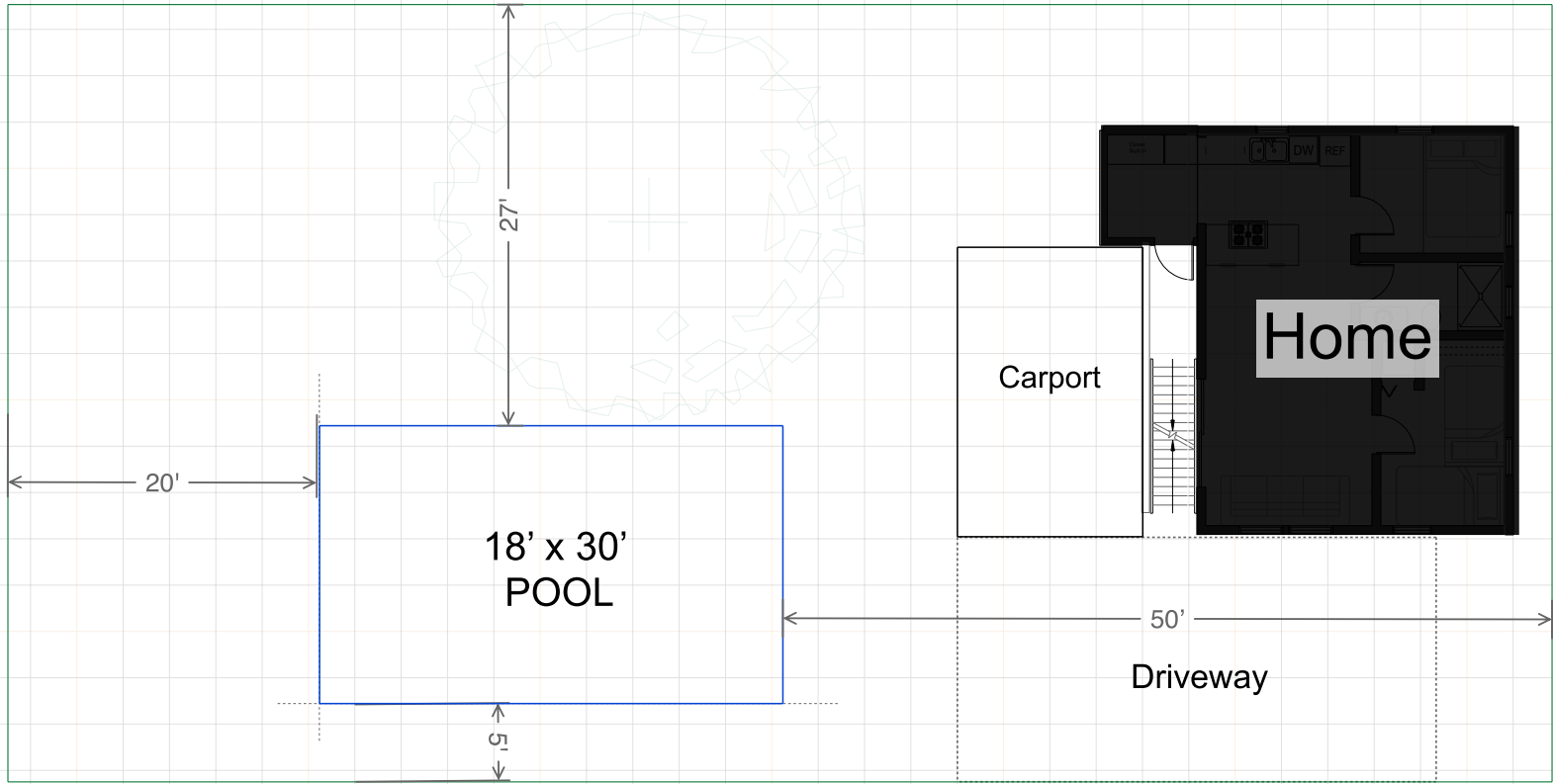
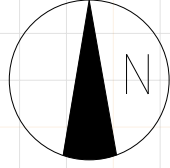
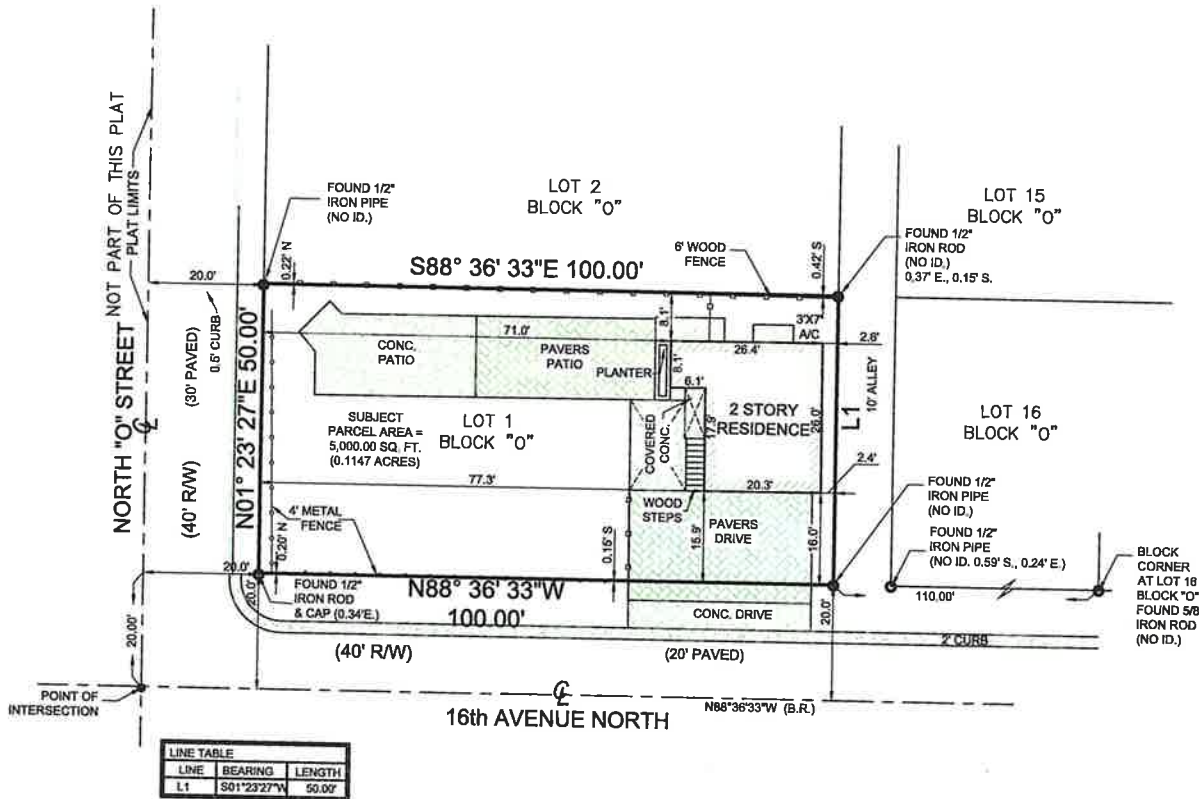


North O St



16th Ave North

**REVISIONS:**

**CERTIFIED TO:** Peter Heidmann  
**PROPERTY ADDRESS:** 212 16th Ave N, Lake Worth Beach, FL 33460  
**FLOOD ZONE:** X (FIRM 120213-12099C0593F10/05/2017)  
**DESCRIPTION:** Lot 1, Block O, The Palm Beach Farms Co. Plat No.5 of North Lake Worth, according to the plat thereof as recorded in Plat Book 5, Page 48, Public Records of Palm Beach County, Florida.

**BOUNDARY SURVEY**

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and auth.

**Digitally signed**  
 by Michael J Miller  
 Date: 2023.01.30 11:42:20 -05'00'

Registered Professional Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y210395

- SURVEY NOTES:**
- Area = 5,000 square feet (0.115 acres).
  - Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other Instruments of record.
  - No underground improvements located.
  - All bearings and distances shown hereon are plat and measured unless otherwise noted.
  - This firm's "Certificate of Authorization" number is "L.B.#6836".

**LEGEND:**

CAL.C. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. FLATWORK = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.S. = POINT OF BEGINNING	PAVER BRICK = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	WOOD FENCE = WOOD FENCE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	---x--- = CHAIN LINK FENCE	WOOD POWER POLE = WOOD POWER POLE
D.R. = UTILITY EASEMENT	N.O.V.D. = NATIONAL GEODETIC VERTICAL DATUM	---x--- = WOOD FENCE	WATER METER = WATER METER
F.E. = FINISHED FLOOR ELEVATION	O.R.B. = OFFICIAL RECORD BOOK	---x--- = METAL FENCE	FIRE HYDRANT = FIRE HYDRANT
F.F.E.L. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	---x--- = CENTERLINE	CATCH BASIN = CATCH BASIN
IL = ELEVATION	P.C. = POINT OF CURVATURE	---x--- = EASEMENT	SANITARY MANHOLE = SANITARY MANHOLE
(L.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY	---x--- = COVERED	
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE	---x--- = OVERHEAD LINES	
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE	---x--- = LOT TIE	

SCALE: 1" = 20'  
 DRAWN BY: SUB/M.I.  
 FIELD WK: M.M. / B.M.  
 DATE: 12/29/2022

**MILLER LAND SURVEYING**

1121 LAKE AVENUE  
 LAKE WORTH BEACH, FLORIDA 33460  
 PHONE: (561) 586-2669 - FAX: (561) 582-0151  
 www.millersurveying.com  
 e-mail: orders@millersurveying.com

REF: **Y210395**  
 PREV. JOB NO'S: Y210395  
 JOB NO. Y221330  
**S - 49,090 - A**

To: City of Lake Worth  
From: Peter Heidmann/Oak Crest Properties  
Re: Justification Statement for Variance, 212 16<sup>th</sup> Ave North, Lake Worth, FL 33460  
Date: June 12, 2023

We are seeking at variance at 212 16<sup>th</sup> Avenue North to allow us to install a swimming pool on the Southwest portion of the Lot.

We are requesting this variance because unique circumstances exist at the site that do not apply to other nearby lands and buildings, and which are not our fault – specifically that the home is located at the Northeast corner of the lot so there is no other appropriate location for installation of a pool. We have attached a site plan with our proposed location for the pool.

The strict application of the Land Development Regulations would deprive us of reasonable use of the land and represent a hardship, and our proposed variance request is the minimum variance which makes possible the reasonable use of the land or building.

It is our opinion that the granting of this Variance request will be in accordance with the spirit and purpose of this chapter, and will not be unduly injurious to contiguous property or the surrounding neighborhood nor otherwise detrimental to the public welfare.

We understand that there would exist setbacks of 20' from the West property line, and 5' from the South property line (or North property line) for location of the pool.

Thank you for your consideration.

Sincerely,



Peter Heidmann