

AGENDA
LANTANA TOWN PLANNING COMMISSION
sitting as the
ZONING BOARD OF APPEALS
October 25, 2023
6:30 p.m.

Joseph Farrell (Chairperson)	_____	Veronica Cobb	_____
Rosemary Mouring	_____	Lyn Tate	_____
Michelle Donahue	_____	Edward Shropshire (Alternate)	_____
Jorge Velazquez (Alternate)	_____		

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES:

- a. Consideration of minutes for the August 23, 2023, ZBA meeting.

4. AGENDA APPROVAL:

- a. Additions, Deletions, Substitutions
- b. Agenda Approval

5. NEW BUSINESS:

a. **CASE #VAR23-0017**

Request for a variance from Section 23-81(j)(3), Code of Ordinances, to allow a 6-foot-tall fence with an additional 1-foot of barbed wire in the front setback area, where a maximum fence height of 4-feet is permitted, for the properties located at 604 Hillbrath Drive, 606 Hillbrath Drive, the property with the associated Parcel Control Number 40-43-44-34-00-000-7100, and the property with the associated Parcel Control Number 40-43-44-34-00-000-7070.

Project Name: Johnson-Davis, Inc.

Address: 604 Hillbrath Drive

Applicant: Johnson-Davis, Inc.

6. ADJOURN

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

MINUTES
LANTANA TOWN PLANNING COMMISSION
sitting as the
ZONING BOARD OF APPEALS
August 23, 2023
6:30 p.m.

1. CALL TO ORDER: Mr. Farrell called the meeting to order at 6:33 PM.
2. ROLL CALL: Ms. Eassa called the roll and noted there was a quorum.
 - a. PRESENT: Joseph Farrell (Chairperson); Rosemary Mouring; Erica Wald; Jorge Velazquez Shropshire (Alternate); Edward Shropshire (Alternate)
 - b. ALSO PRESENT: Nicole Dritz, Development Services Director; Elizabeth Eassa, Assistant Development Services Director; Jeffery Jones, Legal Counsel
3. APPROVAL OF MINUTES:
 - a. Ms. Wald made a motion to approve the minutes for the July 26, 2023, ZBA meeting. Mr. Shropshire seconded, and the motion passed unanimously.
4. AGENDA APPROVAL:
 - a. Mr. Farrell inquired if there were any additions, deletions, or substitutions to be made.
 - b. Ms. Wald made a motion to approve the agenda. Mr. Shropshire seconded, and the motion passed unanimously.
5. NEW BUSINESS:

Assistant Town Attorney Jones conducted the swearing in of those wishing to speak about the item.

Mr. Farrell gave an overview of the New Business to be presented.

 - a. **VAR23-0015:**
 1. Request of a variance from Section 23-92(e), Code of Ordinances, to allow a minimum 2-foot side setback, where a minimum 20-foot setback is required, for the property located at 301 West Ocean Avenue, Lantana FL.

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

2. Request of a variance from Section 23-92(e), Code of Ordinances, to allow a minimum 2-foot side setback for a corner lot, where a minimum 15-foot setback is required, for the property located at 301 West Ocean Avenue, Lantana FL.

Applicant: Aaron M. Taylor

Mr. Shropshire disclosed they walked the subject property; there were no other board disclosures related to the item.

Ms. Dritz gave an overview of the variance requests.

Aaron M. Taylor, property owner, presented regarding the item.

The Chair opened the item for question from the Planning Commission members.

Ms. Wald inquired about location of the dumpster and how often trash is picked up.

Mr. Taylor answered the questions from the Planning Commission member.

Mr. Shropshire inquired if conditions of approval could be applied to the variance request.

Mr. Farrell asked for clarification on dumpster enclosure requirements.

Ms. Dritz answered the questions from the Planning Commission members.

The Chair opened the item for public comment. No public comments were made.

Ms. Mouring made a motion to recommend approval of the Variance request. Mr.

Velazquez seconded.

Ms. Eassa called the roll and the motion passed 5-0.

6. ADJOURN: Ms. Mouring made a motion for adjournment. The meeting was adjourned unanimously at 6:52 PM.

Chairperson Joseph Farrell

Date

If a person decides to appeal any decision made by the Town Council or Zoning Board of Appeals with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Lantana does not provide such a record.

CASE #: VAR23-0017SUBMITTAL DATE: 8/25/23**TOWN OF LANTANA**504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034**VARIANCE APPLICATION**Property Name: Johnson Davis, Inc.Property Location: (Address) 604 Hillbrath DriveProperty Control Number: 4 0 - 4 3 - 4 4 - 3 4 - 0 0 - 0 0 0 - 7 0 7 0Existing Zoning Category: General Industrial**Type of Variance (circle one):**

Setback (front, side, rear)

Lot (width, coverage, size)

Height

Subdivision Regulations

Other Fence Height

Property Owner(s)	Applicant
Name: Johnson-Davis Inc.	Name: <u>SAME</u>
Address: 604 Hillbrath Drive Lantana, FL 33462	Address: <u>↓</u>
Phone: (561) 588-1170	Phone: <u>↓</u>

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENTAL USE ONLY

ACCEPTED FOR REVIEWTown Official: EjnDate: 8/25/23Fee(s) Paid: \$750TOWN ACTION

Town Council: _____ Date: _____

Conditions of Approval: _____

CASE #:

VAR23-0017

SUBMITTAL DATE:

8/25/23

TOWN OF LANTANA

504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

VARIANCE APPLICATION

Property Name:

Johnson Davis, Inc.

Property Location: (Address) 604 Hillbrath Drive

Property Control Number:

4 0 - 4 3 - 4 4 - 3 4 - 0 0 - 0 0 0 - 7 0 8 0

Existing Zoning Category: General Industrial

Type of Variance (circle one):

Setback (front, side, rear)

Lot (width, coverage, size)

Height

Subdivision Regulations

Other Fence Height

Property Owner(s)	Applicant
Name: Johnson-Davis Inc.	Name: SAME
Address: 604 Hillbrath Drive Lantana, FL 33462	Address: ↓
Phone: (561) 588-1170	Phone: ↓

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENTAL USE ONLY

ACCEPTED FOR REVIEW

Town Official:

Ejm

Date:

8/25/23

Fee(s) Paid:

\$100

TOWN ACTION

Town Council:

Date:

Conditions of Approval:

CASE #: VAR 23-0017

SUBMITTAL DATE: 8/25/23

TOWN OF LANTANA

504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

VARIANCE APPLICATION

Property Name: Johnson Davis, Inc.

Property Location: (Address) 604 Hillbrath Drive

Property Control Number: 4 0 4 3 4 4 3 4 0 0 0 0 7 1 0 0

Existing Zoning Category: General Industrial

Type of Variance (circle one):



Setback (front, side, rear)

Lot (width, coverage, size)

Height

Subdivision Regulations

Other Fence Height

Property Owner(s)	Applicant
Name: Johnson-Davis Inc.	Name: SAME
Address: 604 Hillbrath Drive Lantana, FL 33462	Address: 
Phone: (561) 588-1170	Phone: 

DO NOT WRITE BELOW THIS LINE

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ACCEPTED FOR REVIEW

Town Official: 

Date: 8/25/23

Fee(s) Paid: \$100

TOWN ACTION

Town Council: _____ Date: _____

Conditions of Approval: _____

CASE #: VAR23-0017

SUBMITTAL DATE: 8/25/23

TOWN OF LANTANA
504 Greynolds Circle
Lantana, FL 33462
(561) 540-5034

VARIANCE APPLICATION

Property Name: Johnson Davis, Inc.

Property Location: (Address) 604 Hillbrath Drive

Property Control Number: 4 0 4 3 4 4 3 4 0 0 0 0 7 1 7 0

Existing Zoning Category: General Industrial

Type of Variance (circle one):

Setback (front, side, rear)

Lot (width, coverage, size)

Height

Subdivision Regulations

Other Fence Height

Property Owner(s)	Applicant
Name: Johnson-Davis Inc.	Name: <u>SAME</u>
Address: 604 Hillbrath Drive Lantana, FL 33462	Address: ↓
Phone: (561) 588-1170	Phone: ↓

DO NOT WRITE BELOW THIS LINE

FOR DEPARTMENTAL USE ONLY

ACCEPTED FOR REVIEW

Town Official: Ejm

Date: 8/25/23

Fee(s) Paid: \$100

TOWN ACTION

Town Council: _____ Date: _____

Conditions of Approval: _____

GENERAL DATA

Proposed Zoning: _____

SAME

Existing Use of Property: _____

WAREH/DIST TERM

Proposed Use of Property: _____

SAME

Total Site Area: _____ Sq. Ft. OR 1.0010 Acres

RESIDENTIAL

Total Number of Dwelling Units: _____ Density (Units per acre): _____
Existing Proposed Existing Proposed

COMMERCIAL

Total Square Footage: _____ Number of Buildings: _____

A Variance is requested relative to Section # 23-81 of the Town
of Lantana Zoning Code to allow:

A fence of six (6) feet chain link, to be replaced by the same with compliance on all other codes. To include barbed wire at top.

Where the Zoning Ordinance requires

A fence no more than four (4) feet in height.

JUSTIFICATION STATEMENT

Please address the following criteria contained in Section 23-63 of the Zoning Code for Zoning Variance requests:

1. **Special Conditions and Circumstances** - Please describe any special circumstances which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures, or buildings in the same district.

All surrounding properties have a six (6) foot fence.

2. **Not Self Created Condition** - Explain how the special conditions and circumstances do not result from the actions of the applicant.

Replacing in kind

3. **No Special Privilege** - Explain how the grant of this variance request will not confer any special privilege upon the applicant that is denied by the zoning ordinance to other lands, structures or buildings in the same district.

All surrounding properties have a six (6) foot fence. It would fit with surrounding properties.

4. **Deprivation of Rights Enjoyed by Others** - Explain how the literal interpretation of the provisions of the zoning ordinance would deprive the applicants of rights commonly enjoyed by other properties in the same district.

All surrounding properites have six (6) foot fences.

5. **Minimum Variance** - Explain how the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

We are replacing in kind and conforming with the surrounding real estate.

6. **Code's Intent** - Explain how the grant of this variance will be in harmony with the general purpose and intent of this ordinance.

It will provide community with a better look and less dilapidated.

EXACT LEGAL DESCRIPTION OF PROPERTY:

(Attach if insufficient space)

34-44-43, S 216 FT OF N 608 FT OF E 201.67 FT OF W 637.26 FT OF NW 1/4 OF SW 1/4
A/K/A LT 20 GATOR CULVERT CO UNREC



As applicable, please provide the name, address and telephone number for the following persons or firms who are involved in this development: **N/A**

AGENT [if different from Owner(s)]:	DEVELOPER:
Name: SAME	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:

PLANNER:	ARCHITECT:
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
	Florida Registration No.:

ENGINEER:	LANDSCAPE ARCHITECT:
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone:	Phone:
Florida Registration No.:	Florida Registration No.:

SURVEYOR:	ATTORNEY:
Name: Apogee Services, Inc.	Name:
Company Name:	Company Name:
Address: 703 S.W. 24th Ave Boynton Bch., FL 33435	Address:
Phone:	Phone:

CURRENT OCCUPANT OF BUILDING OR PROPERTY:
Name: Johnson-Davis Inc.
Address: 604 Hillbrath Drive Lantana, FL 33462
Phone: (561) 588-1770

APPLICANT'S CERTIFICATION

(I) (We) affirm and certify that (I) (We) understand and will comply with all provisions and regulations of the Town of Lantana, Florida. (I) (We) understand that if this Application is approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Lantana (if not already) and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive and Zoning Ordinance. (I) (We) further certify that all statements and diagrams submitted herewith are true and accurate to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this Application and attachments become part of the Official Records of the Town of Lantana, Florida, and are not returnable.

[Signature]
Witness

[Signature]
Signature of Applicant

[Signature]
Witness

Wm. Clark C. Cryer
Printed Name of Applicant

8/24/2023
Date:

Applicant is:

- ☒ Owner
☐ Optionee
☐ Lessee
☒ Agent
☐ Contract Purchaser

Address:

604 Hillbrath Drive

Lantana, FL 33462

Telephone Number: (561) 588-1170

Fax Number: _____

OWNER'S AUTHORIZATION

I/We affirm and certify that Wm. Clark C. Cryer, the Applicant, is hereby authorized to represent me/us in all dealings regarding this petition with the Town of Lantana.

[Signature]
Witness

[Signature]
Signature of Owner

[Signature]
Witness

Scott J. Johnson
Printed Name of Owner

8/24/2023
Date

Website Search



DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser
We Value What You Value



Real Property ▼

Search by Owner Name (Last Name first) or Address or PCN

Search

Classic PAPA ★ MyPAPA Print This Page Save as PDF Print Property Summary 2022 Proposed Notice

Property Detail • Owner Information • Sales Information • Exemption Information • Property Information • Appraisals • Assessed and Taxable Values • Taxes

Filtered Property Detail

Property Detail

Location Address

606 HILLBRATH DR

Municipality

LANTANA

Parcel Control Number

40-43-44-34-00-000-7080

Subdivision

Official Records Book/Page

05768 / 1112

Sale Date

JUL-1988

Legal Description

34-44-43, S 216 FT OF N 608 FT OF E 201.67 FT OF W
637.26 FT OF NW 1/4 OF SW 1/4 A/K/A LT 20 GATOR
CULVERT CO UNREC

Show Full Map



Nearby Sales Search

Owner Information

Owner(s)

JOHNSON DAVIS INC

Mailing Address

604 HILLBRATH DR

LAKE WORTH FL 33462 1656

Change of Address

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
JUL-1988	\$175,000	05768 / 01112	WARRANTY DEED	JOHNSON DAVIS INC
JUL-1988	\$100	05768 / 01014	WARRANTY DEED	
OCT-1986	\$412,000	05062 / 01272	WARRANTY DEED	
JAN-1985	\$119,800	04447 / 01626	WARRANTY DEED	

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Exemption Information

No Exemption Information Available.

Portability Calculator

Property Information

Tangible Account(s)

Subarea and Sq. Footage for Building 1

Code Description	Sq. Footage
WAREHOUSE	4500
MULTI OFFICE	500
Total Square Footage : 5000	

Structural Element for Building 1

1. Year Built	1993
2. WAREHOUSE STORAGE	5000

Sketch for Building 1

The sketch shows a rectangular grid representing the building footprint. The grid is 100 units wide and 60 units high. A smaller shaded rectangle is positioned in the lower-left corner, measuring 25 units wide and 25 units high. This shaded area is labeled 'A11 (550)'. The remaining area of the grid is labeled 'A0 (4500)'.

Number of Units

0

View Building Details

Total Square Feet*

5000

Acres

1.0010

Property Use Code

4800 - WAREH/DIST TERM

Zoning

I - GENERAL INDUSTRIAL (40-LANTANA)

* May indicate living area in residential properties.

Request Structural Details Change

Appraisals

					Show 5 year	Show 10 year
Tax Year	2022	2021	2020	2019	2018	
Improvement Value	\$349,583	\$289,778	\$274,782	\$248,675	\$238,646	
Land Value	\$404,654	\$346,660	\$346,660	\$330,090	\$320,497	
Total Market Value	\$754,237	\$636,438	\$621,442	\$578,765	\$559,143	
All values are as of January 1st each year						

Assessed and Taxable Values

	Show 5 year Show 10 year				
Tax Year	2022	2021	2020	2019	2018
Assessed Value	\$700,082	\$636,438	\$621,442	\$578,765	\$559,143
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$700,082	\$636,438	\$621,442	\$578,765	\$559,143

Taxes

					Show 5 year	Show 10 year
Tax Year	2022	2021	2020	2019	2018	
Ad Valorem	\$14,362	\$12,911	\$12,712	\$11,962	\$11,250	
Non Ad Valorem	\$1,025	\$975	\$950	\$985	\$985	
Total tax	\$15,387	\$13,886	\$13,662	\$12,947	\$12,235	

***Buyers take note:** Taxes will change and often increase substantially when a property sells. The seller's exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.

Property Tax Calculator

Property Tax Detail

Tax Collector

Whether you're beginning a long-term, large-scale construction project, or simply making a small improvement to your property, you should protect your work site with a fence. While not required by law in all areas, a fence can protect your workers, your community, and your bottom line. Depending on the size and scope of your project, there are both permanent and temporary options available to meet your needs. Regardless of the type of fence you ultimately choose to install, you will enjoy five important benefits:

Safety

The most important thing that a work site fence does is to make it clear that it's a work site. If you don't mark the area clearly, there's really nothing to stop people from wandering onto your site. Furthermore, you may be held liable for anything bad that happens to them while they're on your property. This is true of anyone, but it's especially true for children who enter your site looking for an interesting place to play or hide. Work sites tend to have all kinds of dangerous, sharp or heavy materials and machinery lying around. There may also be holes or pits dug in the ground which can pose trip or fall hazards, especially at night. The CDC reports that 62% of fatal work injuries reported from 2003-2017 occurred in private-sector construction sites. If construction sites are dangerous for trained workers, they're even more dangerous for joggers and kids! Putting a simple fence around the site makes it clear to everyone that they have no business entering the area.

Access Control

Not only does a fence keep people out of your job site after hours, it can also ensure that only authorized people enter it during the work day, as well. By reducing the number of places that unauthorized people can enter the area, you decrease the workload on foremen and other security personnel. It's much easier to keep an eye on one or two gates than to constantly monitor several hundred feet of perimeter. There are many reasons that an unauthorized person might want access to your site, and just as many reasons you might want to keep them out. Regardless of their motives, they can't just walk on if you've got a fence around the area. Lastly, humans aren't the only creatures liable to wander onto your work site – a fence can keep animals out, too.

Loss Prevention

According to a report published in 2017 by the National Equipment Register, equipment theft from job sites is estimated to cost businesses between 300 million and one billion dollars annually. These statistics don't take into account hand tools and other small items. Even worse, less than 25% of stolen equipment is ever recovered. Obviously, a fence helps to keep your valuable equipment from walking away.

Privacy

While some construction projects don't involve sensitive information, others might require more discretion. Perhaps an exterior wall is incomplete, exposing details of a building's interior structure or purpose. You might not want everyone in the neighborhood to know where the nursery is, or the cash office. At other times, maybe you just want to save all of those renovations for a "big reveal" on a certain date. Having the right kind of fence around your work site can keep out prying eyes as well as greedy hands.

Branding

Everyone knows that a fence can promote safety and security, but have you considered that all that nice, flat surface area can also be used to advertise? Many construction companies place their logos on their work site fencing. This serves to identify who is doing the work, as well as potentially attracting future business. Actually, you can share any message you want. Branding is not limited to a certain type of fence, either, as vinyl banners can even be attached to low-cost chain-link panels. This has the added benefit of making the chain-link fence harder to see through while simultaneously sharing your message with the community.

Play It Safe!

The bottom line is that any active work site is always a liability waiting to happen. A fence goes a long way toward minimizing risk and promoting a safe work environment. Whether you have a dedicated site where you'll be doing work for a long time, or you're just working on something for a weekend, Clarksville Fencing has a solution that will meet your needs and your budget. We've installed nearly 10,000 fences all over Middle Tennessee and Southern Kentucky over the past 45 years, so we definitely know what we're doing. Contact us today or use our online quote form to get the ball rolling!

1. Security Fencing Creates Greater Control

These specialist fences and gates is an easy way for you to control the flow of people in and out of your business premises. Whether you use security guards or an intercom and camera to control who can pass through your gates, it will protect both your business premises, employees and customers too.

2. Fencing Acts as a Physical Deterrent

While security fences and gates primarily serve to keep criminals from entering your premises, they also act as a physical deterrent. When criminals come upon your business premises and find themselves faced with the challenge of getting past this security measure, they'll be far less likely to even try and gain access to your property.

3. They're Cost-Effective

When it comes to security measures, there are other options besides security gates and fencing – security guards and alarm systems are other options available. However, once a fence and gate are erected, it requires minimal upkeep and won't incur any extra or excessive costs, making this a cost-effective security solution.

4. Business Fences Prevent Vandalism

Not only will security gates and fences protect your premises from being broken into by criminals, but they'll also prevent vandals from causing damage to your property.

5. They Offer a Great Return on Investment

As well as safeguarding your premises, assets and inventory, this security measure will also add value to your property and increase the overall appeal. Security fences and gates, therefore, offer a great ROI for any business.

6. Fences Lower Insurance Premiums

Installing these types of gates and fences will help lower your insurance premiums, how great is that? This is due to the fact that the presence of security measures is one of the main factors insurance companies consider when determining the cost of your insurance premiums.

7. Security Fences can be Aesthetically Pleasing

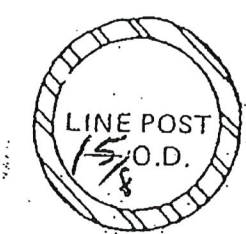
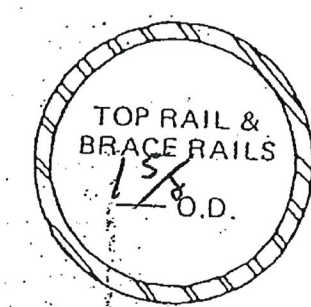
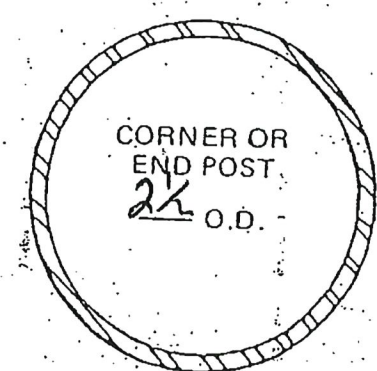
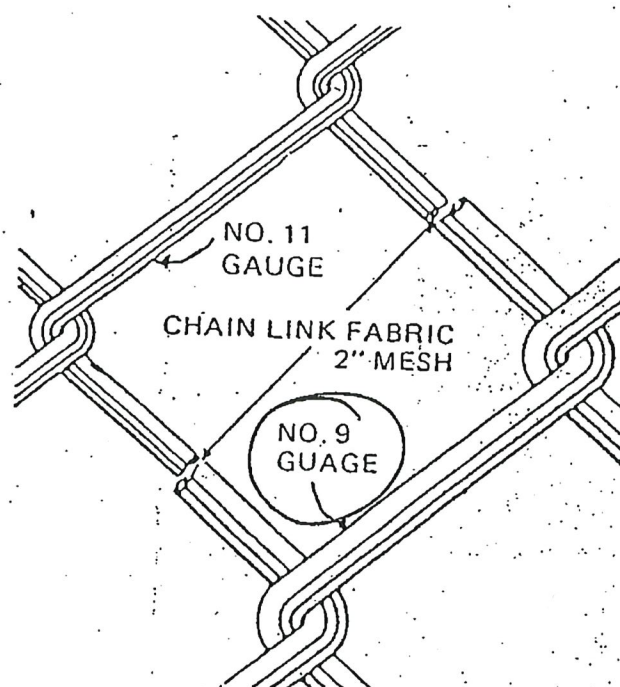
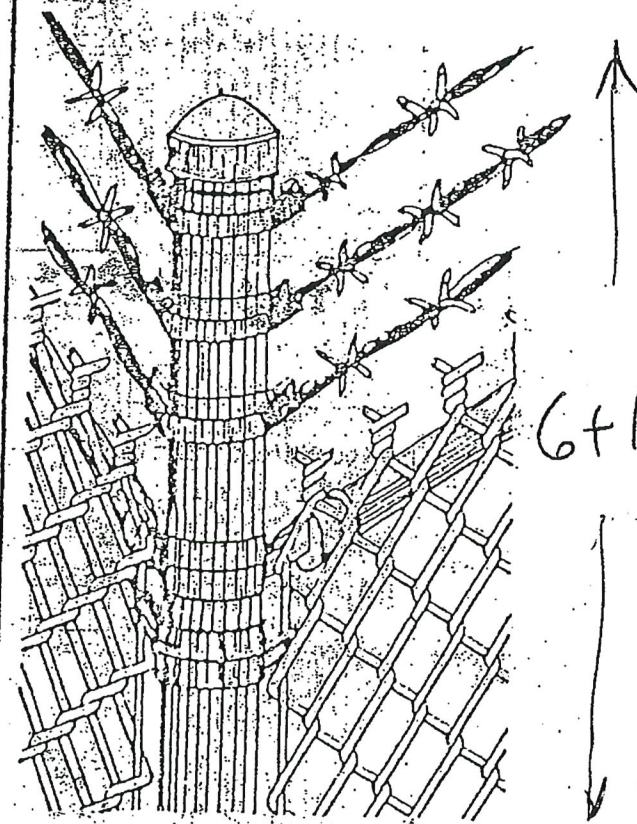
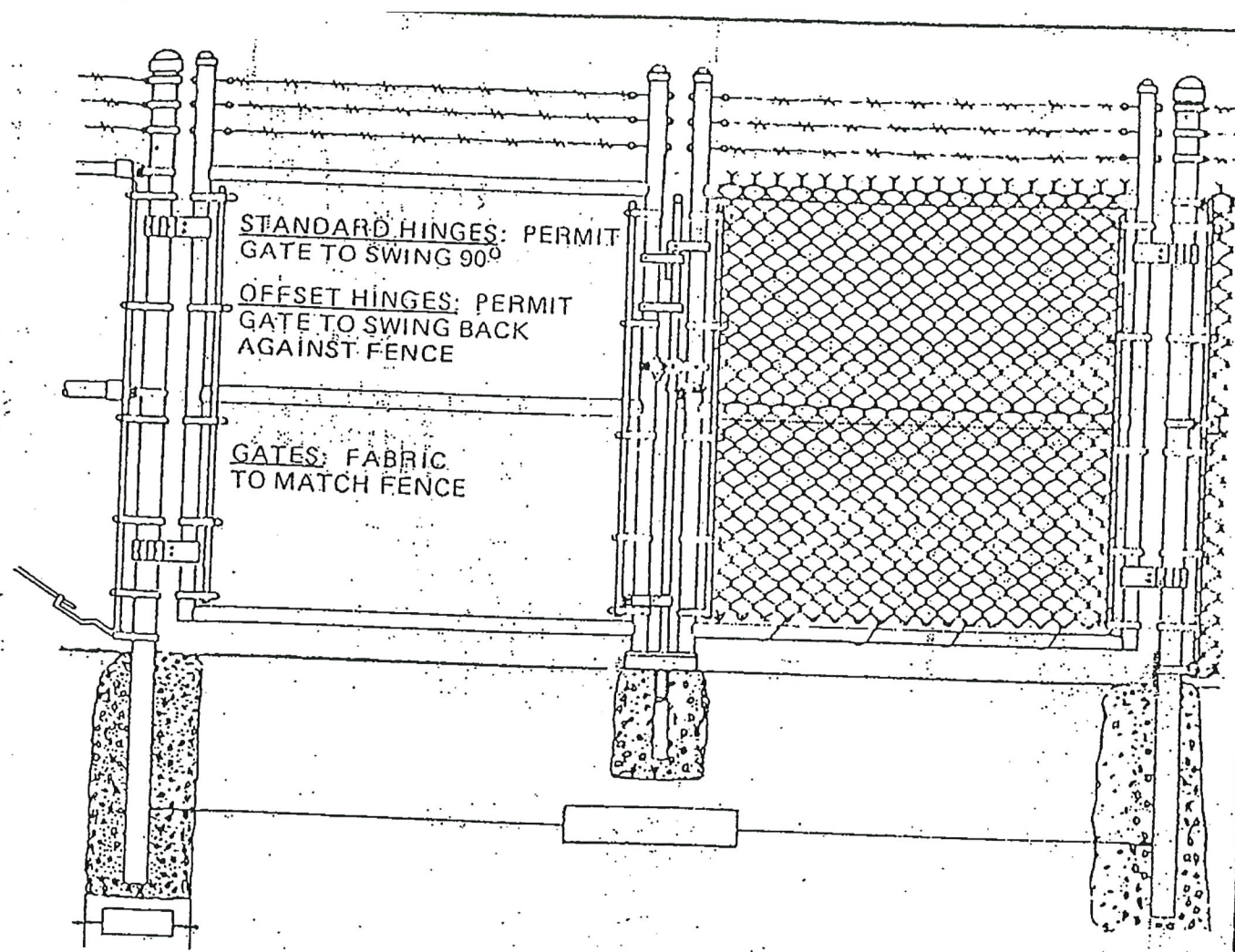
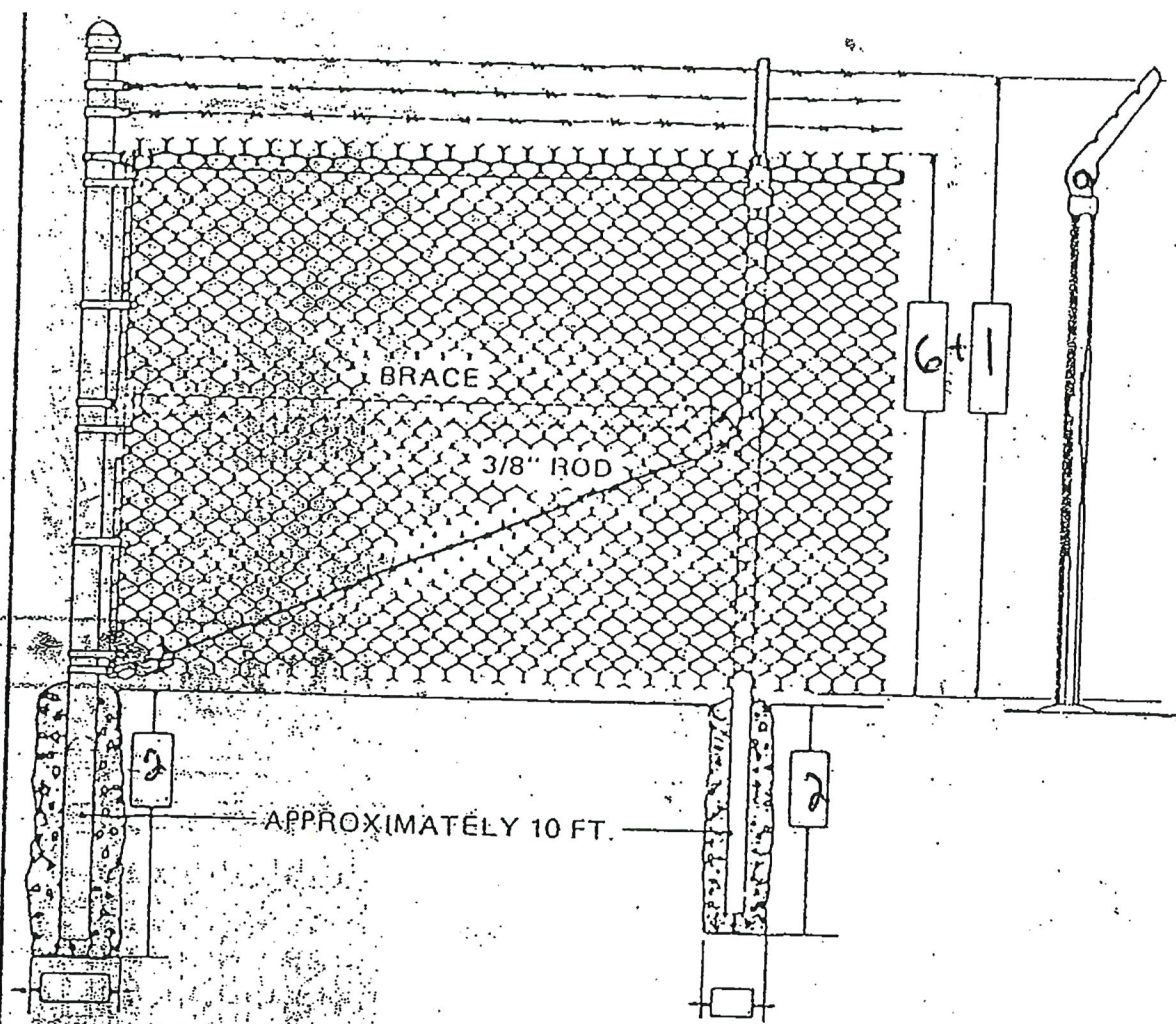
Yes, the main priority when it comes to security gates and fences is to safeguard your premises. However, they can provide the added benefit of enhancing the aesthetic appeal of your business property. There are numerous styles to choose from such as wire mesh fencing or palisade gates and fences. Home 7 Reasons Your Business Needs Security Fencing

Johnson-Davis Inc. is requesting a fence variance to replace the existing fence that is in poor condition, the new fence will be an exact replacement of the existing one with the addition of black vinyl coating. If the variance for the fence is granted a new Clusia hedge will be planted along the perimeter to supply a more aesthetic view for the public.

The fence is to act as a barrier to restrict unauthorized access to our property, safeguard the equipment, and more importantly minimize potential accidents from unauthorized entry.

Johnson-Davis Inc. has many items on the property that could be hazardous without restricting access through fencing. These include heavy machinery in motion, welding flashes, fuels, hydraulic oils, tripping hazards from pipes and beams.

With the recent construction of the Water Tower complex and the Manor apartment community just around the corner from us, there has been an increase in residents walking their pets near our property. Having our fence replaced with a new, fully intact one would ensure their safety and deter them from wandering onto our property. Additionally, the fence would serve as a buffer zone and protect our employees that work in our yard from the many vehicles that drop off their debris at Waste Management (right across from us) and the heavy trucks going to the Coast Guard yard and Florida Public Utilities (both up the street from us).



6+1 Black 9/2

Chain Link Gate Typical
w/ Double Drive

Google Maps 604 Hillbrath Dr. Fence Variance



Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 100 ft









Imagery ©2023 Google, Map data ©2023 , Map data ©2023 Google 20 ft







