



230 North Tubb Street
P.O. Box 98
Oakland, Florida 34760
407- 656-1117 (voice)

**Appearance Review Board Meeting Agenda
April 7, 2026 - 6:30 P.M.
Oakland Meeting Hall
221 N. Arrington Street, Oakland, FL 34760
(Details to view meeting through Zoom are at bottom of agenda)**

All hearings are open to the public. Any interested party is invited to offer comments in person during the meeting or in advance by 5:00 p.m. on Monday, April 6, 2026, in writing to the Town of Oakland, PO Box 98, Oakland, FL 34760, or by e-mail to kheard@oaklandfl.gov. Any party appealing a land use decision made at a public hearing must ensure that a verbatim record of the proceedings is made, which includes the evidence and testimony that is the basis of the appeal. (§286.0105). Any person needing special accommodations to attend the meeting must contact the Town Clerk, at 407-656-1117 x2110, at least 48 hours before the meeting.

1. CALL TO ORDER

Pledge of Allegiance

2. ROLL CALL (Town Clerk)

3. PUBLIC FORUM

(You may be recognized to address matters not on the agenda. Three-minute limit.)

4. APPROVAL OF MINUTES

Approval of the March 3, 2026 Minutes.

5. NEW BUSINESS

a. 320 South Tubb Street – Non-Residential Fencing Design Review

(The Appearance Review Board will not hear cases that do not have representation.)

6. ADJOURNMENT

Zoom Instructions:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84472024368>

Passcode: F9HtFi

Phone one-tap:

+13052241968,,84472024368#,,, *610242# US

Join via audio:

+1 305 224 1968 US

Webinar ID: 844 7202 4368

Passcode: 610242

**APPEARANCE REVIEW BOARD MEETING
MEETING MINUTES
MARCH 3, 2026
6:30 P.M.**

CALL TO ORDER:

This meeting was held in-person. Chair Grimes called the Appearance Review Board Meeting to order at 6:39 p.m. at the Oakland Meeting Hall followed by the Pledge of Allegiance.

ROLL CALL & INTRODUCTIONS:

Present: Jonathan Baucom
John E. Gill III
April Grimes

Absent: Lisa Jenkins
Meredith Rhein

PUBLIC FORUM:

Chair Grimes opened the floor for public forum. With no public coming forward, the floor was closed.

APPROVAL OF MINUTES:

Approval of the October 7, 2025 Minutes

MOTION was made by Member Baucom, seconded by Vice Chair Gill, to approve the minutes of the October 7, 2025, meeting as presented.

AYE: Baucom, Gill, Grimes

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Jenkins and Rhein absent.

NEW BUSINESS:

a. Appearance Review for 320 South Tubb Street – Non-Residential Fencing Design

Planner Sarah Mastison, AICP, *Contracted Town Planner with Wade Trim*, provided a PowerPoint presentation for the proposed 320 South Tubb Street – Non-Residential Fencing Design. Please see attached presentation for details.

A summary of the presentation was as follows:

The purpose of this application is to permit the installation of a 6-foot-high commercial fence around an area intended to be utilized as fleet vehicle storage.

The property located at 320 South Tubb Street is approximately 1.24-acre parcel of land located at the northwest intersection of South Tubb Street and State Road 50 (West Colonial Drive), comprising of lots 11 and 12 of the Ryan Court plat. The site has building frontage along both rights of way and is currently accessed via two driveway accesses located on South Tubb Street. It is designated Commercial on the Town of Oakland's Future Land Use Map, is zoned Commercial Restricted (C-1), and is located within the Town's Urban Corridor Design District.

Section 4.6.1.A.1. of the Land Development Code provides the following requirements regarding the installation of non-residential fences:

“Fences visible from any right-of-way or private drive shall be decorative, yet functional, painted black or forest green, and shall be subject to the approval of the Town's Appearance Review Board. Such fences shall be accompanied by a 3-foot high (within one year of planting) hedge surrounding the fence. Chain-link fences are prohibited in commercially zoned corridor areas. Chain link maybe considered in industrial areas when screened appropriately with berms and landscaping – subject to approval. Barbed wire fences are prohibited in all areas except industrial areas where said fencing is not viewable from the right-of-way”.

Additional requirements pertaining to permitted non-residential fence heights are outlined in *Section 4.6.1.A.2*, provided below:

“No fence or wall shall exceed six (6) feet in height within the required side and rear setbacks. Fences and walls shall not exceed four (4) feet in height within the required front and street side yard setbacks. A request for heights to six feet in these yards may be requested from the Town Planner. Pillars, posts and entry features may be 8 foot in height.”

The proposed privacy fencing subject to this application is intended to screen the fleet vehicles associated with the applicant's intended use for the property, which is to be an administrative services office for a restoration company. Per the property's C-1 zoning district, offices such as the intended use of 320 South Tubb Street are allowable in accordance with Primary Zoning Use and Structure Table 1 of the Land Development Code.

Section 3.2.1.4.B.6 of the Town's Land Development Code prohibits the parking of commercial vehicles that are visible along a public right-of-way for advertising purposes. The proposed commercial fencing at the requested 6-foot height would provide effective privacy screening for fleet vehicles associated with the proposed permitted business on

the property. As proposed, the fencing advances the intent and vision of the Town's Land Development Code while enhancing the visual appearance of a prominently located property within the Urban Corridor Design District.

Furthermore, the proposed fencing material, as presented, is consistent with the fencing materials and types permitted within the Urban Corridor Design District, resulting in a proposal that is compatible with the established character of the area surrounding 320 South Tubb Street. In addition, the fence will be accompanied by a 3-foot-high hedge (within one year of planting) along the portions of the fence that directly front the public right-of-way. The proposed fence will be set back a sufficient distance to accommodate these required plantings, and approval of the final inspection for the commercial fence permit shall be contingent upon their installation.

Staff finds the proposed fencing is substantially compliant with the Town of Oakland Land Development Code (LDC) Design District requirements and recommends approval.

Vice Chair Gill stated he approves with the six-foot fence to mask the vehicles along with the correct color to make it aesthetically pleasing.

Applicant Gill L'Hommedieu, *DriRite*, thanked the Board for their review. He stated he purchased the property and knows this property is within the direct thoroughfare of the Town, and he looks forward to contributing to the community.

Vice Chair Gill asked if he had any plans to fix up the building.

- **Applicant L'Hommedieu** stated he will be reskinning the metal building and painting with plans that it will look a lot nicer than it looks now.

Chair Grimes asked the board members if they had any further questions or comments. With no questions or comments from the board members, she opened the floor for public comment. With no public coming forward, the floor was closed.

Chair Grimes asked for a motion.

MOTION was made by Vice Chair Gill, seconded by Member Baucom, to approve the 320 South Tubb Street Non-Residential Fencing Design Review.

AYE: Baucom, Gill, Grimes

NAY: None

MOTION PASSED with 3 Ayes, 0 Nays with Members Jenkins and Rhein absent.

b. Appearance Review for Turnpike Commerce Park, 16360 West Colonial Drive

Planner Sarah Mastison, AICP, *Contracted Town Planner with Wade Trim*, provided a PowerPoint presentation for the Turnpike Commerce Park, 16360 West Colonial Drive Design Review. She handed out a revised site plan that was not in the agenda packet, (*Exhibit A Attached*). Please see attached presentation for more details.

A summary of the presentation was as follows:

The property generally located at 16360 West Colonial Drive is approximately 13.8-acre site comprising of four (4) parcels of land located near the intersection of State Road 50 (West Colonial Drive) and the Florida Turnpike. It is designated Industrial on the Town of Oakland’s Future Land Use Map, zoned Industrial General (I-1), and is located within the Town’s Urban Corridor Design District.

The subject site received prior site plan approval in 2021 for the development of the Secure Storage Oakland facility, which consisted of nine (9) storage buildings totaling approximately 164,000 square feet. While the subject parcels remain under the ownership of Secure Self Store, which acquired the property in 2021, the proposal under this review is a separate and independent development that replaces the previously approved plans.

The Turnpike Commerce Park is proposed to consist of four (4) single-story industrial flex buildings, each containing 40,040 square feet, for a total of 160,160 square feet. The buildings have a north-south orientation, with the end caps facing West Colonial Drive (SR 50) to the north and the Florida Turnpike to the south. Access to the development is provided via the narrow parcel of land, with Identification Number 29-22-27-0000-00-040, that connects the main portion of the site to SR 50 (West Colonial Drive). The applicant is dedicating this access to the Town as right-of-way.

Planner Mastison displayed the original site plan that had been submitted and included in the agenda packet; however, the applicant prepared a revised site plan that was distributed to the Board prior to the meeting. In the revised site plan, the row of parking on the west side adjacent to Pond A1 was reduced to allow for the expansion of the stormwater pond.

The applicant group has provided a list of requested deviations from various requirements of the Land Development Code and standards of the Urban Corridor Design District, which are outlined below.

Development Standard	Requested Deviation from LDC Requirements
Landscape Buffering	Forgo the installation of a landscape buffer wall
Minimum Parking Requirement	1,638 spaces required, 255 spaces proposed based on a submitted parking calculation
Industrial Building Floorplate	32,000 square foot maximum permitted per building, 40,040 square feet per building proposed
Building Orientation	Orientation of the buildings towards the interior of the property, rather than towards the public rights-of-way
Industrial Building Fenestration	30% building fenestration required, 8% building fenestration proposed

The subject project site is located within the Town of Oakland’s Urban Corridor Design District. Per *Section 3.3.7* of the Land Development Code, part of the intent and purpose of this Design District is to accommodate attached mixed-use buildings adjacent to the town center that provide local and regional access to commercial uses, in addition to permitting larger buildings within the most intense part of the urban corridor. Approval of the Turnpike Commerce Park would enable the establishment of industrial flex space that would support job creation and employment growth near the intersection of two (2) major transportation routes. Based on these considerations, staff finds that the Turnpike Commerce Park, as proposed and with the requested deviations, fulfills the purpose and intent of the Urban Corridor Design District.

The applicant requested approval of the proposed development concept as presented. If approved, the concept plan will serve as the applicable reference design for the final engineering review and subsequent building permitting process. Based on staff’s review, the proposed Turnpike Office Park is consistent with the intent of the Town’s Design District and fulfills the standards of the Town’s Land Development Code.

This Board’s recommendation is anticipated to be presented to the Planning and Zoning Board on March 17, 2026, and to the Town Commission on March 24th.

Applicant Drew Thigpen, *Greenberg Gibbons Properties*, stated that they focus exclusively on this type of shallow bay light-industrial flex product which supports local service-oriented businesses such as plumbers and electricians, and believes this location would be ideal for this use, and he is available to answer any questions.

Appearance Review Board discussion was as follows:

Chair Grimes stated that this site will be visible from State Road 50 (SR 50) and the Turnpike.

- **Applicant Thigpen** stated she is correct with the northern side visible from SR 50 and the southern side visible from the Turnpike.

Vice Chair Gill asked about the requested variances with (1) being the landscape buffer wall, and (2) the orientation of the buildings.

- **Applicant Thigpen** explained the landscape buffer wall was not included in the previously approved plan and that they are maintaining that approach, as a wall would limit the connectivity many businesses now prefer. He added that while they aimed to keep the buildings oriented consistently, that was not feasible; however, windows have been incorporated along the endcaps facing SR 50.
- **Planner Mastison** stated the wall is only required next to residential.

Chair Grimes stated the endcaps facing SR 50 and the Turnpike lack strong design elements and suggested that additional character and stylistic features could be incorporated in line with Oakland’s design standards.

- **Applicant Thigpen** stated they can review that and noted that they can incorporate three-pane windows on the endcaps for aesthetic enhancement and asked if that would be acceptable.

Chair Grimes referenced Oakland’s Design Guideline Manual and outlined several design recommendations to enhance character along the endcaps in keeping with the Town’s standards. She also recommended maintaining the minimum 30% fenestration requirement as established by Code, while making efforts to align with the design guidelines.

- **Applicant Thigpen** stated they are willing to review the guidelines, but believe the design is already largely consistent with them. He added that they can incorporate additional windows to meet the required threshold. He also asked whether the Board’s primary concern is visibility from SR 50 rather than the Turnpike, and if shifting windows from the southern (Turnpike-facing) side to the SR 50 frontage would be acceptable, because there is a soundwall off of the Turnpike that covers 70% of this site.

Chair Grimes stated she would like to propose anywhere the buildings are visible from a main street the 30% fenestration requirement is met.

Vice Chair Gill stated he is concerned about the parking variance and believes the office space should be capped in order to accommodate the required parking.

- **Planner Mastison** explained with the revised site plan the applicants are changing their methodology to an Industrial Park Use with a calculation based on an I.T.E. Land Use 130, which is 1.01 spaces per 1,000 Square Foot (162 total required spaces); and further, the applicant is requesting the Board approve this methodology.
- **Applicant Thigpen** explained that the 1.01 spaces per 1,000 square feet ratio is based on established data from industrial parks and accounts for the supplemental office space needed to support warehouse operations. He noted that, due to requirements from their capital partners, office space is typically limited to no more than 20% to prevent “office creep” that could impact parking demand. He also stated that the Town’s parking standard of one space per 100 square feet is excessive for this type of use, and that parking was reduced to accommodate additional stormwater. He further added that they construct this same product in multiple locations using the same parking configuration, which has consistently proven sufficient and, in many cases, results in an excess of parking.

Further discussions ensued regarding the types of businesses likely to occupy the warehouse and the corresponding parking requirements.

Chair Grimes asked whether they are able to place restrictions on size of office space.

- **Town Attorney Vose** explained that such a conditional restriction would be difficult to administer and enforce over time, and advised adhering to the parking calculations established by the I.T.E.

Chair Grimes stated she would like to abide by the 32,000 square feet building floorplate as outlined in the Code instead of the applicant's proposed variance of 40,040 square feet per building.

- **Applicant Thigpen** stated they would not be able to get the returns that they need to make this project work with the 32,000 square feet of building.
- **Vice Chair Gill** noted if the Board approves this variance, it sets a precedent for other developers.
- **Applicant Thigpen** responded he understood; however, approving a variance does not establish a legal precedent. A variance is a way to try to fit development within a box that may be limited. He further explained why decreasing the square footage is not viable from their standpoint.

Discussion ensued regarding the Board making a motion with conditions.

Town Attorney Vose clarified that granting a variance for a specific property does not establish a precedent for that property or for other properties within the Town.

Vice Chair Gill asked whether it would be possible to establish a limit on the size of office space.

- **Town Attorney Vose** responded, based on his experience, that conditions like this tend not to resolve issues and instead create administrative complications. He added that final development terms are more appropriately addressed through a development agreement.
- **Planner Mastison** clarified that this is a straightforward site plan and architectural approval without a development agreement, which limits their flexibility and ability to impose conditions.
- **Town Attorney Vose** further explained that the purpose of I.T.E. Land Use classifications is to assist traffic engineers simplify the complexities of mixed-use developments and determine specific figures needed to ensure adequate parking.

Chair Grimes stated she supports approval with the condition that the 30% fenestration requirement is met on all endcaps facing a major highway, along with incorporating building elements that better reflect the character of the Town; and further, she also suggested that the floorplate variance be voted on by the Planning and Zoning Board.

Chair Grimes opened the floor for public comment, and with no public coming forward, the floor was closed. She further asked the board members if they had any more questions or comments. With no questions or comments from the board members, she asked for a motion.

MOTION was made by Vice Chair Gill, seconded by Member Baucom, to approve the Turnpike Commerce Park, 16360 West Colonial Drive, Design Review with the following conditions:

1. Adhere to the 30% fenestration on the endcaps that are visible from SR 50 and the Florida Turnpike;
2. Approve the Landscape buffering variance if it was originally approved without the wall;
3. Refer the determination of the floorplate variance of 32,000 Sq Ft maximum to 40,040 Sq Ft to the Planning and Zoning Board.

Town Attorney Vose asked whether his motion, including the stated conditions, constitutes an approval consistent with staff recommendations? **Chair Grimes** stated that is correct.

Vice Chair Gill confirmed that the Board is in agreement with the building orientation, parking spaces as determined by the I.T.E., and the landscape buffer, noting that the original approval did not include a wall. He added that the Board prefers to maintain the building floorplate in accordance with the Code requirement of 32,000 square feet; however, if the Planning and Zoning Board and the Town Commission approve the requested variance to 40,040 square feet, the ARB would also support that approval.

Town Attorney Vose clarified whether the requirement for 30% fenestration on the endcaps facing SR 50 and the Turnpike should instead be phrased as "visible from SR 50 and the Turnpike"? **Vice Chair Gill** agreed.

AYE: Baucom, Gill, Grimes
NAY: None

MOTION PASSED with 3 Ayes, 0 Nays and Members Jenkins and Rhein absent.

ADJOURNMENT:

The meeting was adjourned at 7:53 p.m.

TOWN OF OAKLAND

April Grimes, Chair

ATTEST:

Kathy Heard, CMC, Town Clerk



To: Appearance Review Board
From: Brad Cornelius, AICP; Sarah Mastison, AICP; and Taylor Hague, AICP – Contracted Town Planners
Subject: 320 South Tubb Street – Non-Residential Fencing
Meeting Date: April 7, 2026

Background

Gil L'Hommedieu, owner of the subject property, submitted an architectural review application for the property located at 320 South Tubb Street. The purpose of this application is to revise the previously ARB approved commercial fence to permit the installation of a 6-foot-high commercial fence with 6-foot-4-inch-high decorative columns around an area intended to be utilized as fleet vehicle storage.

The property previously received approval from the Appearance Review Board (ARB) on March 3, 2026, for the installation of 6-foot-high commercial fencing in the same location and orientation as shown in this report. Subsequent to that approval, the applicant notified staff of their intent to incorporate decorative columns into the fencing. Because the addition of decorative columns expands the scope of work beyond what was originally reviewed and approved by the ARB, additional ARB approval is required to install the improvements as proposed under this revised application.

The property located at 320 South Tubb Street is approximately 1.24-acre parcel of land located at the northwest intersection of South Tubb Street and State Road 50 (West Colonial Drive), comprising of lots 11 and 12 of the Ryan Court plat. The site has building frontage along both rights of way and is currently accessed via two driveway accesses located on South Tubb Street. It is designated Commercial on the Town of Oakland's Future Land Use Map, is zoned Commercial Restricted (C-1), and is located within the Town's Urban Corridor Design District.

considered in industrial areas when screened appropriately with berms and landscaping – subject to approval. Barbed wire fences are prohibited in all areas except industrial areas where said fencing is not viewable from the right-of-way”.

Additional requirements pertaining to permitted non-residential fence heights are outlined in Section 4.6.1.A.2, provided below:

“No fence or wall shall exceed six (6) feet in height within the required side and rear setbacks. Fences and walls shall not exceed four (4) feet in height within the required front and street side yard setbacks. A request for heights to six feet in these yards may be requested from the Town Planner. Pillars, posts and entry features may be 8 foot in height”.

The purpose of this architectural review application is to request approval of the design of the proposed 6-foot-high privacy fence with 6-foot-4-inch-high decorative columns around the existing parking area located north of the property at 320 South Tubb Street. Images of the proposed privacy fencing material and details regarding the proposed columns are provided as attachments to this staff report.

The proposed privacy fencing subject to this application is intended to screen the fleet vehicles associated with the applicant’s intended use for the property, which is to be an administrative services office for a restoration company. Per the property’s C-1 zoning district, offices such as the intended use of 320 South Tubb Street are allowable in accordance with Primary Zoning Use and Structure Table 1 of the Land Development Code.

Section 3.2.1.4.B.6 of the Town’s Land Development Code prohibits the parking of commercial vehicles that are visible along a public right-of-way for advertising purposes. The proposed commercial fencing at the requested 6-foot height would provide effective privacy screening for fleet vehicles associated with the proposed permitted business on the property. As proposed, the fencing and columns advances the intent and vision of the Town’s Land Development Code while enhancing the visual appearance of a prominently located property within the Urban Corridor Design District.

Furthermore, the proposed fencing and column materials, as presented, are consistent with the fencing materials and types permitted within the Urban Corridor Design District, resulting in a proposal that is compatible with the established character of the area surrounding 320 South Tubb Street. In addition, the fence will be accompanied by a 3-foot-high hedge (within one year of planting) along the portions of the fence that directly front the public right-of-way. The proposed fence and columns will be set back a sufficient distance to accommodate these required plantings, and approval of the final inspection for the commercial fence permit shall be contingent upon their installation.

Please note that the scope of this review before the Appearance Review Board is solely to approve or deny the commercial fencing and decorative columns. All other improvements displayed on the

site plan attached to this staff report are for visual reference only and will be reviewed separately to ensure full compliance with the Town's Land Development Code and Comprehensive Plan.

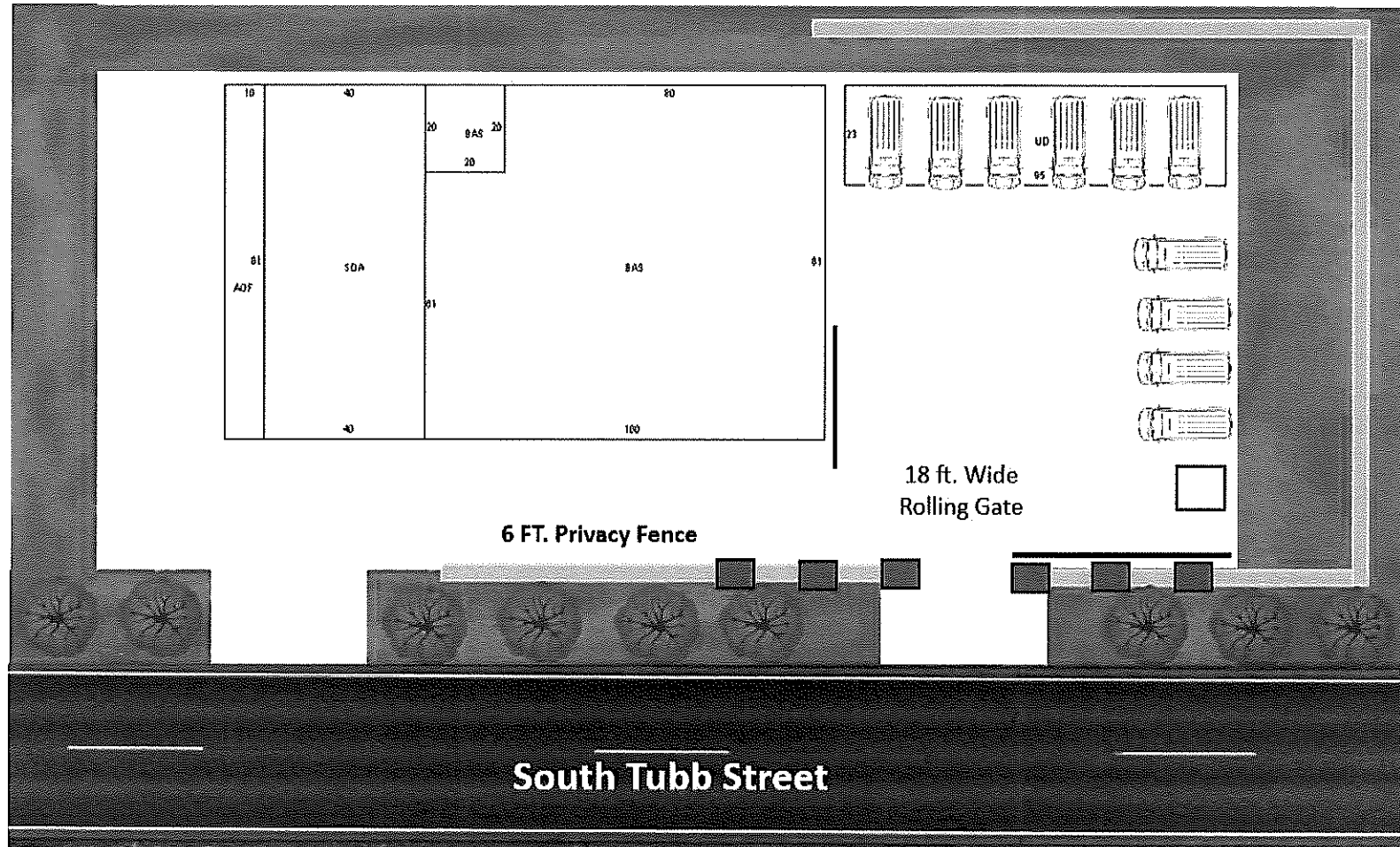
Town Staff Recommendation

Staff finds the proposal substantially compliant with the Town of Oakland Land Development Code (LDC) Design District requirements and recommends approval of the fencing and decorative columns as submitted by the applicant and provided with this agenda item.

Attachments

- Conceptual Site Plan
- Property Survey Displaying Location of Proposed Fencing
- Column and Fence Panel Details

Proposed Block Columns at North Entrance



BOUNDARY SURVEY

320 S TUBB STREET
OAKLAND, FL 34760

SHEET 1 OF 1
SECTION 20 TOWNSHIP 22 SOUTH RANGE 27 EAST

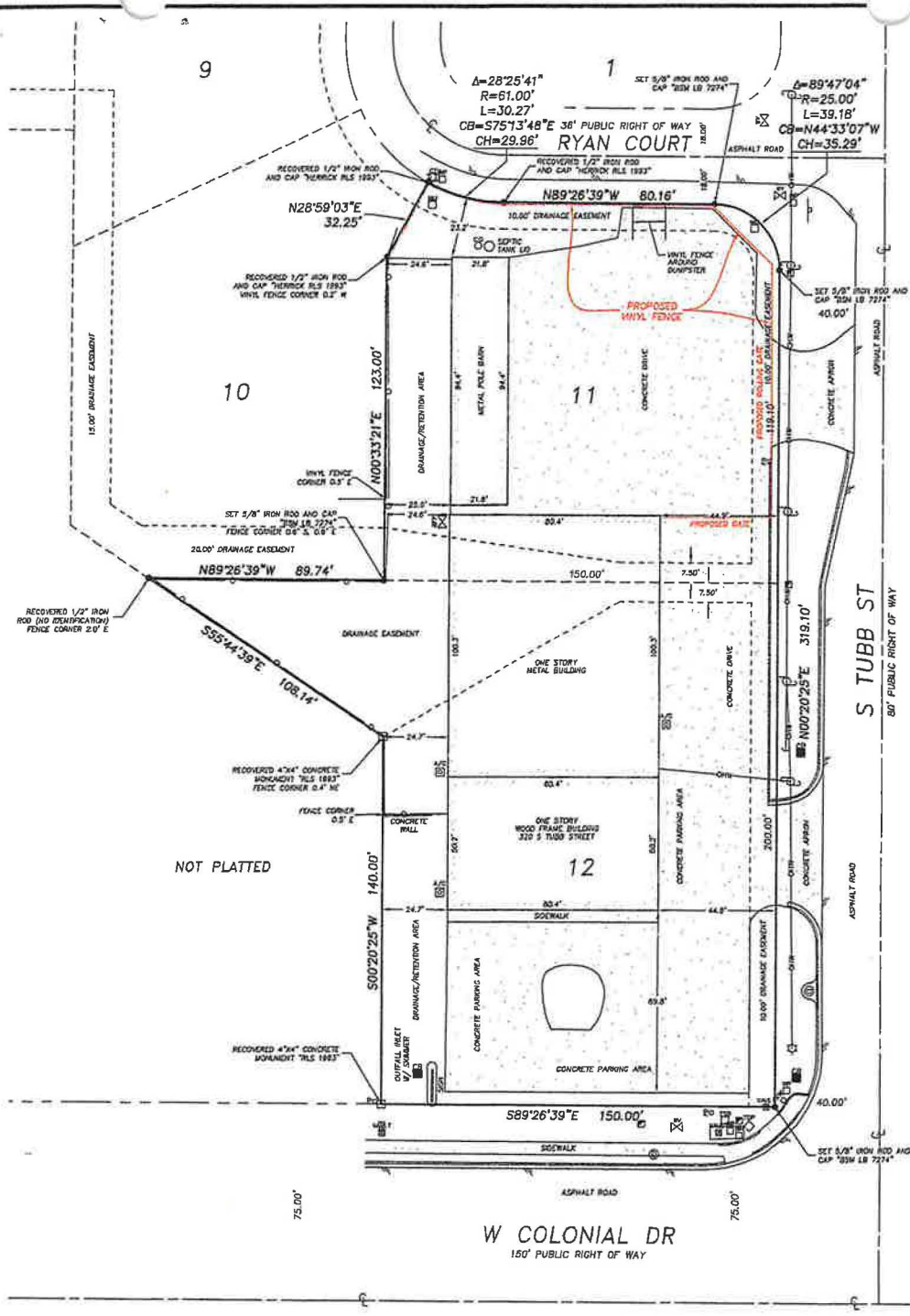
DESCRIPTION:
LOT 11 AND 12, RYAN COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 54, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYORS NOTES:**
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.062. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
 - REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 11 AND 12, RYAN COURT, AS BEING N00°20'25"E (PER THE PLAT).
 - THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
 - THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0200H, COMMUNITY NO. 120863, DATED SEPTEMBER 24, 2021.
 - THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

FLORIDA REGISTRATION NO. 5668
ARON D. BISHMAN, P.S.M.

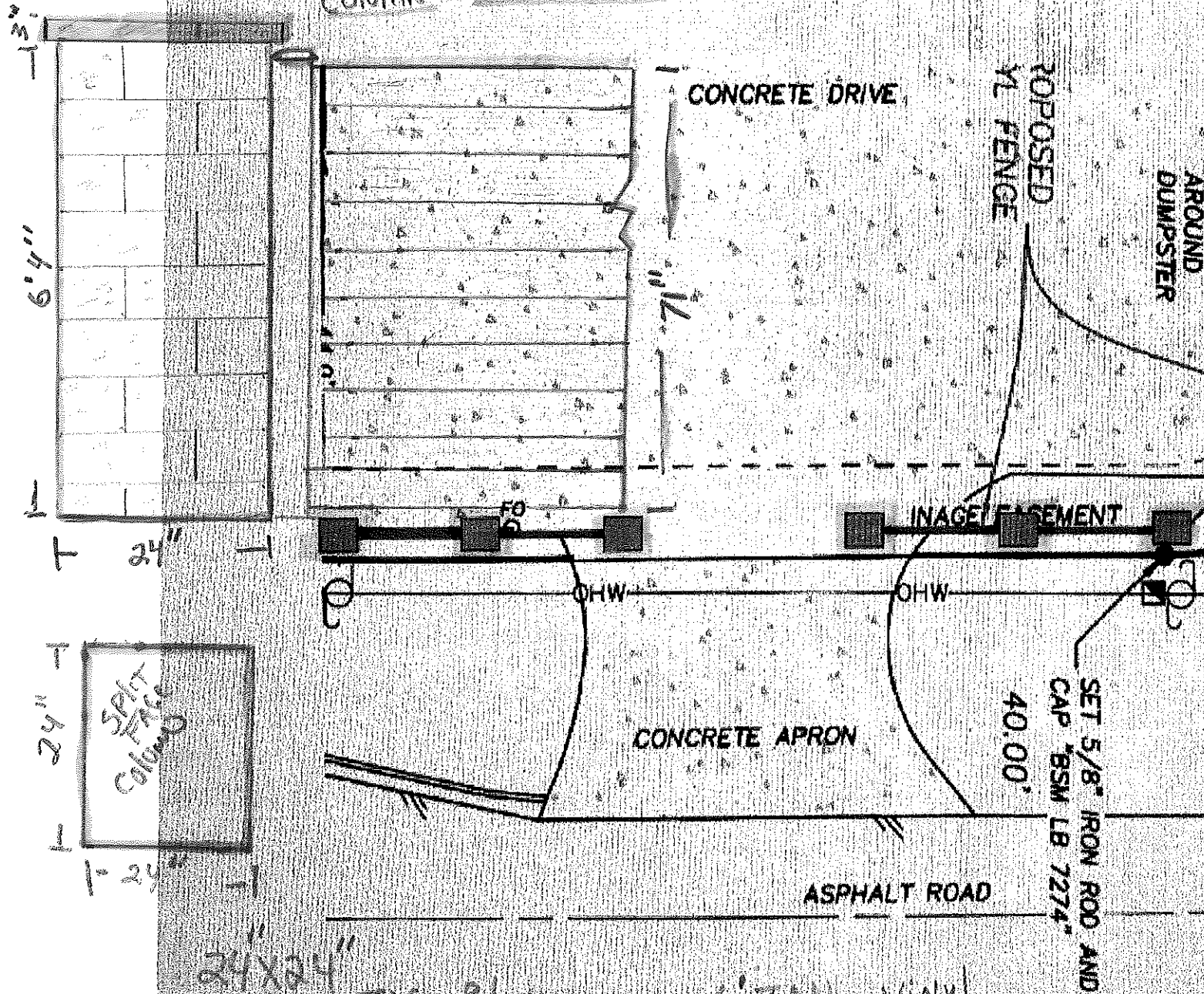
JOB NO.: 26013.000
SURVEY DATE: 2/11/2026
FIELD BY: J. COVARD
FIELD BOOK: 2601
PAGE: 7
FIELD FILE: 26013TC.M\F
DRAWING FILE: 26013.DWG



- LEGEND/ABBREVIATIONS:**
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED
- | | | | |
|-----|---|---|-------------------------------|
| Δ | CENTRAL ANGLE | ⊕ | FIRE HYDRANT |
| R | RADIUS | ⊖ | BACK FLOOR PREVENTER |
| L | LENGTH | ⊕ | WATER VALVE |
| CH | CHORD | ⊕ | WATER METER |
| CB | CHORD BEARING | ⊕ | MASTER WATER ASSEMBLY |
| TJ | TIE | ⊕ | GAS VALVE |
| PJ | POINT | ⊕ | GAS METER |
| POC | POINT OF COMMENCEMENT | ⊕ | POWER FUSE |
| OR | OPTICAL REFERENCE POINT | ⊕ | AIR CONDITIONER |
| PL | PLATE | ⊕ | WRING PULL BOX |
| TR | TYPICAL | ⊕ | CABLE TELEVISION RISER |
| ⊕ | IRON ROD & CAP | ⊕ | TELEPHONE ACCESS CABINET |
| ⊕ | IRAIL & DISC | ⊕ | TELEPHONE RISER |
| ⊕ | 4"x4" CONCRETE MONUMENT | ⊕ | UTILITY VAULT |
| ⊕ | IRON PIPE | ⊕ | LIGHT POLE |
| ⊕ | CHAIN LINK FENCE | ⊕ | CATCH BASIN |
| ⊕ | WOOD FENCE | ⊕ | DRAINAGE MANHOLE |
| ⊕ | EDGE OF ASPHALT PAVEMENT | ⊕ | CURB GULCH |
| ⊕ | CONCRETE | ⊕ | METERED PND SECTION |
| ⊕ | CENTERLINE | ⊕ | CLEAN-OUT |
| ⊕ | LOCKED BUSINESS | ⊕ | WELL |
| ⊕ | PROFESSIONAL SURVEYOR & MAPPER | ⊕ | TRAFFIC SIGNAL BOX |
| ⊕ | PROFESSIONAL LAND SURVEYOR | ⊕ | TRAFFIC SIGNAL POLE |
| ⊕ | IRON DENSITY POLYETHYLENE PIPE | ⊕ | SHIELD POST SIGN |
| ⊕ | POLYETHYLENE GLASS REINFORCED CONCRETE PIPE | ⊕ | HANDPAVED PARKING SHALE (H/P) |
| ⊕ | REINFORCED CONCRETE PIPE | | |
| ⊕ | DIVORCED UTILITY MARK | | |
| ⊕ | WOODEN UTILITY POLE | | |
| ⊕ | OUT ANCHOR | | |

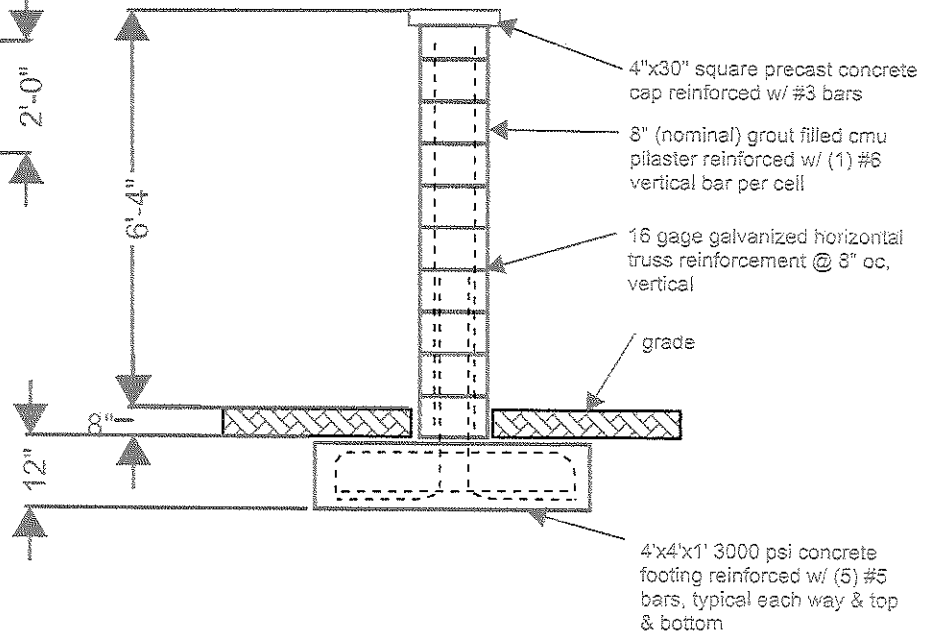
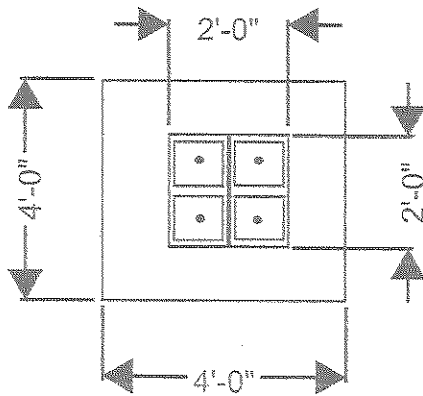
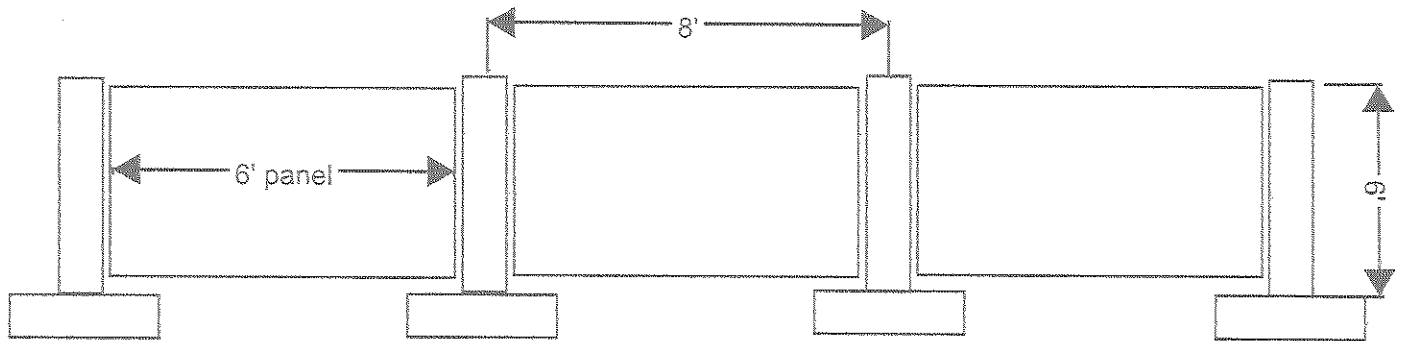
Column & Fence Panel Detail

DRIPITE
320 SOUTH TUBB ST.
OAKLAND FL.



24" x 24"
SPLIT FACE BLOCK
COLUMN W 3" SPLIT CAP

6" TALL VINYL
GRAY WOODGRAIN
PRIVACY FENCE



PROPOSED PRIVACY FENCE MATERIALS

100% Privacy. 100% Durability.

MADISON

Seamless panels capture 100% privacy with durability and low maintenance. With a sleek horizontal style, choose the freshly painted look of smooth solid lines or the organic vibe of textured woodgrain.



Shown in Coastal Cedar

DESIGN INSPIRATION

MODERN

Envelope your outdoor oasis with welcome seclusion that's completely in tune with mid-century modern ideals. Horizontal lines and angular styling provide the perfect backdrop for tailored outdoor living designs.



2025 Product Catalog