

BOARD OF ZONING APPEALS
March 5th, 2024

Public Comment: Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on March 5th, 2024, at **4:00pm** in City Hall **Upstairs Conference Room**, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: February 6th, 2024
- D. Swearing of any person giving testimony
- E. Special Exceptions: 23 Edgewater Aly
 615 Carolina Boulevard
 5002 Palm Boulevard
 1120 Ocean Boulevard
- F. Miscellaneous business
- G. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, February 6, 2024
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Ted McKnight, Glenn Thornburg, Ellen Gower, Robert Miller, Susie Wheeler, and Zoning Director Simms

2. Approval of Previous Meeting's Minutes

MOTION: Mr. Thornburg made a motion to approve the minutes of the October 3, 2023 meeting, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Home Occupations

A. 9 27th Avenue

Zoning Director Simms said that the applicant, Douglas Hatler, is requesting a special exception to allow for the establishment of a consulting business at his home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

Mr. Hatler confirmed he would only be doing office work at home. None of his clients are local. There will be no signage to indicate a business.

MOTION: Ms. Gower made a motion to approve, and Mr. Miller seconded the motion. The motion passed unanimously.

B. 25 31st Avenue

Zoning Director Simms said that the applicant, John Beall, is requesting a special exception to allow for the establishment of a property management business at his home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

Mr. Beall, who has been in property management since 2005, said all of his work will be internet-based.

MOTION: Ms. Wheeler made a motion to approve, and Ms. Gower seconded the motion. The motion passed unanimously.

C. 25 Edgewater Alley

As the applicant was not present at the meeting, this request will be moved to the next meeting.

D. 130 Sparrow Drive

Zoning Director Simms said the applicant, Jessica Blaszcak, is requesting a special exception to allow the establishment of a pet sitting and dog walking business at her home. The applicant has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home.

Ms. Blaszcak said there will be no pets at the house at any time and there will be no outward indication of a business on the property.

MOTION: Mr. McKnight made a motion to approve, and Ms. Gower seconded the motion. The motion passed unanimously.

Mr. McKnight suggested that Zoning Director Simms add the possibility of outward signs of a business be included in his presentation of a request.

5. Election of Chair and Vice Chair

Mr. McKnight nominated Mr. Thornburg for Chair of the Board of Zoning Appeals. Ms. Gower seconded. A vote was taken with all in favor of Mr. Thornburg as Chair of the Board of Zoning Appeals.

Mr. McKnight nominated Mr. Miller for Vice Chair of the Board of Zoning Appeals. Mr. Thornburg seconded. A vote was taken with all in favor of Mr. Miller as Vice Chair of the Board of Zoning Appeals.

6. Miscellaneous Business

7. Adjournment

Mr. Miller made a motion to adjourn and Ms. Gower seconded the motion. The meeting was adjourned at 4:28pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 24-05

Applicant: Truman Hart

Address: 23 Edgewater Aly

Request:

The applicants are requesting a special exception to allow the establishment of a mobile catering business at their home. They have indicated that the home will be used for office work only, there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed 12/3/23

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 23 Edgewater Aly.

Lot _____ Block _____ TMS _____

Area of Lot .34 Zoning Classification _____

Applicant(s) Name Truman Hart, Eric Hart

Address 23 Edgewater Aly

Telephone 619-716-2216

Interest (i.e. Owner, Owner's Attorney, Architect, etc.) Truman Hart

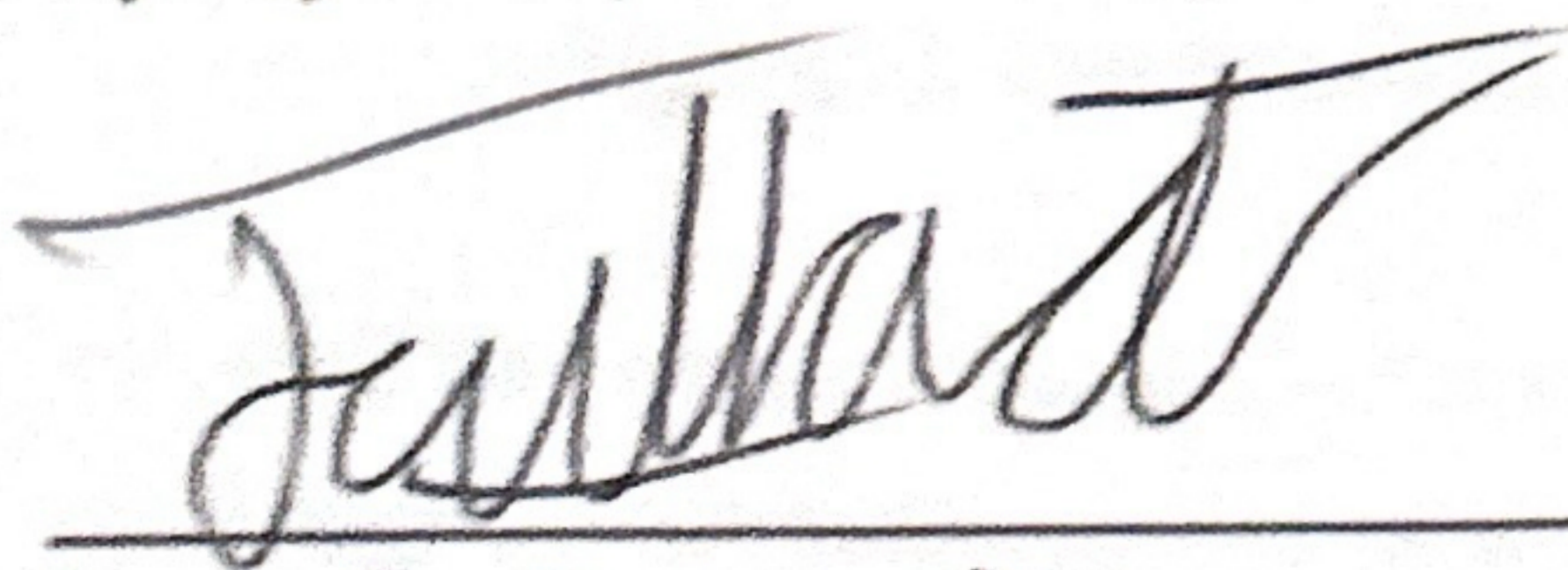
Owner(s) (if different from applicant) Eric Hart, Truman Hart

Name Eric Hart

Address 23 Edgewater Aly

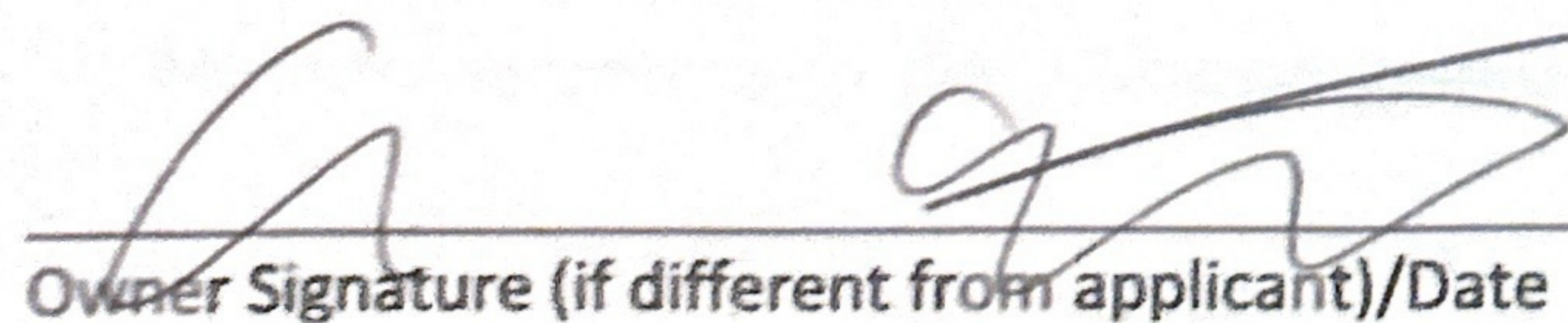
Telephone 619-933-0125

I (We) certify that this application and all supporting documents attached are correct.



12/3/23

Applicant Signature/Date



12/3/23

Owner Signature (if different from applicant)/Date

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business):
Mobile Catering
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No . If yes, please explain: _____
3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No . If yes, please explain: _____
4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No
5. Will there be any business related traffic coming to this residence? ? Yes _____ No . If yes, please explain and give frequency. _____
6. Will there be any employees working in this residence other than family members? ? Yes _____ No
7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No If yes, explain: _____
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No
10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No
12. Are there currently any other home occupations operating at this residence? Yes _____ No

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home. _____

Storing small tools inside home and payroll & accounting management.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of the permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

J. J. J. 12/3/23

Signature of Applicant & Date

Appeal Number: 24-06

Applicant: Andrea Rogers

Address: 615 Carolina Boulevard

Request:

The applicants are requesting a special exception to allow the establishment of a construction management business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: _____

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 615 Carolina Blvd

Lot 10 Block 19 TMS 568-10-00-132

Area of Lot .21 acre Zoning Classification SR2

Applicant(s) Name Andrea Rogers

Address 615 Carolina Blvd

Telephone 843.532-3010

Interest (i.e. Owner, Owner's attorney, Architect, etc) Owner

Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

 _____ 2/20/2024
Applicant signature/date

Owner signature (if different from applicant) date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Construction company / manager

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No _____. If yes, please explain: _____

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No _____. If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No _____. If yes, please explain: _____

5. Will there be any business related traffic coming to this residence? Yes _____ No _____. If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No _____. If yes, please explain: _____

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No _____. If yes, please explain: _____

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No _____. If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No _____. If yes, please explain: _____

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No _____. If yes, please explain: _____

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No _____. If yes, please explain: _____

12. Are there currently any other home occupations operating at this residence? Yes _____ No _____. If yes, please explain: _____

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

Paperwork related duties for a New Home Building
Construction Company,

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18); If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

 2/20/2024
Signature of applicant & date

Appeal Number: 24-07

Applicant: Courtney Lowell

Address: 5002 Palm Boulevard

Request:

The applicants are requesting a special exception to allow the establishment of a interior design consulting business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence, there will be no evidence of a business outside the house, and that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: 2/15/2024

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 5002 Palm Boulevard

Lot 10 Block 62 TMS 6040900009

Area of Lot .43 acres Zoning Classification Res

Applicant(s) Name Palm Boulevard Interiors, LLC

Address 5002 Palm Boulevard

Telephone 843-340-5208

Interest (i.e. Owner, Owner's attorney, Architect, etc) Owner

Owner(s) (if different from applicant) 5002 Palm Boulevard, LLC

Name Courtney Lowell

Address 5002 Palm Boulevard

Telephone 843-340-5208

I (We) certify that this application and all supporting documents attached are correct.

Courtney Lowell 2/15/2024
Applicant signature/date

Courtney Lowell 2/15/2024
Owner signature (if different from applicant)/date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Interior design/consulting

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No X If yes, please explain:

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No X If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No X

5. Will there be any business related traffic coming to this residence? Yes _____ No X If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No X

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No X

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No X If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No X

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No X

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No X

12. Are there currently any other home occupations operating at this residence? Yes _____ No X

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

Interior design/consulting.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18); If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.



Signature of applicant & date

Appeal Number: 24-08

Applicant: Perry Freeman

Address: 1120 Ocean Boulevard (Coconut Joe's)

Request:

The applicant is requesting a special exception to allow the outdoor sales of food and drink in the area of a ground level deck at 1120 Ocean Boulevard.

The property is located in the GC2 zoning district and Section 5-4-38(5)(a) of the City's zoning code specifies the conditions of when the Board can approve the sale of food or beverage in the district (see complete section below).

The applicant claims that the standards for the special exception in Section 5-4-5(c).

Pertinent Zoning Code Sections:

Section 5-4-38(5)(a):

Outdoor sale of food or beverage, in whole or in part, in the GC-2 district more than two hundred feet (200') seaward of the right-of-way of Ocean Boulevard is strictly prohibited. Outdoor sale of food or beverage, in whole or in part, in the GC-2 district within two hundred feet (200') seaward of the right-of-way of Ocean Boulevard is permitted only by special exception pursuant to section 5-4-5. Outdoor sale of food or beverage, in whole or in part, in the GC-3 district is permitted only by special exception pursuant to section 5-4-5. Outdoor sale or rental of other tangible personal property,

in whole or in part, in the GC-2 and GC-3 districts is strictly prohibited. All activity associated with outdoor sale of food or beverage in the GC-2 and GC-3 districts must occur within the footprint of a permitted permanent structure. Any use of a mobile or temporary unit, including, but not limited to, food trucks, vehicles, trailers, and carts, is prohibited, except as provided in section(5)(c) and 5-4-38(5)(d).

Section 5-4-5 (c):

(c) *Special exceptions.*

1. Upon written application filed with the Zoning Administrator, the Board may grant as a special exception any use specified as a special exception in the zoning district regulations. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications:
 - (1) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
 - (2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
 - (3) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
 - (4) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.
2. In granting a special exception, the Board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the Board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the Board.
- 3.

4. Upon written application filed with the Zoning Administrator, the Board may grant as a special exception any use specified as a special exception in the zoning district regulations. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications:
 - (1) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
 - (2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
 - (3) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
 - (4) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.
5. In granting a special exception, the Board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the Board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the Board.
- 6.

Board of Zoning Appeals

Information Sheet
City of Isle of Palms

Date Filed: 2/15/24

Appeal Number _____

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

An accurate, legible plot plan, showing all property dimensions and locations of all structures and improvements must be attached.

Property Address 1120 Ocean Blvd., Isle of Palms, SC 29451

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Percy Fearnow

Address 1227 Yamacraws Hall Rd. Hanahan, SC 29410

Telephone 864-958-4112

Interest [i.e. owner, owner's attorney, architect, etc.] Owner

Owner(s) [If different from applicant]

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

P. F. 2/15/24
Applicant Signature/Date

Owner Signature (if different from applicant)/Date

**Zoning Board of Adjustment
Special Exception Application**

City of Isle of Palms

Form - 4

Date Filed: 2/15/24

Appeal Number: _____

1. Applicant hereby appeals to the Zoning Board of Adjustment for a special exception for use of the property described in the Notice of Appeals [Form 1] as: _____

permitted retail and food/drink in designated area
which is a permitted special exception under the district regulation in Section 5(a)
of the Zoning Ordinance.

2. Applicant will meet the standards in Section 5-4-5(c) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

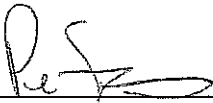
We meet all of the requirements from this section

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: _____

Allow seating in this area for guests to wait to avoid crowding

4. The following documents are submitted in support of this application: _____

[A plot plan must be submitted.]

 2/15/24
Applicant Signature & Date

Section 5-4-5 Special Exception

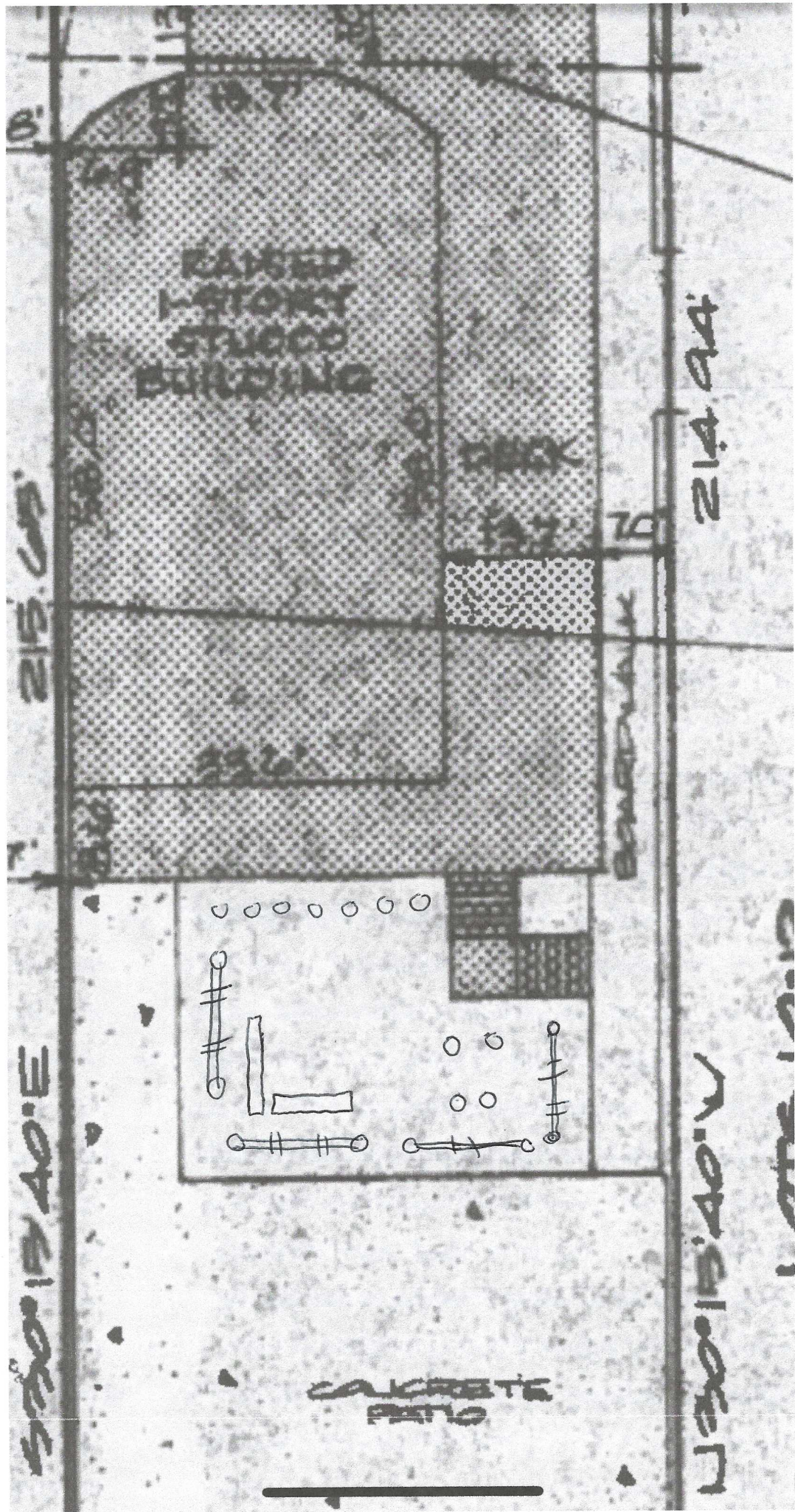
(c) **Special Exceptions.** Upon written application filed with the Zoning Administrator, the Board of Adjustment may grant as a special exception any use specified as a special exception in the district regulations. In addition to the conditions required by district regulations, the Board shall apply the following standards in granting special exceptions:

(1) Adequate provisions shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

(2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.

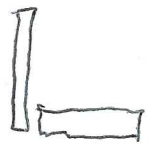
(3) Off-street parking and loading area and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.

(4) The proposed use must not adversely affect the level of property values, the general character or general welfare of the nearby areas.



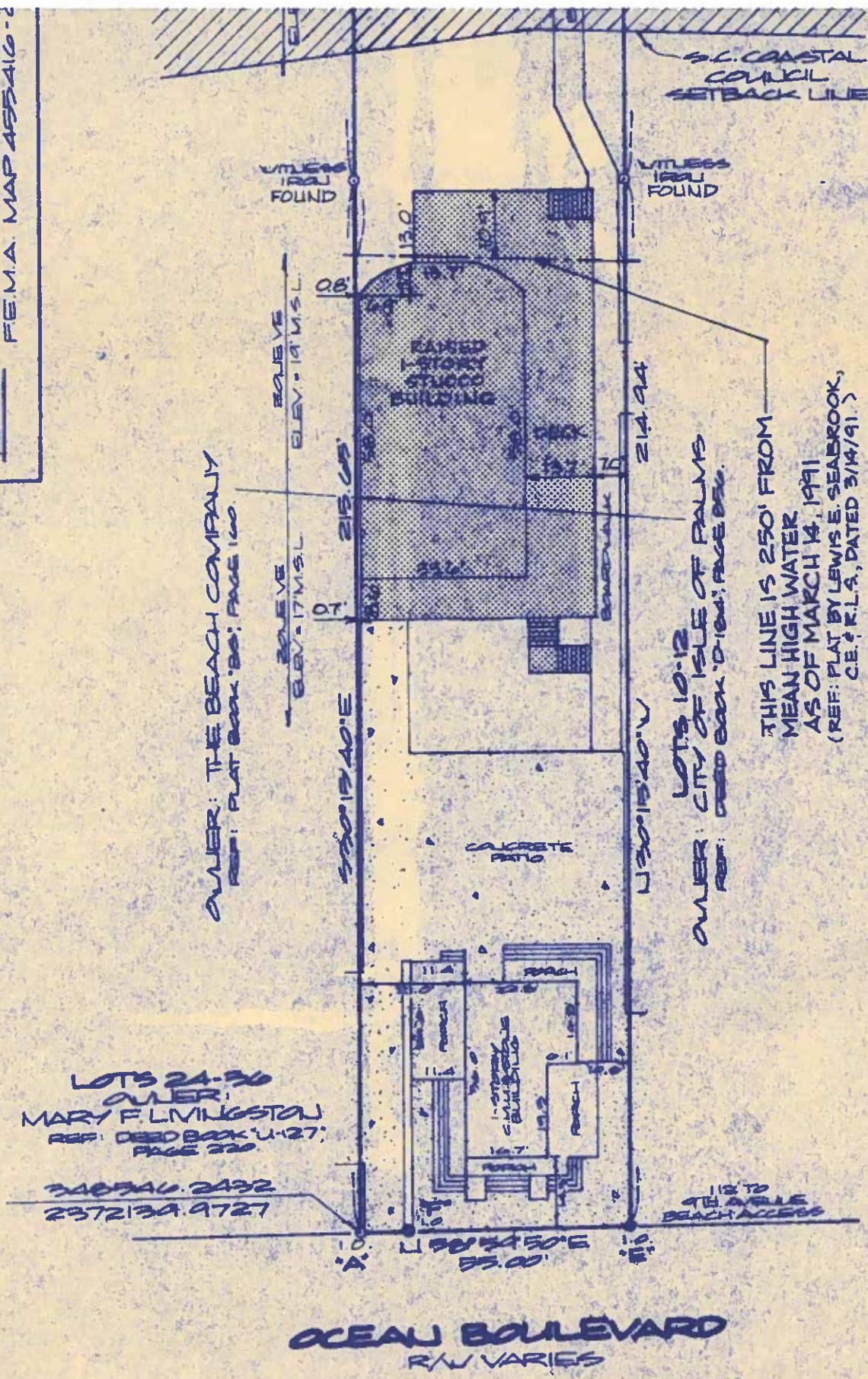
|| = Swings

o = Chairs

 = large couches

I certify that the property shown hereon is in a special flood hazard zone, according to FIA and H.U.D. Flood hazard boundary maps.

NOTE: FLOOD ZONES AS SHOWN ON F.E.M.A. MAP 455A16-3



LOTS 24-30
OWNER:
MARY F. LIVINGSTON
REF: DEED BOOK 'U-27',
PAGE 220
348546.2432
2372134.9727

OWNER: THE BEACH COMPANY
REF: PLAT BOOK 'B6', PAGE 100

OWNER: LOTS 10-12
CITY OF ISLE OF PALMS
REF: DEED BOOK 'D-184', PAGE 85

THIS LINE IS 250' FROM
MEAN HIGH WATER
AS OF MARCH 14, 1991
(REF: PLAT BY LEWIS E. SEABROOK,
C.E. & R.L.S., DATED 3/19/91.)

LEGEND:
○ 1/2" IRON PIPE OLD (FOUND)
○ 1/2" IRON PIPE NEW / VITLLESS IRON (S)
--- DELIMITES LINES TO BE AVOIDED

REFERENCE:
1) T.M.S. SUB-11-00-187, 140 & 202
2) DEED BOOK 'S-100', PAGES 9, 13 & 17
3) DEED BOOK 'C-207', PAGE 749
4) PLAT BOOK 'E', PAGE 81
5) PLAT BOOK 'B5', PAGE 100
6) PLAT BY LEWIS E. SEABROOK, C.E. & R.L.S.

I hereby certify that the measurements as shown above are correct and there are no encroachments or projections other than shown.

PLAT

SHOWING THE RE-SURVEY OF LOTS 13-23, BLOCK 29, THE BOARDWALK SECTION, SITUATE IN THE CITY OF ISLE OF PALMS, CHARLESTON COUNTY, SOUTH CAROLINA.



THIS PROPERTY IS PRESENTLY OWNED BY:
FRONT BEACH INVESTORS, INC.

SCALE 1" = 70'
0 15 30 60

JUNE 29, 1992

Charles F. Dawley, Jr.
CHARLES F. DAWLEY, JR., R.L.S.
S.C. REGISTRATION NO. 9314
P.O. BOX 231
MT. PLEASANT, S.C. 29465
(803) 884-4931

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A 'CLASS A' SURVEY AS SPECIFIED THEREIN.

Charles F. Dawley, Jr. No. 9314
CHARLES F. DAWLEY, JR., R.L.S.

OFFICE OF PALMS COUNTY
 1100 N. W. 10th Ave.
 Palm Beach, Florida 33480
 Phone: (561) 833-1234
 Fax: (561) 833-1235
 Website: www.palmscounty.com

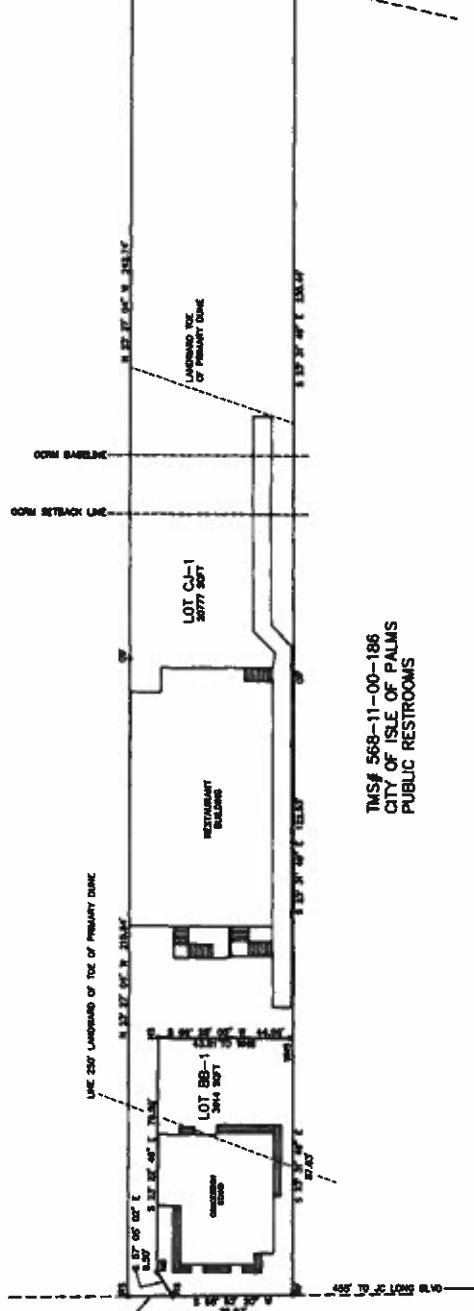
City of Palms
 Planning and Zoning Department
 1100 N. W. 10th Ave., Room 200
 Palm Beach, Florida 33480
 Phone: (561) 833-1234
 Fax: (561) 833-1235
 Website: www.cityofpalms.com

Date: 11/11/2010
 Prepared by: [Signature]

RESERVED FOR DOCUMENTATION

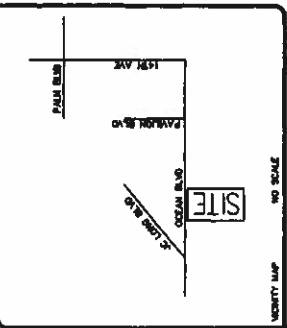
ATLANTIC OCEAN

MEAN HIGH WATER



TMS# 568-11-00-250
 HOLIDAY INN EXPRESS
 SEAWOOD LLC

TMS# 568-11-00-186
 CITY OF PALMS
 PUBLIC RESTROOMS



1" = 200'
 © 2010 PALMS COUNTY, FLORIDA. ALL RIGHTS RESERVED.

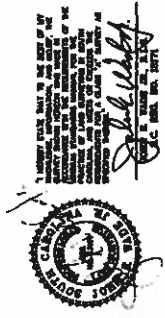
SUBDIVISION OF TMS# 568-11-00-187
 AKA LOTS 18 THRU 23 & PART OF AREA 3 BLOCK 29 SECTION A
 CONTAINING 0.597 ACRES AND OWNED BY FRONT BEACH INVESTORS INC
 LOCATED ON FRONT BEACH (BOARDWALK SECTION)
 CITY OF ISLE OF PALMS
 CHARLESTON COUNTY
 SOUTH CAROLINA
 DATE: NOVEMBER 14, 2010



LEGEND:
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NOTES:
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OCEAN BLVD

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area of proposal



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5681100425 5681100391 5681100414
5681100392 5681100393 5681100407
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5681100402 5681100445 5681100390
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