



HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION



HISTORIC PRESERVATION BOARD

Submittal Date: _____ Property Address: 128 SE 7th AVE.

Historic District/Site: MACUNA

INSTRUCTIONS FOR COMPLETING AND FILING THE TAX EXEMPTION APPLICATION

The submittal of an application package will require an application submittal appointment. The appointment is required to ensure that all required materials, exhibits, and information is included and provided. Prior to the submittal of the application package please call the Planning, Zoning and Building Department at 561.243-7040 for an appointment. All application packages will only be accepted for processing when deemed complete at the time of submittal. If the submittal is deemed incomplete, the application will not be accepted until all components, including any fees, are provided together in one submittal.

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 9 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.
3. Board & City Commission Presentations: All applicants are now expected to present their items in full to the Board or City Commission prior to Staff's presentation. City Staff will introduce the item and enter the file into the record; the applicant will then be given time to present their item. Following the applicant's presentation, City Staff will provide a brief overview of code compliance and recommended actions, in addition to relevant information not provided by the applicant.

All applicant presentations must be submitted to the Project Planner a minimum of 3 full business days prior to the day of the City Commission or Board meeting. For example, the SPRAB meetings occur on Wednesdays. The applicant's presentation must be submitted by 5pm on the Thursday prior to the meeting.

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

Project Name/Address: HIDEAWAY - BY-THE-SEA

PART ONE - APPLICANT INFORMATION:

APPLICANT

Name: PRICE PATTON

Mailing Address: 1020 TAMARIND RD.
DELRAY BEACH
FL. 33483

Telephone Number: 561-573-2598 E-Mail: pricepatton@aol.com

AGENT

Name: SAME

Mailing Address: _____

Telephone Number: _____ E-Mail: _____

OWNER (if other than applicant)

Name: _____

Mailing Address: _____

Telephone Number: _____ E-Mail: _____

Applicant is: Owner ☒ Lessee [] Other []

PART TWO - PROPERTY INFORMATION:

Property Control Number: 12-43-46-16-01-118-0070

Legal Description (attach separate sheet if necessary): _____

SEE ATTACHED "EXHIBIT A"

Zoning Designation: RM

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

Use of Property Prior to Improvements: RENTAL

Use of Property After to Improvements: SINGLE FAMILY

Original Date of Construction: 1949

Dates of Previous Alterations: N/A

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

If so, when? _____ From Where? _____

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.

Hideaway-by-the-Sea villa at 128 SE 7th Ave. is a classic 1949 Mid-Century shed roof design made of CMU block and stucco interior and exterior. The flat roof slopes south to north to optimize the amount of winter light pouring into the villa. Jalousie windows extended from a 3-foot tall knee wall practically to the ceiling in sets of three on the south facing living room wall, which were operated by a metal crank for circulation. The south facade is approximately 12-feet high and the north exterior, which seldom gets light, is about 8-feet tall. The roof and distinctive trusses extends about three feet out from the north and south facades. The design provides a wonderful sense of volume for a relatively small (896 square feet) villa. According to architectural renderings located at the Delray Beach Historical Society, the 10x10 foot front porch on the west side was originally a floor to ceiling screened in porch. (See JacobsonSheet2) At some point, an owner enclosed the porch adding a 3-foot knee wall on the south and east exterior and adding metal framed projection jalousie windows. An access door to the villa was through the porch. Another door on the north side allowed access to the kitchen. The common wall had a doorway joining each villa through the kitchens. The villa is a contributing structure to the Marina Historic District and fits well with the rhythm, pace, scale of the neighborhood, which is primarily wood bungalows and modest stucco houses.

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows: Commence at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to the Point of Beginning; thence continue Westerly along said South line of said Lot 7, a distance of 54.27 feet to a point; thence run Northerly making an angle of 89 degrees 54 minutes 50 seconds through the Northwest from the previous course, a distance of 39.90 feet to a point, thence run Easterly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 53.74 feet to a point, thence run Southerly along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.50 feet to the point of beginning.

And an undivided one-half interest in and to the following described, Parcel C: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida Public Records, being more particularly described as follows: Begin at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to a point; thence run Northerly, along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.90 feet to a point; thence run Westerly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 115.00 feet to a point in the West line of said Lot 7; thence run Northerly, along the said West line of Lot 7, a distance of 10.10 feet to the Northwest corner of said Lot 7; thence run Easterly, along the said North line of Lot 7, a distance of 135.00 feet to the Northeast corner of said Lot 7; thence run Southerly, along the said East line of Lot 7, a distance of 50.00 feet to the Southeast corner of Lot 7 and the Point of Beginning.

PCN: 12-43-46-16-01-118-0070

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 period of significance for structures in the Marina Historic District is from 1924 to 1949, which is the year the villas were built. The Marina Historic District displays a variety of architectural styles, including Mediterranean and Mission Revival, Monterey, Minimal Traditional, Frame Vernacular and Art Moderne. The District has maintained a relatively high level of integrity, although it is severely threatened by inappropriate infill construction. A number of the distinctive buildings in the district were designed by prominent local architects Gustav Maass, Samuel Ogren, Sr., Henry Pope and the architect for the Hideaway villas, Kenneth Jacobsen. Jacobsen was perhaps the pre-eminent Mid-Century architect in the city and designed many houses and buildings, including the former City Library, The Women's Club and the addition to City Hall. The Hideaway-by-the-Sea villas are contributing structures in the District and is also significant because of the status of the architect in the history of the City.

PART THREE - PROJECT INFORMATION

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: 10/2018

Project Completion Date: _____
(Certificate of Occupancy Issued by Building Department)

Total Estimated Project Costs: \$370,000

Total Project Cost Attributed Solely to the Historic Structure: \$340,000

PART FOUR: APPLICATION REQUIREMENTS

Please provide one complete of all applicable items noted below.

- ☒ **Warranty Deed**
- ☒ **Survey** – Provide a copy of a survey from both before and after the improvements when the building footprint(s) has changed.
- ☒ **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.

PRICE A. PATTON [Signature] 6/11/2020
Name Signature Date

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

MANAGER HIDEAWAY - BY THE SEA
Title 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.

PRICE A. PATTON [Signature] 6/11/2020
Name Signature Date

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

MANAGER HIDEAWAY - BY THE SEA
Title Organization name

**PART SEVEN:
OWNER'S CONSENT**

(A separate consent form must be completed by **ALL** property owners)

I Price Patton, manager of the fee simple owner of the following described property

(Owner's Name as it appears on the recorded warranty deed;
see note below if owned by a business)

(give legal description):

SEE ATTACHED

hereby petition the City of Delray Beach for a Ad Valorem Tax Exemption Application for

HA DENWAY-74-76-SOA

(Project Name)

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. I consent to inspection and photographing of the subject property by the Development Services Department Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments, fees, and public hearing presentations become part of the Official Records of the City of Delray Beach, Florida, and are not returnable

Price Patton

Owner's Signature

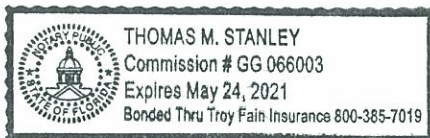
The foregoing instrument was acknowledged before me this 17th day of June, 20 20 by Price A. Patton, who is personally known to me or has produced _____ (type of identification) as identification and who did (did not) take an oath.

Thomas M. Stanley
(Printed Name of Notary Public)

[Signature]
(Signature of Notary Public)

Commission # _____, My Commission Expires _____

(NOTARY'S SEAL)



NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided, which demonstrates that the corporation's representative is authorized to act on behalf of the corporation; these forms are available on the website under Supplemental Forms.

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida, Public Records, being more particularly described as follows: Commence at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to the Point of Beginning; thence continue Westerly along said South line of said Lot 7, a distance of 54.27 feet to a point; thence run Northerly making an angle of 89 degrees 54 minutes 50 seconds through the Northwest from the previous course, a distance of 39.90 feet to a point, thence run Easterly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 53.74 feet to a point, thence run Southerly along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.50 feet to the point of beginning.

And an undivided one-half interest in and to the following described, Parcel C: Part of Lot 7, Resubdivision of Block 118, Delray, Fla., according to the Plat thereof, recorded in Plat Book 2, page 8, Palm Beach County, Florida Public Records, being more particularly described as follows: Begin at the Southeast corner of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 20.00 feet to a point; thence run Northerly, along a line parallel to and 20.00 feet West of the East line of said Lot 7, a distance of 39.90 feet to a point; thence run Westerly along a line parallel to and 10.10 feet South of the North line of said Lot 7, a distance of 115.00 feet to a point in the West line of said Lot 7; thence run Northerly, along the said West line of Lot 7, a distance of 10.10 feet to the Northwest corner of said Lot 7; thence run Easterly, along the said North line of Lot 7, a distance of 135.00 feet to the Northeast corner of said Lot 7; thence run Southerly, along the said East line of Lot 7, a distance of 50.00 feet to the Southeast corner of Lot 7 and the Point of Beginning.

PCN: 12-43-46-16-01-118-0070

OWNER'S DESIGNATION OF AGENCY

(This form must be completed by **ALL** property owners if designating an Agent)

I, Price A. Patton, as manager
of Hideaway by the Sea, the fee simple owner of the following
(Owner's Name)

described property (give legal description):

see attached

hereby affirm that

Price Patton

(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.

[Signature]

(Owner's Signature)

The foregoing instrument was acknowledged before me this 17th, day of June, 20 20 by Price A. Patton, who is personally known to me or has produced _____ (type of identification) as identification and who did (did not) take an oath.

Thomas M. Stanley

(Printed Name of Notary Public)
Public)

[Signature]
(Signature of Notary)

Commission # _____, My Commission Expires _____

(NOTARY'S SEAL)

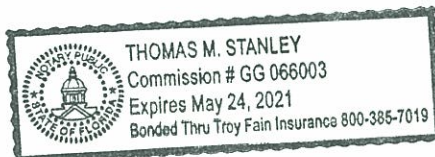


EXHIBIT "A"

LEGAL DESCRIPTION

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PCN: 12-43-46-16-01-118-0070

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.
5. 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).
6. 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.*

CFN 20170320514
OR BK 29332 PG 1491
RECORDED 09/05/2017 10:11:56
Palm Beach County, Florida
AMT 630,000.00
DEED DOC 4,410.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1491-1493; (3Pgs)

Prepared by and return to:
Thomas M Stanley
Attorney at Law
MacMillan & Stanley, PLLC
29 NE 4th Avenue
Delray Beach, FL 33483
561-276-6363
File Number: 16183 SE 7th
PCN: 12-43-46-16-01-118-0070
PCN: 12-43-46-16-01-118-0071

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of August, 2017, between Mandolin USA, Inc., a Florida corporation whose post office address is c/o Reutter Investments, 1031 Bauhinia Rd., Delray Beach, FL 33483, grantor, and Hideaway-by-the-Sea, LLC, a Florida limited liability company, whose post office address is 1020 Tamarind Rd., Delray Beach, FL 33483-6630, 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:

SEE EXHIBIT "A" for Legal Description

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2016.

SIGNATURES APPEAR ON THE NEXT PAGE

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:

Melanie R. Day
Witness Name: Melanie R. Day

Mandolin USA, Inc., a Florida corporation

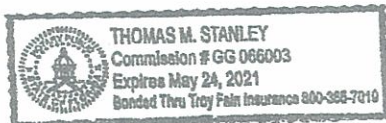
By: Fiorenzo Angehrn
Fiorenzo Angehrn, President

Thomas M. Stanley
Witness Name: Thomas M. Stanley

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 30th day of August 2017 by Fiorenzo Angehrn, President of Mandolin USA, Inc., a Florida corporation, on behalf of the corporation. He/she ☒ is personally known to me or, ☐ has produced _____ as identification.

[Notary Seal]

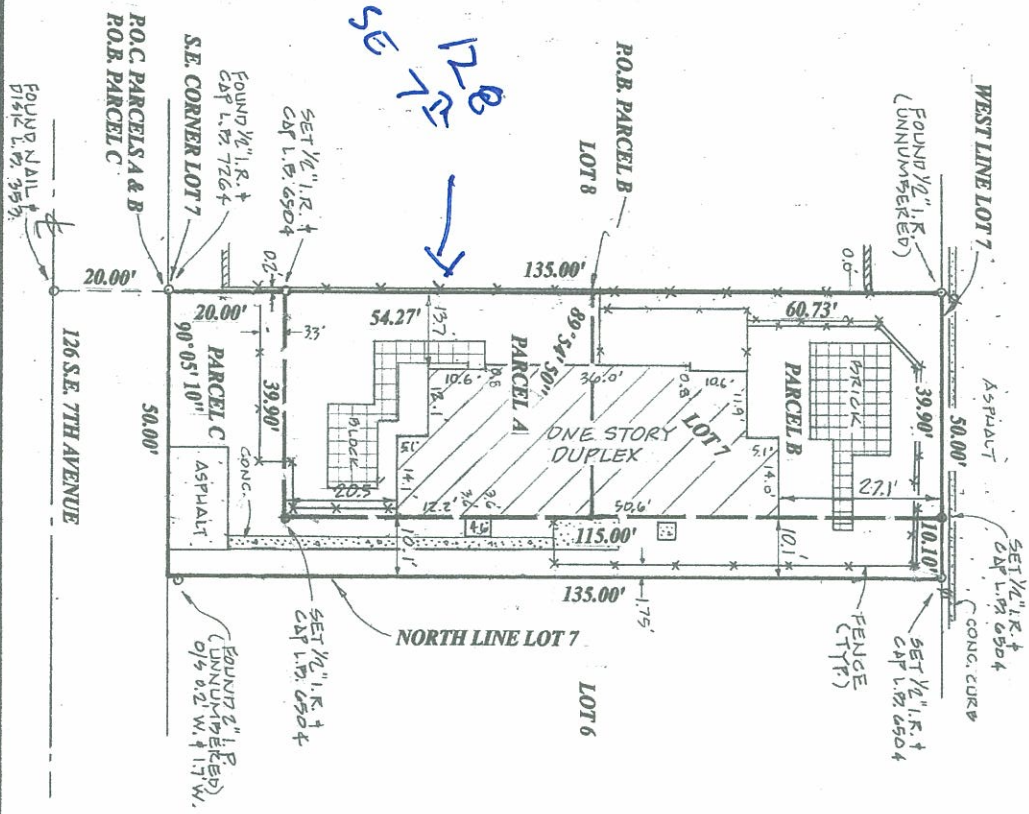


Notary Public

Printed Name: _____

My Commission Expires: _____

SCALE: 1" = 20'



- NOTES:**
- 1) BEARINGS SHOWN HEREIN ARE RELATIVE TO PLAT AND ARE ASSUMED.
 - 2) NO ABSTRACT OR TITLE SEARCH WAS PERMITTED TO DISCOVER THE EXISTENCE OF ENCUMBRANCES OR RESTRICTIONS OF RECORD.
 - 3) ELEVATIONS SHOWN HEREIN ARE BASED ON THE MEAN SEA LEVEL DATUM OF 1929 UNLESS OTHERWISE NOTED.
 - 4) NO BELOW GRADE IMPROVEMENTS, EXCEPT FOR SEWER LINES, HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



DEFINITIONS:

D.B. = official record book
 C.C. = concrete block structure
 P.C. = point of curved curve
 P.T. = point of tangency
 P.I. = point of intersection
 P.O.B. = point of beginning
 C.D. = center of driveway
 R.L. = registered land surveyor
 L.S. = licensed business

ABBREVIATIONS:

T.M. = transformer pad
 F.P. = Florida power and light
 P.V. = power pole
 R.V. = right-of-way
 H.L. = bearing land line
 A.S. = asphalt
 U.F. = utility easement
 C.F. = chain link fence
 P.O.A. = permanent reference monument

LEGEND:

P. = plat
 H. = highway
 R. = railroad
 L. = lot
 A. = acre
 S. = section
 T. = township
 R. = range
 N. = north
 S. = south
 E. = east
 W. = west
 N.E. = northeast
 S.E. = southeast
 N.W. = northwest
 S.W. = southwest

REAR BAYCO, INC.

LAND SURVEYING

801 S.E. 8th Ave., Suite 101
 Delray Beach, FL 33483

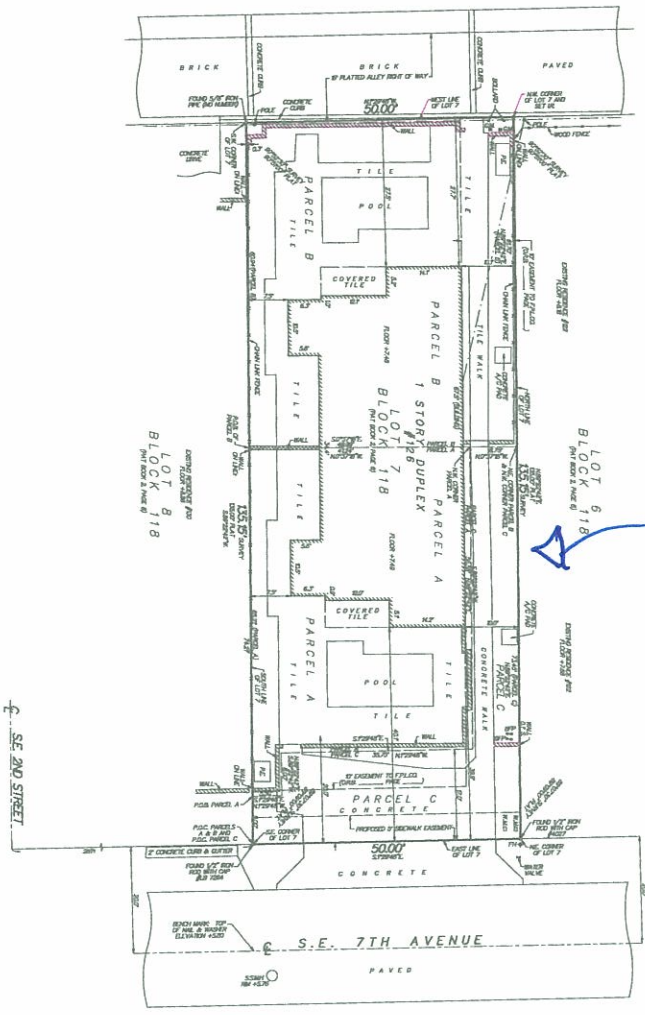
Phone 561-268-4241
 Fax 561-268-4888

AUTHORIZATION NUMBER: L88804

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AND FORM IN CHAPTER 84-240.002, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 7-6-17
JOB NO.: 1-17-069

NOT VALID UNLESS SIGNED WITH ENCLOSED SURVEYOR'S SEAL



128 SE
7th Ave.

DESCRIPTION

PARCEL A: PART OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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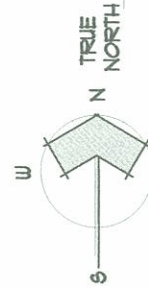
PROPOSED TOTAL GROUND FLOOR AREA .	.. 170.00 SQ. FT.	.. 26.0% CO. SITE
PARKING & PAVED AREAS .	.. 237.00 SQ. FT.	.. 42.5% CO. SITE
OPEN LANDSCAPED GRASS .	.. 68.00 SQ. FT.	.. 12.0% CO. SITE
WATER BOOTIES (POOL) .	.. 335.00 SQ. FT.	.. 53.5% CO. SITE

ST. - MULTIFAMILY RESIDENTIAL	TWO (2) PER HOUSEHOLD	FOUR (4)	SIX (6)	EIGHT (8)	TOTAL
1	1	1	1	1	5
2	2	2	2	2	10
3	3	3	3	3	15
4	4	4	4	4	20
5	5	5	5	5	25
6	6	6	6	6	30
7	7	7	7	7	35
8	8	8	8	8	40
9	9	9	9	9	45
10	10	10	10	10	50
11	11	11	11	11	55
12	12	12	12	12	60
13	13	13	13	13	65
14	14	14	14	14	70
15	15	15	15	15	75
16	16	16	16	16	80
17	17	17	17	17	85
18	18	18	18	18	90
19	19	19	19	19	95
20	20	20	20	20	100
21	21	21	21	21	105
22	22	22	22	22	110
23	23	23	23	23	115
24	24	24	24	24	120
25	25	25	25	25	125
26	26	26	26	26	130
27	27	27	27	27	135
28	28	28	28	28	140
29	29	29	29	29	145
30	30	30	30	30	150
31	31	31	31	31	155
32	32	32	32	32	160
33	33	33	33	33	165
34	34	34	34	34	170
35	35	35	35	35	175
36	36	36	36	36	180
37	37	37	37	37	185
38	38	38	38	38	190
39	39	39	39	39	195
40	40	40	40	40	200
41	41	41	41	41	205
42	42	42	42	42	210
43	43	43	43	43	215
44	44	44	44	44	220
45	45	45	45	45	225
46	46	46	46	46	230
47	47	47	47	47	235
48	48	48	48	48	240
49	49	49	49	49	245
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51	51	51	51	51	255
52	52	52	52	52	260
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55	55	55	55	55	275
56	56	56	56	56	280
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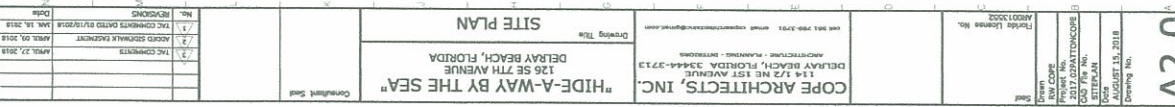
EXISTING 1-STORY
TWIN TOWNHOMES

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ANY ADJACENT PROPERTIES.
- 2.) SEE SPECIFICATIONS FOR FILL GRADES AND ASSOCIATED DETAIL DRAINING STORM WATER DOES NOT FLOW INTO ADJACENT PROPERTIES.
- 3.) PLUMBS ARE RESPONSIBLE FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. PLUMBS HAVE TWO (2) GRADES PER PROPERTY LINE.
- 4.) PLUMBS SHALL BE RESPONSIBLE FOR THE DRAINAGE OF ALL ROADS WHICH ARE ADJACENT TO THE PROJECT. PLUMBS SHALL BE RESPONSIBLE FOR THE DRAINAGE OF ALL ROADS WHICH ARE ADJACENT TO THE PROJECT.
- 5.) PLUMBS ARE RESPONSIBLE FOR THE DRAINAGE OF ALL ROADS WHICH ARE ADJACENT TO THE PROJECT. PLUMBS SHALL BE RESPONSIBLE FOR THE DRAINAGE OF ALL ROADS WHICH ARE ADJACENT TO THE PROJECT.

EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)



0-61 - 1970



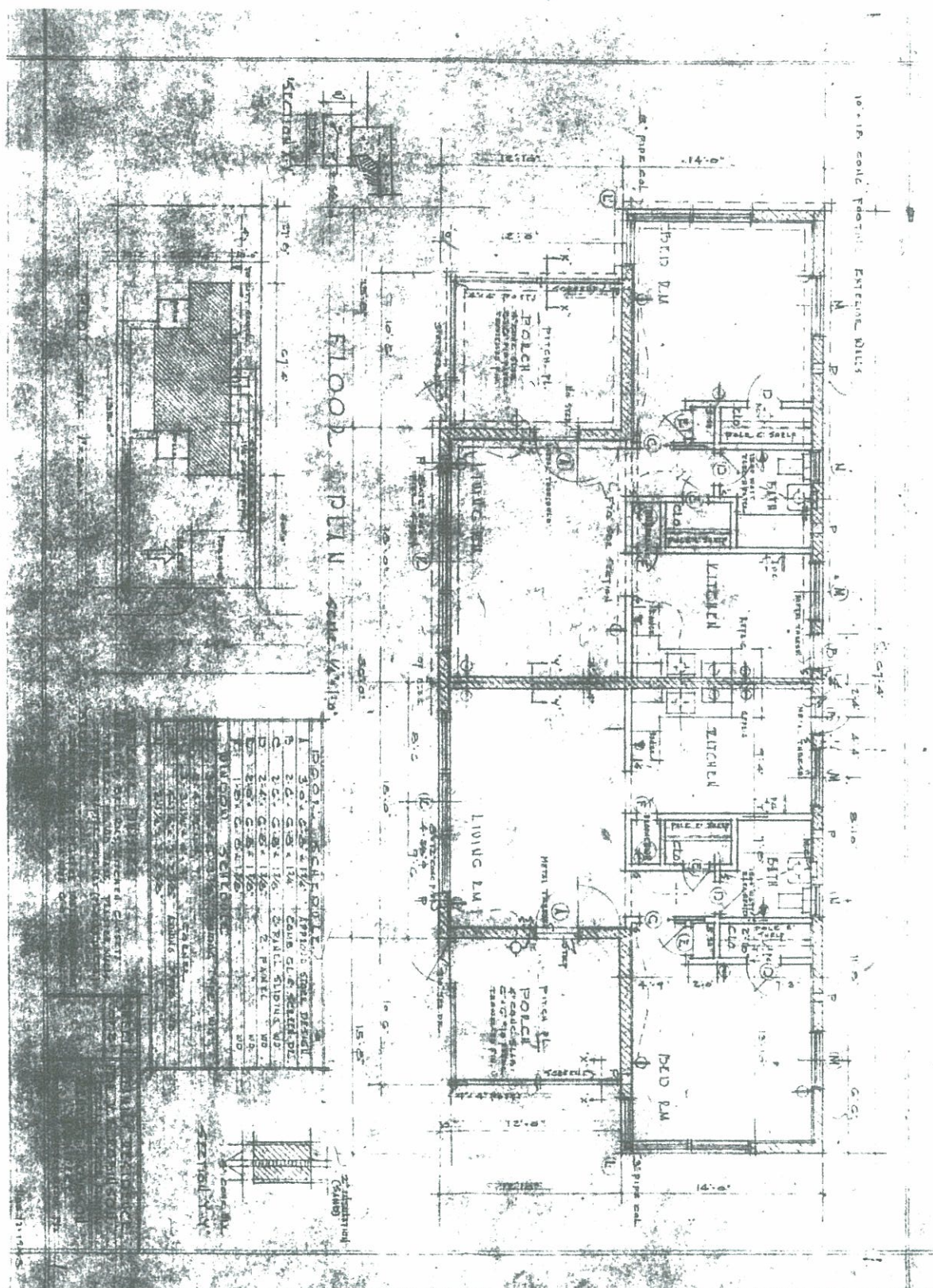
PROPOSED PROJECT CHART:

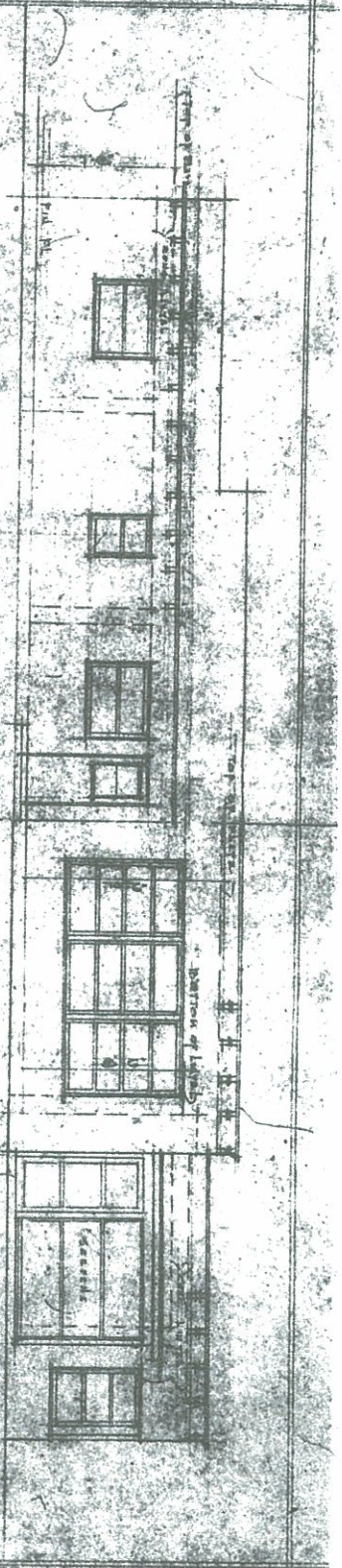
RM	REQUIREMENTS			PERFORMANCE									
	NO. OF PROCESSORS (n_p)	MIN. NO. OF CLOCK CYCLES (n_{cc})	MIN. NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})	NO. OF CLOCK CYCLES (n_{cc})
REQUIRED	8,000	100	1,000	80	40	160	24,000	10,000	10,000	10,000	10,000	10,000	10,000
PROPOSED	8,750	10	115	1,750	50	25	160	48.8	15,000	10,000	10,000	10,000	10,000
EXISTING	8,750	50	115	1,650	50	40	160	45.8	10,000	10,000	10,000	10,000	10,000

ADJACENT PROPERTY PARKING SHOWN FOR CLARITY

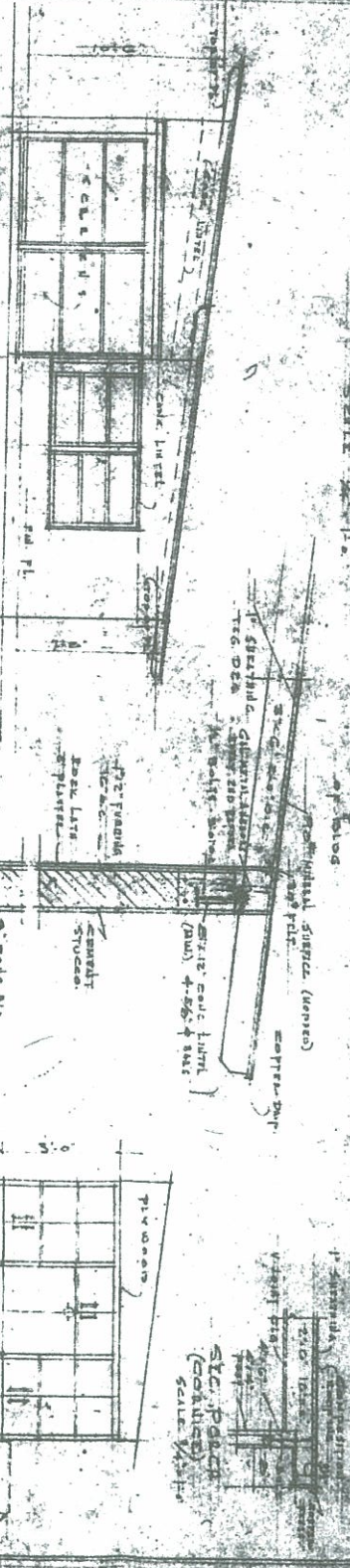
of
AZ:U

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CONSENTING IN WRITING. ANY VIOLATION MAY BE PROSECUTED.

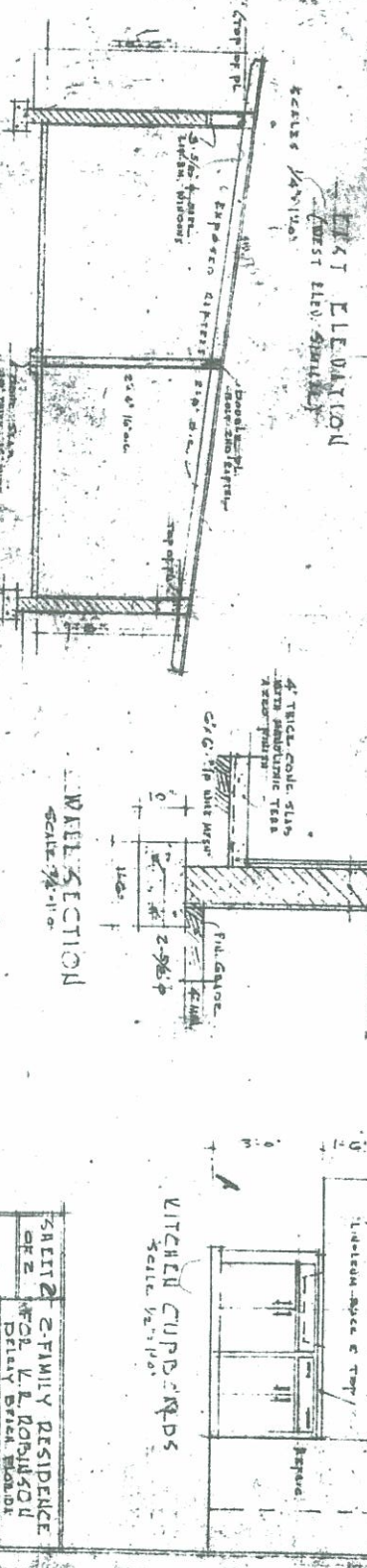




FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

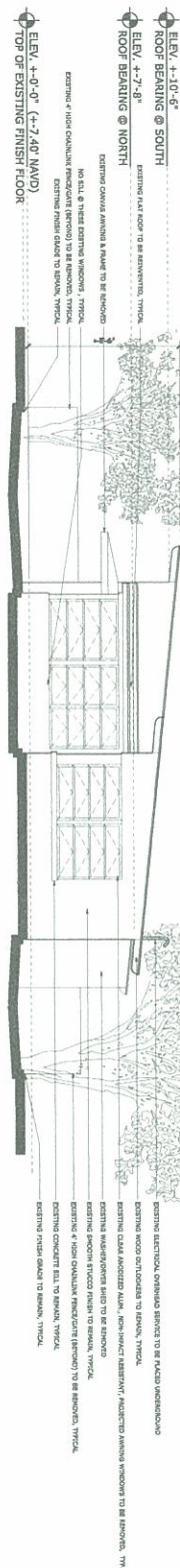


CROSS SECTION

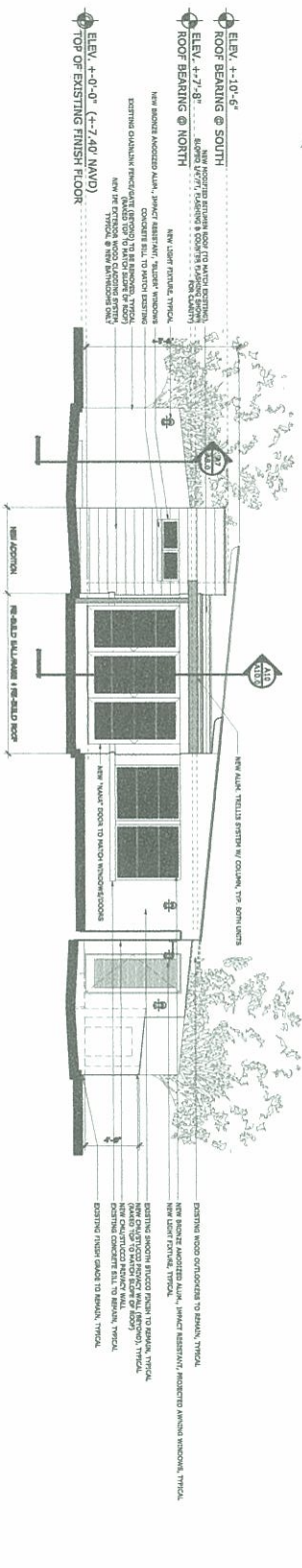


WALL SECTION

SAITO 2-FAMILY RESIDENCE
 OFR
 WOL. W. L. ROBINSON
 DESIGNER
 WENDELL JACOBSON
 ARCHITECT
 1000 1st Ave. S.W. Seattle, Wash.



A3 EXISTING ENTRY (EAST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



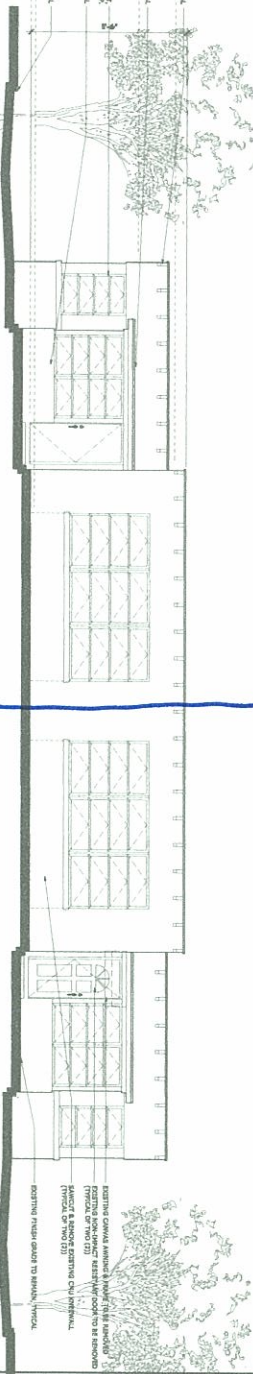
A4 NEW ENTRY (EAST) EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 ARCHITECTURE - PLANNING - INTERIORS PHO 561.274-6700 FAX 561.274-6707		"HIDEAWAY-BY-THE-SEA" 126 SE 7TH AVE. DELRAY BEACH, FLORIDA 33483 Drawing Title EXTERIOR ELEVATIONS		Consultant Seal 	
Florida License No. AR0613552		Date APR. 27, 2018		Date JAN. 16, 2018	
Project No. 2018-001		Project No. 2018-001		Project No. 2018-001	
Drawing No. AUGUST 15, 2018		Drawing No. AUGUST 15, 2018		Drawing No. AUGUST 15, 2018	

A5 EXISTING SOUTH EXTERIOR ELEVATION

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

- ELEV. +10'-6" EXISTING WOOD ONTICKERS TO REMAIN, TYPICAL
- ROOF BEARING @ SOUTH
- ELEV. +7'-8" EXISTING W/4 ROOF TO BE REINFORCED, TYPICAL
- ROOF BEARING @ NORTH
- EXISTING GABLE ANCHORED ALUM. W/4 ANCHORS EXISTING - REINFORCED ANCHORS TO BE REMOVED, TYP. NO TAIL & TIEUP EXISTING WINDOWS, TYPICAL
- ELEV. +6'-0" (+7.40' NAVD) EXISTING FINISH GRADE TO REMAIN, TYPICAL
- TOP OF EXISTING FINISH FLOOR



128 SE
7th AVE

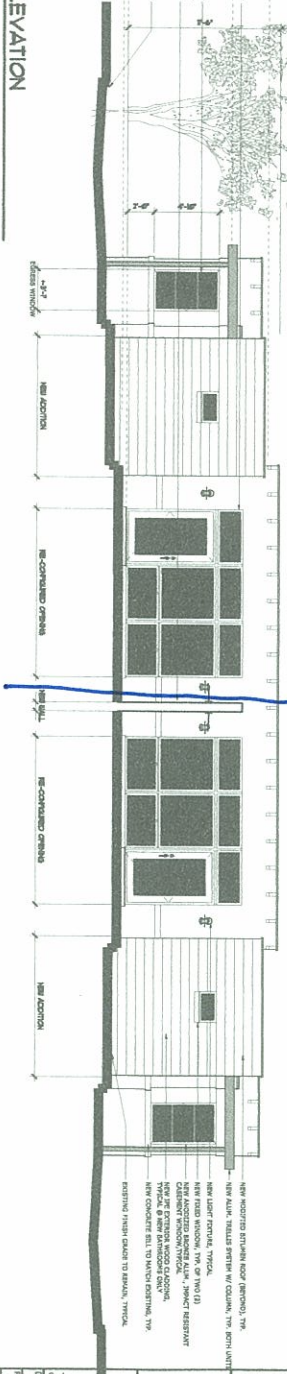
128 SE
7th AVE

128 SE
7th AVE

A6 NEW SOUTH EXTERIOR ELEVATION

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

- ELEV. +10'-6" EXISTING WOOD ONTICKERS TO REMAIN, TYPICAL
- ROOF BEARING @ SOUTH
- ELEV. +7'-8" EXISTING W/4 ROOF TO BE REINFORCED, TYPICAL
- ROOF BEARING @ NORTH
- NEW ROOFING ASSOCIATED ALUM. W/4 ANCHORS EXISTING - REINFORCED ANCHORS TO BE REMOVED, TYP. NO TAIL & TIEUP EXISTING WINDOWS, TYPICAL
- ELEV. +6'-0" (+7.40' NAVD) EXISTING FINISH GRADE TO REMAIN, TYPICAL
- TOP OF EXISTING FINISH FLOOR



COPE ARCHITECTS, INC.
134 1/2 N.E. 1ST AVENUE
DELRAY BEACH, FLORIDA 33444-3713
ARCHITECTURE - PLANNING - INTERIOR

A5.0

DATE: 01-15-2018

PROJECT: 128 SE 7TH AVE

CLIENT: 128 SE 7TH AVE

DESIGNER: 128 SE 7TH AVE

DATE: 01-15-2018

PROJECT: 128 SE 7TH AVE

CLIENT: 128 SE 7TH AVE

DESIGNER: 128 SE 7TH AVE

DATE: 01-15-2018

PROJECT: 128 SE 7TH AVE

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DESIGNER: 128 SE 7TH AVE

DATE: 01-15-2018

PROJECT: 128 SE 7TH AVE

CLIENT: 128 SE 7TH AVE

DESIGNER: 128 SE 7TH AVE

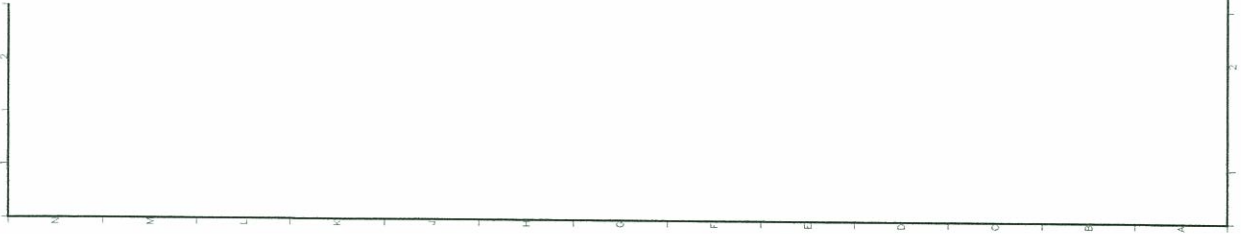
DATE: 01-15-2018

PROJECT: 128 SE 7TH AVE

CLIENT: 128 SE 7TH AVE

DESIGNER: 128 SE 7TH AVE

DATE: 01-15-2018



62 ROOF FRAMING PLAN

COPE ARCHITECTS, INC. 114 1/2 N.E. 1ST AVENUE DELRAY BEACH, FLORIDA 33444-3713 PHONE DEL. 274-6206 FAX DEL. 274-6207 ARCHITECTS - PLANNING - INTERIORS	"HIDEAWAY-BY-THE-SEA" 126 SE 7TH AVE. DELRAY BEACH, FLORIDA 33483	Drawing Title ROOF FRAMING PLAN	Project Location No. 180012002	State License No. 180012002	Project Name 1017 APARTMENT ROOF FRAMING PLAN	Date JAN. 15, 2018	No. of Revisions 0
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PROPERTY CONTROL NO.	YEAR	BILL NO.	CMC	APPLIED EXEMPTION(S)	LEGAL DESCRIPTION
12-43-46-16-01-118-0070	2019	101381822	98		TOWN OF DELRAY W 54.27 FT OF E 74.27 FT OF S 39.90 FT & UND 1/2 OF E 20 FT & N 10 FT OF W 115 FT OF LT 7 BLK 118



HIDEAWAY BY THE SEA LLC
1020 TAMARIND RD
DELRAY BEACH FL 33483-6630

128



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

2019 REAL ESTATE PROPERTY TAX BILL

READ REVERSE SIDE BEFORE CALLING	AD VALOREM TAXES	READ REVERSE SIDE BEFORE CALLING
TAXING AUTHORITY	TELEPHONE	ASSESSED
COUNTY	561-355-3996	278,166
COUNTY DEBT	561-355-3996	278,166
CITY OF DELRAY BEACH	561-243-7370	278,166
CITY OF DELRAY BEACH DEBT	561-243-7370	278,166
CHILDRENS SERVICES COUNCIL	561-740-7000	278,166
F.I.N.D.	561-627-3386	278,166
PBC HEALTH CARE DISTRICT	561-659-1270	278,166
SCHOOL LOCAL	561-434-8837	278,166
SFWMD EVERGLADES CONST PROJECT	561-686-8800	278,166
SO FLA WATER MANAGEMENT DIST.	561-686-8800	278,166
SO FLA WATER MGMT - OKEE BASIN	561-686-8800	278,166
		278,166

Paul 11/25/19

READ REVERSE SIDE BEFORE CALLING	NON-AD VALOREM ASSESSMENTS	TOTAL AD VALOREM
LEVYING AUTHORITY	TELEPHONE	5,722.92
SOLID WASTE AUTHORITY OF PBC	561-640-4000	
CITY OF DELRAY BEACH STORMWATER	561-243-7000	
		97.00
		63.96

AMOUNT DUE WHEN RECEIVED BY				TOTAL NON-AD VALOREM
NOV 30, 2019	DEC 31, 2019	JAN 31, 2020	FEB 29, 2020	160.96
\$5,648.53	\$5,707.37	\$5,766.21	\$5,825.05	
4%	3%	2%	1%	
			NO DISCOUNT	
				5,883.88
				TOTAL AD VALOREM AND NON-AD VALOREM COMBINED

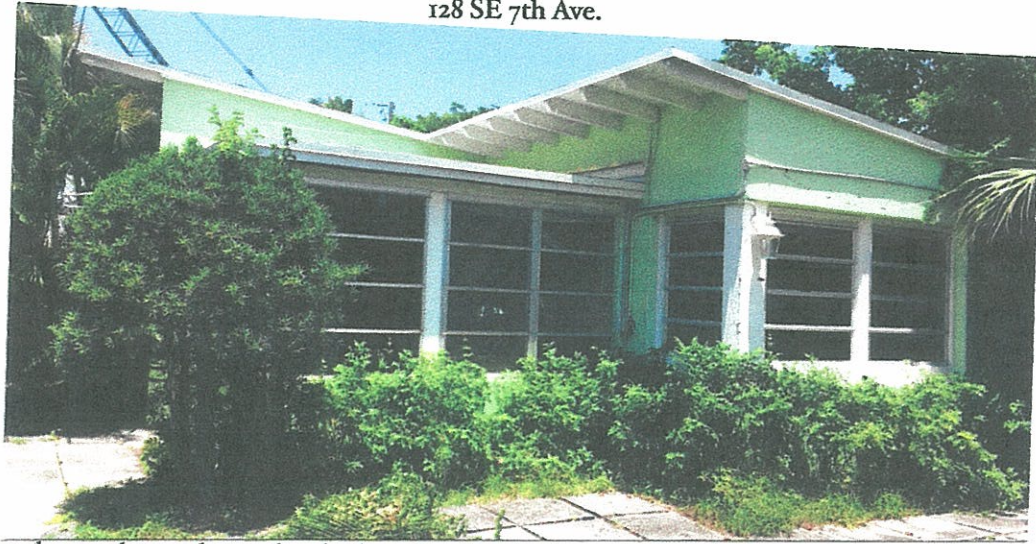
DETACH HERE **SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION** TAXES ARE DELINQUENT APRIL 1, 2020 DETACH HERE

Hideaway-by-the-Sea 128 SE 7th Ave.

Drone image of Hideaway-by-the-Sea, a contributing building to the Marina Historic District. 128 SE 7th Ave. is the unit on the left (east). Only change in the 1949 building's footprint is the addition of a stone-clad, 60 square-foot bathroom on the top left (south) side. The green accent in the driveway (left) is pitched at the same 17-degree angle as the classic Mid Century shed roof. Note the lush, mostly native, landscaping which includes horse tail reeds, wild coffee, sable palms, coontie, Simpson stopper, saw palmetto and gumbo limbo.



Hideaway-by-the-Sea
128 SE 7th Ave.



View from the southeast shows the shed roof and outlookers, the porch (left) and the master bedroom (right). Original screened-in porch (See JacobsonSheet2) replaced at some time with projected awning windows and a 3-foot tall knee wall. The former entrance to the unit is on the left (south) side of the porch.



Restored east facade showing (from left) the new 60-square-foot bathroom, the restored and upgraded porch (now a family room) and master bedroom. Family room was rebuilt on the footprint of the original porch and features a three-panel nana door to replicate the porch's three panels of projected awning windows. It ~~that~~ folds against the master bedroom wall and the pivoting pergola expands the living space of the family room. The windows of the master replicate the original fenestration. Bath was set back from the original facade and is distinguished in color and design from the historic Mid-Century villa.

Hideaway-by-the-Sea 128 SE 7th Ave.



South wall of the villa featured a set of three wood frame projected awning windows resting atop a knee wall to maximize the amount of light streaming into the villa.



The refurbished south wall is nearly floor to ceiling commercial grade, storm-rated windows and a glass door to let as much light in as possible. The glass wall is divided in three panels, to mimic the original three panels of projected awning windows. The original outlookers remain above. The windows and door are not visible from the street.

Hideaway-by-the-Sea 128 SE 7th Ave.



The north facade of the villa featured an add on shed to house a washing machine, a rusty chain link fence and a cluttering tangle of conduit and wires shooting across the facade.



Today's look is infinitely cleaner. Door to the kitchen (which was to the right of the electric panel) has been covered to allow for a better functioning kitchen, the conduit and wires are gone and a concrete sidewalk replaces the uneven flagstones. Wild coffee adds texture. The original outlookers remain.

Hideaway-by-the-Sea 128 SE 7th Ave.

Below, left: The modest 60-square-foot addition provides a second full bath and is shown under construction. A parapet surrounds the flat roof and mimics the flat roof of the original porch. Below, right: The completed, stone-clad bathroom, with an ultra modern look to distinguish it from the 1949 villa, shown illuminated at dusk.



Hideaway-by-the-Sea

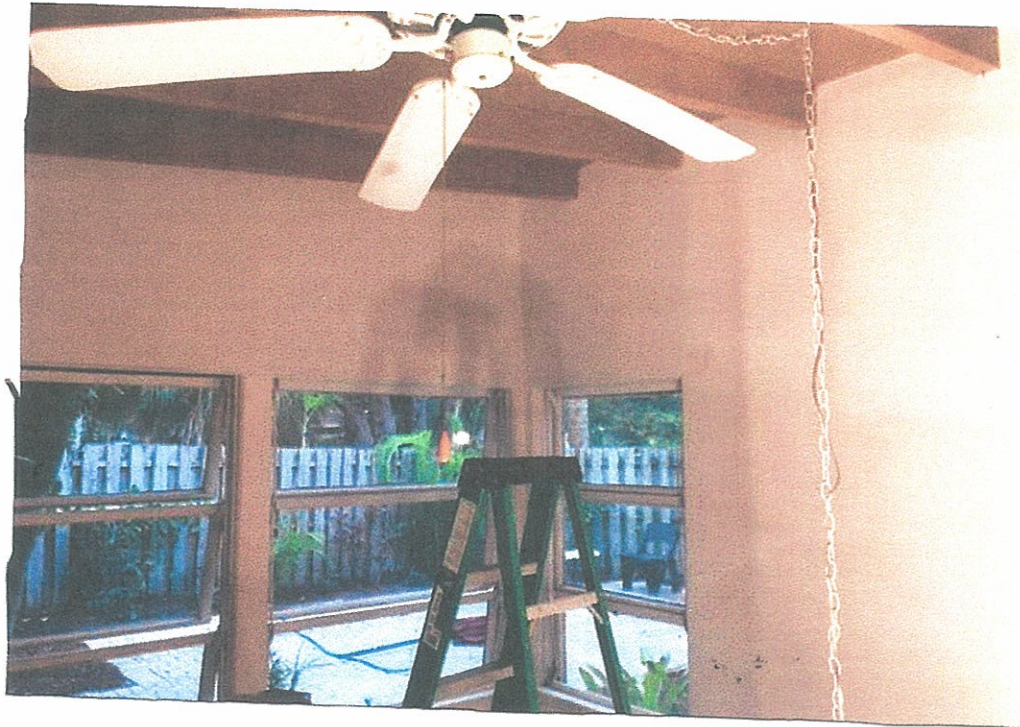
128 SE 7th Ave.

Former living room (below) looking through the wood-framed projected awning windows. Bottom image shows the living room today with a warm wood floor, commercial-grade windows and door and new stone patio outlined by coontie, Simpson stopper and travelers' palms. The privacy wall outside separates this villa from the one to the west.



Hideaway-by-the-Sea 128 SE 7th Ave.

Top image shows view from the master bedroom before the renovation. Bottom image shows the view today. The pair of three-pane windows on the left replicate the pair of the wood frame original three-pane projected awning windows, although today's panes are fixed. At right is a casement window that provides ventilation.



Hideaway-by-the-Sea 128 SE 7th Ave.

Top image is the kitchen shortly after we purchased the property. The two doors, the right one allowing egress from the outside and the left one allowing egress between the two villas, severely hampered the flow and function of the kitchen. Image below shows a sophisticated modern kitchen with a fixed window now centered above the sink and flanked by two casement windows.

