

Deborah and Troy Maschmeyer
176 Canterbury Lane
Palm Beach, FL 33480

June 7, 2021

RECEIVED

JUN 07 2021

**TOWN OF PALM BEACH
PZB DEPT**

HAND DELIVERY

Town of Palm Beach
Planning, Zoning & Building Department
360 S. County Road
Palm Beach, FL 33480
Attn.: Mr. Paul Castro, Zoning Manager

Re: Objection to Request for Variance at 135 Wells Road (Zoning Case #Z-21-00347)

Dear Paul:

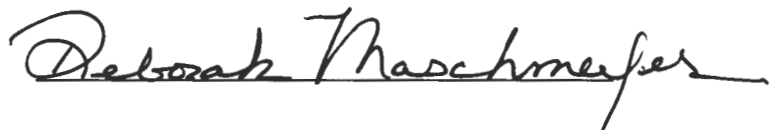
We are writing to you as the owner of a home directly to the north of 135 Wells Road to voice our concerns to the request for a variance for the following reasons:

1. If the variance is granted, the proposed location of the air conditioning and generator equipment will be within ten (10) feet of our pool which we believe will result in an unsatisfactory amount of noise not conducive to the quiet enjoyment of a home in the Town of Palm Beach. We do not believe the owner would suffer a hardship if the equipment were to be located elsewhere on their property further away from our property line.

2. Please note that we would be willing to withdraw our objection if we receive written assurances that the owner will use (i) the most-sound efficient air conditioning and generator equipment available on the market today (and for future replacements), and (ii) state of the art sound-attenuated enclosures for the equipment.

One additional item regarding the construction at 135 Wells Road pertains to the re-location by FPL of the power pole into the easement area directly behind our house. We respectfully request that the owner and the Town work with FPL to move the pole back to its original location between the property lines of 176 and 180 Canterbury Lane.

Sincerely,
Deborah and Troy Maschmeyer





ZONING APPLICATION
TOWN OF PALM BEACH

Z-21-00347
(Zoning Case Number)

This application includes requests for:

- ☐ Site Plan Review
☐ Special Exception
☒ Variance

TO BE HEARD BY THE TOWN COUNCIL ON JUNE 9, 2021 AFTER 9:30 A.M., IN THE TOWN OF PALM BEACH COUNCIL CHAMBERS LOCATED ON THE 2ND FLOOR, 360 SO COUNTY ROAD, PALM BEACH. Pursuant to the Town Zoning Code of Ordinances, Sections 134-172 (Special Exceptions and Variances) and/or 134-328 (Site Plan Review), this application is being sent to all property owners within 300' of the location of the subject zoning application. A copy of this application along with all exhibits such as large drawings and other supporting documents that are not attached to this application are available for inspection at the Town's Planning, Zoning & Building Department, 360 S. County Rd., east entrance, weekdays between the hours of 8:30 a.m. and 4:30 p.m.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing. If any person decides to appeal any decision made by the Town Council with respect to this matter, he/she will need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

I. SUBJECT ADDRESS: 135 Wells Road

Zoning District: R-B

Fee Simple Property Owner's Name: Allison Menkes, as Trustee of the Peal Trust dated February 7, 2014

Legal Description: Lot 3 and east one-half of Lot 2, REPLAT OF WELLS CIRCLE, according to the map or plat thereof as recorded in Plat Book 28, Page 52 of the Public Records of Palm Beach County, Florida.

Name and address of person who can receive service of process for purposes of litigation in Palm Beach County: Maura Ziska, Esq. 222 Lakeview Ave, Suite 1500 West Palm Beach, FL33401

Applicant Name: Peter Menkes and Allison Menkes

Contact phone: c/o Maura Ziska 561-802-8960

II. **DESCRIPTION OF THE REQUEST TO BE HEARD BY TOWN COUNCIL, citing applicable Town Zoning Code Section Number(s):**

A. Applicable Zoning Code Section Number(s):

1. Section 134-201. Findings prior to authorization.
2. Section 134-902 - Air conditioning and generator equipment.
3. Section 134-1728 - Air conditioning and swimming pool heating equipment.

Z-21-00347

Zoning Case Number

B. Description of request by Zoning Section Number(s):

Section 134-1728: A request for a variance to allow the relocation of two additional air conditioning condenser units in addition to the one existing in the equipment yard for a total of three air conditioning units in the west side yard setback and north rear yard setback in lieu of the two pieces of equipment allowed in these setback in the R-B Zoning District.

III. APPLICATIONS CONTAINING VARIANCES

If the application contains requests for variances, please respond to the questions below, and complete **Exhibit A** (Findings for authorizing a variance as stated in the Town's Zoning Code at Section 134-201).

- a. Applicant should provide a brief description of the special conditions which when subjected to a literal enforcement of the provisions of the zoning ordinance will result in unnecessary and undue **HARDSHIP**. This explanation should be a summary of information provided in Exhibit A.

The hardship, which runs with the land, is that the property is corner lot that shares a driveway with a neighboring property and this situation along with the design and configuration of the new residence creates a challenge as to where to place mechanical equipment. The best solution is to create an equipment yard to house all of the equipment to keep it in one place and allow the rest of the property to have a beautiful clear area free of equipment.

- b. Applicant should address how granting of a variance for these special conditions will not be contrary to the public's interest.

Granting of the variance will not be contrary to the public's interest. The proposed air conditioning condenser unit location is much better for the resident, neighbors and the public because if approved, they will be hidden from the public's view and all pieces of equipment will be in the same place on the property, properly screened and accessed for maintenance. Furthermore, they will be sufficiently screened with an existing sound-attenuated equipment enclosure and wall and landscaping.

IV. SITE HISTORY

Please provide a detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 applicable to this property.

None.

Respectfully submitted,



Applicant's Signature

Maura Ziska, Attorney for Peter/Allison Menkes
Typed name & telephone # 561-802-8960



Fee Simple Property Owner's Signature
(or his/her duly authorized attorney)

Maura Ziska, Attorney for Peal Trust u/a/d 2/7/14
Typed name & telephone # 561-802-8960

Z-21-00347
Zoning Case Number

EXHIBIT A - REQUEST FOR VARIANCE

CRITERIA FOR AUTHORIZING A VARIANCE. The Town Council must find the application in conformance with a number of criteria. Please address each of the criteria completely in order to provide the Council with sufficient information to make a determination on your application.

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The special conditions and circumstances peculiar to the land which are not applicable to other lands in the same zoning district are that this lot shares a driveway with another property which makes it a corner lot and a unique configuration. It is logical to locate all mechanical equipment in one equipment area in the northwest corner of the property.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The Applicant was not the cause of the special conditions of the property or residence.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of this variance will not confer on the applicant a special privilege. Other residences in this zoning district have received variances for more than two air conditioning units in the side yard setbacks.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship, which runs with the land, is that the property is corner lot that shares a driveway with a neighboring property and this situation along with the design and configuration of the new residence creates a challenge as to where to place mechanical equipment. The best solution is to create an equipment yard to house all of the equipment to keep it in one place and allow the rest of the property to have a beautiful clear area free of equipment.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance request is the minimum necessary to make reasonable use of the land. The air conditioning units are proposed to be in the best possible location on the property, in the designated equipment yard such that all pieces of equipment are screened and noise-attenuated with landscape and a wall.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed re-location of the two air conditioning units will be in harmony with the general intent and purpose of this chapter and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare because the units will be placed in the most appropriate place on the property, in the equipment yard with the other pieces of equipment and properly screened with landscape and a noise-attenuating wall.

Z-21-00347
Zoning Case Number

EXHIBIT B - PARKING STATEMENT

Please provide a detailed parking statement which includes details of all available off-street parking, including information regarding the number of parking spaces designated for service use (for example: lawn service, pool service, etc), staff/employee use, etc.

COMMERCIAL PROPERTIES MUST:

PROVIDE NUMBER OF OFF-STREET PARKING SPACES AVAILABLE
FOR EMPLOYEES ON THE SUBJECT PROPERTY: _____

PROVIDE NUMBER OF EMPLOYEES/STAFF PER SHIFT: _____

INDICATE LOCATION WHERE EMPLOYEES PARK OFF SITE: _____

All construction vehicles and/or visitors will park on the site or in the permitted right of way.

[illegible]

MENKES RESIDENCE
135 WELLS ROAD
PALM BEACH, FLORIDA 33489

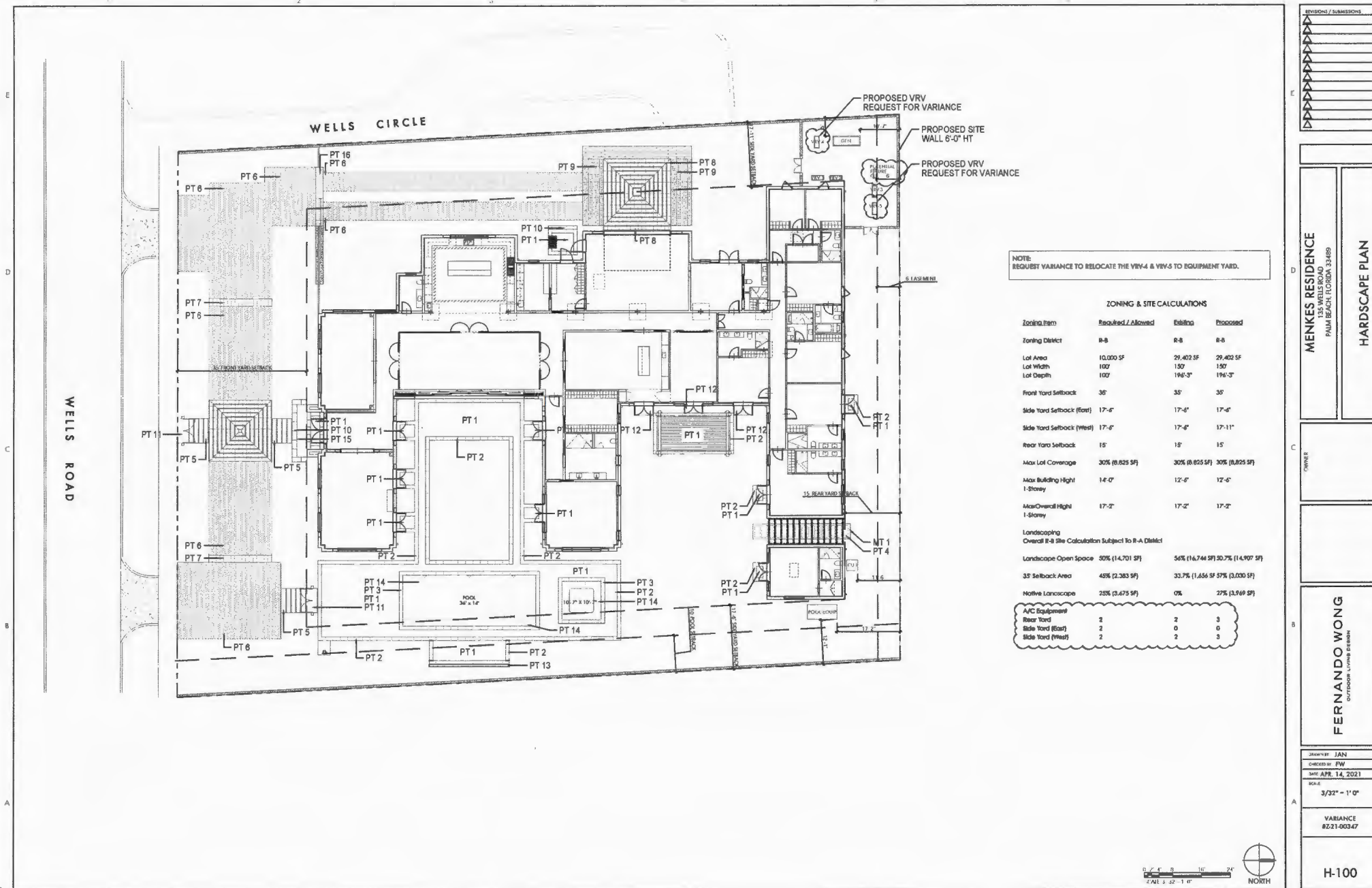
AERIAL PHOTOS

CAYNE &

FERNANDO WONG
OUTDOOR LIVING DESIGN

DATE: APR 14, 2021	SCALE: N.T.S.
CHECKED BY: PW	
DRAWN BY: JAN	VARIANCE #221-00347

H-002



3.0 LANDSCAPING

OVERALL R-B SITE CALCULATIONS SUBJECT TO R-A DISTRICT

35' SETBACK AREA = 29,402sq.ft. 100%

MINIMUM LANDSCAPE

MINIMUM REQUIRED 14,701sq.ft. 50%
EXISTING 16,744sq.ft. 56.9%
PROPOSED 14,907sq.ft. 50.7%

FRONT SETBACK CALCULATIONS

35' SETBACK AREA = 5,297sq.ft. 100%

MINIMUM LANDSCAPE

MINIMUM REQUIRED 2,383sq.ft. 45%
EXISTING 1,656sq.ft. 33.7%
PROPOSED 3,030sq.ft. 57%

NATIVE LANDSCAPE CALCULATIONS:



MINIMUM REQUIRED 3,675sq.ft. 25%
PROPOSED 3,969sq.ft. 27%

LIST OF CHANGES:




1. Change perimeter hedge from green buttonwood to podocarpus.
2. Add live oak trees.
3. Add canary date palms.

LANDSCAPE LIST






TREES

SYMBOL	KEY	QUAN	PROPOSED MATERIAL	DESCRIPTION
	QVI	1	*Quercus virginiana LIVE OAK	30' HT. x 30' SP. 8' CT. 18" CAL F.G. CHARACTER TRUNK
	QVI.1	2	*Quercus virginiana LIVE OAK	25' HT. x 30' SP. 8' CT. 12" CAL F.G. CHARACTER TRUNK





PALMS

SYMBOL	KEY	QUAN	PROPOSED MATERIAL	DESCRIPTION
	CNU	4	Cocos nucifera GREEN MALAYAN COCONUT PALM	18' GW. STRAIGHT TRUNK F.G.
	PCA	2	Phoenix canariensis CANARY ISLAND DATE PALM	12' GW. 24" O.A. PLANTED HT F.G.
	PEL	10	Ptychosperma elegans ALEXANDER PALM	16' O.A. PLANTED HT. F.G. TRIPLE



HEDGES

SYMBOL	KEY	QUAN	PROPOSED MATERIAL	DESCRIPTION
	FMI	1,117	Ficus microcarpa 'Green Island Ficus' GREEN ISLAND FICUS	12" O.C. KEEP TRIMMED AT 12" HT. 3 GAL
	PMA	90	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	8' HT. FTB. 36" O.C. 45 GAL
	PMA.1	136	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	6' HT. FTB. 24" O.C. 25 GAL
	PMA.2	206	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	6' HT. FTB. 30" O.C. 25 GAL
	PPR	218	Podocarpus macrophyllus Pringles DWARF PODOCARPUS	18" PLANTED HT. 12" O.C. 3 GAL


SHRUBS & GROUNDCOVERS

SYMBOL	KEY	QUAN	PROPOSED MATERIAL	DESCRIPTION
	CIC	347	*Chrysobalanus icaco GREEN TIP COCOPLUM	18" O.C. 30" O.A. PLANTED HT. FULL BUSH. 7 GAL
	PGI	2	Philodendron giganteum GIANT PHILODENDRON	36"x36" 7 GAL
	POB	590	*Peperomia obtusifolia BABY RUBBER PLANT	15" O.C. 3 GAL
	TAS	4,548	Trachelospermum asiaticum 'Minima' JASMINE MINIMA	6" O.C. KEEP TRIMMED AT 6" HT. 4" CELL

VINES

SYMBOL	KEY	QUAN	PROPOSED MATERIAL	DESCRIPTION
	BOU	6	Bougainvillea 'James Walker' PINK BOUGAINVILLEA	12" O.A. PLANTED HT. ESPALIER TO WALL 25 GAL. 12" X 12" 55 GRID
	FPU	95	Ficus pumila CREEPING FIG	15" O.C. 1 GAL

SOD

SYMBOL	KEY	SO. FT.	PROPOSED MATERIAL	DESCRIPTION
	SOD	7,139	Diamond Zoysia ZOYSIA SOD	SOLID EVEN SOD INSTALLED OVER BIOCHAR SAND

MULCH

BAGS	SO. FT.	PROPOSED MATERIAL	DESCRIPTION
420	5,081	Mini Pine Bark	2" THICK 2 CU FT. BAGS

MOSS

BAGS	SO. FT.	PROPOSED MATERIAL	DESCRIPTION
-	1,137	Peat Moss	1" THICK APPLIED AROUND THE JASMINE MINIMA

* DENOTES NATIVE PLANT MATERIAL



MENKES RESIDENCE
133 WILDCOAT
PALM BEACH, FLORIDA 33489

LANDSCAPE SCHEDULE

SCALE

FERNANDO WONG
OWNER

DESIGNED BY: JAN
CHECKED BY: FW
DATE: APR. 16, 2021
SCALE

VARIANCE
#221-00347

L-101

LANDSCAPE LIST

TREES

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	QVI	1	*Quercus virginiana LIVE OAK	20' HT. x 30' SP. 8' CT. 18" CAL. F.G. - CHARACTER TRUNK
	QVL1	2	*Quercus virginiana LIVE OAK	25' HT. x 30' SP. 8' CT. 12" CAL. F.G. - CHARACTER TRUNK

PALMS

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	CNU	4	Cocco thalassia GREEN MALAYAN COCONUT PALM	18' GW. STRAIGHT TRUNK. F.G.
	PCA	2	Phoenix canariensis CANARY ISLAND DATE PALM	12' GW. 24" O.A. PLANTED HT. F.G.
	PEL	14	Pythosperus elegans ALEXANDER PALM	16' O.A. PLANTED HT. F.G. TRIPLE.

HEDGES

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	FMI	1,462	Ficus microcarpa 'Green Island Ficus' GREEN ISLAND FIGUS	12" O.C. KEEP TRIMMED AT 12" HT. 3 GAL.
	PMA	90	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	8' HT. FTB. 36" O.C. 48 GAL.
	PMA.1	134	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	6' HT. FTB. 24" O.C. 25 GAL.
	OPT.1	236	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	4' HT. FTB. 18" O.C. 15 GAL.
	PMA.2	237	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	6' HT. FTB. 30" O.C. 25 GAL.
	OPT.1	417	Podocarpus macrophyllus 'Maki' PODOCARPUS MAKI	4' HT. FTB. 18" O.C. 15 GAL.
	PPR	311	Podocarpus macrophyllus Pringles DWARF PODOCARPUS	18" PLANTED HT. 12" O.C. 3 GAL.

SHRUBS & GROUNDCOVERS

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	BOD	116	Argente odorata 'Alba' WHITE BEOGSA	18" O.C. 3 GAL.
	CFA	154	Cyrtanthus indicatus HOLLY FERN	15" O.C. 3 GAL.
	DBI	65	Dialia bicolor WHITE AFRICAN IRIS	15" O.C. 3 GAL.
	PGI	2	Platodendron giganteum GIANT PHILLODENDRON	36"x36" 7 GAL.
	TAS	4,548	Trachelospermum asiaticum 'Minima' JASMINE MINIMA	6" O.C. KEEP TRIMMED AT 6" HT. 4" CEL.

VINES

SYMBOL	KEY	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	BOU	6	Bougainvillea 'James Walker' PINK BOUGAINVILLEA	12" O.A. PLANTED HT. ESPALIER TO WALL 25 GAL. 12" X 12" SS GRID
	FPU	95	Ficus pumila CREEPING FIG	15" O.C. 1 GAL.

SOD

SYMBOL	KEY	SG. FT.	PROPOSED MATERIAL	DESCRIPTION
	SOD	1,243	Synthetic Sod EMERALD SYNTHETIC SOD	SOLID EVEN SOD SET ON 3" SUB-BASE AGGREGATE
	SOD.1	1,570	Synthetic Sod EMERALD SYNTHETIC SOD	4" WIDE DRIVEWAY JOINT SECURE TURF TO CONCRETE W/ POLYURETHANE
	SOD.2	194	Synthetic Sod EMERALD SYNTHETIC SOD	2" WIDE DRIVEWAY JOINT SECURE TURF TO CONCRETE W/ POLYURETHANE
	SOD.3	4,539	Diamond Zoysia ZOYSIA SOD	SOLID EVEN SOD INSTALLED OVER BIOCHAR SAND

MULCH

BAGS	SG. FT.	PROPOSED MATERIAL	DESCRIPTION
420'	5,081'	Mid Play Bark	2" THICK 3 CU FT. BAGS

MOSS

BAGS	SG. FT.	PROPOSED MATERIAL	DESCRIPTION
-	1,492	Peat Moss	1" THICK APPLIED AROUND THE JASMINE MINIMA

* DENOTES NATIVE PLANT MATERIAL

REVISED / SUBMITTALS
LANDSCAPE PLAN REV. 12.14.19

MENKES RESIDENCE
133 WILLS ROAD
PALM BEACH, FLORIDA 33480

LANDSCAPE SCHEDULE

OWNER

FERNANDO WONG
OUTDOOR LIVING DESIGN

DRAWN BY: JAN
CHECKED BY: FW
DATE: DEC. 14, 2020
SCALE

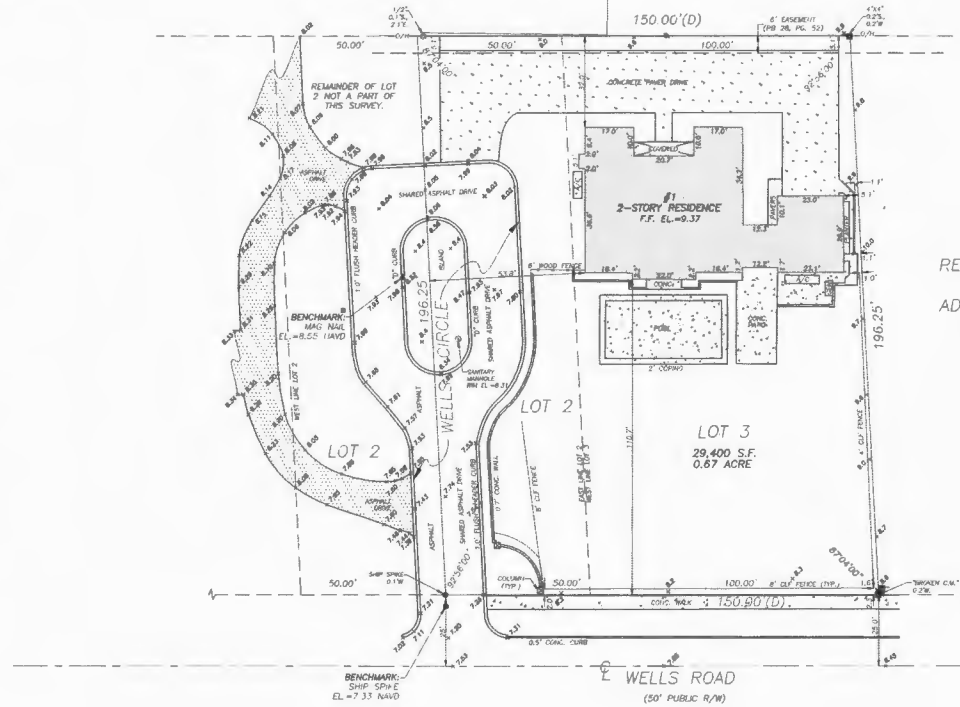
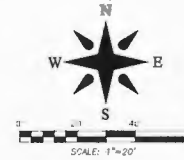
L-101

PREVIOUSLY APPROVED PLAN

LEGEND

- A = ARC LENGTH
- ACC = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- B.D. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- C = CALCULATED
- CA = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- C.F. = CHORD
- C.L.F. = CHAIN LINK FENCE
- C.L.R. = CLEAR
- CONC. = CONCRETE
- C.P. = CAMERA POST
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- E.B. = ELECTRIC BOX
- E.L. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- F.F. = FINISH FLOOR
- F.F.D. = FOUND
- F.T.N. = FOUNTAIN
- G.C.V. = GENERATOR
- G.M. = GAS METER
- G.V. = GAS VALVE
- I.T.W.C.D. = IRRIGATION TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.V. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O.H. = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- P. = PLANTER
- P.L. = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.M. = PARCELS CONTROL NUMBER
- P.O. = PAGE
- P.I. = POINT OF INTERSECTION
- P.N.D. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.R.O. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.W.M. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- R.O.E. = RADIUS
- R.P.B. = ROAD PLAT BOOK
- (S) = RIGHT OF WAY
- R.W. = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S.D. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.F.W.M.C.D. = SOUTH FLORIDA WATER CONTROL DISTRICT
- BR. = STATE ROAD
- STA. = STATION
- STY. = STORY
- SW. = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- UC. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- W. = BASELINE
- Z. = CENTERLINE
- Δ = CENTRAL ANGLE/DELTA
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (B. #4559)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" ROD & CAP SET (B. #4559)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- Δ = NAIL FOUND
- Δ = NAIL & DISK FOUND (AS NOTED)
- Δ = MAG NAIL & DISK SET (B. #4559)
- Δ = PROPERTY LINE
- Δ = UTILITY POLE
- Δ = FIRE HYDRANT
- Δ = WATER METER
- Δ = WATER VALVE
- Δ = LIGHT POLE
- Δ = PINE TREE
- Δ = SABAL PALM

UNPLATTED



LOT B
REPLAT OF PORTION
OF
ADAM'S ADDITION TO
PALM BEACH
(PB 16, PG. 9)

VICINITY SKETCH
(NOT TO SCALE)

BOUNDARY SURVEY FOR:
ALLISON MENKES, AS TRUSTEE OF THE PEAL
TRUST DATED FEBRUARY 7, 2014

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Allison Menkes, as Trustee of the Peal Trust dated February 7, 2014
Old Republic National Title Insurance Company
Reliance Law

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1 Wells Circle
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 3 and the East one-half (E 1/2) of Lot 2, REPLAT OF WELLS CIRCLE, according to the Map or Plat thereof as recorded in Plat Book 26, Page 52, Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW

CLIENT:	ALLISON MENKES, AS TRUSTEE	COMMITMENT NO.: 780892	DATE: JULY 11, 2019			
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.: 18-1864				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 5	N/A	Standard Exceptions				•
6	PB 26, PG 52	Plat of REPLAT OF WELLS CIRCLE	•			
7	N/A	Standard Exception #3 is DELETED			DELETED	

FLOOD ZONE

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12000C 0501F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown herein was gained from commitment number 780892, issued by Old Republic National Title Insurance Company, dated July 15, 2018. The office has made no search of the Public Records.
- Elevations shown herein, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown herein is 0.03 for the hard surface elevations (shown this ± 0.03) and 0.1 (shown this ± 0.1) for the soft surface elevations. Elevations shown herein are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper the drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown herein does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by the surveyor for the construction of improvements, from building ties shown on this survey.
- Reasons shown herein do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block herein are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown herein are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown herein is ± 0.10'.

CERTIFICATION:

I HEREBY CERTIFY that the survey shown herein conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 8/3/2019

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3367

REVISIONS:
1/18/19 TIE-IN NEWBORO DRIVE AND SPOT ELEV. J.O.B. N. 18-1404.2
P.033029
10/31/19 TIE-IN SHAVED DRIVE AND SPOT ELEV. J.O.B. N. 18-1404.1
P.033029

ALTA/ACSM LAND TITLE SURVEY FOR:

ALLISON MENKES, AS TRUSTEE OF THE PEAL
TRUST DATED FEBRUARY 7, 2014

FILE#	J.P.	JOB NO.	19-1404	TA/PS/SC	PG. 50-51
WFLD	S.S.	DATE	8/3/19	WVS	19-1404
CNS	C.W.	REV.	19-1404.DWG	DETT	3 1/2