



## Town of Glen Ridge

1501 Glen Road • Glen Ridge, FL 33406

Phone: (561) 697-8868 • Facsimile: (561) 697-1755

E-mail: [glenridgetownof@bellsouth.net](mailto:glenridgetownof@bellsouth.net)

### TOWN COUNCIL MEETING AGENDA 3 MAY 2023, 7:00 P.M.

CALL TO ORDER: Town Council of the Town of Glen Ridge

ROLL CALL:

PBSO/PBC F/R MONTHLY REPORT:

PUBLIC COMMENT:

APPROVAL OF MINUTES: 5 April 2023

FINANCE REPORT: March 2023

MAYOR'S REPORT:

COUNCIL'S REPORT:

ATTORNEY'S REPORT:

CORRESPONDENCE:

CLERK'S REPORT: See attached printed report

OLD BUSINESS:

- Jayye Capital, LLC Fine Mitigation Special Magistrate Hearing update

NEW BUSINESS:

- Sign Variance Hearing, 1620 Southern -- Kemp Signs, Inc.
- Roads, Sewer, Grants – Dorothy Gravelin, Cloud Lake
- F-ROC (Florida Recovery Obligation Calculation)
- Ordinance review recommendation

ADJOURNMENT:

SHOULD ANY PERSON SEEK TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, SUCH PERSON WILL NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THAT APPEAL IS TO BE MADE.



TOWN OF GLEN RIDGE  
COUNCIL MEETING MINUTES  
5 April 2023 --7:00 P.M.

President Ussery called the meeting to order at 7:00 p.m. John Deal called the roll. A quorum was attained. Mayor McLane was excused. Council Member Minars was absent.

Town Officials:	Matt Hadden	Council Member
	Gary Sullivan	Council Member
	Gary Eckerson	Council Member
	Jim Ussery	Council President

Also present: Town Attorney Doug MacGibbon, Town Manager John Deal.

PBSO/PBCFR MONTHLY REPORT

PBSO; Deputy Schnell emailed the following report:

Unfortunately, I am still on light duty status for my back. Below are the crime stats for Glen Ridge over the past 30 days. I am working from home today, and my laptop does not have my crime stat program installed, so my information is very limited. However, I will be able to provide more details for each call once I return back to my desktop computer in my office.

- Suspicious Person - 03/10, 4:41 AM. Gem Lake Dr. / Shannondale Rd.
- Disturbance - 03/09, 5:33 PM. Gem Lake Dr.
- Assault or Battery - 03/31, 7:47 PM. Shannondale Rd. / Gem Lake Dr.
- Shooting or Shots Fired (again, I am unable to see details on this call) - 04/01, 5:37 PM.
- 1600 block of Glen Rd.
- Civil Matter - 4/04, 10:56 AM. Gem Lake Dr.
- Four (4) Noise Complaints - 04/02, 01:00 - 03:00 AM. Churchill Rd. / Glen Rd.

PBC F/R - No report

PUBLIC COMMENT:

- Considerable concern raised regarding the property at 4030 Gem Lake Dr. from house color to activities of the residents.
- Concern raised over the condition of streets in Glen Ridge; suggestion that Council look into grant funding for road repaving.
- Report of woman walking up and down Taylor Rd. overnight; Council reiterated the importance of calling PBSO even after the fact, given evidence on resident security cameras.

APPROVAL OF MINUTES: 1 March 2023 (Hadden /Sullivan, M/S/C unanimously).

FINANCE REPORT – Filed report for February 2023

MAYOR'S REPORT- None

COUNCIL'S REPORT - None

ATTORNEY'S REPORT – None

CORRESPONDENCE – None

CLERK'S REPORT – See attached printed report

#### OLD BUSINESS

- Public Hearing/2<sup>nd</sup> Reading of Ordinance 2023-1 concerning Auxiliary Dwelling Units. (Hadden/Sullivan, M/S/C, 3-1).
- Manager announced fine mitigation hearing for Jayye Capital LLC 1275 Taylor with Special Magistrate on 19 April 2023. Council reiterated its support for recommendation of reduction of fine to \$9000 as declared on 1 March 2023.
- 4030 Gem Lake Dr. –concerns re: unpermitted fence, possible use of premises as barber shop, high grass, house paint color, parking of commercial truck. Manager to report fence, grass, truck to GR Code Enforcement for action (warning for grass, truck; NOV for unpermitted fence). Continued surveillance, observation, and collection of evidence warranted.

#### NEW BUSINESS

- Manager reported submission of sign variance request for 1620 Southern; hearing to be held at 3 May meeting.
- Manager reported requested Council support to pursue condemnation of structure at 1625 Glen Rd. Motion to approve (Hadden/Sullivan, M/S/C unanimously).

ADJOURNMENT: 7:44 PM (Hadden/Eckerson, M/S/C unanimously).

# Glen Ridge Municipal Account

## Balance Sheet

As of March 31, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
101.1 BBT Checking	140,026.95
101.2 BBT Money Market	23,387.62
200.1 Synovus	563,645.18
<b>Total Bank Accounts</b>	<b>\$727,059.75</b>
<b>Total Current Assets</b>	<b>\$727,059.75</b>
Fixed Assets	
15000 Furniture and Fixtures	3,094.00
15500 Building	298,321.00
15550 New Roof	13,500.00
16000 Land	70,000.00
<b>Total Fixed Assets</b>	<b>\$384,915.00</b>
<b>TOTAL ASSETS</b>	<b>\$1,111,974.75</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
<b>Total Liabilities</b>	
Equity	
30000 Opening Balance Equity	595,661.92
32000 Retained Earnings	148,751.43
33000 Investment in Fixed Assets	371,415.00
Net Income	-3,853.60
<b>Total Equity</b>	<b>\$1,111,974.75</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,111,974.75</b>



# Glen Ridge Municipal Account

## Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
312.410 First Local Option Fuel Tax	5,675.48	9,898.00	-4,222.52	57.34 %
312.430 Second Local Opt Fuel Tax (New)	2,585.42	4,529.00	-1,943.58	57.09 %
312.630 Loc Govt Infrastructure Surtax	12,104.26	17,094.00	-4,989.74	70.81 %
314.100 Util Service Tax - Electricity	17,913.59	27,000.00	-9,086.41	66.35 %
315.100 Communication Services Taxes	4,593.15	7,500.00	-2,906.85	61.24 %
316.000 Local Business Tax (GR)	780.00	2,500.00	-1,720.00	31.20 %
316.100 Local Business Tax (PBC)	1,052.85	2,000.00	-947.15	52.64 %
322.000 Building Permits (Permit Fees)	11,217.01	32,000.00	-20,782.99	35.05 %
323.100 Franchise Fee - Electricity	12,242.48	20,100.00	-7,857.52	60.91 %
329.500 Other Permits, Fees, Spec Asses		300.00	-300.00	
335.180 State Rev Share- Local 1/2 Cent	13,215.92	18,827.00	-5,611.08	70.20 %
335.900 State Revenue Share - Proceeds	4,900.32	8,564.00	-3,663.68	57.22 %
343.400 Svc Chg - Garbage/Solid Waste		80.00	-80.00	
361.000 Interest	3,000.51	600.00	2,400.51	500.09 %
369.900 Other Misc Revenue	1,008.67	400.00	608.67	252.17 %
<b>Total Income</b>	<b>\$90,289.66</b>	<b>\$151,392.00</b>	<b>\$-61,102.34</b>	<b>-59.64 %</b>
<b>GROSS PROFIT</b>	<b>\$90,289.66</b>	<b>\$151,392.00</b>	<b>\$-61,102.34</b>	<b>-59.64 %</b>
<b>Expenses</b>				
512.000 Executive (Town Manager)	15,190.00	30,000.00	-14,810.00	50.63 %
513.150 FinanceAdmin (Payroll Taxes)	6,032.00	8,000.00	-1,968.00	75.40 %
513.300 FinanceAdmin (Unemployment Tax)	23.00	50.00	-27.00	46.00 %
513.350 FinanceAdmi (Accounting/Audit)	540.00	950.00	-410.00	56.84 %
513.400 FinanceAdmin (Travel/Per Diem)		500.00	-500.00	
513.450 FinanceAdmin (Tel/SecCam-Corc)	3,023.00	4,600.00	-1,577.00	65.72 %
513.550 FinanceAdmin (Elec Town Hall)	1,137.03	1,600.00	-462.97	71.06 %
513.650 FinanceAdmin (Printing)		500.00	-500.00	
513.700 FinanceAdmin (Bank Fees)		75.00	-75.00	
513.750 FinanceAdmin (Office Expense)	3,993.76	19,000.00	-15,006.24	21.02 %
513.850 FinanceAdmin (Dues)	1,559.00	1,600.00	-41.00	97.44 %
514.000 Legal Counsel	6,625.00	12,000.00	-5,375.00	55.21 %
515.000 Comprehensive Planning		100.00	-100.00	
519.100 OtherGovtSvcs (Mayor Discr)		500.00	-500.00	
519.150 OtherGovtSvcs (Advertising)	898.15	1,600.00	-701.85	56.13 %
519.200 OtherGovtSvcs (Insurance)	4,383.50	7,800.00	-3,416.50	56.20 %
519.250 OtherGovtSvcs (Maintenance)	2,347.82	4,500.00	-2,152.18	52.17 %
524.000 Protective Inspections	435.50		435.50	
524.100 Protect Inspec (Bldg Official)	8,750.00	17,000.00	-8,250.00	51.47 %
524.150 Protect Inspec (Code Enforce)	1,820.00	3,000.00	-1,180.00	60.67 %
524.200 Protect Inspec (BDR Surcharge)	252.52	600.00	-347.48	42.09 %
525.000 Emerg Disaster Relief Services		1,000.00	-1,000.00	
534.000 Garbage/Solid Waste Control Svc	49.70	50.00	-0.30	99.40 %

# Glen Ridge Municipal Account

## Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
536.000 Water/Sewer Combination Svcs	234.88	400.00	-165.12	58.72 %
537.000 ConservResMgt (Aquatic Control)	593.20	1,000.00	-406.80	59.32 %
538.000 Flood/StormwaterMgt (NPDES)	17,607.60	22,000.00	-4,392.40	80.03 %
541.100 RoadStFacil (Street Lighting)	2,336.48	3,700.00	-1,363.52	63.15 %
541.150 RoadStFacil (DrainRepair Maint)		6,400.00	-6,400.00	
541.200 RoadStFacil (Road Street Maint)		2,000.00	-2,000.00	
572.000 Parks and Recreation	17,110.60	433.00	16,677.60	3,951.64 %
574.000 Special Events		434.00	-434.00	
<b>Total Expenses</b>	<b>\$94,942.74</b>	<b>\$151,392.00</b>	<b>\$-56,449.26</b>	<b>62.71 %</b>
NET OPERATING INCOME	<b>\$-4,653.08</b>	<b>\$0.00</b>	<b>\$-4,653.08</b>	<b>0.00%</b>
NET INCOME	<b>\$-4,653.08</b>	<b>\$0.00</b>	<b>\$-4,653.08</b>	<b>0.00%</b>

# Glen Ridge Municipal Account

## Transaction List by Date

March 2023

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT
03/02/2023	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	323.100 Franchise Fee - Electricity	1,758.92
03/07/2023	Check	976383	Yes	FMTT		101.1 BBT Checking	519.200 OtherGovtSvcs (Insurance)	-2,191.75
03/07/2023	Check	976385	Yes	Florida Son Landscaping		101.1 BBT Checking	572.000 Parks and Recreation	-2,200.00
03/07/2023	Expense	976384	Yes	Lohman Law Group		101.1 BBT Checking	514.000 Legal Counsel	-165.00
03/07/2023	Expense	976382	Yes	Greenworks		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-250.00
03/08/2023	Deposit		Yes			101.1 BBT Checking	-Split-	222.18
03/09/2023	Check	1879	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
03/10/2023	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	314.100 Util Service Tax - Electricity	2,204.72
03/14/2023	Expense		Yes	Intuit		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-85.00
03/15/2023	Expense	irs4575	Yes	Internal Revenue Service		101.1 BBT Checking	513.150 FinanceAdmin (Payroll Taxes)	-616.00
03/15/2023	Deposit		Yes	Palm Beach County Tax Collector		101.1 BBT Checking	316.100 Local Business Tax (PBC)	35.19
03/15/2023	Expense	ref1939	Yes	Palm Beach County Water Utilities		101.1 BBT Checking	536.000 Water/Sewer Combination Svcs	-33.49
03/15/2023	Expense	976389	Yes	Richard Padgett		101.1 BBT Checking	524.150 Protect Inspec (Code Enforce)	-780.00
03/15/2023	Expense	ref1941	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Comc)	-123.30
03/15/2023	Expense	ref1942	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-312.71
03/15/2023	Expense	cc9169	Yes	BB & T Credit Card		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-222.08
03/17/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	315.100 Communication Services Taxes	648.54
03/21/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	335.900 State Revenue Share - Proceeds	700.04
03/23/2023	Expense	976390	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
03/23/2023	Expense	ref1943	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-26.93
03/23/2023	Expense	ref1944	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-29.67
03/23/2023	Expense	ref1945	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-125.93
03/23/2023	Expense	ref1946	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Comc)	-310.70
03/28/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.430 Second Local Opt Fuel Tax (New)	381.87
03/28/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.410 First Local Option Fuel Tax	812.44
03/28/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	335.180 State Rev Share- Local 1/2 Cent	1,903.76
03/28/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.630 Loc Govt Infrastructure Surtax	1,528.40
03/30/2023	Expense	976395	Yes	Jack Lucas		101.1 BBT Checking	537.000 ConservResMgt (Aquatic Control)	-50.00
03/30/2023	Deposit		Yes	Network Lien		101.1 BBT Checking	369.900 Other Misc Revenue	25.00
03/31/2023	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	323.100 Franchise Fee - Electricity	1,701.67
03/31/2023	Deposit	INTEREST	Yes		Interest Earned	200.1 Synovus	361.000 Interest	598.07
03/31/2023	Deposit	INTEREST	Yes		Interest Earned	101.2 BBT Money Market	361.000 Interest	0.20



## Glen Ridge Municipal Account

## 101.1 BBT Checking, Period Ending 03/31/2023

## RECONCILIATION REPORT

Reconciled on: 04/12/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

## Summary

USD

Statement beginning balance	138,548.62
Checks and payments cleared (22)	-10,394.40
Deposits and other credits cleared (12)	11,922.73
Statement ending balance	140,076.95
Uncleared transactions as of 03/31/2023	-50.00
Register balance as of 03/31/2023	140,026.95
Cleared transactions after 03/31/2023	0.00
Uncleared transactions after 03/31/2023	-4,658.30
Register balance as of 04/12/2023	135,368.65

## Details

## Checks and payments cleared (22)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/23/2023	Expense	976374	Ertle Exterminating	-25.00
02/28/2023	Expense	976379	B. Douglas MacGibbon, P.A.	-800.00
02/28/2023	Check	1878	Malinda Carter	-60.00
02/28/2023	Expense	976381	William Denison	-449.84
02/28/2023	Expense	976380	Jack Lucas	-50.00
03/07/2023	Expense	976382	Greenworks	-250.00
03/07/2023	Check	976385	Florida Son Landscaping	-2,200.00
03/07/2023	Expense	976384	Lohman Law Group	-165.00
03/07/2023	Check	976383	FMIT	-2,191.75
03/09/2023	Check	1879	John J. Deal	-768.50
03/14/2023	Expense		Intuit	-85.00
03/15/2023	Expense	irs4575	Internal Revenue Service	-616.00
03/15/2023	Expense	ref1939	Palm Beach County Water Util...	-33.49
03/15/2023	Expense	cc9169	BB & T Credit Card	-222.08
03/15/2023	Expense	ref1942	Florida Power and Light	-312.71
03/15/2023	Expense	976389	Richard Padgett	-780.00
03/15/2023	Expense	ref1941	Comcast	-123.30
03/23/2023	Expense	ref1946	Comcast	-310.70
03/23/2023	Expense	ref1945	Florida Power and Light	-125.93
03/23/2023	Expense	ref1944	Florida Power and Light	-29.67
03/23/2023	Expense	ref1943	Florida Power and Light	-26.93
03/23/2023	Expense	976390	John J. Deal	-768.50

Total -10,394.40

## Deposits and other credits cleared (12)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
03/02/2023	Deposit		Florida Power and Light	1,758.92
03/08/2023	Deposit			222.18
03/10/2023	Deposit		Florida Power and Light	2,204.72
03/15/2023	Deposit		Palm Beach County Tax Colle...	35.19
03/17/2023	Deposit		State of Florida	648.54
03/21/2023	Deposit		State of Florida	700.04
03/28/2023	Deposit		State of Florida	381.87
03/28/2023	Deposit		State of Florida	812.44
03/28/2023	Deposit		State of Florida	1,903.76
03/28/2023	Deposit		State of Florida	1,528.40
03/30/2023	Deposit		Network Lien	25.00
03/31/2023	Deposit		Florida Power and Light	1,701.67



DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
Total				11,922.73

Glen Ridge Municipal Account

101.2 BBT Money Market, Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/12/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	23,387.42
Interest earned	0.20
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	23,387.62
Register balance as of 03/31/2023	23,387.62

Glen Ridge Municipal Account

200.1 Synovus, Period Ending 03/31/2023

RECONCILIATION REPORT

Reconciled on: 04/12/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	563,047.11
Interest earned	598.07
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	563,645.18
Register balance as of 03/31/2023	563,645.18



# Clerk Report

**3 May 2023**

- Submitted annual ARPA report due 30 April. ARPA funds completely spent.
- Changed AC filter in Town Hall.
- Correspondence with resident and property owners regarding tent inhabitants on Southern Blvd directly behind 1449 Shannondale.
- Mailed resident letters re: sign variance hearing for 1620 Southern.
- All quarterly reports filed in a timely manner.
- Notice of violations sent to owner of 4030 Gem Lake (grass, truck, unpermitted fence).
- Filed all closed permit folders to date.
- Finalized/conducted fine mitigation hearing for Jayye Capital LLC.
- Annual Financial Report filed with State of Florida for FY 21-22.
- Backflow assembly failed inspection. Contracted with Buckeye Plumbing for repair.



John J. Deal

3 May 2023

CODE ENFORCEMENT ORDER  
TOWN OF GLEN RIDGE, FLORIDA

**ORDER REDUCING FINE**

**TOWN OF GLEN RIDGE,**

**CASE NO. 2022-007**

**Petitioner,**

**v.**

**JAYYE CAPITAL LLC,**

**Respondent(s).**

**RE:** Violation of Section(s) Part II, Appendix A, Art. V, Sec. 5.2.2 Permitted Uses of the Code of Ordinances of the Town of Glen Ridge, Florida.

Address: 1275 Taylor Road  
Glen Ridge, Florida 33406

Property Control #: 14-43-44-05-14-006-0100

Legal Description: SUBURBAN HOMES LT 10 BLK 6

The Special Magistrate appointed by the Town Council to hear code enforcement cases for the Town of Glen Ridge, in accordance with Chapter 162, *Florida Statutes*, has heard testimony at the Code Enforcement Hearing held on the 19<sup>th</sup> day of April, 2023, and based on the evidence and testimony presented, the following Findings of Fact, Conclusions of Law, and Order are hereby entered:

**FINDINGS OF FACT**

1. The Respondent, Jayye Capital, LLC, was represented at the hearing by Justin McClure, the Managing Member of the Company.
2. There was a finding of proper notice of the hearing.
3. The Town Code Officer testified that the property achieved compliance on February 21, 2023 and remains in compliance as of the date of this hearing. The Town Code

Officer further testified that the Town and the Respondent had reached an agreed upon reduced fine amount.

4. The original Fine was assessed in the amount of TWENTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500.00) for the violation that existed on the property from December 20, 2022 through February 15, 2023 inclusive, and such Fine continued to accrue at the rate of FIVE HUNDRED DOLLARS (\$500.00) per day for each day that the property remained in violation. The property achieved compliance on February 21, 2023. Accordingly, the total amount of the fine and lien on the subject property is THIRTY-ONE THOUSAND DOLLARS (\$31,000.00).

### **CONCLUSIONS OF LAW**

The Respondent is no longer in repeat violation of Part II, Appendix A, Art. V, Sec. 5.2.2 Permitted Uses of the Code of Ordinances of the Town of Glen Ridge.

### **ORDER**

In consideration of the evidence and testimony proffered by the Town and the Respondent, it is the Order of the Special Magistrate that Respondent's fine shall be reduced to NINE THOUSAND DOLLARS (\$9,000.00). The Respondent is hereby ordered to pay this reduced fine amount by 12:00 p.m. on May 20, 2023. Should the Respondent fail to timely remit payment of the reduced fine amount the original fine amount of THIRTY-ONE THOUSAND DOLLARS (\$31,000.00) will be automatically reinstated without further action of the Special Magistrate. The Town's costs, fees and expenses related to the enforcement action taken in this matter have not been assessed and are not subject to this Order.

DONE AND ORDERED THIS 19<sup>th</sup> day of April, 2023.

TOWN OF GLEN RIDGE  
CODE ENFORCEMENT SPECIAL MAGISTRATE

BY:

  
R. MAX LOHMAN, ESQ.  
SPECIAL MAGISTRATE



*Town of Glen Ridge*  
*1501 Glen Road*  
*Glen Ridge, FL 33406*  
*Phone (561) 697-8868*  
[\*glenridgetownof@bellsouth.net\*](mailto:glenridgetownof@bellsouth.net)

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

## **VARIANCE REQUEST**

PETITION NO. \_\_\_\_\_ DATE \_\_\_\_\_

FEE PAID – RECEIPT NO. \_\_\_\_\_ HEARING ADVERTISEMENT DATES \_\_\_\_\_

DATE SET FOR PUBLIC HEARING \_\_\_\_\_

THE OWNER OR HIS AGENT HAS \_\_\_\_\_ HAS NOT \_\_\_\_\_ SUBMITTED A PETITION REGARDING THE SUBJECT PROPERTY WITHIN THE LAST YEAR.

**NOTE:** ARTICLE IV, Ordinance No. 4.1-6 Fees: Variance and/or Appeal to the Board of Adjustment \$350.00 (Non-Refundable)

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## **APPLICATION FORM FOR VARIANCE REQUEST**

DATE 03/30/2023 DATE SET FOR PUBLIC HEARING 05/03/2023

APPLICANT Michael Grandinetti from Kemp Signs

ADDRESS 1740 Hill Avenue, West Palm Beach, Fl 33407

PHONE 561-251-9463

LOT 5 & 6 BLOCK 2 SUBDIVISION Suburban Homes IN

PRESENT ZONING DISTRICT C-1 Specialized commercial (14-Glenridge)

STREET ADDRESS OF SUBJECT PROPERTY 1620 Southern Blvd.

LEGAL DESCRIPTION Suburan Homes LTS 5 & 6 BLK 2

## **PROPOSED VARIANCE**

1. Present Structures (type) and Improvements upon the land: \_\_\_\_\_  
Commercial Building Property Signage
-

2. The Proposed Use will be:   Medical Offices  

\_\_\_\_\_  
\_\_\_\_\_

3. If this Petition is granted the Effect will be to:   Increase the size of building signage  

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Brief Description – i.e. to reduce side yard from 7 ½ ft. to 2 ft.)

Presently the code only allows for a 10sqft max signage on the building per owner. We would like to increase the size of the signage to look proportionate to the building.

PERFORATED BLACK VINYL  
BLACK RETURNS AND TRIMCAP  
WHITE ILLUMINATION  
ALLOWABLE-58.7'  
PROPOSED-50.83'

Figure 1 shows the stylized logo for SENOLYTIX. The word "SENOLYTIX" is written in a bold, sans-serif font. The letter "S" is highlighted with a red dashed circle. Above the "S" is a dimension line indicating a width of 36. Above the "T" is a dimension line indicating a height of 17.7. To the right of the word is a vertical dimension line indicating a total height of 151.13.



## NIGHT VIEW

**SENOLYTIC**  
1620 SOUTHERN BLVD  
WEST PALM BEACH, FL 33406

100



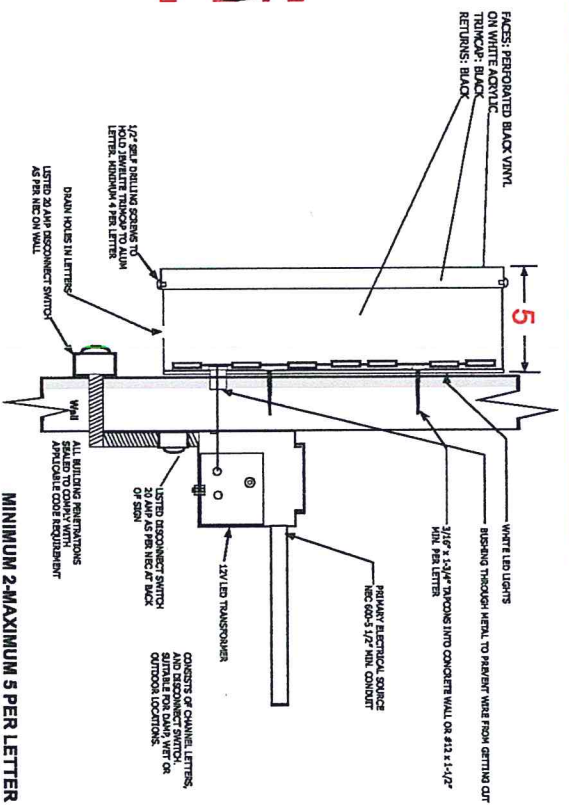
**KEMP**  
*Signe*  
ELECTRICAL, INC.  
ES0000229  
Electrical Qualifications

---

**Stephen M. Kemp**

State of: Florida  
County of: Balm Beach  
The foregoing document was acknowledged  
before me, \_\_\_\_\_ day of \_\_\_\_\_  
Your Name Here, Notary Public  
My Commission Expires: \_\_\_\_\_

1	1



**MINIMUM 2-MAXIMUM 5 PER LETTER**

ANCHOR SCHEDULE		14" MIN. WALL THICKNESS
WALL MATERIAL	ANCHOR TYPE	
CONCRETE (24" & HOLLOW MASSIVE)	2" EMBEDDED EPOXY WITH 3/8" BOLT IN ANCHERING	
	3" EMBEDDING (FOR 24") WITH 3/8" BOLT	
	3" EMBEDDING ANCHORS WITH 3/8" BOLT	
1/2" FLYWOOD (NO ACCESS BEHIND)	3/8" TPOUBLE BOLTS	
METAL STUDS ON HOLLOW WALL (ACCESS BEHIND)	1/4" WOOD BUSHING ON TOP OF METAL STUDS	
	1/4" METAL C-CHANNEL TO MET STUD	
	3/8" BOLT ON 2" ODD ALUM	
	3/8" TPOUBLE BOLTS ON 2" ODD ALUM	
	3/8" BOLT IN ANCHERING BEHIND STUD IN ANCHERING BEHIND	

DESIGN SHALL COMPLY WITH THE 7TH EDITION OF THE FBC 2020 (AND OTHER CODES)  
SIGN COMPLIES WITH 6TH EDITION OF THE FBC & HVAZ

Primary wire size - #12 THWN

Discontinued switch at base of sign, 20 amp 2 pole, atmospheric (line clock or photo clock)  
Photo clock with EAS systems controls all signage and meals celled C-405  
Protocol park with EAS systems controls all signage and meals celled C-405  
Medium load - 16amps 120 volts per circuit medium circuit size 20 amps per NEC-64  
Power Supply-Helm Wall LPV-60-12 Class 2 100-240V output 12V  
Illumination-GR84M, Alswart per module  
Conduit- minimum 1/2"  
Total Sign load-2.4 amps 120 volts  
Total sign circuit-1  
All components shall be UL approved  
Bridges shall have independent U.L. approval (listed where required)  
All indications shall be in compliance with N.E.C. and state, county, or local codes  
All signs shall be bonded to building equipment bonding conductor per N.E.C. 250

**KEMP**  
*Signs*  
& Graphics, Inc.  
ES00000229

**1740 HILL AVENUE  
WEST PALM BEACH, FL  
33407  
561-840-6382  
FAX: 561-840-6385**

**CUSTOMER:**  
**SENOLYTI**  
1620 SOUTHERN BLVD  
WEST PALM BEACH, FL 33406

GRAPHIC DESIGNER: Pam Reeves  
SALES PERSON: Mike Grandinetti  
DATE: 02.14.2023

 ALL ELECTRICAL  
TO BE U.L. LISTED  
COMPONENTS AND  
SHALL MEET ALL  
REC. STANDARDS

 COPYRIGHT 2010  
BY KEMP SON A  
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RIGHTS RESERVED

**KEMP**  
*Signe*  
ELECTRICAL, INC.  
ES0000229  
Electrical Qualifications

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PERFORATED BLACK VINYL  
BLACK RETURNS AND TRIMCAP  
WHITE ILLUMINATION  
ALLOWABLE-58.7'  
PROPOSED-33.8'

**PERFORATED - DAY NIGHT VINYL**



155

**InvisionHealth**

FACES: PERFORATED BLACK VINYL  
ON WHITE ACRYLIC  
TRIMCAP: BLACK  
RETURNS: BLACK

— WHITE LED LIGHT

— 3/16" x 1-3/4" TAPSCONS INTO CONCRETE WALL OR #12 x 1-1/2"  
MIN. PER LETTER

PRIMARY ELECTRICAL SOURCE  
NEC 600-5 1/2" MIN. CONDUIT

1/2" SELF DRILLING SCREWS TO

DRAIN HOLES IN  
LISTED 20 AMP DISCO  
AS PER NEC ON WALL

CONSISTS OF CHANNEL LETTERS AND DISCONNECT SWITCH, SUITABLE FOR DAMP, WET OR OUTDOOR LOCATIONS.

**MINIMUM 2-MAXIMUM 5 PER LETTER**

[illegible]

DESIGN SHALL COMPLY WITH THE 7TH EDITION OF THE FBC 2020 (AND OTHER CODES, SIGN COMPLES WITH 6TH EDITION OF THE FBC & HMZ

## ELECTRICAL NOTES

Primary wire size - #12 THHN  
Disconnect switch- 40 amps of sign, 20 amp 2 pole, atmospheric line clock or photo cell  
Photo cell with 24V systems controls all signage and meets criteria C-405  
Maximum load 1-kwatts 120 volt per circuit maximum circuit size 20 amps per NEC 400-60  
Power Supply- Mean Well PS-40-12 Class 2 100-240V output 12V  
Illumination- CIBMA, 48 watt per module  
Conduit- minimum 1/2"  
Total Sign load 2.4 amps 120 volts  
Total sign circuit- 1

All components shall be U.L. approved  
Bellco's shall have independent U.L. approval (used where required)  
All installations shall be in compliance with N.E.C. and state, county, or local codes  
All signs shall be bonded to building equipment bonding conductor per N.E.C. 250



## NIGHT VIEW

**CUSTOMER:**

**InvisionHealth**

WEST PALM BEACH, FL 33406

**GRAPHIC DESIGNER:** Pam Reeves

DATE: 02.14.2023



**KEMP**  
Signature  
ES0000229  
Electrical Qualifier

Electrical Qualifier: Stephen M. Kemp

State of: Florida  
County of: Palm Beach  
The foregoing document was acknowledged  
before me \_\_\_\_\_ day of \_\_\_\_\_,

**Your Name Here, Notary Public**  
**My Commission Expires:** \_\_\_\_\_