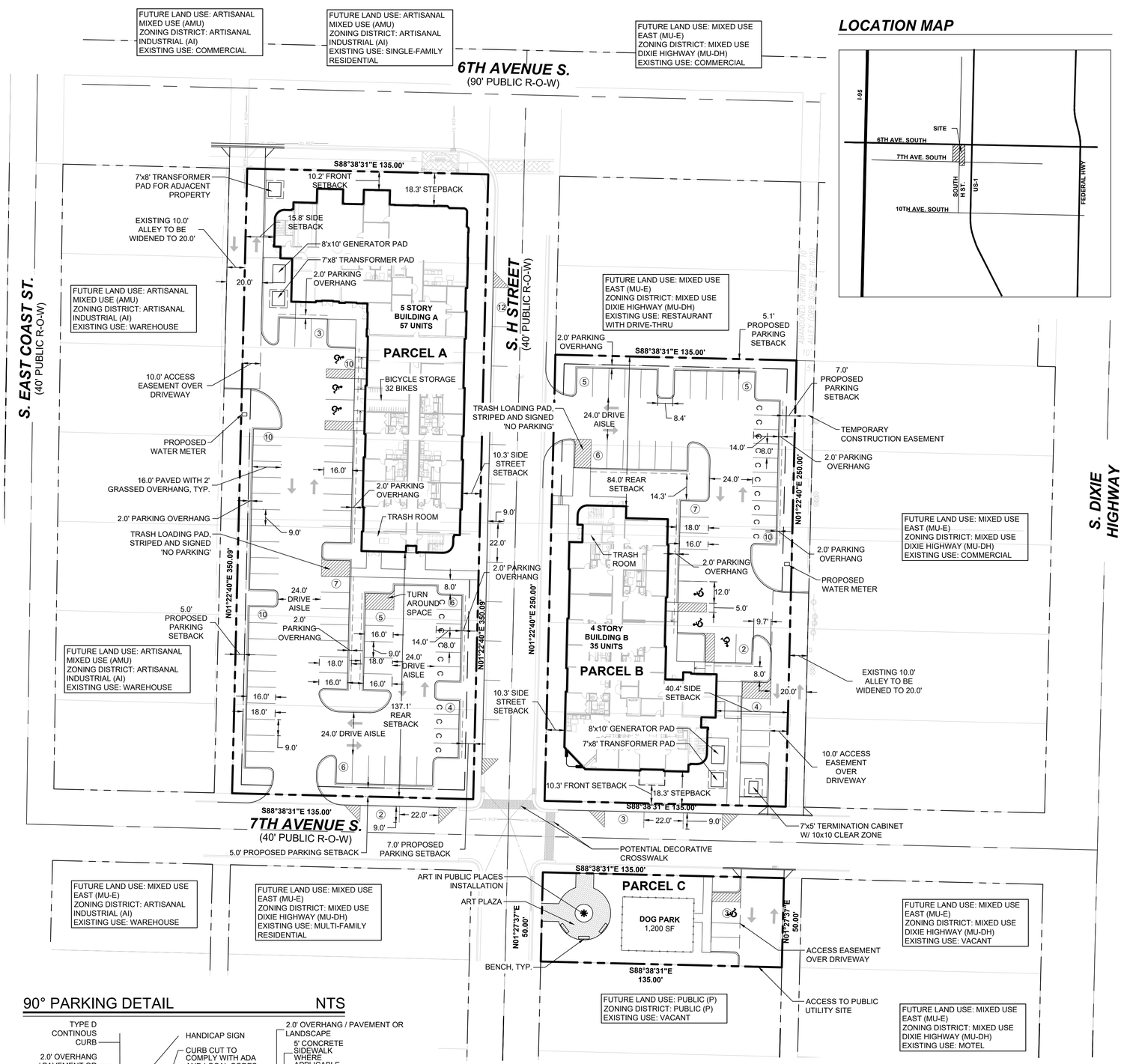


LOCATION MAP

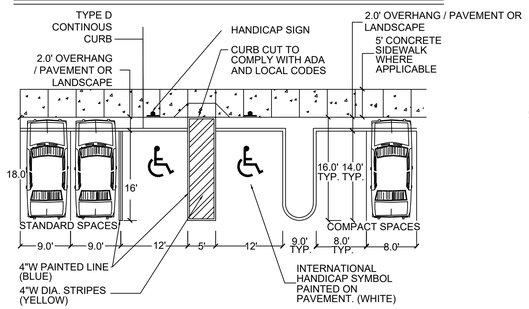
PROJECT DATA

PROJECT DATA				
Project Name	Pinnacle on Sixth			
Location	South of 6th Avenue South, east and west sides of South H Street			
Municipality	City of Lake Worth Beach			
PCN(s)	38-43-44-21-15-203-0100	38-43-44-21-15-205-0010	**Future Land Use**	Mixed Use - East (MU-E)
	38-43-44-21-15-203-0130	38-43-44-21-15-205-0020	**Base Zoning District**	Mixed Use - Dixie Highway (MU-DH)
	38-43-44-21-15-203-0140	38-43-44-21-15-205-0030	**Planned Development**	Mixed Use Urban Planned Dev. (MUUPD)
	38-43-44-21-15-203-0150	38-43-44-21-15-205-0040	**Overlay**	Major Thouroughfare Plan
	38-43-44-21-15-203-0150	38-43-44-21-15-223-0080	**CRA Platted Lots**	13

Development Standard		Required: Base Zoning District	Required: Mixed Use Urban Planned Development, SBIP & AWFH Bonus	Provided: Parcel A	Provided: Parcel B	Provided: Parcel C	Provided: Total
Lot Size (ac) (min.)		0.5					2.01
Lot Size (square feet) (min.)		21,780		47,250	33,750	6,750	**87,750**
Lot Width (feet) (min.)		50		100	100	50	
Number of Units			100	57	35	0	**92**
Density (u/a) (max.)		30	49.5 - SBIP +25%, AWFH +15%, CRA Platted Lots +13				**45.67**
Setbacks	Front	10 ft. minimum not to exceed 22 ft.	A. Front façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum.	10.2 ft level 1 18.3 ft level 2-5	10.3 ft level 1 18.3 ft level 2-4	NA	
	Rear	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure	B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.	137.1 ft	84.0 ft		
	Side (Street)	10 ft. on street and 0 ft. on interior lot.	C. Façades facing major thoroughfares must have setbacks of eight (8) to twelve (12) feet in addition to minimum for third story and above.	10.3 ft	10.3 ft		
	Side (Alley)	10 ft. on street and 0 ft. on interior lot.		15.8 ft	40.4 ft		
Impermeable Surface Coverage (%)(maximum)	Building Coverage (%) (sq.ft.)(max.)	45%	39,488	13,468	9,139	0	22,607
	Pavement/Sidewalks			13,415	9,251	3,461	26,127
	Semi Permeable Pavement (50% Credit of Area)			4,538	3,031	266	7,835
	Total Impermeable (%)(sf)	65%	57,038	64.47%			56,569
Builiding Height	Primary (feet / stories)	30 / 2	67.5 / 6	49'-7.5" / 5	39'-0" / 4		
Floor Area Ratio (FAR) (max.)		0.9	1.35				1.10
Building Area (max.)			118,462.5	62,234	34,728	0	96,962

Parking Data	Unit Type	Rate (Space/Unit)	Required	Provided: Parcel A	Provided: Parcel B	Provided: Parcel C	Provided: Total
66	- 1 Bedroom Units	1.5	99.00				
26	- 2 Bedroom Units	1.75	45.50				
Total Required			144.50				
	with AWHP Reduction	-25%	**109**	**Parcel A**	**Parcel B**	**Parcel C**	**Total**
Space Type	Standard - 9' x 18'	Optional Alternative Parking - max 25%		48	26	2	76
	Compact- 8' x 16			10	10	0	20
	Bicycle (4 Bicycle Stroage Spaces are equal to 1 Parking Space)			8	0	0	8
	ADA - 12' x 18.5'			3	3	1	7
	On-Street Parking			14	3	0	17
Total Provided				**83**	**42**	**3**	**128**

90° PARKING DETAIL NTS



NOTES

1) BASE INFORMATION BASED ON A BOUNDARY SURVEY PREPARED BY BROWN & PHILLIPS DATED 04/21/2025.
2) ALL PARKING SPACES ARE TO BE CONSTRUCTED AS SEMI-PERVIOUS. PAVEMENT TO BE DETERMINED AT TIME OF PERMITTING.

DEVELOPMENT TEAM

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Pinnacle on Sixth

Lake Worth Beach, FL
Site Plan

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NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	02.09.09
Project No.:	24-043.000
Designed By:	CFS/BM
Drawn By:	CFS
Checked By:	RD

Revision Dates:
03.31.2026 Initial Submission
04.09.2026 Sufficency

SP-1
of 1