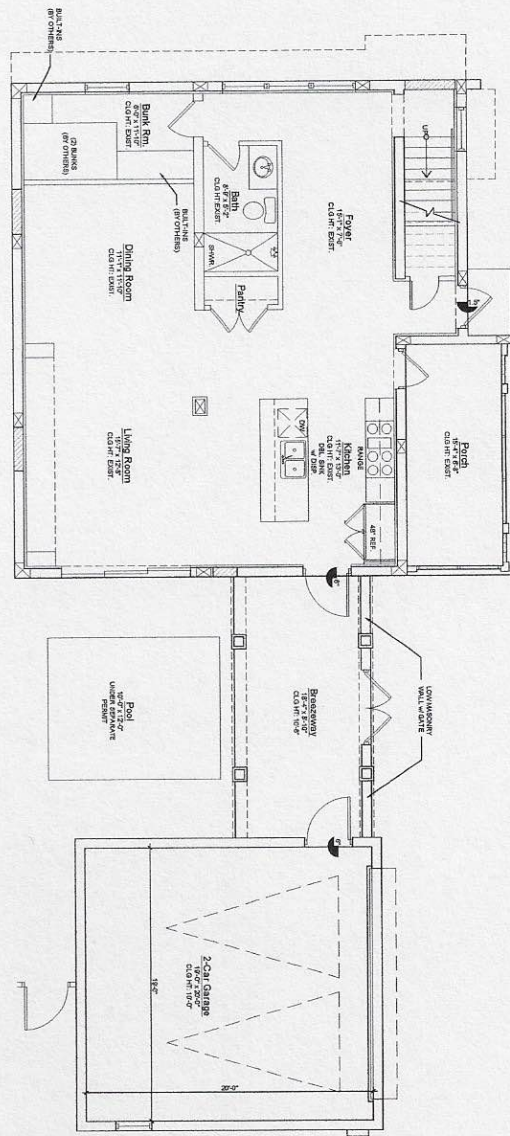
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SOUTH AND EAST ELEVATION

A-3.2



AREA CALCULATION		
FIRST FLOOR AREA	1,008 SQ. FT.	434 SQ. FT.
SECOND FLOOR AREA	1,008 SQ. FT.	500 SQ. FT.
		161 SQ. FT.
		52 SQ. FT.
TOTAL A/C AREA	2,016 SQ. FT.	171 SQ. FT.
		180 SQ. FT.
TOTAL AREA		3,077 SQ. FT.

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DELRAY BEACH FL.

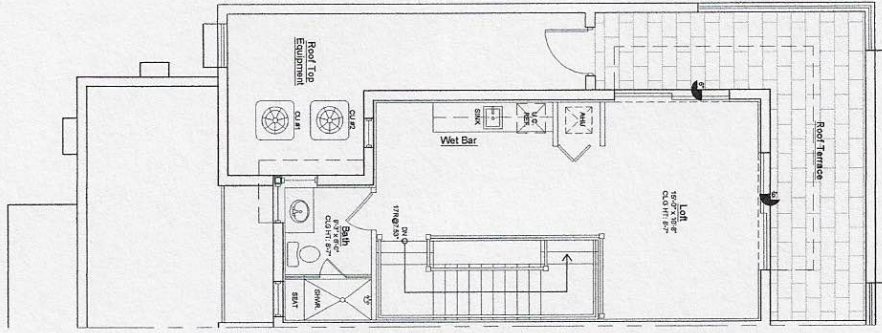
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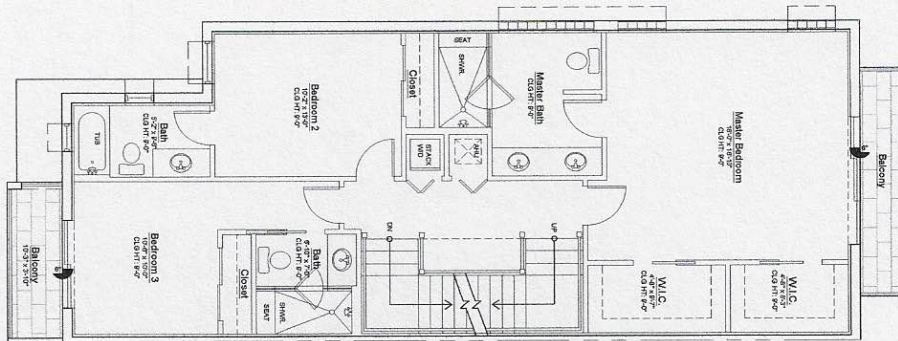
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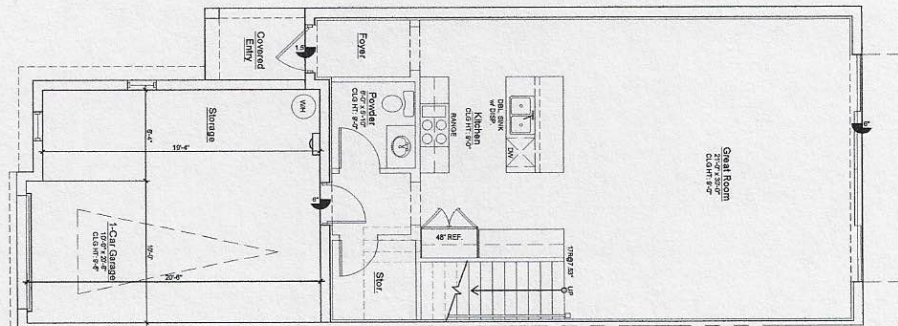
Unit B Third Floor Plan

Scale: 1/4"=1'-0"



Unit B Second Floor Plan

Scale: 1/4"=1'-0"

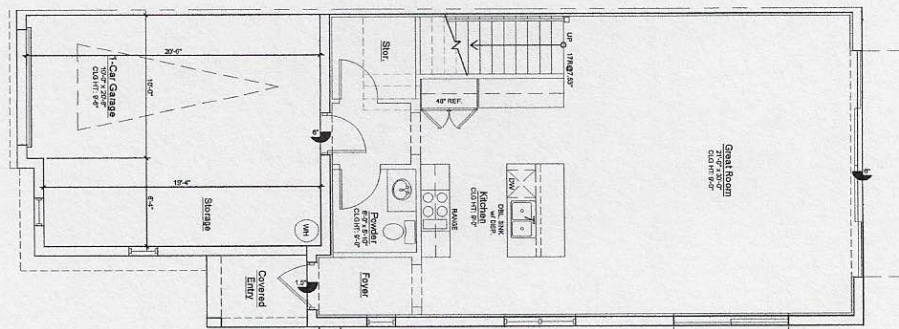
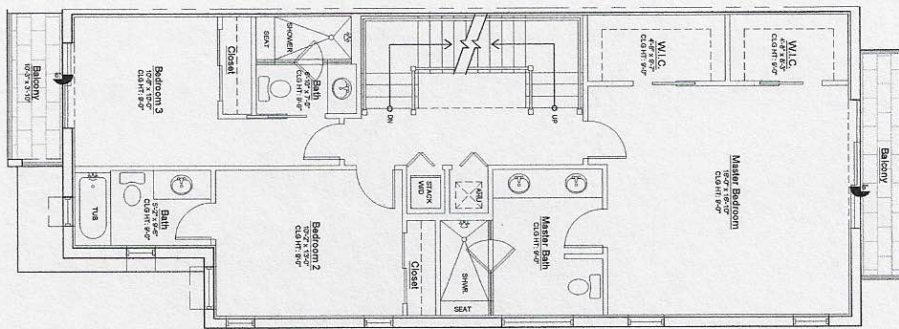
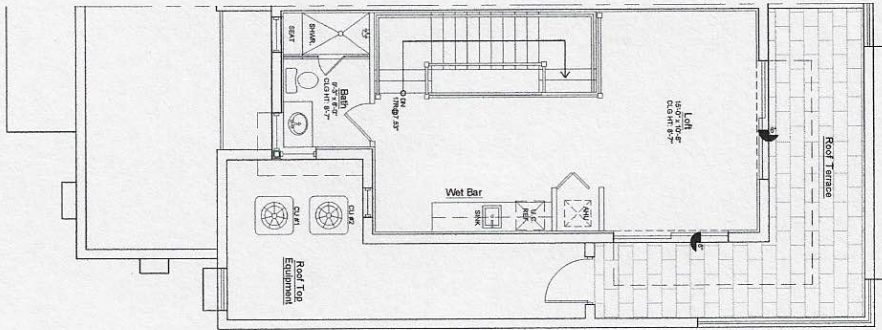


Unit B Ground Floor Plan

Scale: 1/4"=1'-0"

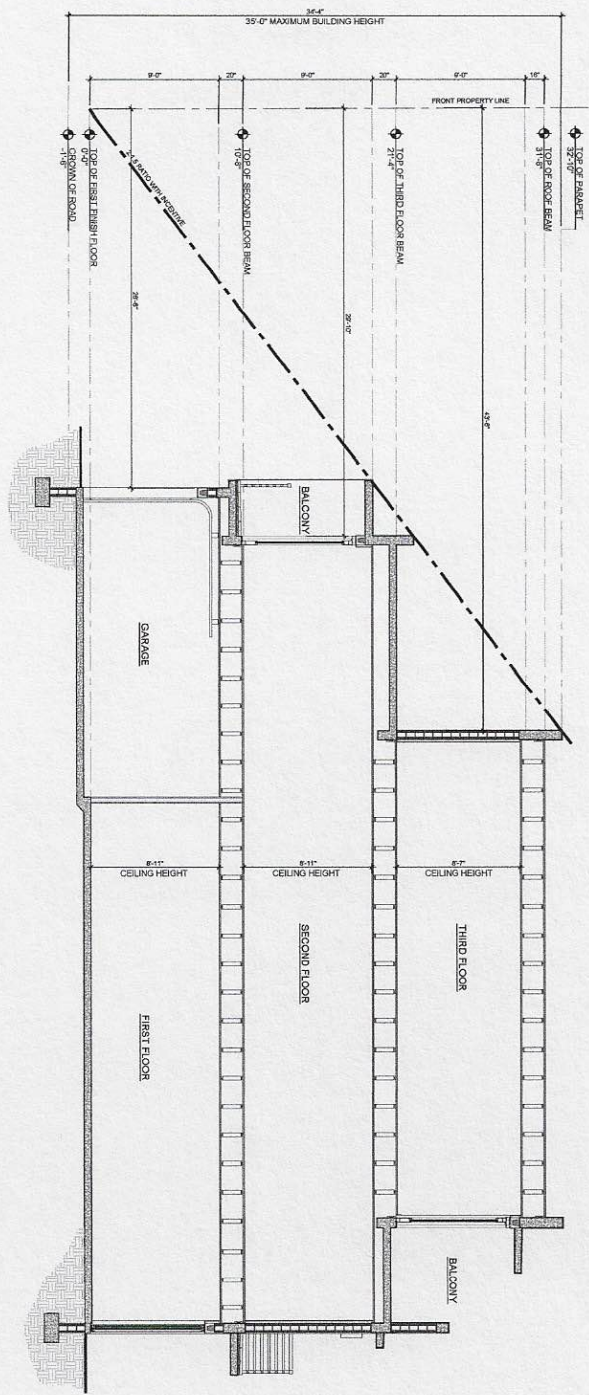
AREA CALCULATION	
FIRST FLOOR AREA	481 SQ. FT.
SECOND FLOOR AREA	1,348 SQ. FT.
THIRD FLOOR AREA	442 SQ. FT.
TOTAL FLOOR AREA	2,271 SQ. FT.
ROOF TERRACE	42 SQ. FT.
TOTAL AC AREA	2,313 SQ. FT.
ROOF TERRACE	42 SQ. FT.
TOTAL AREA	2,355 SQ. FT.

RICHARD JONES ARCHITECTURE 101 SE 7TH AVE. DELRAY BEACH, FL. GREGORSKI 15, L.L.C. N8418 NORTH SHORE ROAD MENASHA, WI 54952		101 SE 7TH AVE. DELRAY BEACH, FL. GREGORSKI 15, L.L.C. N8418 NORTH SHORE ROAD MENASHA, WI 54952	RICHARD JONES ARCHITECTURE 101 SE 7TH AVE. DELRAY BEACH, FL. 33444 (561) 274-1000 (561) 274-1001 (561) 274-1002	REVISIONS 1. 10/10/14 2. 10/10/14 3. 10/10/14 4. 10/10/14 5. 10/10/14 6. 10/10/14 7. 10/10/14 8. 10/10/14 9. 10/10/14 10. 10/10/14	A-5 UNIT B ENLARGED UNIT PLAN
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AREA CALCULATION	
FIRST FLOOR AC	881 SQ. FT.
SECOND FLOOR AC	1,561 SQ. FT.
THIRD FLOOR AC	442 SQ. FT.
REAR BALCONY	48 SQ. FT.
FRONT BALCONY	48 SQ. FT.
TOTAL AC AREA	2,480 SQ. FT.
POWDER ROOM	207 SQ. FT.
BATH	207 SQ. FT.
TOTAL AREA	3,488 SQ. FT.

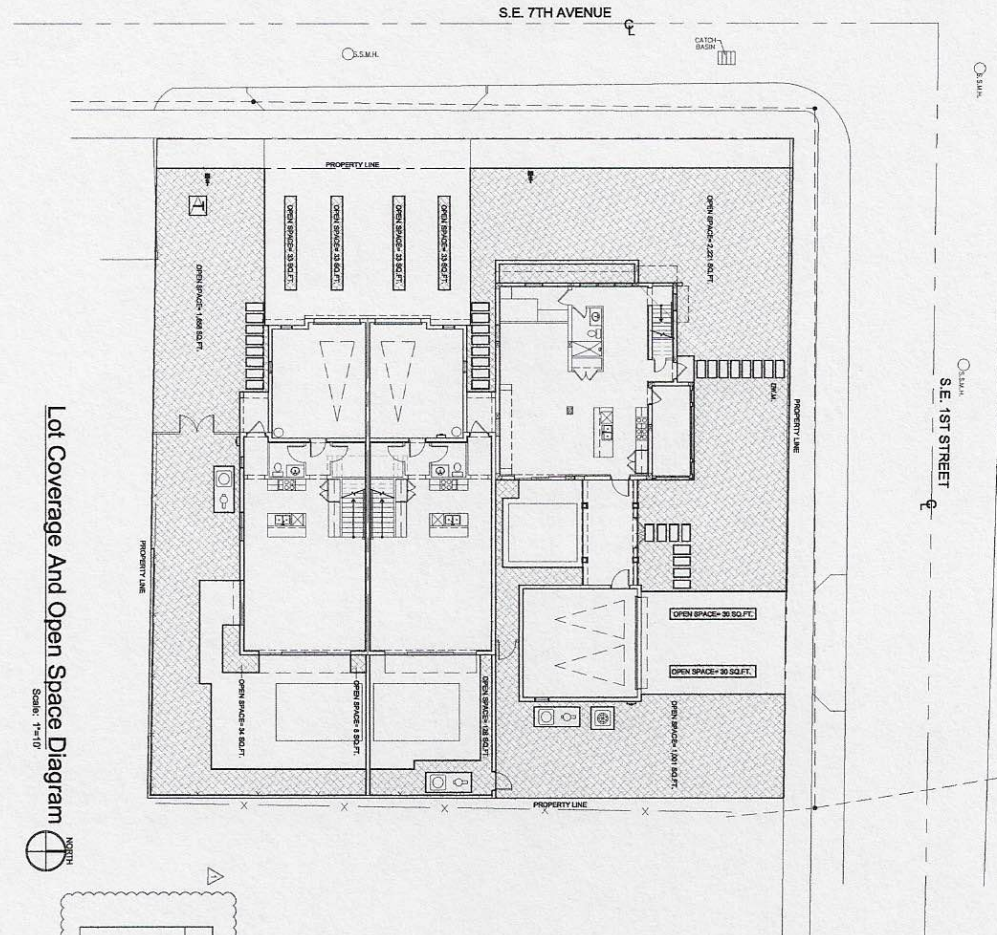
RICHARD JONES ARCHITECTURE 101 SE 7TH AVE. DELRAY BEACH, FL. 33483 GREGORSKI 15, L.L.C. 58418 NORTH SHORE ROAD MENASHA, WI 54952	101 SE 7TH AVE. DELRAY BEACH, FL. 33483 GREGORSKI 15, L.L.C. 58418 NORTH SHORE ROAD MENASHA, WI 54952	101 SE 7TH AVE. DELRAY BEACH, FL. 33483 GREGORSKI 15, L.L.C. 58418 NORTH SHORE ROAD MENASHA, WI 54952
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Ground Plane Projection/Building Section


NOTE: ROOF SYMBOLS ON BALCONY FOR LIGHT FRAME TRUSS TYPE CONSTRUCTION.

 <p>RICHARD JONES ARCHITECTURE</p> <p>101 SE 7TH AVE. SUITE 100 DELRAY BEACH, FLORIDA 33444 A 301.270.0486 F 301.270.0456 ALABAMA001 1102001006</p> <p>WWW.RICHARDJONESARCH.COM</p>		<p>101 SE 7TH AVE. DELRAY BEACH FL.</p> <p>GREGORSKI 15, L.L.C. N8418 NORTH SHORE ROAD MENASHA, WI 54952</p>		<p>FLOOR PLAN</p> <p>1102001006</p> <p>11.01.17</p> <p>DESIGNER: RJ</p> <p>DRAWN BY: RJ</p> <p>PLAN REVIEW: RJ</p> <p>REVIEWED: RJ</p> <p>REVISIONS: 1.0, 1.1, 1.2</p>	<p>DATE: 11.01.17</p> <p>PROJECT: 1102001006</p> <p>DESCRIPTION: 1102001006</p> <p>REVISIONS: 1.0, 1.1, 1.2</p>	<p>GROUND PLANE PROJECTION</p> <p>A-7</p>
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Lot Coverage And Open Space Diagram
Scale: 1"=10'



 RICHARD JONES ARCHITECTURE <small>101 SE 7TH AVE. DELRAY BEACH, FL 33445 P 561.254.9100 F 561.254.9106 AA20601617 102001056</small> WWW.RJAARCHITECTURE.COM	101 SE 7TH AVE. DELRAY BEACH, FL.	GREGORSKI 15, L.L.C. N8418 NORTH SHORE ROAD MENASHA, WI 54952
	FLORIDA LICENSE AA20601617 102001056	COMMISSION # 1-4-017 DRAWING # 102001056 PLAN REVIEW # 102001056 SUBMITTALS # 102001056 SEALS AND STAMPS # 102001056

DRAINAGE CALCULATIONS

$$P = \text{ACCUMULATED RAINFALL} = 1.10$$

	AVERAGE PERIODIC ELEVATION	WATER TABLE ELEVATION	DEPTH TO WATER TABLE	CUMULATIVE WATER STORAGE WITHIN 80% STORAGE PER SWMD BASIS OF REVIEW	25% REDUCTION
"	7.9	6.5	1.4	10.0	6.17%
"	4.57 ft				

Q = 0.01 in

VOLUME REQUIRED:

V = A(C)(2) = 3.6 d

VOLUME PROVIDED:

$$V = 450 \text{ ft}^3/\text{in PERMEABLE PAVERS} = 450 \cdot 0.40 \text{ VOID RATIO} \cdot 10/12' = 150 \text{ c}$$

DRAINAGE CALCULATIONS

IMPERVIOUS AREA	1047 sq ft	79.3 %
POROUS AREA	1372 sq ft	20.7 %

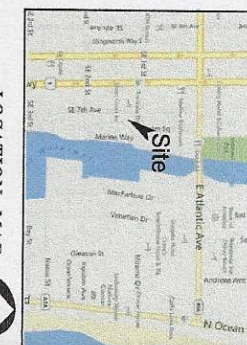
REQUIRED STORAGE: 1" OVER TOTAL SITE AREA OR 2.5" OVER IMPERVIOUS AREA (IF SITE IS OVER 40% IMPERVIOUS, USE 2.5" OVER IMPERVIOUS)

USDA SCS RUNOFF EQUATION:

$Q = \text{RUNOFF} = (P-0.2S)^2 / (P+0.8S)$

AVERAGE PERVIOUS ELEVATION	"	7
WATER TABLE ELEVATION	"	3
DEPTH TO WATER TABLE	"	4
CUMULATIVE WATER STORAGE WITHIN SOIL	"	10.8
STORAGE PER SPREAD BASIS OF REVIEW	"	
20% REDUCTION	"	
1.60 in	"	0.175

NOTE: IF 0.25 IS \geq OR $=$ P, THEN $\alpha = 0$
 $0.25 = 0.34 < 1.96$


$$V = 1200sf \text{ in PERMEABLE PAVES} = 1200 \times 0.40 \text{ VOID RATIO} \times 12/12' = 480$$


1. ALL ROOF DRAINAGE TO BE COLLECTED INTO GUTTERS AND/OR ROOF DRAIN AND DISCHARGED TO UNDERGROUND DRAINAGE SYSTEM OR ROOF DRAIN LEADERS PROVIDED
2. CONTRACTOR TO FIELD VARIOUS FACTORS, SUCH AS, LOCATION OF EXISTING UTILITIES, SLOPE AND DIRECTION OF DRAINAGE, TO DETERMINE THE BEST METHOD TO REPORT ANY DISCREPANCIES TO ENVIRONMENTAL ASSOCIATES, INC.
3. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE CONDUCTED WITHIN 10 FEET OF EITHER OF DRAINAGE LEADERS, UNLESS THEY ARE BY THE CITY OF BEACH BEACH CITY ENGINEER.
4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED DRAINAGE LEADER OR DRAINAGE SYSTEM APPROVED BY THE CITY OF BEACH BEACH CITY ENGINEER.



[illegible]

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FLORIDA STATE ONE CALL OF FLORIDA, INC.

1 OF 5	DRAWN: _____ M.T.J. CHECKED: _____ J.A.P. DATE: 4/07/15 JOB NO. 14077-ENG SHEET NO. _____	 EnviroDesign Associates Inc. www.envirodesign.com ENGINEERS - ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION No. 6508 298 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6500 Fax: (561) 274-8556
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PAVING & DRAINAGE PLAN FOR:
101 SE 7TH AVENUE
101 SE 7TH AVENUE
DELRAY BEACH, FLORIDA

NOT VALID WITHOUT ENGINEER'S SEAL JOSEPH A. PIKE, P.E. FL REG # 42686	NO.	DATE:	REVISIONS:	BY:
		1/21/15	REVISED PER CITY COMMENTS FROM 12/3/14	MTA
		4/7/15	REVISED PER SITE PLAN CHANGES	MTA

GENERAL NOTES

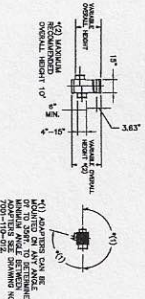
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W/ C/D RTN THRM
ADAPTES AVAILABLE *

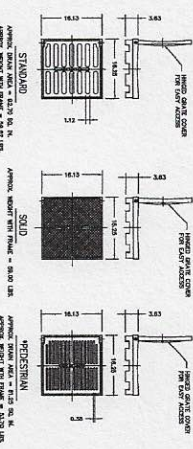
WYE
DELTA

(*) ADAPTES CAN BE LOCATED IN ANY CASE

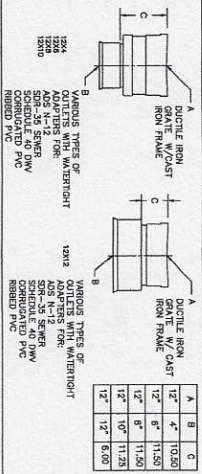
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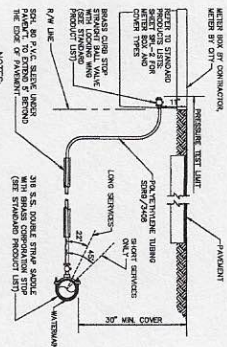
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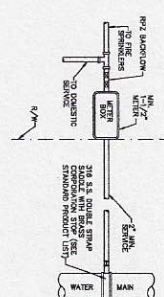


SHEET NO. 3 OF 5



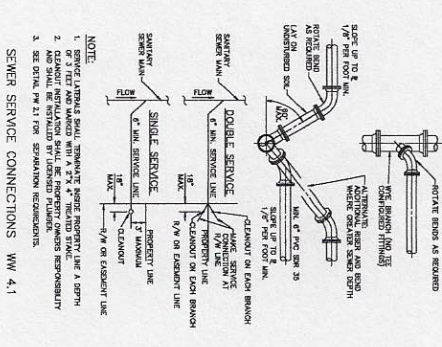
- NOTES:
1. SERVICE LINE SHALL NOT BE PLACED UNDER DRIVEWAYS.
 2. ALL METERS SHALL BE PLACED UNDER DRIVEWAYS.
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TYPICAL SERVICE CONNECTION PW 9.10



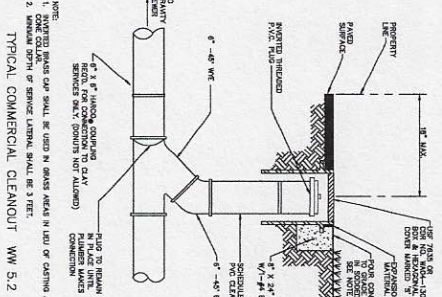
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TYPICAL DOUBLE SERVICE CONNECTION PW 9.10



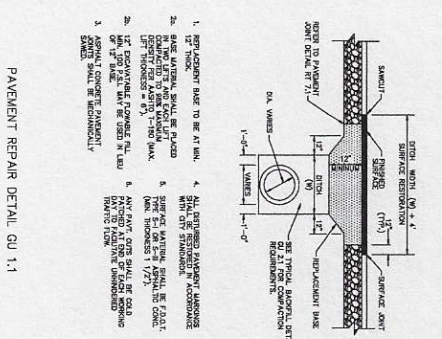
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TYPICAL SERVICE CONNECTIONS WW 4.1



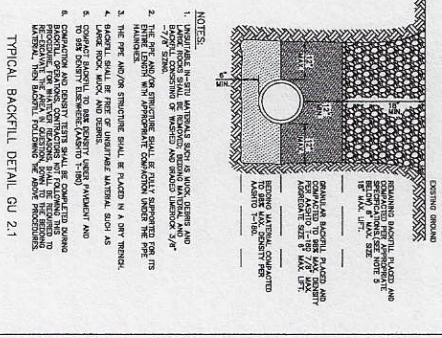
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TYPICAL DOUBLE SERVICE CONNECTION WW 5.2



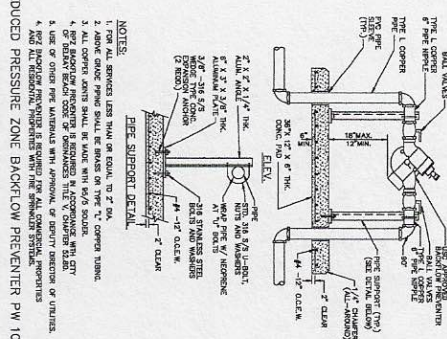
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TYPICAL DOUBLE SERVICE CONNECTION WW 5.2



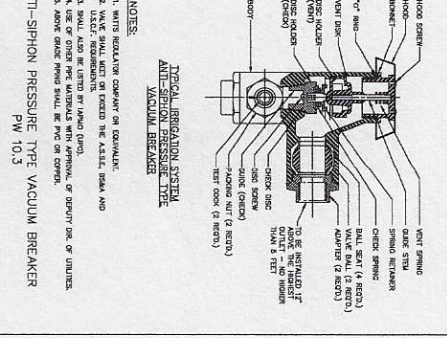
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TYPICAL DOUBLE SERVICE CONNECTION WW 5.2



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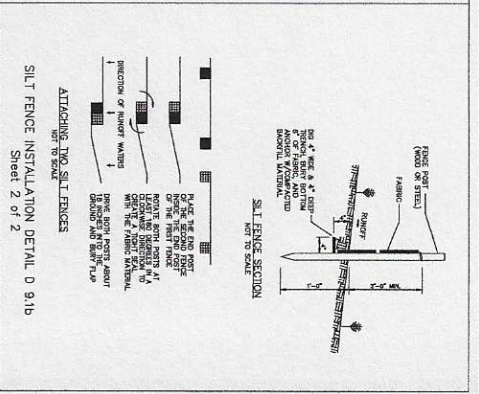
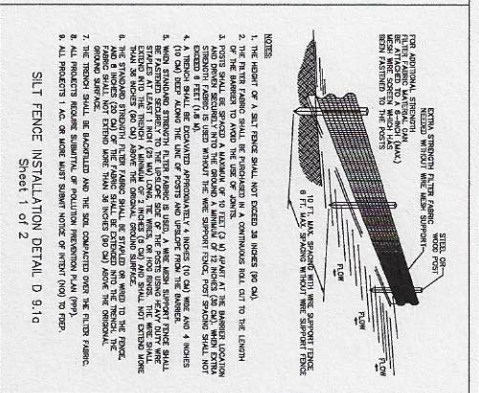
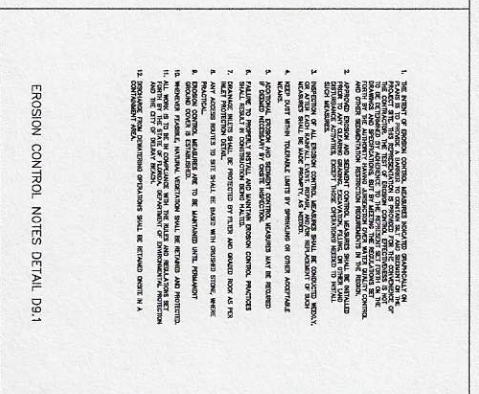
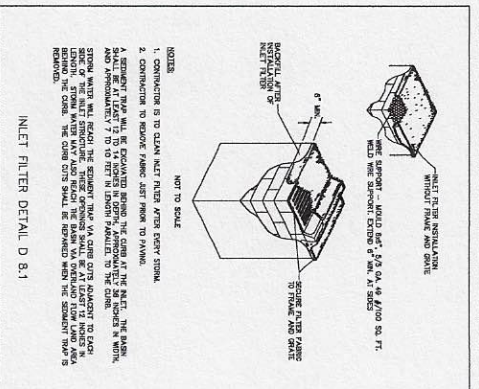
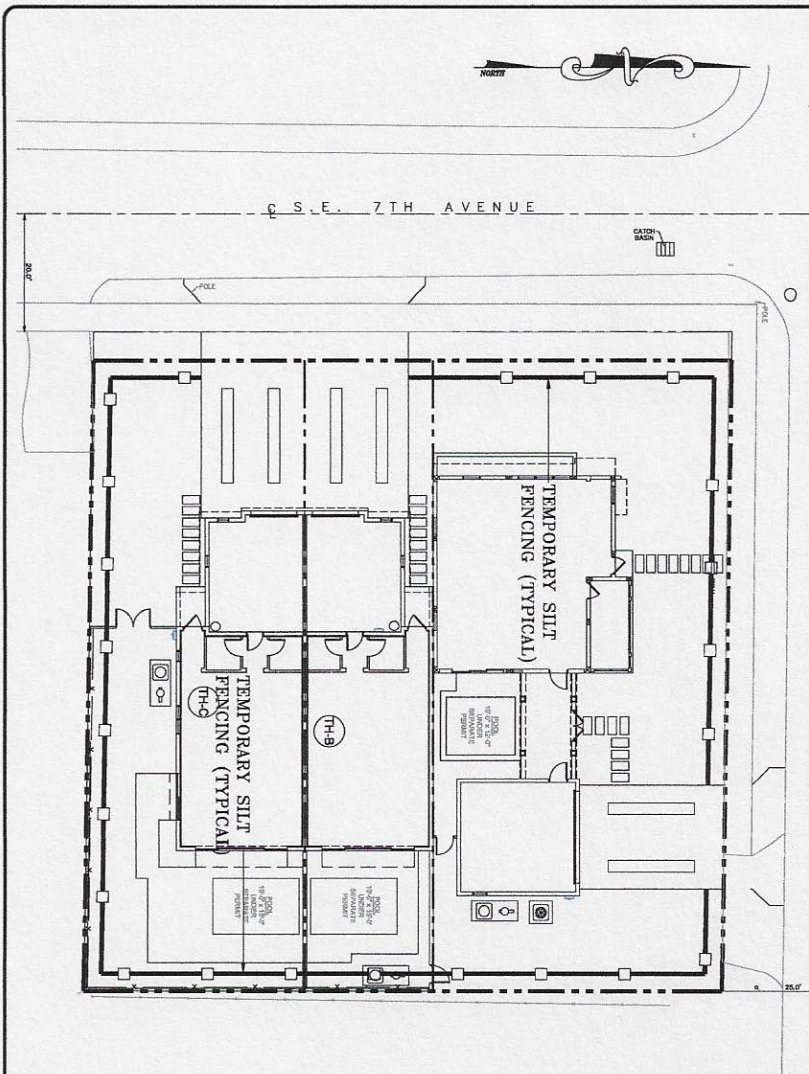
TYPICAL DOUBLE SERVICE CONNECTION WW 5.2



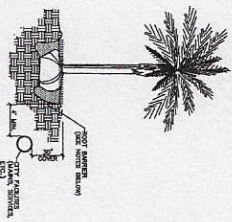
- NOTES:
1. SERVICE LINE SHALL NOT BE PLACED UNDER DRIVEWAYS.
 2. ALL METERS SHALL BE PLACED UNDER DRIVEWAYS.
 3. ALL METERS SHALL BE PLACED UNDER DRIVEWAYS.
 4. ALL METERS SHALL BE PLACED UNDER DRIVEWAYS.
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 10. ALL METERS SHALL BE PLACED UNDER DRIVEWAYS.

TYPICAL DOUBLE SERVICE CONNECTION WW 5.2

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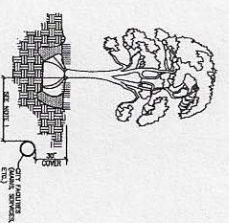


<p>Know what's below Call before you dig.</p>	<p>811</p>	<p>CALL 48 HOURS BEFORE YOU DIG. IT'S THE LAW 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.</p>	<p>SCALE: 1" = 10'</p>	<p>DATE: 4/07/15</p>	<p>CHECKED: J.A.L.</p>	<p>DRAWN: M.T.L.</p>	<p>DESIGNED: J.A.L.</p>	<p>PROJECT NO. 14077-PP</p>	<p>SHEET NO. 5 OF 5</p>	<p>ENGINEERS • ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6508 286 Pineapple Grove Way Delray Beach, Florida 33444 Phone: (561) 274-6500 Fax: (561) 274-8558</p>	<p>POLLUTION PREVENTION PLAN FOR: 101 SE 7TH AVENUE 101 SE 7TH AVENUE DELRAY BEACH, FLORIDA</p>
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[illegible]

- NOTES:**
1. ALL ROOF BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
 2. THE HEIGHT OF CITY ROOF BARRIERS SHALL BE CONSIDERED WITH CITY AND COUNTY REQUIREMENTS.
 3. ROOF BARRIERS SHALL BE MINIMUM 30" DEEP, APPROVED PRODUCTS INSTALLED TO PREVENT COLLAPSE OF STRUCTURE. ALL ROOF BARRIERS SHALL BE DESIGNED TO PREVENT COLLAPSE OF STRUCTURE.
 4. ALL ROOF BARRIERS SHALL BE 30" MINIMUM.
 5. ALL ROOF BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

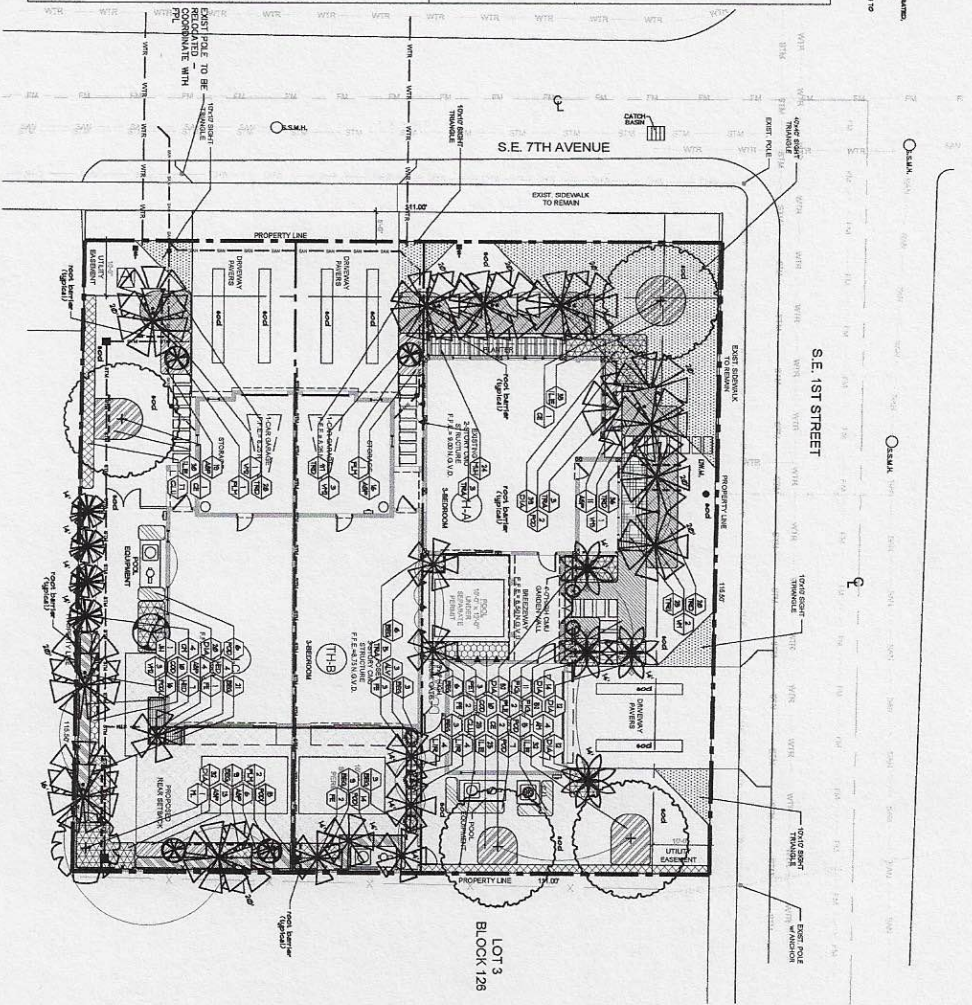
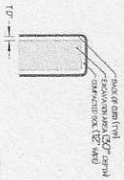
1.1



- NOTES:
1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

D 1.2

THE CONTRACTOR MUST ADHERE TO THE FOLLOWING

[illegible]

LEGEND

[illegible]

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	TOTAL LOT AREA																									
2	TOTAL NUMBER OF LOTS																									
3	TOTAL IMPROVED LOT AREA																									
4	AREA OF BULKHEAD AND BULKHEAD																									
5	AREA OF BULKHEAD AND BULKHEAD																									
6	AREA OF BULKHEAD AND BULKHEAD																									
7	AREA OF BULKHEAD AND BULKHEAD																									
8	AREA OF BULKHEAD AND BULKHEAD																									
9	TOTAL NUMBER OF IMPROVED LOTS																									
10	TOTAL NUMBER OF BULKHEAD LOTS																									
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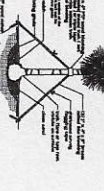
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 01-11-2001 BY 60322 UCBAW/STP

[illegible]

D. Measurement of Trees, Palms, Shrubs, and Groundcover

[illegible]

23) The first part of the assignment required a student to write a paper on the effects of the 1994 Northridge earthquake on the Los Angeles area. The student was required to write a paper on the effects of the earthquake on the Los Angeles area. The student was required to write a paper on the effects of the earthquake on the Los Angeles area.

[illegible]

Revisions:

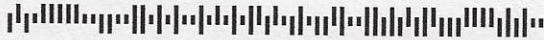
COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.	CMC	APPLIED EXEMPTION(S)	LEGAL DESCRIPTION
12-43-46-16-N7-000-0010	2017	101646856	98		101 SE 7TH AVENUE LT 1



1198
R 8 - 300881

GREGORSKI 15 LLC
N8418 NORTH SHORE RD
MENASHA WI 54952-9757



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
www.pbctax.com

2017 REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING		AD VALOREM TAXES			READ REVERSE SIDE BEFORE CALLING		
TAXING AUTHORITY	TELEPHONE	ASSESSED	EXEMPTION	TAXABLE	MILLAGE	TAX AMOUNT	
COUNTY	561-355-3996	450,000		450,000	4.7815	2,151.68	
COUNTY DEBT	561-355-3996	450,000		450,000	0.1208	54.36	
CITY OF DELRAY BEACH	561-243-7128	450,000		450,000	6.8611	3,087.50	
CITY OF DELRAY BEACH DEBT	561-243-7128	450,000		450,000	0.2289	103.01	
CHILDRENS SERVICES COUNCIL	561-740-7000	450,000		450,000	0.6590	296.55	
F.I.N.D.	561-627-3386	450,000		450,000	0.0320	14.40	
PBC HEALTH CARE DISTRICT	561-659-1270	450,000		450,000	0.7808	351.36	
SCHOOL LOCAL	561-434-8837	450,000		450,000	2.4980	1,124.10	
SCHOOL STATE	561-434-8837	450,000		450,000	4.2710	1,921.95	
SFWMD EVERGLADES CONST PROJECT	561-686-8800	450,000		450,000	0.0441	19.85	
SO FLA WATER MANAGEMENT DIST.	561-686-8800	450,000		450,000	0.1275	57.38	
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	450,000		450,000	0.1384	62.28	

www.pbctax.com

TOTAL AD VALOREM 9,244.42

READ REVERSE SIDE BEFORE CALLING		NON-AD VALOREM ASSESSMENTS		READ REVERSE SIDE BEFORE CALLING	
LEVYING AUTHORITY	TELEPHONE	RATE	AMOUNT		

TOTAL NON-AD VALOREM 0.00
TOTAL AD VALOREM AND NON-AD VALOREM COMBINED 9,244.42

AMOUNT DUE WHEN RECEIVED BY					
NOV 30, 2017	DEC 31, 2017	JAN 31, 2018	FEB 28, 2018	MAR 31, 2018	TAXES ARE DELINQUENT APRIL 1, 2018
\$8,874.64	\$8,967.08	\$9,059.54	\$9,151.97	\$9,244.42	
4%	3%	2%	1%	NO DISCOUNT	

DETACH HERE

SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION

DETACH HERE

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NO.	YEAR	BILL NO.
12-43-46-16-N7-000-0010	2017	101646856

GREGORSKI 15 LLC
N8418 N SHORE RD
MENASHA WI 54952-9757

20171016468560009244422

LEGAL DESCRIPTION

101 SE 7TH AVENUE LT 1

P.O. BOX 3353
WEST PALM BEACH, FL 33402-3353

MAKE PAYMENT TO:
TAX COLLECTOR, PALM BEACH COUNTY

AMOUNT DUE WHEN RECEIVED BY					
NOV 30, 2017	DEC 31, 2017	JAN 31, 2018	FEB 28, 2018	MAR 31, 2018	TAXES ARE DELINQUENT APRIL 1, 2018
\$8,874.64	\$8,967.08	\$9,059.54	\$9,151.97	\$9,244.42	
4%	3%	2%	1%	NO DISCOUNT	

RE PT Bill 07/06/2017

2017 REAL ESTATE PROPERTY TAX BILL

CITY OF DELRAY BEACH



July 8, 2015

Richard Jones Architecture Inc.
10 SE First Avenue, Suite 102
Delray Beach, Florida 33444

**RE: 101 SE 7th Avenue, Marina Historic District;
Class IV Site Plan-2015-039**

Dear Mr. Jones:

At the Historic Preservation Board (HPB) meeting of June 3, 2015, a Certificate of Appropriateness (COA), Class IV Site Plan, Landscape Plan, and Architectural Elevations associated with the change of use from duplex to multi-family residence were approved as follows:

COA and Site Plan

1. That a statement be provided as to how the CPTED comments have been addressed, and if any alterations to the building occur as a result of meeting the statements, then this be reflected on the plans submitted for site plan certification; and,
2. That a plat be submitted for review in accordance with the applicable sections of LDR Section 2.4.3 (A), (B), (H), (J), (K), (L) and Section 5.2.2, and recorded prior to the issuance of a building permit.

Landscape Plan

1. That the existing Sea grape (letter 'T' on the existing tree disposition plan) tree remain in place and be properly trimmed by a certified arborist to improve the canopy structure and appearance;
2. That the proposed hardwood trees meet the mitigation requirements for the trees that are being removed, subject to review and compliance determination by the City's Senior Landscape Planner; and,
3. That a landscape maintenance agreement be submitted for the street trees that are proposed.

Architectural Elevations

1. That the front elevation of the third story be revised to include an extended eyebrow.

The HPB also approved the following variances:

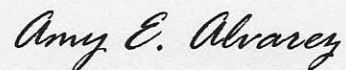
1. Variance, Rear Setback: Approved to reduce the rear (east) setback requirement to 17' whereas 25' is required.
2. Variance, Third Story Setback: Approved to reduce the side interior (south) setback requirement for the third story to 21'2", whereas 30' is required.

Please provide five complete full sized sets which address the conditions of approval, along with a written statement as to how each condition has been addressed, an updated reduced set of plans, and an updated CD with a digital copy of the plans. Subsequent to Site Plan Certification, you may submit a Building Permit application for the approved project.

Please be advised that the site plan approval is valid for 24 months, thus expiring on **June 3, 2017**. Prior to the expiration date of the site plan, 25% of the cost of all improvements associated with the approved development must be constructed in order for this proposal to be considered established. Any request for an approval extension shall be filed 45 days prior to the aforementioned site plan expiration date.

If you have any questions regarding the subject development approval, you may contact me at 561.243.7284 or via e-mail at alvarez@mydelraybeach.com.

Sincerely,



Amy E. Alvarez, AICP
Senior Planner



E Atlantic Ave

E 1st St

SE 4th Ave

SE 5th Ave

SE 6th Ave

SE 7th Ave

Palm Sq

SE 3rd St

N Mallory Cir

W Mallory Cir

E Mallory Cir

SE 4th St

SE 5th St

SE 5th St

MacFarlane Dr

Miramar Dr

Ingraham

Ocean

Nassau
Historic D

Bay S

Langer Wa

Casuarina Rd

Coralina Ln

Bucida Rd

Sage Dr

SUSPECTED
PROPERTY

MARINA DISTRICT
• DESIGNATED DISTRICT
HISTORIC &
CONTRIBUTING
PROPERTY •



City of Delray Beach Florida
100 NW 1ST AVE
DELRAY BEACH FL 33444

CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION

Application Number 16-00164634 000 000
CO Issue Date 5/08/18
Parcel Number 12 43 46 16 N7 000 0010
Property Address 702 SE 1ST ST
DELRAY BEACH FL 33483
Subdivision Name
Legal Description 101 SE 7TH AVENUE LT 1
Property Zoning MEDIUM DENSITY RESIDENT
Owner GREGORSKI 15 LLC
N8418 N SHORE RD
MENASHA WI 54952-9757
Contractor SEASIDE BUILDERS, LLC
Description of Work ALTERATION - INTERIOR & EXTERIOR -RESIDENTIAL
Valuation \$ 531,550
Construction Type TYPE V-B
Occupancy Type RES-SINGLE FAMILY/DUPLEX
Flood Zone FLOOD ZONE X
Building Code Edition FBC/SBC: 1994, 1997, 2001, 2004, 2007, 2010, 2014

NOTES:

INTERIOR & EXTERIOR ALTERATION TO
EXISTING TOWNHOUSE.
FFE: 9.00
CODE VER: FBC 2014
SPRINKLER PROVIDED AND REQUIRED
THE CITY OF DELRAY BEACH ENCOURAGES THE
USE OF ENERGY STAR PRODUCTS.

Building Official Steve Tobias, 

VOID UNLESS SIGNED BY BUILDING OFFICIAL OR DESIGNEE

The described portion of the structure has been inspected for compliance with the requirements of the code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.

CERTIFICATE
(if Partnership)


STATE OF ~~FLORIDA~~ ^{WISCONSIN})
) SS
COUNTY OF MANITOWISH)
_____)

I HEREBY CERTIFY that a meeting of the partners of GREGORSKI 15, LLC, a Partnership under the laws of the State of WISCONSIN held on JULY 17, 2018 the following resolution was duly passed and adopted:

"RESOLVED", that ROBERT GREGORSKI, as PARTNER of the Partnership, be and he is hereby authorized to petition for TAX EXEMPTION (name of petition) to the City of Delray Beach, Florida, and that his execution thereof, attested by the MANAGING MEMBER of the Partnership be the official act and deed of this Partnership."

I further certify that said resolution is now in full force and effect.

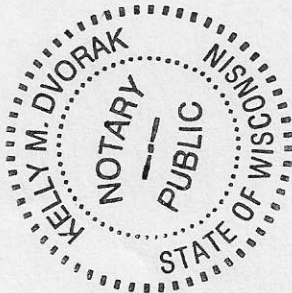
IN WITNESS WHEREOF, I have hereunto set my hand this 17th day of JULY, 2018.

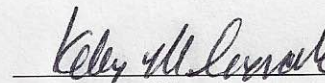

(Signature)

MANAGING MEMBER
(Title)

Subscribed and sworn to before me this 17th day of July, 2018, by Robert Gregorski who is personally known to me or has produced D.L. (type of identification) as identification and who did take an oath.

NOTARY SEAL




Notary Public
My Commission Expires: is permanent.