



PALM BEACH COUNTY
LAND DEVELOPMENT APPLICATION STAFF REPORT

ZONING COMMISSION, JANUARY 9, 2025

A. Application Summary

I. General

Application Name:	Flamingo Subdivision, SV-2024-01281
Control Name:	Flamingo Subdivision (1995-40123)
Applicant:	Gregory DeLange
Owner:	Gregory DeLange
Agent:	Wallace Surveying, Inc. - Robert J. Cajal
Project Manager:	George Beck, Senior Professional Engineer

Title: a Subdivision Variance **Request:** to allow access from the existing 25-foot Right-of-Way with no curb and gutter, and no sidewalk

Application Summary: The proposed application is for a 1.98-acre property currently supporting one single family residence.

The subject request is a variance to allow access from the existing 25-foot Right-of-Way with curb and gutter drainage on one side, and no sidewalk. Pursuant to Article 11, Chapter E.2.A.2 Chart of Minor Streets of the Unified Land Development Code (ULDC) requires access to residential lots to be provided from a 40 foot minimum width right of way with 20 feet of pavement, gutters and a 5 foot wide sidewalk on one side of the street. The Applicant is requesting a Variance to subdivide his existing parcel of land into two separate single family lots.

II. Site Data

Acres:	1.98 acres
Location:	East side of Flamingo Terrace, approximately 460 feet north of Hood (Flamingo) Road
Parcel Control:	00-43-41-29-00-000-5450
Future Land Use:	LR-2 (Low Residential, 2 Units per Acre)
Zoning District:	Residential Single Family (RS)
Tier:	Urban Suburban
Utility Service:	Palm Beach County Utility Department (PBCWUD)
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	District 1, Mayor Maria G. Marino

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has evaluated the standards listed under Article 11, Chapter E.2.A.2, and determined that the request **does** meet the standards of the ULDC.

STAFF RECOMMENDATION: Staff is recommending **approval** of the Subdivision Variance request.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received one (1) contact from the Public regarding this project.

IV. Meeting History

Zoning Commission: *Scheduled for January 9, 2025, Subdivision Variance Public Meeting*

B. Data & Analysis

The supporting data and analysis is provided within the following Exhibits.

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Exhibit A - Future Land Use Map

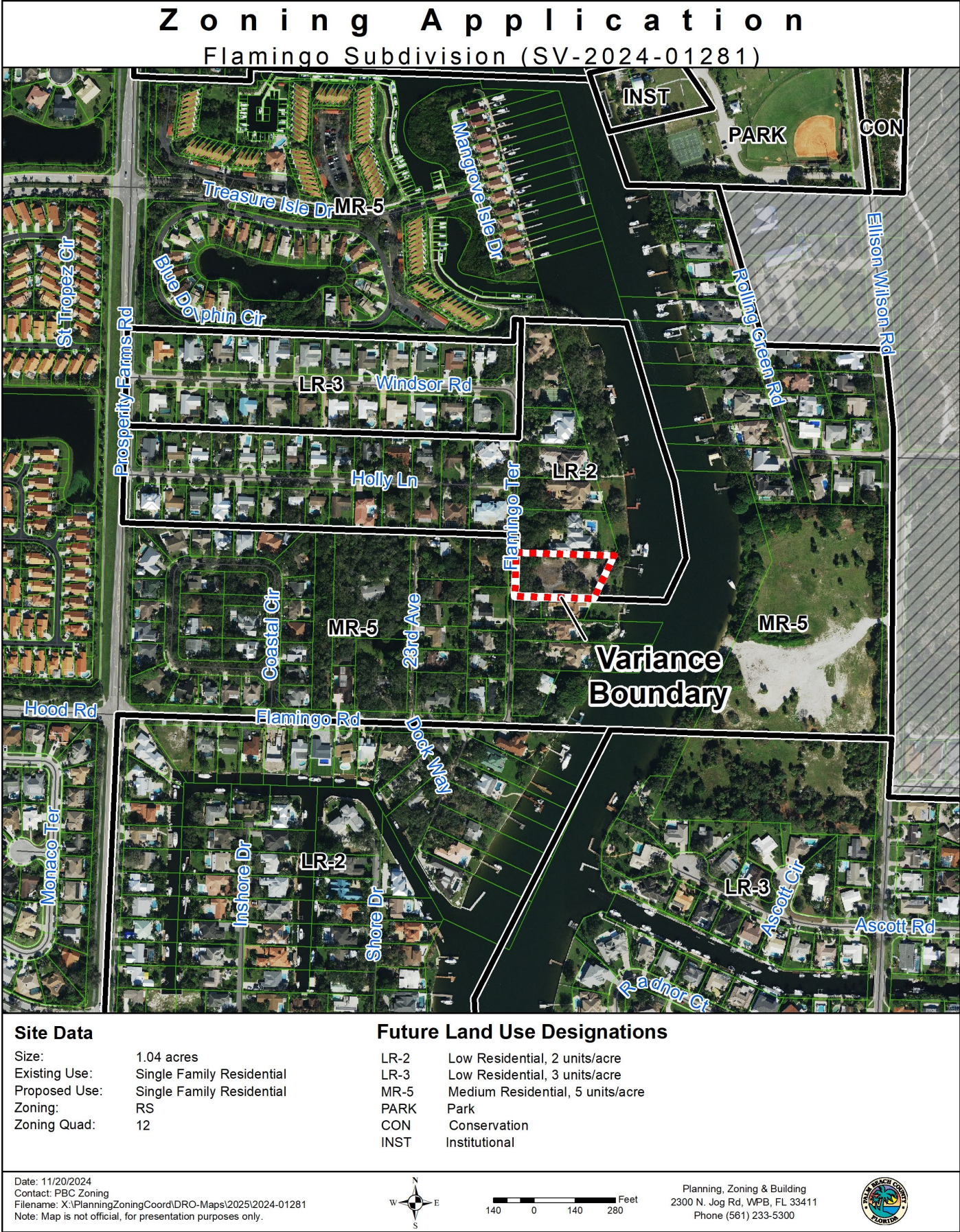


Exhibit A- Zoning Map

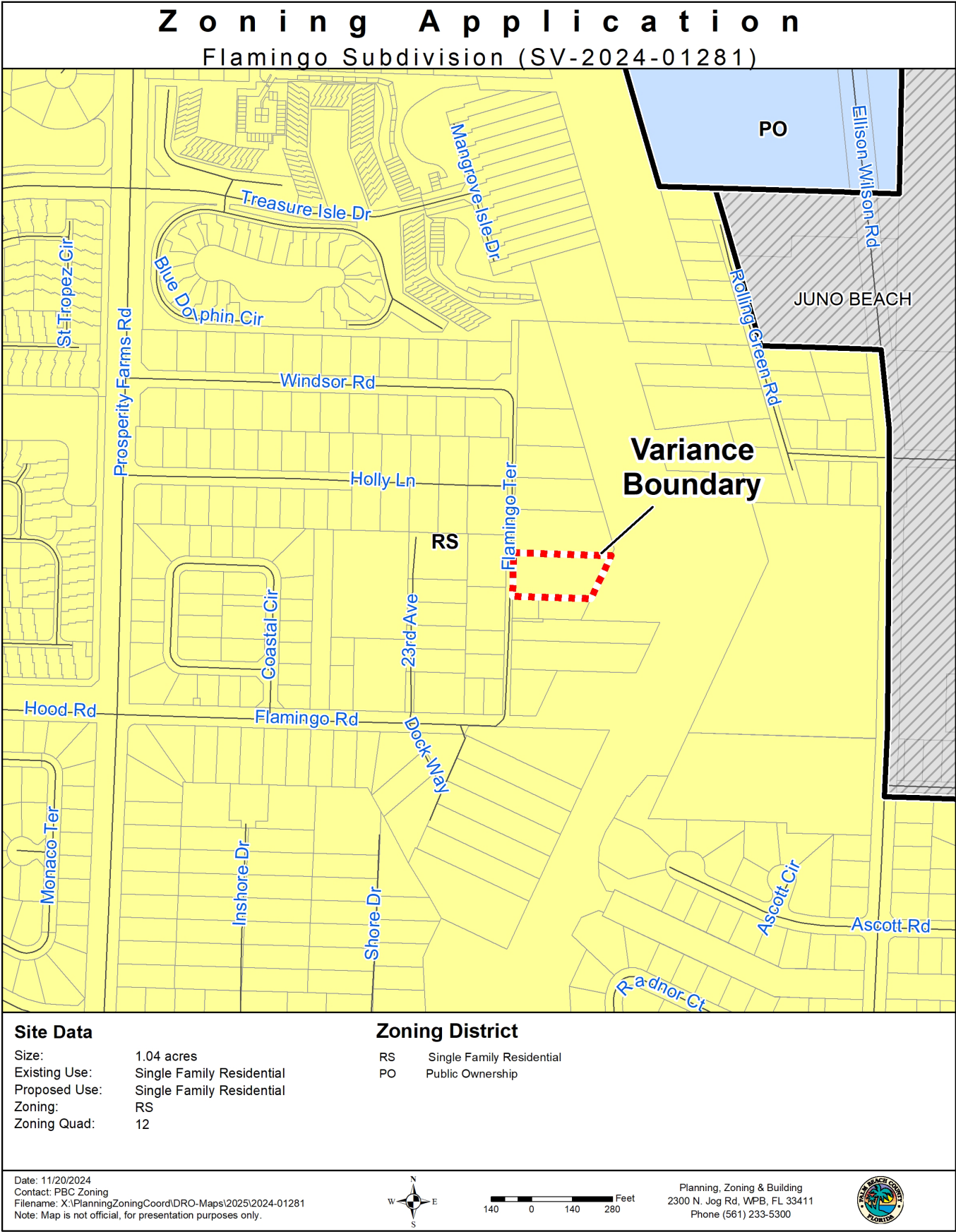


Exhibit B - Standards Analysis & Findings

ULDC Article	Required	Proposed	Variance
11.E.2.A.2 Minimum Legal Access	40-foot right-of-way (ROW) with 20-foot pavement width, curb & gutter and a 5-foot sidewalk	25-foot ROW, with 18-foot pavement width, and no 5' sidewalk	15-feet of ROW, 2-foot pavement, and no sidewalk

Subdivision Variance Standards:

The owner, Gregory S. Delange, is proposing to subdivide his existing 1.98 acre parcel of land into two separate single family lots. The existing parcel is located at 13102 Flamingo Terrace (generally located on the east side Flamingo Terrace, north of Flamingo Road, east of Prosperity Farms Road). The property has an RS Zoning and the Future Land Use is LR-2.

Pursuant to the Unified Land Development Code (ULDC), Article 11, Chapter E.2.A.2 each lot shall abut a street of suitable classification to provide said lot with legal access consistent with the standards set forth in Table 11.E.2.A-2., Chart of Minor Street requires. According to this table, access to residential lots shall be provided from a 40 foot minimum width right of way with 20 feet of pavement, gutters and a 5 foot wide sidewalk on one side of the street.

The Agent for this site is seeking a Standalone Subdivision Variance to allow access from the existing roadway, known as Flamingo Terrace (which is a 25 foot right-of-way with 18 foot wide pavement, curb & gutter on one side and no sidewalk.

The Palm Beach County ULDC Article 2.B.7.E.6 requires a statement of special reason or basis for the variance demonstrating all seven criteria listed below are satisfied to qualify for this variance:

- a) ***Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure, that are not applicable to other parcels of land, structures or buildings in the same district.***

Applicant's Response: YES. The subject site is currently vacant, but just recently supported a Single-Family dwelling with detached garages, and has existing access from Flamingo Terrace, a 25-foot-wide public road right-of-way with 18-foot pavement width that is used by surrounding Single Family residences. The road contains a 2-foot-wide curb and gutter, but only on the east side of the pavement, and there are no sidewalks on either side. The Applicant intends to subdivide the property into two parcels via Development Review Office Final Subdivision Plan (FSBP) for Administrative Approval pursuant to Article 2.A.6.B.5.c for the future construction of Single Family residences on both parcels. However, approval of the Subdivision Variance is required to continue to allow legal access to the property to remain as a 25 foot wide Flamingo Terrace instead of the required 40-foot residential access street, as well an 18-foot-wide pavement width instead of required 20 feet, no curb and gutter on west side of pavement and no 5' sidewalk on one side of street per ULDC Article 11.E.2.A.2. As such, the aforementioned are the special circumstances and conditions that exist on the subject parcel of land. Granting this variance will allow the Applicant to subdivide the property and provide legal access to the future development of Single-Family homes on the resultant new parcels.

Staff Response: YES. The code requires that the proposed subdivision access a 40-foot wide right-of-way with curb and gutter drainage and a sidewalk on side. Flamingo Terrace is a County maintained right-of-way that was dedicated to the County in 1948 (DB 856 PG 576), as a 25 foot wide right-of-way. The road remained unpaved until the 1990's and is now maintained as a paved right-of-way with the same width. The road has curb-and-gutter drainage, and there are no sidewalks. Since the County acquired the right-of-way, there have been several subdivisions of land along this right-of-way, including an Affidavit of Waiver in the 1970's, two (2) Plat Waivers in the 1990's, and a plat. With these subdivisions of land, additional right-of-way was not acquired. The creation and development along this corridor created a special condition and circumstance that is peculiar to this parcel.

- b) ***Special circumstances and conditions do not result from the actions of the Applicant.***

Applicant's Response: YES. The existing subject site is a Legal Lot of Record established prior to 1973, and Flamingo Terrace has been a publicly dedicated 25-foot-wide right-of-way since its recordation on October 6, 1948. Also, there has never been and curb and gutter on the west side of Flamingo Terrace and no sidewalks have ever existed along Flamingo Terrace in this area. The Applicant is therefore not the creator of the special circumstances and conditions on this site

Staff Response: YES. Flamingo Terrace is a County maintained right-of-way that was dedicated to the County in 1948 (DB 856 PG 576), as a 25-foot wide right-of-way. The road remained unpaved until the

1990's and is now maintained as a paved right-of-way within the same width. The road has curb-and-gutter drainage, and there are no sidewalks. As parcels were further subdivided along this corridor in the 1970's to the present, additional right-of-way was not acquired and additional improvements were not required. These do not result from the actions of the Applicant.

- c) *Granting the variance shall not confer upon the applicant any special privilege denied by the comprehensive plan and this code to other parcels of land, buildings or structures in the same zoning district.***

Applicant's Response: YES. The Applicant is proposing to subdivide the subject site into two parcels in order to provide for the future development of a Single-Family homes, which is a Permitted by Right use in the RS Zoning District. The resultant parcels will meet the minimum Property Development Regulations of the RS district as required by the Code. Granting this variance will allow the Applicant to provide required legal access to the proposed parcels. No special privilege is being conferred.

Staff Response: YES. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this code to other parcels of land in the same zoning district. The applicant is proposing to subdivide into two (2) parcels to construct one (1) single family home on each lot. This proposed subdivision meets the requirements of the ULDC.

- d) *Literal interpretation and enforcement of the terms and provisions of the ULDC would deprive the Petitioner of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship.***

Applicant's Response: YES. If the Applicant were held to a strict enforcement of the terms and provisions of this Code, it would not be possible to subdivide the property as it is not possible to provide access by required 40-foot-wide residential access street according to the ULDC. Given the established residential character of the surrounding area preventing the Applicant to utilize an alternative form of legal access to the proposed residential lot would deprive the Applicant of rights enjoyed by other RS district properties and cause unnecessary hardship.

Staff Response: YES. To meet the requirements of the code, the applicant would have to acquire additional right-of-way from the residences to the south. The acquisition of right-of-way would potentially create non-conforming parcels (of those existing parcels) and also be an unnecessary financial hardship.

Additionally, the Petitioner would be deprived of the rights to subdivide as their neighbors to the north enjoyed. In the 1990's there were two subdivisions of land north of the subject parcel, on the east side of Flamingo Terrace, that were not required to acquire the additional right-of-way, construct curb and gutter drainage and provide a sidewalk (ORB 8466 PG 818, dated 10/17/1994, created three (3) parcels and ORB 9675 PG 977, dated 2/27/1997, created two (2) parcels). The code requirement at the time is the same as today's code; access from a 40-foot right-of-way with curb and gutter and sidewalk.

- e) *Granting the variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.***

Applicant's Response: YES. This variance request is the minimum variance that will allow the subject property to utilize the existing 25-foot-wide public right-of-way instead of the required 40-foot residential access as well as existing 18 foot-wide pavement instead of required 20 foot-wide pavement and allow for the existing curb and gutter on the east side of pavement to suffice without addition of curb and gutter on west side of pavement as well as requirement of a 5 foot sidewalk as none exist or have ever existed along this public road just like all the surrounding properties that are located on Flamingo Terrace and is the minimal variance that will allow the property to be subdivided in a manner consistent with other properties in the same zoning district.

Staff Response: YES. Granting the variance is the minimum variance that will make possible the reasonable use of the parcel of land. Flamingo Terrace is a 25-foot County maintained right-of-way, with curb-and-gutter drainage.

- f) *Granting the variance will be consistent with the purposes, goals, objectives, and polices of the Comprehensive Plan and this code.***

Applicant's Response: YES. In granting this variance, the Applicant will be able to provide the required legal access to the proposed residential development in keeping with the purposes, goals, objectives and policies of the Plan and this Code.

Staff Response: YES. The proposed subdivision meets the property development regulations and the access is to an existing County maintained right-of-way that is paved with curb-and-gutter drainage.

g) Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant's Response: **YES.** Granting this variance will not be injurious to the area involved or otherwise detrimental to the public welfare. If the variance is approved and the subdivision proceeds, new construction built to current codes will enhance the neighborhood and increase property values to the benefit of all.

Staff Response: **YES.** Granting this variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Flamingo Terrace is a 25-foot County maintained right-of-way, with curb-and-gutter drainage.

Exhibit C – Conditions of Approval

Subdivision Variance - Standalone

ENGINEERING

- 1. Prior to the issuance of the first building permit, the Property Owner shall configure the property into legal lots of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPMT: MONITORING - Engineering)
- 2. Prior to the subdivision of the subject parcel, or as otherwise approved by the County Engineer, the Property Owner shall construct the sewage collection/transmission system with appropriate service connection to each lot, in accordance with the provisions of Article 11 of the Unified Land Development Code. (PLAT: ENGINEERING - Engineering)

VARIANCE

- 1. At time of application for a Building Permit, the Property Owner shall provide a copy of this Variance approval along with copies of the approved Plan to the Building Division. (BLDGPMT: BUILDING DIVISION - Zoning)
- 2. Prior to Final Approval by the Development Review Officer, the approved Variance(s) and any associated Conditions of Approval shall be shown on the Final Subdivision Plan. (DRO: ZONING - Zoning)
- 3. The Development Order for this Standalone Variance shall be tied to the Time Limitations of the Development Order for DRO-2024-1613. The Property Owner shall secure a Building Permit or Commencement of Development to vest this Variance. (ONGOING: MONITORING - Zoning)

COMPLIANCE

- 1. In Granting this Approval, the Zoning Commission relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the approval to be presented to the Board of County Commissioners for review under the compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
- 2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other Permit, License or Approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or,
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other Zoning Approval; and/or,
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of Conditions reasonably related to the failure to comply with existing Conditions; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

- 1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

Exhibit D - Project History

There have been no prior Zoning approvals granted for this parcel. The property currently supports 1 single-family residence. The Applicant requests a variance to allow access from an existing paved roadway, known as Flamingo Terrace. The Applicant proposes to subdivide his existing parcel of land, totaling 1.98-acres, located at 13102 Flamingo Terrace, Palm Beach Gardens, FL 33467 into two separate single family lots (1-1.02 ac. lot & 1-0.96 acre lot).

Flamingo Subdivision
SV-2024-01281

Exhibit F - Justification Statement dated November 13, 2024 – Subdivision Variance

13102 FLAMINGO TERRACE SUBDIVISION
Subdivision Variance Request from Article 11:
Standalone Variance

JUSTIFICATION STATEMENT
08/12/2024

INTRODUCTION

Gregory S. Delange (the 'Applicant') is seeking a Standalone Variance to allow Legal Access to his proposed subdivision from a 25-foot-wide public road right of way instead of the required 40-foot residential access street per ULDC Article 11.E.2.A.2, as well as the requirements for 20-foot-wide pavement width (18 foot-wide existing), requirement for curb and gutters (existing on east side of pavement only), and the 5 foot-wide sidewalk requirement (no sidewalks exist in this area). The site is located on the Intracoastal Waterway, on the east side of Flamingo Terrace, 450 feet north of the terminus of Flamingo Road in unincorporated Palm Beach County. In its current configuration, the property has been a Legal Lot of Record prior to February 5, 1973. The property recently contained a single-family residence along with 2 secondary buildings but is currently vacant and consists of total area of 1.980 acres with 1.042 acres lying west of the Intracoastal Waterway right-of-way line as located below – Parcel Control Number: 00-43-41-29-00-000-5450. Existing Zoning is RS and Future Land Use is LR-2.



SURROUNDING LAND USE AND ZONING - COMPATABILITY

The following table presents the future land use and zoning designations and current uses for the surrounding properties which are all in unincorporated Palm Beach County.

DIRECTION	FLU	ZONING	EXISTING USE
North	LR-2	RS	Low Residential
South	MR-5	RS	Single Family Residential
East	MR-5	RS	Single Family Residential
West	MR-5	RS	Single Family Residential

SUBJECT REQUEST

Proposed is a Standalone Variance for the 13102 Flamingo Terrace development. The 1.980-acre site (1.042-acre west of Intracoastal Waterway right-of-way) just previously supported a Single-Family home and is within the Single Family Residential (RS) Zoning District.

The Applicant is proposing to subdivide the subject site into two lots (Parcels A and B) via Development Review Office Final Subdivision Plan (FSBP) for Administrative Approval pursuant to Article 2.A.6.B.5.c for the future construction of Single-Family residences on both parcels, and is requesting a Standalone Variance to eliminate the requirements for a 40-foot residential access street, 20-foot-wide pavement width, gutters and 5-foot sidewalk. No changes are proposed to the current access via Flamingo Terrace (an 18 foot-wide paved, 25-foot-wide public right-of-way dedicated in Deed Book 856, Page 576) that serves the existing site and existing surrounding residences. The Applicant indicates that both proposed parcels will be subject to possible future residential development as allowed by county regulations and both parcels will comply with Article 11.E.5 & 6 for water and sanitary sewer service as confirmed by attached Service Availability Letter from Seacoast Utilities.

SUBDIVISION VARIANCE SUMMARY

ULDC Article	Required	Proposed	Variance
11 E.2.A.2 Minimum Legal Access	40-foot residential access street, 20' pavement width, gutters, 5' sidewalk (Flamingo Terrace)	Access via existing 25-foot-wide public road r/w (Flamingo Terrace), 18' pavement width, no gutter (west side of pavement), no 5' sidewalk (Flamingo Terrace)	15' r/w reduction, 2' pavement width reduction, no gutter west side of pavement, no 5' sidewalk (Flamingo Terrace)

Compliance Standards

Per the ULDC article 2.B.7.E.6 – Standards for zoning variance, the application meets all criteria for approval.

a) Special conditions and circumstances exist that are peculiar to the parcel of land, building or structure that are not applicable to other parcels of land, structures or buildings in the same district (uniqueness):

YES. The subject site is currently vacant, but just recently supported a Single-Family dwelling with detached garages, and has existing access from Flamingo Terrace, a 25-foot-wide public road right-of-way with 18-foot pavement width that is used by surrounding

Single Family residences. The road contains a 2-foot-wide curb and gutter, but only on the east side of the pavement, and there are no sidewalks on either side. The Applicant intends to subdivide the property into two parcels via Development Review Office Final Subdivision Plan (FSBP) for Administrative Approval pursuant to Article 2.A.6.B.5.c for the future construction of Single-Family residences on both parcels. However, approval of the Subdivision Variance is required to continue to allow legal access to the property to remain as a 25 foot wide public right-of-way for Flamingo Terrace instead of the required 40-foot residential access street, as well an 18-foot-wide pavement width instead of required 20 feet, no gutter on west side of pavement and no 5' sidewalk per ULDC Article 11.E.2.A.2. As such, the aforementioned are the special circumstances and conditions that exist on the subject parcel of land. Granting this variance will allow the Applicant to subdivide the property and provide legal access to the future development of Single-Family homes on the resultant new parcels.

b. Special circumstances and conditions do not result from the actions of the Applicant:

YES. The existing subject site is a Legal Lot of Record established prior to 1973, and Flamingo Terrace has been a publicly dedicated 25-foot-wide right-of-way since its recordation on October 6, 1948. Also, there has never been a gutter on the west side of Flamingo Terrace and no sidewalks have ever existed along Flamingo Terrace in this area. The Applicant is therefore not the creator of the special circumstances and conditions on this site.

c. Granting the variance shall not confer upon the Applicant any special privilege denied by the Plan and this Code to other parcels of land, buildings, or structures, in the same district:

YES. The Applicant is proposing to subdivide the subject site into two parcels in order to provide for the future development of a Single-Family homes, which is a Permitted by Right use in the RS Zoning District. The resultant parcels will meet the minimum Property Development Regulations of the RS district as required by the Code. Granting this variance will allow the Applicant to provide required legal access to the proposed parcels. No special privilege is being conferred.

d. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the Applicant of rights commonly enjoyed by other parcels of land in the same district, and would work an unnecessary and undue hardship:

YES. If the Applicant were held to a strict enforcement of the terms and provisions of this Code, it would not be possible to subdivide the property as it is not possible to provide access by required 40-foot-wide residential access street according to the ULDC. Given the established residential character of the surrounding area preventing the Applicant to utilize an alternative form of legal access to the proposed residential lot would deprive the Applicant of rights enjoyed by other RS district properties and cause unnecessary hardship.

e. Granting the variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure:

YES. This variance request is the minimum variance that will allow the subject property to utilize the existing 25-foot-wide public right-of-way instead of the required 40-foot residential access as well as existing 18 foot-wide pavement instead of required 20 foot-wide pavement and allow for the existing curb and gutter on the east side of pavement to suffice without addition of a gutter on west side of pavement as well as requirement of a 5 foot sidewalk as none exist or have ever existed along this public road just like all the surrounding properties that are located on Flamingo Terrace and is the minimal variance that will allow the property to be subdivided in a manner consistent with other properties in the same zoning district.

f. Granting the variance will be consistent with the purposes, goals, objectives, and policies of the Plan and this Code:

YES. In granting this variance, the Applicant will be able to provide the required legal access to the proposed residential development in keeping with the purposes, goals, objectives and policies of the Plan and this Code.

g. Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

YES. Granting this variance will not be injurious to the area involved or otherwise detrimental to the public welfare. If the variance is approved and the subdivision proceeds, new construction built to current codes will enhance the neighborhood and increase property values to the benefit of all.

CONCLUSION

This Applicant is requesting a Standalone Subdivision Variance to eliminate the access and improvement requirements within Article 11 of the code. This request is consistent with the Palm Beach County's Unified Land Development Code and the Comprehensive Plan. The existing provisions in place to allow a Subdivision Variance are sufficient to ensure that this request will not have any adverse impact on the adjacent properties or the character of the area. On behalf of the Applicant, Landtec Construction Surveying, LLC, dba Wallace Surveying looks forward to working with Staff to respond to any questions or issues that might arise as a result of your review. Please feel free to contact if you have any questions or need any additional information in support of the requested applications.

Thank you,



Robert J. Cajal, PSM 6266
(561) 640-4551
rcajal@wallacesurveying.com

Exhibit G – Consent

PALM BEACH COUNTY – LAND DEVELOPMENT DIVISION

CONSENT FORM

INSTRUCTIONS: Consent is required from the property owner(s) and contract purchaser, if applicable, to an agent, if the property owner(s) or contract purchaser does not intend to attend all meetings and submit in person all material pertaining to the application. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

Project Name: FLAMINGO SUBDIVISION

Submittal Date: _____

This form shall serve as CONSENT for the agent identified below to prepare or have prepared and submit all documents for the following application(s) affecting property I have an ownership interest in

[☒] Subdivision Variance Process
LANDTEC CONSTRUCTION SURVEYING, LLC

I hereby give CONSENT to DBA WALLACE SURVEYING (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of:

SUBDIVISION VARIANCE (RESIDENTIAL)

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Engineering Department of Palm Beach County, Florida, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to Palm Beach County to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

OWNER/TRUSTEE INFORMATION: I am the [☒] owner [] trustee (✓one)

GREGORY S. DELANGE
(Name - type, stamp or print clearly)

[Signature]
(Signature)

2865 PGA BLVD.
(Address)

PALM BEACH GARDENS, FL 33410 2910
(City, State, Zip)

AGENT INFORMATION:

ROBERT J. CAJAL
(Name - type, stamp or print clearly)

WALLACE SURVEYING
(Name of firm)

5553 VILLAGE BLVD.
(Address)

WEST PLAM BEACH, FL 33407
(City, State, Zip)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

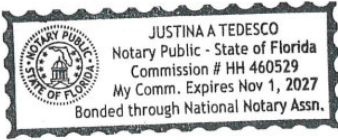
The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 19 day of August, 2024, by Gregory Delange who is [☒] personally know to me or who has produced _____ (type of identification) as identification.

Justina Tedesco
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 11/1/2027

NOTARY'S SEAL OR STAMP



Revised 5/1/2019, 01/01/2020

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