



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR ZONING VARIANCE

APPLICANT INFORMATION

Owner

Name: Gregory Sawyer Phone: 561-248-8947
Address: 1021 Seminole Blvd City: Lake Park State: FL Zip: 33403
Email Address: greg@ibisbuild.com (REQUIRED)

Agent (if applicable)

Name: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Email Address: _____ (REQUIRED)

PROPERTY INFORMATION

1. Property Location/Address: 1021 Seminole Blvd., Lake Park 33403
2. Property Control Number(s): 3643422001102-0270 - _____
3. Zoning District: _____

PROJECT INFORMATION

Variance(s) requested: Decrease 10 ft setback to 5 ft

Brief description of work proposed (use additional sheets if necessary):

Install a new pool w/ a 5ft. setback from property lines, including a safety barrier fence at least 5 feet but less than 6 feet tall, with automatically closing gates. This will improve the property description as a value-added asset.

VARIANCE CRITERIA

In order to authorize any variance from the requirements of the Land Development Regulations, the Planning and Zoning Board must conduct a quasijudicial hearing, and must make findings of fact that all of the following criteria have been satisfied:

(Respond to each item below)

1. Special Conditions: That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Residence has a shallow back yard depth. (see attached photos). We would like the pool in the back so it can be seen from inside the home's living/kitchen area.

2. Actions of Applicant: That the special conditions and circumstances do not result from the actions of the applicant.

These are the existing property dimensions. We did not alter any of the back yard dimensions or add any structures.

3. Special Privilege: That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.

There is no special privilege given to the applicant that would be denied to other homeowners who also request construction of a pool in the same zoning district.

4. Literal Interpretation: That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter, and would work unnecessary and undue hardship on the applicant.

We would like to have the same rights commonly enjoyed by other neighbors who also have pools. The reason for the requested variance is because the pool builder requires a 5 foot buffer from any foundations of the existing structures. Without this variance, our pool would only be 5 feet wide.

5. Minimum Variance: That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

We are requesting a variance of 5 feet to the back and side yard property lines. (see attached drawings) The pool cannot be moved closer to the house because pool builder requires a 5 foot buffer away from existing foundations/structures.

6. Public Interest/Harmony with Code: That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations of the Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

We will be in harmony with the Code. There will be no detriment to the public welfare as we have a safety barrier fence consisting of at least 5 feet but no more than 6 feet with gates that are self-closing.

7. Harmony with Comprehensive Plan: That the variance would not be contrary to the comprehensive plan of the Town.

Approval of this variance would not be contrary to the comprehensive plan of the town. There would still be room for the Town to access the property lines if needed.

LIST OF REQUIRED DOCUMENTS

- Map showing property subject to this application
- Six copies of Site Plan(s), if necessary
- Building plans of structures to be erected, if necessary
- Certified survey of property (no more than 1 year old)
- Notarized Town of Lake Park Agent Authorization form, if applicable

FEEES

Application Fee:
\$1,000 nonresidential;
\$750.00 residential
Minimum Escrow Deposit:
\$1,500.00*

**Unused portion of escrow is refundable – additional costs will be recovered in advance*

SIGNATURE

The undersigned states that the above is true and correct as s/he is informed and believes:

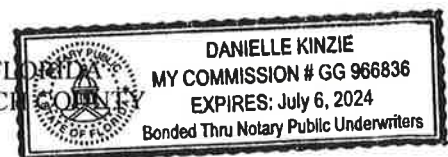
Signature of Owner or Agent

Print Name

Greg Sawyer

STATE OF FLORIDA
PALM BEACH COUNTY

(Seal)



SWORN TO OR AFFIRMED before me this

17 day of november, 2023.

By:

Danielle Kinzie

☐ who has produced as identification

☒ whom I know personally



PLEASE DO NOT DETACH FROM APPLICATION.

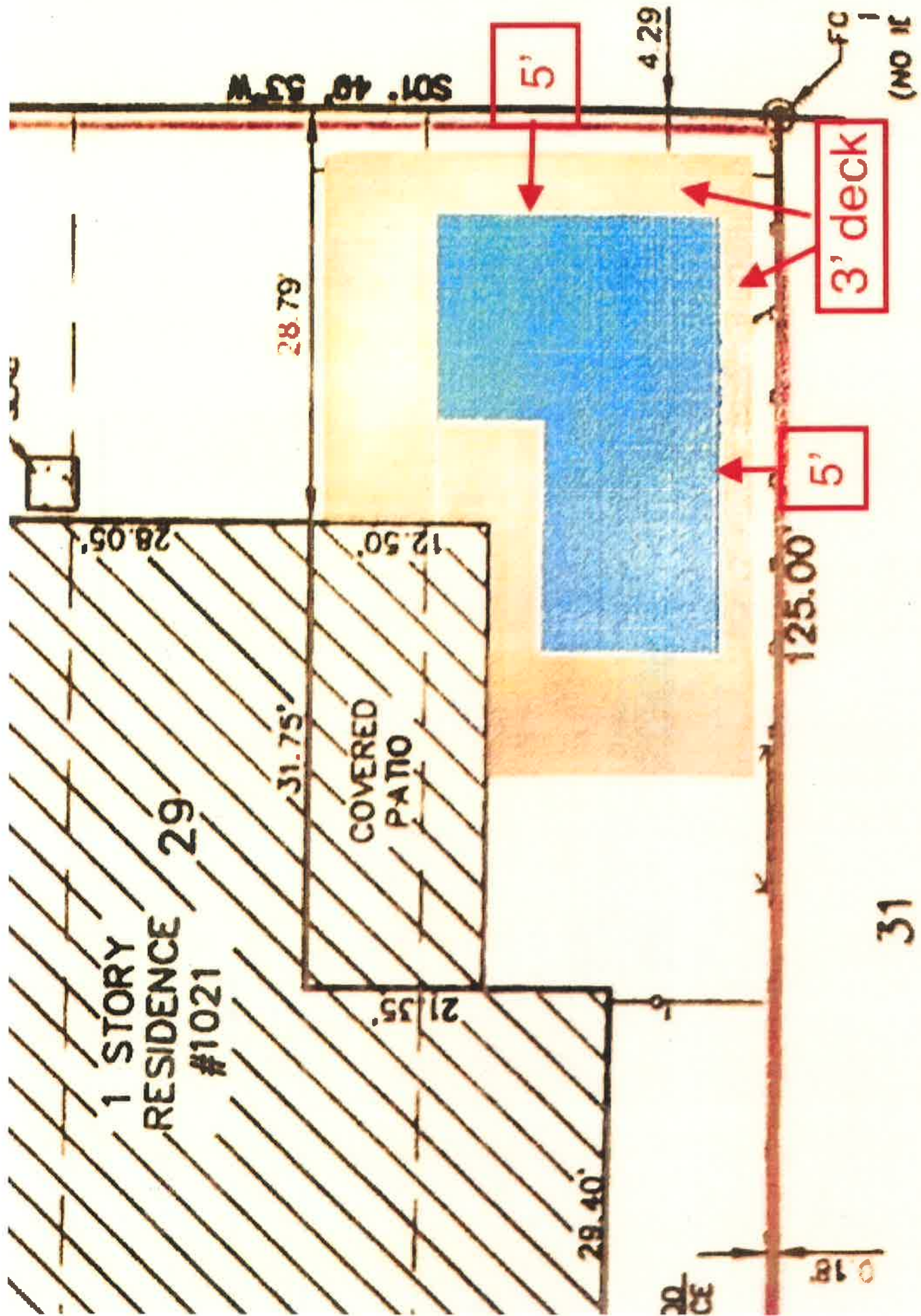
SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

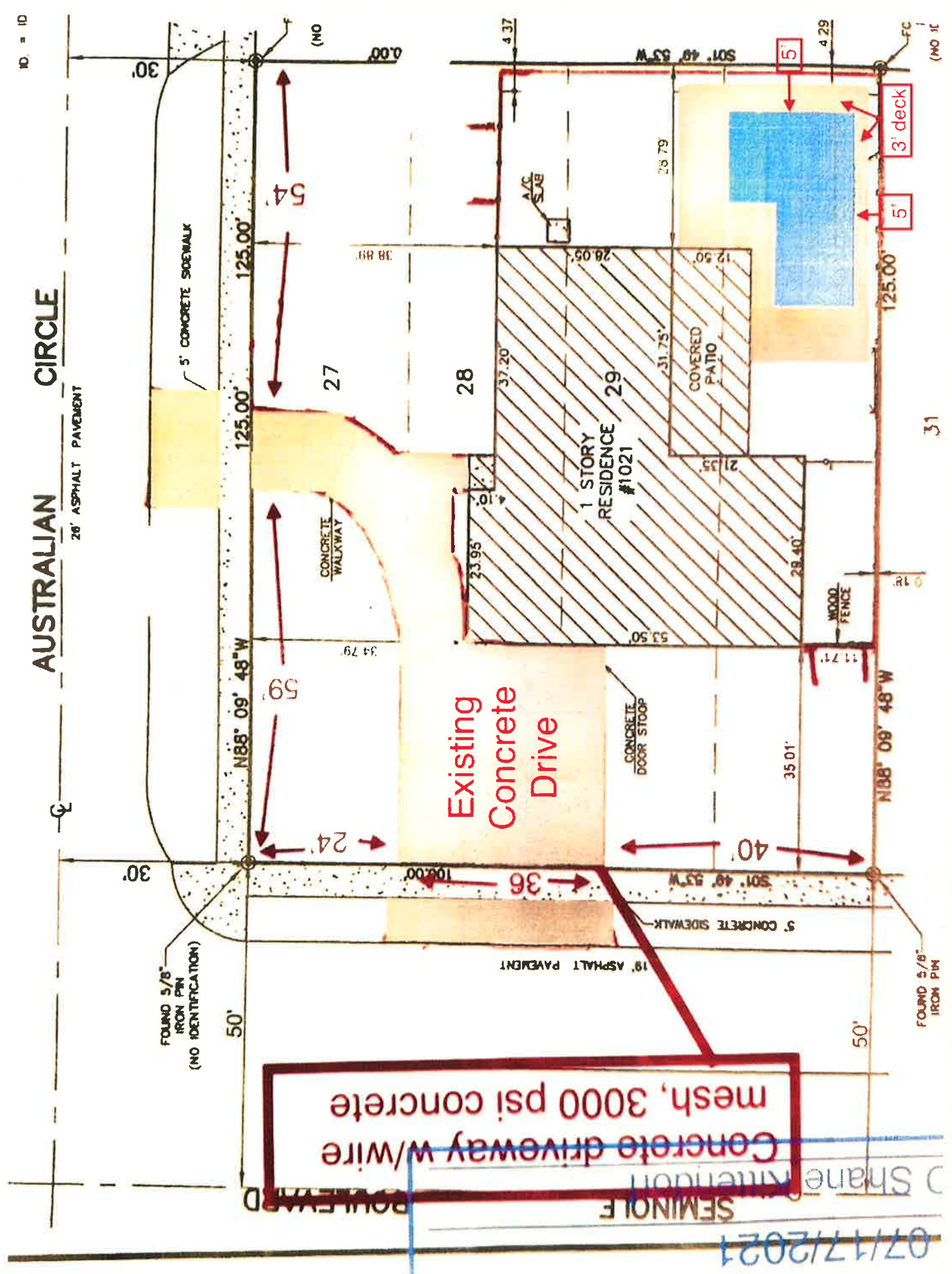
These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, <u>Greg Sawyer</u> , have read and understand the regulations above regarding cost recovery.	
<u>[Signature]</u> Property Owner Signature	<u>11/17/23</u> Date



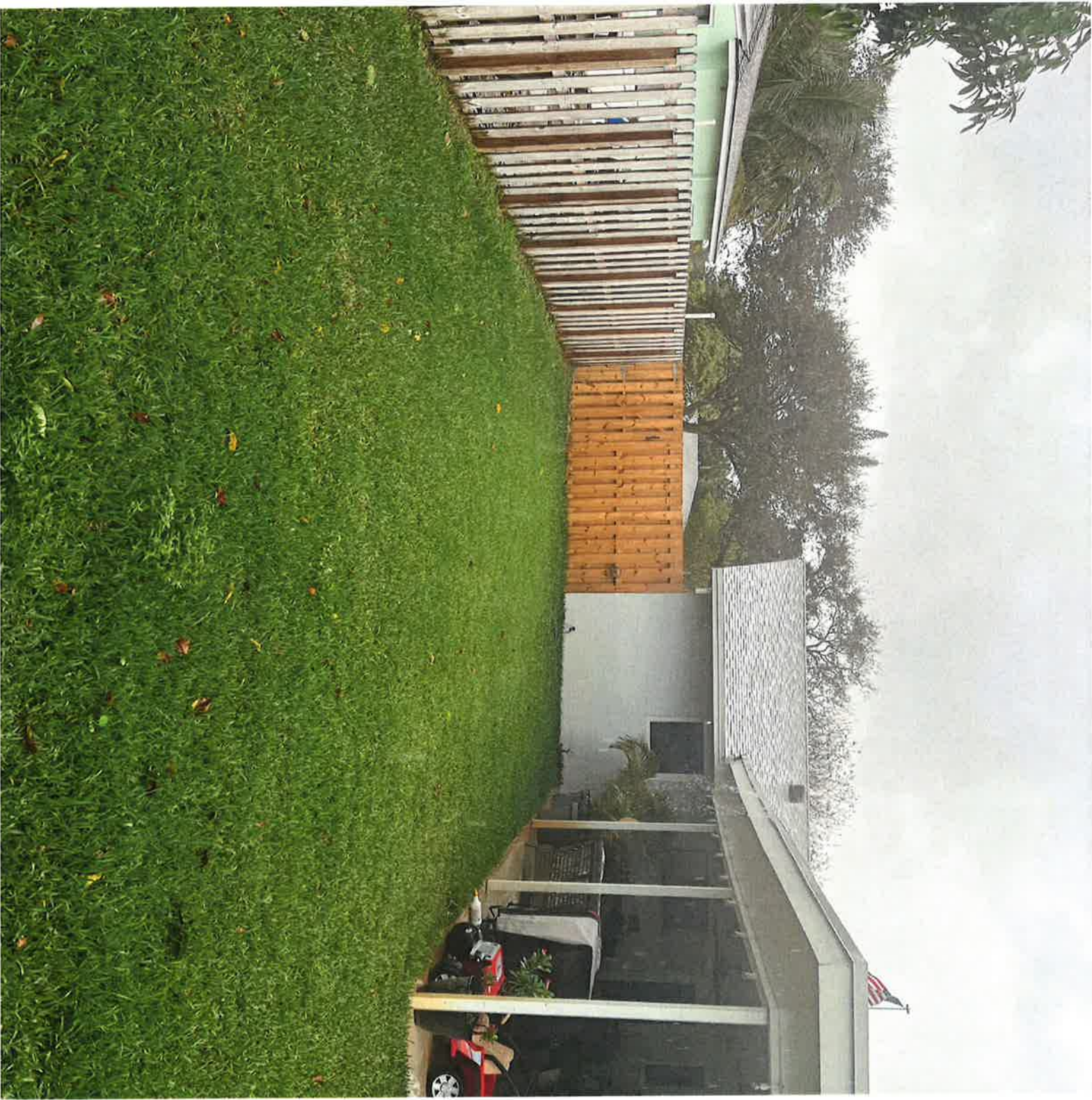
Existing Concrete Drive











UPDATED SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- C = CENTER LINE
- FND. = FOUND
- CONC. = CONCRETE
- CONC. DRIVEWAY = CONCRETE DRIVEWAY
- P.C. = POINT OF CURVE
- SET 1/2" IRON PIN & CAP LB #7363
- LB = LICENSES BUSINESS
- LS = LICENSES SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P.E. = POOL EQUIPMENT SLAB
- A.P.U. = APPARENT PHYSICAL USE
- U.E. = UTILITY EASEMENT
- ID. = IDENTIFICATION

THIS IS A BOUNDARY SURVEY

OF

LEGAL DESCRIPTION

Lot 27, 28, 29 and 30, in Block 102, of KELSEY CITY (a/k/a/ Lake Park), according to the plat thereof, as recorded in Plat Book 8, Page 15 of the Public Records of Palm Beach County, Florida.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Manucy Land Surveyors, Inc.

Digitally signed by John H Manucy Jr

Date: 2023.11.17 07:28:41 -05'00'

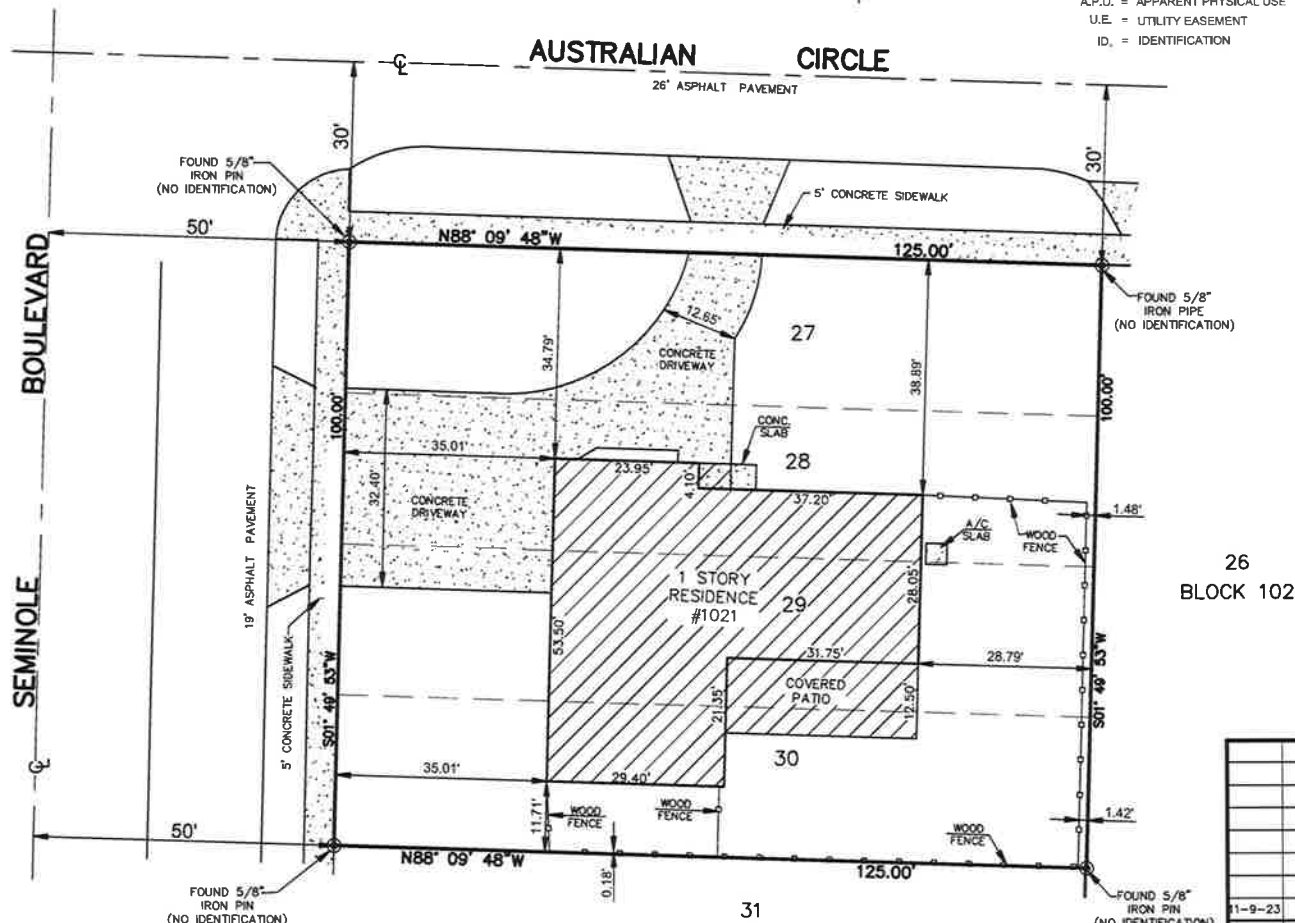


Date : 05/19/2021
Revision 1:
Revision 2:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158
State of Florida.

SURVEYOR'S NOTES:

- 1) The Legal Description was provided by Palm Beach County property Office O.R.B. 20487 PG. 0160.
- 2) Type of Drawing: BOUNDARY SURVEY
- 3) Bearings shown hereon are based on: The North line of Lot 27, Block 102, of KELSEY CITY (a/k/a/ Lake Park), according to the plat thereof, as recorded in Plat Book 8, Page 15 of the Public Records of Palm Beach County, Florida, said line is assumed to bear N.88°09'48"W.
- 4) Elevations are based on: N/A
- 5) Bench Mark Used: N/A
- 6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr., P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - a.
 - b.
 - c.
 - d.
- 9) Property Address: 1021 Seminole Boulevard Lake Park, Florida. 33403
- 10) Flood Zone: "X" Base Flood Elev. N/A FEMA Panel Number: 12099C 0387 F Date: October 5, 2017
- 11) Underground foundations and/or footings that may cross beyond the boundary lines of the lot herein described are not shown.
- 12) All bearings and distances shown hereon are record and measured unless otherwise shown.



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BLOCK 102

MANUCY LAND SURVEYORS, INC.

12660 157th STREET NORTH
JUPITER, FLORIDA 33478
PHONE: (561) 427-0855 LB 7383

SCALE: 1"=20' DRAWN BY: J.H.M. FIELD BOOK: 6253.txt ORDER NO. 6360
DATE: 05/19/2021

BOUNDARY SURVEY OF
1021 SEMINOLE BOULEVARD
LAKE PARK, FLORIDA. 33403

11-9-23 UPDATE SURVEY J.H.M. PREPARED FOR GREG SAWYER
DATE REVISIONS INITIALS