

LAKE WORTH BEACH, FLORIDA
MAJOR SITE PLAN AMENDMENT
NARATIVE STATEMENT
JANUARY 9, 2026
REVISED: FEBRUARY 6, 2026
AMENDED: APRIL 22, 2026

INTRODUCTION

The applicant respectfully submits this request for a Major Site Plan Amendment to facilitate the development of city-owned parking garage and relocation of two City-owned buildings currently housing the Leisure Services Department. The subject properties are located west of South K Street and north of 1st Avenue South. The subject properties are as follows:

- 13 S K Street – 38-43-44-21-15-019-0220
- 19 S K Street – 38-43-44-21-15-019-0230
- 25 S K Street – 38-43-44-21-15-019-0290
- 704 1st Ave S – 38-43-44-21-15-019-0301
- 710 1st Ave S – 38-43-44-21-15-019-0302

SUBJECT REQUEST

The applicant proposed the relocation of two City-owned buildings currently housing the Leisure Services Department and a city-owned parking garage, which will be a benefit to the City, residents, and members of the business community. The properties will eventually be unified to comprise of one property for the proposed development. The Owner's overall development consists of the following:

1. Unity of Title of Five (5) Parcels
2. Zoning Map Amendment from MU-E (Mixed Use – East) to DT (Downtown) (**Approved August 5, 2025**)
3. Conditional Use (separate application)
4. Certificate of Appropriateness (Garage and relocated buildings)
5. Major Site Plan for a planned development consisting of 95,854 square feet parking garage and two historic structures
6. Sustainable Bonus Incentives
7. Right-of-Way Abandonment

Please note, this narrative addresses only the Site Plan Review, Unity of Title, and Sustainable Bonus portions of the application. The rezoning request was previously submitted and approved

by the City, and the Certificate of Appropriateness and Conditional Use justifications have been submitted under separate cover.

The proposed development includes a total of 0.77 acres with a Zoning District of Downtown (DT) and has a land use designation of Downtown Mixed Use (DMU). As part of this request, the proposed development will abandon half of the east alley adjacent to the subject property, totaling an acreage of 0.80 acres. The proposed development will not include any number and type of dwelling units per gross acre as the subject request includes city-owned parking garage and relocated Leisure Service buildings. The parking garage includes a proposed total of parking spaces of 260, 4 bicycle spaces, and 16 scooter / motorcycle parking spaces.

Construction of the proposed development is anticipated to begin in August 2026 and conclude by the end of 2027, subject to construction conditions and the absence of unforeseen delays. A detailed project timeline can be provided at the City’s request.

The subject properties are located in the downtown area of Lake Worth Beach, just north of 1st Avenue South, west of S K Street, and east of S J Street. A chart summarizing the surrounding land uses and zoning designations is provided below.

Property	Future Land Use	Zoning
Subject Property Vacant / Parking	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
North Restaurant / Retail	DMU – Downtown Mixed Use	DT - Downtown
South Multi-Family Residential	HDR – High-Density Residential	MF-30 - Medium Density Multi-Family Residential (30)
East Municipal / Residential	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
West Commercial / Multi-Family Residential	DMU – Downtown Mixed Use	DT - Downtown

BACKGROUND

In 2018, WGI conducted a parking study that identified a deficit of approximately 150 parking spaces in the Lake Worth Beach downtown area. As part of that effort, WGI prepared a conceptual site plan and feasibility study for a parking garage located off K Street.

In 2024, the study was updated and revealed an increased parking deficit of 241 spaces. Over the years, the City has explored various options to address parking demands in the downtown area. The subject development represents a viable solution to meet this need by providing parking that serves all users within the downtown area.

SUSTAINABLE BONUS

As referenced, the subject property is located within the Downtown (DT) Zoning District, where the maximum permitted building height is 30 feet. Pursuant to the City Code, buildings exceeding this height may request a sustainable bonus, allowing for additional height up to 45 feet. The proposed parking garage consists of five levels, with the fifth floor reaching a height of 42 feet 4 inches. In accordance with the City's sustainable bonus tier system, the applicant is requesting a Tier 1 sustainable bonus for the proposed development.

WAIVERS

As part of the proposed Planned Development, the subject application requests seven (7) waivers, including an increase to the maximum permitted lot coverage, a reduction in the required pervious area, an increase in the allowable impervious area and associated landscape requirements, and to decrease the percentage on the ground floor. The requested waivers are necessary to address the City's parking needs and to ensure the continued provision of essential services to the community. Approval of the proposed request will allow for the relocation of the Leisure Services Department and the construction of a City-owned parking garage.

1. Pursuant to Code Sec 23.3.14 (D), the applicant is requesting a waiver to increase the maximum permitted impervious area from 80 percent (28,000 square feet) to 86 percent (30,029 square feet).

Unlike typical developments, the proposed relocation and parking garage is designed to maximize the City's ability to serve the surrounding community. The requested increase in impervious area will accommodate the relocation of the two City-owned buildings while providing the maximum number of parking spaces on site. Additionally, the waiver supports a distinctive architectural design that complements the surrounding buildings and reinforces the character of the area, ensuring the development is both functional and visually integrated within the neighborhood.

2. Pursuant to Code Sec 23.3.14 (D), The applicant is requesting a waiver to decrease the minimum permitted pervious area / landscape from 20% (7,000 sq.ft.) to 14% (4,971 sq.ft.).

The proposed relocation and parking garage is being carefully optimized to enhance the City's capacity to serve the surrounding community. Reducing the minimum required pervious area will facilitate the relocation of the two City-owned buildings while maximizing on-site parking. The adjustment also enables a thoughtfully designed building that improves the overall site aesthetics and complements the architectural character of the surrounding area, creating a functional and visually cohesive development.

3. Pursuant to Code Sec 23.3.14 (D) the applicant is requesting a waiver to increase the permitted lot coverage area from 60% (21,000 sq.ft.) to 69% (24,150 sq.ft.).

The requested waiver is necessary to facilitate the relocation of the City-owned building and support essential public services. Approval of this waiver will not only enhance the functionality of the site and improve service delivery to the surrounding community but also allow for a thoughtfully designed building that complements the surrounding architecture and enhances the overall character of the area.

4. Pursuant to Code Sec 23.6-1 (c)(2) the applicant is requesting a waiver to relief from the landscape requirement of
 - a. At least one (1) small tree for each fifteen (15) linear feet or fraction thereof, or
 - b. At least one (1) medium tree for each twenty (20) linear feet or fraction thereof, or
 - c. At least one large tree for each twenty-five (25) linear feet or fraction thereof, or
 - d. A combination of small, medium and/or large trees, when aggregated meet the linear spacing as outlined in a. through c. above.

Granting this relief will enable the construction of a public parking garage that provides significant benefits to the City and its visitors by supporting access, mobility, and community services. While full compliance is not achievable along the South K Street frontage and the west-side alley, the applicant has incorporated additional landscaping where feasible and is providing enhanced landscaping along the building façade to maintain the aesthetic and environmental quality of the site. This approach balances the intent of the landscape requirements with the public need for improved parking and community service facilities.

5. Pursuant to Code Sec 23.3-14 (d)(6) The applicant is requesting a waiver to decrease the minimum percentage of ground floor being windows, doors and other openings from 75% to 18% and 43%.

As part of the Planned Development, the proposed site incorporates two relocated historic structures on the southeast corner of the property, intended for Leisure Services use.

The south exterior elevation provides 43% openings, which is below the required 75%. However, when combined with the garage openings, as well as the windows, doors, and other features of the relocated historic buildings, the overall design introduces architectural interest that would not be present in a typical parking garage. Additionally, these structures largely obscure the ground-floor façade of the garage, limiting any potential ability to meet the required transparency standard.

Similarly, the east exterior façade provides only 18% openings, rather than the required 75%. To mitigate this, the design incorporates landscaping to screen the façade and soften its appearance. Furthermore, architectural elements are used to break up the length of the façade, and in one design option, green walls are strategically introduced to reduce the impact of blank surfaces and enhance visual appeal.

6. Pursuant to Code Sec. 23.3.14(D), the applicant is requesting a waiver from the required setback for Bonus Height Stories along the rear façade of the third story, allowing a setback of eight (8) to twelve (12) feet.

The requested waiver is justified and necessary to achieve a cohesive and functional site design. The proposed development includes a substantial fifty (50)-foot front setback, exceeding typical requirements. This ensures the building mass remains well separated from the public realm while accommodating the relocation of buildings currently located at 17 S M Street.

Additionally, the site design incorporates landscape buffering on all sides, along with an alley that provides further separation from neighboring businesses and structures. Together, the landscape buffer and alley create ample separation and help minimize the perceived scale and massing of the proposed parking garage.

Granting this waiver allows for a more efficient building layout, particularly in accommodating the parking garage. The reduced setback enables the garage to maximize the number of parking spaces provided on-site, which will meet the parking demands without expanding the overall building footprint or negatively affecting surrounding areas.

7. Pursuant to Code Sec 23.3.14 (D) the applicant is requesting a waiver from the required setback for Bonus Height Stories of the facades that are facing major thoroughfares story for a setback of eight (8) to twelve (12) feet.

The requested waiver is warranted to support an efficient and cohesive site design while maintaining compatibility with the surrounding area. In addition, the project incorporates buffering on all sides through landscaping and strategic building placement, which will reduce visual and operational impacts on nearby properties and the public realm. The building is designed to provide architectural interest on the east façade mitigating the stark walls and intrusive building massing on a major thoroughfare.

Allowing a reduced setback along façades facing major thoroughfares facilitates a more practical building configuration, particularly for the structured parking component. This

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adjustment enables the parking garage to optimize the number of on-site spaces without increasing the overall footprint or development intensity. As a result, the waiver upholds the intent of the Code by ensuring adequate separation and minimizing impacts, while also improving site functionality and design efficiency.

CONCLUSION

On behalf of the Applicant, Chen Moore and Associates respectfully request approval of the planned development, which includes a new City-owned parking garage and relocated Leisure Services Department buildings.

LAKE WORTH BEACH, FLORIDA
MAJOR SITE PLAN AMENDMENT
JUSTIFICATION STATEMENT
JANUARY 9, 2026
REVISED: FEBRUARY 11, 2026
AMENDED: APRIL 8, 2026

OVERVIEW OF REQUEST AND PROPERTY INFORMATION

On behalf of the City of Lake Worth Beach, Chen Moore and Associates (CMA) respectfully request review and approval for the following properties located in the City of Lake Worth Beach:

- 13 S K Street – 38-43-44-21-15-019-0220
- 19 S K Street – 38-43-44-21-15-019-0230
- 25 S K Street – 38-43-44-21-15-019-0290
- 704 1st Ave S – 38-43-44-21-15-019-0301
- 710 1st Ave S – 38-43-44-21-15-019-0302

The subject proposal will bring a new City-owned parking garage and the relocation of two city-owned buildings housing the Leisure Services Department, which will be a benefit to the City, residents, and members of the business community. The properties will eventually be unified to comprise of one property for the proposed development. The Owner’s overall development consists of the following:

1. Unity of Title of Five (5) Parcels
2. Zoning Map Amendment from MU-E (Mixed Use – East) to DT (Downtown) (**Approved August 5, 2025**)
3. Conditional Use (separate application)
4. Certificate of Appropriateness
5. Major Site Plan for a planned development consisting of 95,854 square feet parking garage and two historic structures
6. Sustainable Bonus Incentives
7. Right-of-Way Abandonment

Please note, this narrative addresses only the Site Plan Review, Unity of Title, and Sustainable Bonus portions of the application. The rezoning request was previously submitted and approved by the City, and the Certificate of Appropriateness and Conditional Use justifications have been submitted under separate cover.

Project Address

As the proposed site is comprised of five parcels with separate addresses, the Applicant intends to combine these parcels and the address will be determined at a later time.

Compatibility with Surrounding Properties:

The subject properties are located in the downtown area of Lake Worth Beach, just north of 1st Avenue South, west of S K Street, and east of S J Street. A chart summarizing the surrounding land uses and zoning designations is provided below.

Property	Future Land Use	Zoning
Subject Property Vacant / Parking	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
North Restaurant / Retail	DMU – Downtown Mixed Use	DT - Downtown
South Multi-Family Residential	HDR – High-Density Residential	MF-30 - Medium Density Multi-Family Residential (30)
East Municipal / Residential	DMU – Downtown Mixed Use	MU-E - Mixed Use - East
West Commercial / Multi-Family Residential	DMU – Downtown Mixed Use	DT - Downtown

Project Justification/Overview

In 2018, WGI conducted a parking study that identified a deficit of approximately 150 parking spaces in the Lake Worth Beach downtown area. As part of that effort, WGI prepared a conceptual site plan and feasibility study for a parking garage located off K Street.

In 2024, the study was updated and revealed an increased parking deficit of 241 spaces. Over the years, the City has explored various options to address parking demands in the downtown area. The subject development represents a viable solution to meet this need by providing parking that serves all users within the downtown area.

UNITY OF TITLE

The Applicant intends to use the five subject parcels, all owned by the Applicant, for the development of the proposed garage and the relocation of Leisure Services Department buildings. As part of the site plan approval process, the Applicant is requesting approval of a unity of title to proceed with the proposed development.

REZONING

The subject properties have a Future Land Use (FLU) designation of DMU – Downtown Mixed Use. The proposed zoning change is consistent with the underlying FLU designation and does not require a FLU amendment. However, the properties previously had a zoning classification of Mixed-Use East (MU-E), which did not permit parking facilities.

Due to the need for a rezoning, the Applicant began the process to amend the zoning map from MU-E to DT. The proposed rezoning was consistent with the following policies of the City’s Comprehensive Plan:

- **Policy 1.1.2.9** – Locational Criteria for the Downtown Mixed Use Designation
- **Policy 1.1.1.7** – Downtown Mixed Use

The City’s request to rezone the subject site from MU-E (Mixed Use – East) to DT (Downtown) was also consistent with Section 23.3-14 – DT – Downtown of the City Code. Per the City Code, *“The DT district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors.”*

In July 2025, the subject properties were rezoned as a City initiated process. The City Commission approved the rezoning of the five subject properties on August 5, 2025.

CONDITIONAL USE

The Applicant is requesting to construct a 95,854 square foot City-owned parking garage within the DT (Downtown) Zoning District. Per Section 23.3-14, parking facilities are a conditional use within the DT Zoning District. As part of this site plan approval, the Applicant is requesting approval of the conditional use application in conjunction with the site plan approval. The proposed garage meets all the applicable criteria demonstrated in Section 23.2-29 of the City of Lake Worth Beach’s Code of Ordinances.

A separate justification and application have been submitted in conjunction with this site plan approval request for the Conditional Use approval.

CERTIFICATE OF APPROPRIATENESS

The Applicant is requesting to repurpose five (5) lots within downtown Lake Worth Beach. Three (3) of these parcels, currently consisting of two surface parking lots and one vacant lot, will be developed into a multi-level parking garage. This new garage will serve as a valuable asset to the historic neighborhood by replacing the existing surface parking and transforming an unused vacant area into an active, functional space for residents and visitors. The remaining two (2) parcels will be used for the relocation of two historic structures from 17 S. M Street, the creation of appropriate ingress and egress, and the development of open space. Relocating these buildings will preserve the character of the historic neighborhood without requiring their demolition.

A separate justification and applications for the Certificate of Appropriateness (COA) have been submitted in conjunction with this site plan approval request.

SUSTAINABLE BONUS

Per Section 23.2-33 of the City of Lake Worth Beach Code of Ordinances, all development proposals seeking the increased height above two (2) stories, or additional FAR, as each may be allowed in a zoning district, shall submit a sustainable bonus incentive application as provided by the Department for Community Sustainability.

The proposed City-owned garage exceeds the 30-foot maximum height allowed within the DT Zoning District and requires sustainable bonus incentives for additional height. The subject garage is proposed to be at a maximum height of 54 feet 11 inches to the highest point. However, the functionally, the garage is only four and one half (4 ½) stories. The subject garage provides the following on-site features or improvements that would offset the additional building height per City Code Sec. 23.2-33:

- Incorporation of a historic building or structure designated on the National Register of Historic Places or listed within the Lake Worth Register of Historic Places; and
- Public parking garage.

RIGHT OF WAY ABANDONMENT

The proposed development is currently located east of an alley that runs north to south and is parallel to South K Street. This alley will be incorporated into the development to provide additional area, approximately five feet in width or 1,250 square feet, which will be used to accommodate open space and required setbacks for the parking garage. Accordingly, the Applicant is requesting abandonment of the subject alley to facilitate the development.

MAJOR SITE PLAN

Section 23.2-30 requires that all permitted uses, as well as development and redevelopment activities, undergo the Site Plan Review process. The submitted application package includes all documents required by the development application and zoning code.

The proposed project aligns with Section 23.3-14(a) of the City's zoning code, as it includes a parking facility and the relocation of two City-owned historic structures on the property. The Downtown (DT) district is designated as the commercial core of Lake Worth, primarily along Lake and Lucerne Avenues, from Golfview to the Florida East Coast Railroad right-of-way. This district is intended to support the establishment and expansion of a wide range of office and commercial uses, along with higher-density residential development.

The proposed development will provide adequate parking to support both commercial and high-density residential uses in the Downtown area, offering complementary benefits to residents, patrons, and businesses throughout the City.

As part of this development, the Applicant is proposing a planned development to provide a development that is compatible with the urban fabric of the City's downtown while maintaining the existing use of the City owned historic buildings.

The site complies with all applicable requirements of Section 23.3-25, including the following:

- Location
- Minimum required area
- Permitted uses
- Required setbacks
- Parking and loading requirements
- Landscape and buffering standards

Please refer to Sheet G0.03, Site Plan Data, for detailed information regarding compliance with the above requirements.

Site Qualitative Standards

To ensure safety and minimize negative impacts of development on its neighbors, the City has established qualitative standards for development, which includes the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The following section examines how the subject development meets all the applicable qualitative standards.

1. *Harmonious and efficient organization:* The proposed parking garage and relocation of two existing buildings are thoughtfully designed to create a cohesive and efficient site layout that responds to the site's size, configuration, and existing developed conditions. Building placement, parking areas, internal circulation, and landscaped spaces are intentionally organized to establish to complement the scale and character of adjoining properties. The

design reinforces an orderly development pattern, with improvements oriented to support efficient movement, visual continuity, and compatibility with surrounding uses.

2. *Preservation of natural conditions:* The proposed parking garage and relocation of two existing buildings are designed to preserve natural conditions to the extent practicable within the site. The property currently contains ground-level parking, grassed areas, and limited existing trees and palms, with no undisturbed natural areas or environmentally sensitive features present. While some removal of existing vegetation may be necessary to accommodate the proposed improvements, impacts will be minimized and mitigated through the implementation of new landscaping. The project will maintain the overall character of the site while improving site amenities and enhancing landscaped areas.
3. *Screening and buffering:* The proposed development is separated from other properties with alleys and downtown thoroughfares such as South K Street and 1st Ave South. However, the development has provided landscape buffers to soften the impact on the neighboring properties. The subject development will protect residents and users from undesirable views, lighting, noise, odors and other adverse off-site effects.
4. *Enhancement of residential privacy:* The proposed development includes the construction of a parking garage and the relocation of two existing buildings currently used by the Leisure Services Department. The subject property is presently utilized as a parking lot, with additional portions consisting of vacant land. As part of the proposed improvements, the Leisure Services buildings will be relocated and will continue to operate during normal City business hours, resulting in minimal noise and visual impacts to adjacent residential properties. All parking garage activities will occur within an enclosed structure and are not expected to generate adverse effects on neighboring residences. Additionally, the development incorporates new landscaping to serve as a buffer, which is not currently provided on the site.
5. *Emergency access:* The proposed site plan provides adequate emergency access designed to support safe and efficient emergency response. Primary emergency access to the site is provided from 1st Avenue South, which serves as the main point of entry for emergency vehicles. The north alley functions as an exit-only access, allowing for secondary egress and operational flexibility during emergency situations. Internal circulation is configured to provide clear and unobstructed access to the proposed parking garage and relocated buildings, ensuring that emergency vehicles can reach all areas of the site in accordance with applicable access and circulation requirements.
6. *Access to public ways:* The proposed site plan arranges buildings, access drives, and circulation areas to ensure adequate vehicle access to all sides of the proposed parking garage and the two relocated buildings. Primary access is provided from South 1st Avenue South, with internal drive aisles designed to allow vehicles to circulate around the structures as needed. The site also includes a proposed egress to the north of the subject site. Additionally, the site's location between two primary downtown streets provides multiple points of access to the public right-of-way.

7. *Pedestrian circulation:* The proposed site plan provides a well-defined and interconnected pedestrian circulation system that supports safe and convenient movement throughout the site. Pedestrian access is provided from the north alley, South K Street, and South 1st Avenue South, creating multiple points of connectivity to the surrounding street network and adjacent properties. Walkways are designed to logically connect building entrances, parking areas, and public frontage, while minimizing conflicts between pedestrian and vehicular circulation. The pedestrian circulation system is organized to enhance walkability, improve site accessibility, and integrate seamlessly with the surrounding urban context.
8. *Design of ingress and egress drives:* The design of ingress and egress drives is organized to provide safe, efficient, and functional vehicular access to the site. The primary ingress and egress is provided from South 1st Avenue South via a 26-foot-wide driveway, which accommodates two-way traffic and supports smooth vehicular movement into and out of the site. A secondary 12-foot-wide drive located at the north alley functions as an exit-only access, providing controlled egress and reducing potential conflicts with incoming traffic. The configuration of the access drives is coordinated with internal circulation to promote orderly traffic flow and compatibility with the surrounding street network.
9. *Coordination of on-site circulation with off-site circulation:* The proposed site plan coordinates on-site vehicular and pedestrian circulation with the existing pattern of surrounding streets and pathways to ensure safe and efficient connectivity. Vehicular access from South 1st Avenue South aligns with the established street network and is designed to function appropriately for the scale and use of the development, while the north alley exit provides secondary egress without creating unnecessary connections to higher-volume roadways. Pedestrian circulation is integrated with adjacent sidewalks along South 1st Avenue South and South K Street, as well as the alley, reinforcing continuity with the surrounding pedestrian network. The arrangement of access points and circulation paths avoids improper utilization of adjacent streets and supports orderly traffic movement consistent with the character and function of the surrounding transportation system.
10. *Design of on-site public right-of-way.* The proposed development is designed to efficiently utilize on-site rights-of-way in a manner that supports functional access while minimizing land area devoted to circulation. On-site vehicular access is limited to what is necessary to serve the proposed parking garage and relocated buildings, avoiding excessive or redundant rights-of-way and preventing unnecessary fragmentation of the site. The circulation layout is clearly organized, with primary access provided from 1st Avenue South and supporting internal drives functioning in a logical hierarchy to serve the development. This approach promotes efficient movement, maintains cohesive site design, and ensures that on-site rights-of-way are appropriately scaled to the size and function of the project.
11. *Off-street parking, loading and vehicular circulation areas.* The proposed development does not include off-street parking or loading areas; therefore, no such facilities are proposed that would generate noise, glare, or odor impacts to adjacent properties. Vehicular circulation associated with the parking garage is internalized and designed to function

within the site without creating adverse effects on surrounding uses. As a result, the project will not introduce off-street parking or loading impacts and is consistent with the intent of the Land Development Regulations to minimize potential impacts on adjacent properties.

12. *Refuse and service areas.* The site will include a designated trash area located on the first floor of the proposed parking garage. The strategic placement of this service area will not generate undue noise, glare, or odors on adjacent properties, as all non-hazardous solid waste materials will be adequately screened from public view.
13. *Protection of property values.* The proposed site plan is arranged and designed to minimize potential negative impacts on the property values of adjoining properties. The architectural design of the parking garage and relocated buildings incorporates a cohesive and distinctive aesthetic that is compatible with the surrounding urban context while providing visual interest and high-quality materials. Building placement, scale, and site organization are carefully considered to maintain appropriate transitions to adjacent properties and reinforce an orderly development pattern.
14. *Transitional development.* The subject site is located at the edge of the Downtown Zoning District, and the proposed development is designed to provide a harmonious and complementary transition between zoning districts. The architectural design of the parking garage and relocated buildings reflects compatibility with surrounding development through careful consideration of size, scale, massing, bulk, height, and overall character. Building façades and rhythm of openings are designed to relate to nearby structures, while architectural articulation and materials help soften visual transitions.
15. *Consideration of future development.* Criteria acknowledged.

Community appearance criteria.

1. *The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.*

The proposed project reflects principles of good taste and sound architectural design and contributes positively to the image of the City as a place of beauty, harmony, and high-quality development. The design of the parking garage and relocated buildings emphasizes cohesive architectural expression, balanced proportions, and thoughtful integration with the surrounding urban environment. Overall, the project reinforces the City's commitment to well-designed development and contributes to a visually appealing and cohesive urban fabric.

2. *The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*

The proposed structure and overall project are designed with a high level of architectural quality and are not of inferior design or appearance. The exterior materials, building articulation, and overall architectural expression are compatible with the character of the surrounding and evolving urban environment. The project is designed to enhance, rather than detract from, the visual quality of the area and will not cause the local environment to materially depreciate in appearance or value. Instead, the development supports continued reinvestment and contributes positively to the character and visual integrity of the surrounding area.

3. *The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.*

The proposed structure and overall project are in harmony with existing and proposed development in the general area and are consistent with applicable code requirements related to site planning, signage, and landscaping. The site plan and architectural design have been coordinated to align with the City's Land Development Regulations and Comprehensive Plan objectives, ensuring compatibility with the surrounding urban context and future development patterns. Through thoughtful site organization and design, the project meets the criteria set forth herein and contributes to an orderly and cohesive development framework within the Downtown area.

4. *The proposed structure or project is in compliance with this section and [section 23.2-29](#), as applicable.*

Planned Development:

Pursuant to the City Code, applicants may elect to design a project in accordance with the Planned Development (PD) regulations, which are intended to encourage innovative land planning and development techniques. These regulations provide flexibility through height, density, and/or intensity incentives to promote more desirable and attractive development within the City.

The proposed development encompasses approximately 0.77 acres and is located within the Downtown (DT) Zoning District. As part of the site plan/planned development request, the project proposes to abandon half of the east alley adjacent to the subject property, resulting in a total project area of approximately 0.80 acres.

The proposed development complies with but not limited to the following Comprehensive Plan policies:

- Objective 1.6.4: To support redevelopment plans which recognize and respect the historic urban character of Downtown Lake Worth and other historic districts and structures in the City and the surrounding neighborhoods.

- Policy 1.6.5.2: The City and CRA will support the attraction of new retail businesses in the downtown by bringing together land owners and representatives of potential new businesses.
- Policy 1.6.1.1: The City shall support redevelopment with recommended regulations pertaining to height, density, design, mixed use, neighborhood compatibility and protection of historic resources.

The proposed development is consistent with the intent of the Planned Development designation by providing additional parking that serves both residents and the broader community. This improvement enhances Downtown Lake Worth Beach as a place to live, work, and play. As part of the Planned Development application, the Applicant is requesting waivers from certain landscaping, lot coverage, impervious area, and setback requirements. Further details regarding these requests are provided in the Site Plan and Landscape sections of this justification.

Construction of the proposed development is anticipated to begin in October 2026 and conclude by the end of 2027, subject to construction conditions and the absence of unforeseen delays. A detailed project timeline can be provided at the City's request.

As part of the Site Plan and Planned Development review process, a traffic analysis has been prepared by Via Planning and submitted to Palm Beach County's Traffic Division for review. The Traffic Performance Standard (TPS) has been included in the entitlement package for the City's review. The proposed development is also supported by parking studies conducted by WGI in 2018 and 2024. A detailed market analysis has not been included with this submittal; however, such a study can be prepared at the City's discretion.

Site and Building Design Qualitative Standards

Lastly, the proposed development complies with the City's Site and Building Design Qualitative Standards Brochure and Section 23.2-31, as the proposed parking garage and the relocation of two existing buildings incorporate design elements and site planning strategies that align with the City's commitment to sustainability and community values. The proposed development meets these values and principles as follows:

- The cultural and historical resources are supported through the preservation and relocation of the two City-owned buildings currently housing the Leisure Services Department, which allows their continued presence and contribution to the Downtown fabric; in addition, the overall architecture design of the proposed parking garage is consistent with the historic and cultural elements of the Downtown.
- Ecological and natural resources are addressed through efficient land use, enhanced landscaping, and design features that soften the built environment within an already urbanized site.

- The project promotes diversity, including social equity by improving accessibility, connectivity, and public facing design within the Downton area.
- Economic investment is reinforced through high-quality architectural design and infrastructure improvements that support adjacent businesses by additional parking.
- Neighborhood vitality and sense of place are enhanced through cohesive architecture, pedestrian connectivity, and integration with surrounding streets and uses.
- Educational values are supported by the visible preservation of existing structures and the incorporation of thoughtful design elements that reflect the City’s planning and sustainability goals.
- While recreational uses are not directly proposed, the project supports nearby recreational and public spaces by improving circulation, access, and the overall quality of the Downtown environment.

Site Plan Details:

The subject development has been strategically designed to accommodate all City-owned facilities, including the parking garage and two Leisure Services Department buildings. The site plan provides ingress and egress from 1st Avenue South, with an additional exit to the north alley. The development also incorporates internal connectivity and establishes connections to adjacent roadways.

The proposed parking garage contains approximately 95,854 square feet and has a maximum height of 54 feet 11 inches. Furthermore, the garage is designed to be architecturally compatible with surrounding uses while incorporating the City’s branding, design elements, and color palette. Further details of the subject development amenities are illustrated on the proposed site plan.

Traffic:

Based on the submitted Traffic Analysis prepared by Via Planning, the proposed development has been estimated to generate a maximum of 72 and 112 vehicles entering and exiting over a one-hour period on a typical weekday and weekend day. Please note, a copy of the submitted traffic report has been provided to the Palm Beach County Traffic Division for their review, and an Traffic Performance Standard (TPS) letter has been included in this submission.

Parking:

For this development, the Applicant is proposing a total of 260 parking spaces, including standard spaces, compact spaces, and handicap/accessible spaces. In addition to vehicular parking, the

proposed design includes bicycle and scooter parking, as well as motorcycle spaces, ensuring adequate parking accommodation for all users.

Signage:

With this site plan, the development will include a sign consisting of 18-inch-high stainless steel, backlit channel letters. The proposed signage will be harmonious and consistent throughout the development.

Lighting:

The site lighting is designed to provide adequate illumination while minimizing impacts to adjacent properties. Light fixtures consist of wall-mounted sconces with a silver finish integrated into the building façades, along with select light poles to support safe internal circulation. Lighting is primarily internal to the site, and any additional street or public-area lighting will be provided by the City. All lighting is designed and oriented to limit glare and light spillover beyond the property boundaries, ensuring that illumination does not generate adverse impacts on neighboring properties while supporting a safe and visually cohesive site environment.

Architecture:

The architectural design of the building emphasizes a cohesive yet dynamic aesthetic through the use of varied materials, finishes, and color tones. The exterior palette incorporates multiple shades of blue complemented by cream and white sand tones, creating a visually balanced and coastal-inspired character appropriate for the surrounding context. The garage design includes articulated openings that provide visual permeability and reduce the appearance of mass, while multiple exterior finishes add depth and architectural interest. In select areas, a green screen wall mounted trellis is incorporated to soften the structure, introduce natural elements, and enhance the overall visual quality of the building.

Landscaping:

As part of the site plan approval, the Applicant is requesting waivers from City Code Section 23.6-1 (c) (2). Per the City Code, the proposed development is required to have a landscape strip of land along roadway rights-of-way other than major thoroughfares must be at least five (5) feet in depth. A similar landscaped strip of land at least five (5) feet in depth shall be located between the city's alleys and off-street parking areas or other vehicular use areas.

In addition, the landscape buffer shall consist of the following:

- a. At least one (1) small tree for each fifteen (15) linear feet or fraction thereof, or

- b. At least one (1) medium tree for each twenty (20) linear feet or fraction thereof, or
- c. At least one large tree for each twenty-five (25) linear feet or fraction thereof, or
- d. A combination of small, medium and/or large trees, when aggregated meet the linear spacing as outlined in a. through c. above.

In order to maximize the number of parking spaces that will be provided to the residents and businesses, the development is unable to fully comply with the minimum tree requirements per linear foot. As a result, the Applicant is requesting relief from this landscape requirement in order to provide a public parking garage that would be beneficial to the City and its visitors. While compliance is not achievable in certain areas, specifically along the frontage on S K Street and the alley on the west side, the Applicant has made efforts to incorporate additional landscaping where feasible and is also proposing landscaping on the building façade.

Additionally, the subject property does not comply with the minimum pervious area requirements outlined in Section 23.3-14. Because the property exceeds 7,500 square feet, development is limited to a maximum impervious coverage of 80 percent. The proposed development, however, results in an impervious area of approximately 87 to 88 percent, equating to roughly 30,622 to 30,974 square feet, depending on whether Option 1 or Option 2 is selected. This leaves between 6,434 and 6,785 square feet, or about 18 to 19 percent of the site, as pervious area. Accordingly, the Applicant is requesting a waiver to permit a seven to eight percent reduction in the required pervious area in order to accommodate the proposed development.

Conclusion:

In conclusion, the proposed development amendment will be an asset to the City of Lake Worth Beach and is consistent with the vision established in the Comprehensive Plan and Land Development Regulations. On behalf of the Applicant, Chen Moore and Associates respectfully request approval of the planned development, which includes a new City-owned parking garage and relocated Leisure Services Department buildings.

LAKE WORTH BEACH, FLORIDA
CONDITIONAL USE PERMIT
NARATIVE STATEMENT
JANUARY 9, 2026
REVISED: FEBRUARY 5, 2026

INTRODUCTION

The Applicant respectfully submits this request for a Conditional Use for the facilitate the development of City-owned for the proposed K Street City Parking Garage located in the downtown area. The subject properties are located west of South K Street and north of 1st Avenue South. The subject properties are as follows:

- 13 S K Street – 38-43-44-21-15-019-0220
- 19 S K Street – 38-43-44-21-15-019-0230
- 25 S K Street – 38-43-44-21-15-019-0290
- 704 1st Ave S – 38-43-44-21-15-019-0301
- 710 1st Ave S – 38-43-44-21-15-019-0302

SUBJECT REQUEST

The Applicant proposed the relocation of two City-owned buildings currently housing the Leisure Services Department and a city-owned parking garage, which will be a benefit to the City, residents, and members of the business community. The properties will eventually be unified to comprise of one property for the proposed development. The Owner's overall development consists of the following:

1. Unity of Title of Five (5) Parcels
2. Zoning Map Amendment from MU-E (Mixed Use – East) to DT (Downtown) (**Approved August 5, 2025**)
3. Major Site Plan (separate application)
4. Certificate of Appropriateness
5. Major Site Plan for a planned development consisting of 95,854 square feet parking garage and two historic structures
6. Sustainable Bonus Incentives
7. Right-of-Way Abandonment

Please note, this narrative addresses only the Conditional Use. The rezoning request was previously submitted and approved by the City, and the Certificate of Appropriateness and Site Plan Unity of Title, and Sustainable Bonus portions have been submitted under separate cover.

The proposed development encompasses approximately 0.77 acres and is located within the Downtown (DT) Zoning District. As part of the site plan/planned development request, the project proposes to abandon half of the east alley adjacent to the subject property, resulting in a total project area of approximately 0.80 acres.

The proposed development does not include residential dwelling units, as the request consists of a city-owned parking garage. The parking garage will accommodate a variety of users, including vehicles, bicyclists, scooters/motorcycles, and pedestrians. The proposed garage will provide a total of 260 vehicular parking spaces, four (4) bicycle parking spaces, and sixteen (16) scooter/motorcycle parking spaces.

The parking garage will operate during hours deemed appropriate by the City and its Leisure Services Department. The number of employees associated with the facility will be determined by the City at a later date.

CONCLUSION

On behalf of the Applicant, Chen Moore and Associates respectfully request approval of the conditional use as is necessary to allow the proposed parking garage within the subject zoning district. The proposed garage will be an asset to the community serving as a public benefit to the residents, patrons and business community

LAKE WORTH BEACH, FLORIDA
CONDITIONAL USE
JUSTIFICATION STATEMENT
JANUARY 9, 2026
REVISED: FEBRUARY 6, 2026

OVERVIEW OF REQUEST AND PROPERTY INFORMATION

On behalf of the City of Lake Worth Beach, Chen Moore and Associates (CMA) respectfully requests review and approval of a Conditional Use for the proposed K Street City Parking Garage located in the downtown area. The project proposes the construction of a multi-level parking garage on existing surface parking lots and vacant parcels. The project also includes the relocation of two (2) historic structures currently utilized by the Leisure Services Department at 17 S. M Street, as well as the creation of appropriate ingress and egress for the garage.

The development will consolidate five (5) parcels into a single planned development site, totaling approximately 0.77 acres (33,750 square feet), excluding adjacent alleys, and approximately 0.80 acres (35,000 square feet) including the alleys. The parcels included in the development are as follows:

- 13 S K Street – PCN: 38-43-44-21-15-019-0220
- 19 S K Street – PCN: 38-43-44-21-15-019-0230
- 25 S K Street – PCN: 38-43-44-21-15-019-0290
- 704 1st Ave S – PCN: 38-43-44-21-15-019-0301
- 710 1st Ave S – PCN: 38-43-44-21-15-019-0302

PROJECT JUSTIFICATION

The subject property is located within the Downtown (DT) Zoning District of the City of Lake Worth Beach. Pursuant to City Code Section 23.3-14, parking facilities, including parking garages, are classified as conditional uses within this zoning district. Accordingly, as part of the City's Parking Garage entitlement process, the Applicant is seeking concurrent approval of the conditional use in conjunction with the associated site plan application.

The below analysis outlines how the proposed development complies with the City's Conditional Use requirements.

ANALYSIS FOR CONDITIONAL USE

Analysis of Compliance with Section 23.2-29 (d)

General findings relating to harmony with LDRs and protection of public interest.

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Applicant response: According to the City's Code of Ordinances, parking facilities are a conditional use within the Downtown (DT) Zoning District. The proposed parking garage will be harmonious with the uses permitted under the Land Development Regulations and the applicable Future Land Use designation (DMU – Downtown Mixed Use). The existing properties are currently designated for surface parking. The project will combine the existing surface parking areas and vacant lots into a single parcel, replacing them with a City-owned, multi-level parking garage.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Applicant response: The proposed City-owned parking garage will be harmonious, compatible, and complementary to the existing uses in the surrounding area. Located in the core of Lake Worth Beach's Downtown, the garage will support nearby retail and commercial establishments by providing convenient parking for both patrons and employees.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.

Applicant response: The proposed City-owned parking garage will provide significant public benefit and will not be a greater harm than a permitted by right use or any other conditional use permitted on the site. By supplying readily accessible parking, the garage will help support adjacent retail and commercial establishments for both visitors and employees.

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Applicant response: The proposed City-owned parking garage will not result in more intensive development in advance of when such development is approved by the future land use element.

Analysis of Compliance with Section 23.2-29 (e)

Specific findings for all conditional uses.

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Applicant response: As part of the major site plan application, a Traffic Performance Statement was submitted demonstrating that the project will not create significant adverse impacts or reduce the level of service on any street beyond what a permitted-by-right use would generate. Additionally, because the subject property currently consists of a surface parking lot and vacant land, replacing it with a City-owned, multi-level parking garage does not constitute a change in the overall use of the property.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Applicant response: The proposed parking garage will not generate a significantly greater amount of traffic on local streets than a development permitted by right. The parking garage provides a single primary ingress and egress point onto 1st Avenue South to eliminate major impacts on the street and traffic network.

3. The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.

Applicant response: The proposed parking garage is not expected to generate significant air pollution emissions and will mitigate any anticipated emissions to levels comparable to those of a development permitted by right. The project includes landscape planting that will further assist in reducing air pollution.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Applicant response: The proposed parking garage will be located so that it does not require any extension, expansion, or modification of the existing thoroughfare system that would result in increased public cost, and it will have no greater impact than a development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Applicant response: The proposed parking garage will be located so that no extension, expansion, or modification of existing water, sanitary sewer, storm sewer, or drainage systems is required, and it will not result in increased public cost or impacts beyond those of a development permitted by right.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

Applicant response: The proposed garage will not place additional demand on municipal police or fire protection services beyond existing capacity. The City currently operates another parking garage, and the proposed facility is not expected to impose an additional burden on emergency or protective services. The garage will also be reviewed to ensure full compliance with applicable life-safety standards for users and the City as a whole.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Applicant response: The proposed garage is not expected to generate significant noise beyond that of the existing parking lot. Any noise produced will largely be contained within the building enclosure and will be comparable to noise levels associated with a development permitted by right.

8. The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in section 23.4-10, Exterior lighting.

Applicant response: The proposed garage will be designed to minimize light and glare, ensuring that illumination does not encroach upon nearby residential properties. The majority of lighting will be fully contained within the garage, and it is not anticipated that the development will have any adverse impact on surrounding properties, particularly residential uses.

1851 W. Indiantown Road Suite 100
Jupiter, FL 33458
Office: +1 (561) 401-9459



CONCLUSION

In closing, the proposed request for a conditional use is necessary to allow the proposed parking garage within the subject zoning district. The proposed garage will be an asset to the community serving as a public benefit to the residents, patrons and business community. On behalf of the client, Chen Moore and Associates respectfully request approval of this conditional use application.

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY

PAGE 1 OF 2

DESCRIPTION :

THE EAST ONE HALF ($\frac{1}{2}$) OF THE PLATTED 10' ALLEYWAY LYING WEST OF AND IMMEDIATELY ADJACENT TO LOTS 22 THROUGH 31, BLOCK 19, TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE.

CONTAINING 1250 SQUARE FEET±.

SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.



**PRINCIPAL
MERIDIAN
SURVEYING INC.**

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

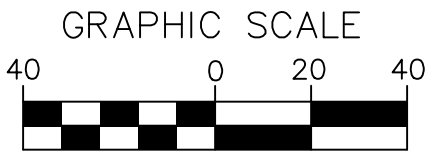
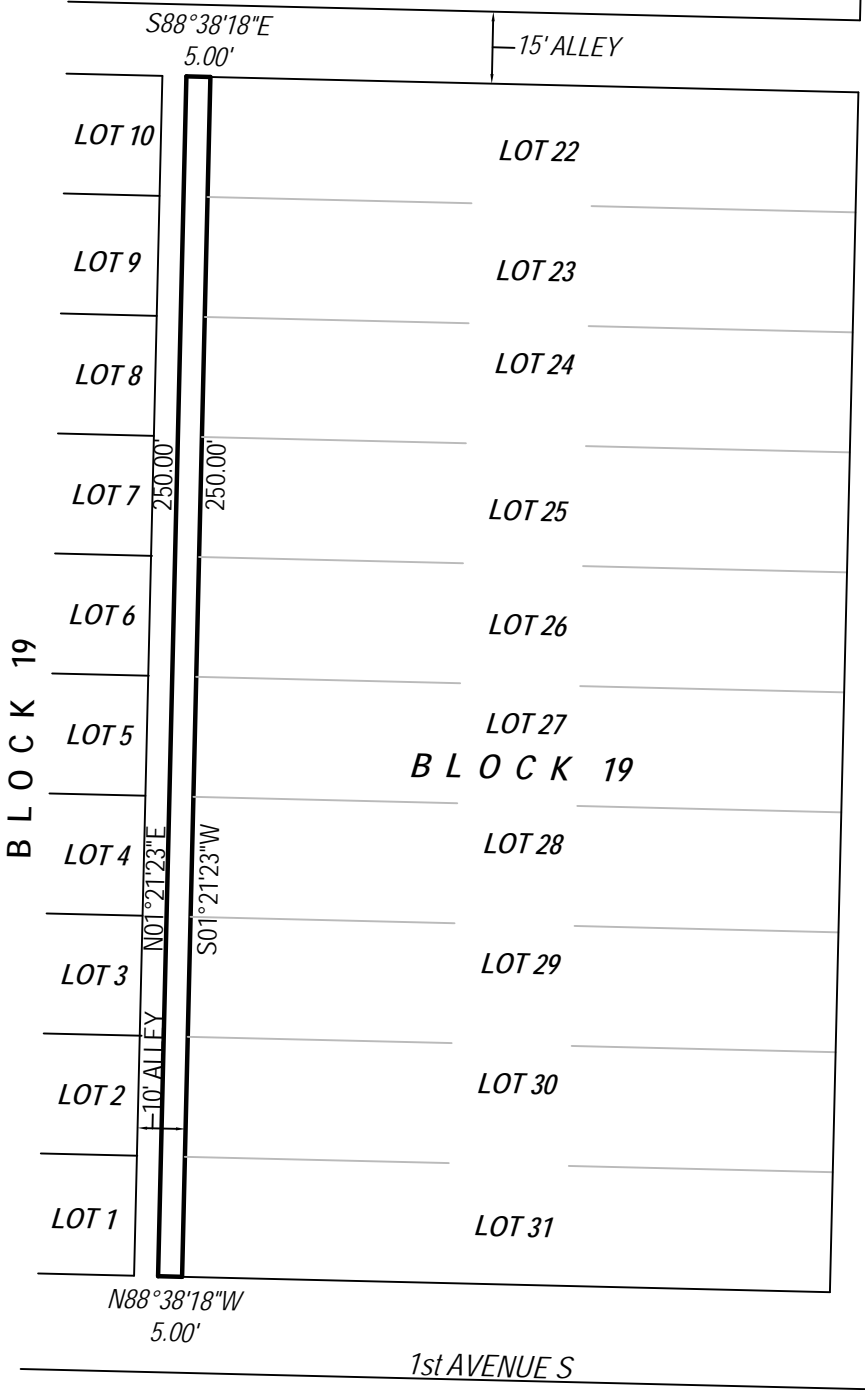
JOB#S25-0179



DATE: 02-15-26

EXHIBIT "A"
 LEGAL DESCRIPTION AND SKETCH
 THIS IS NOT A SURVEY

PAGE 2 OF 2



1 INCH = 40 FT.



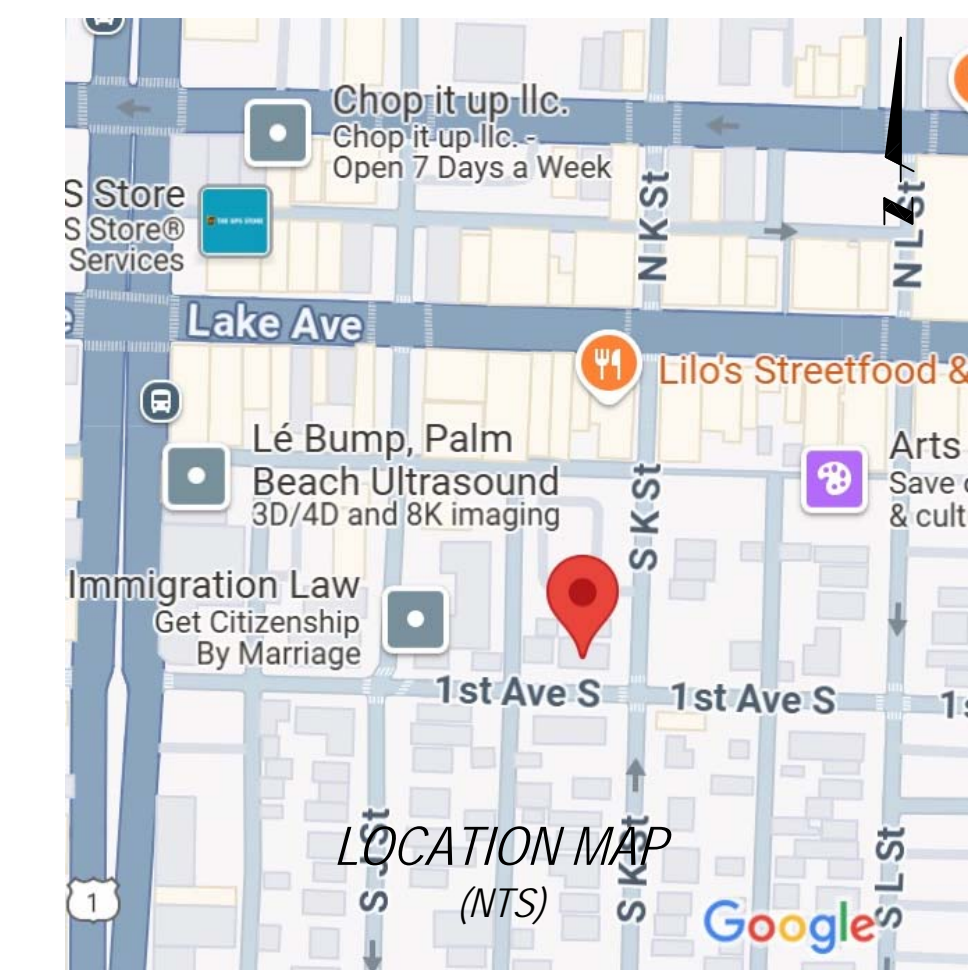
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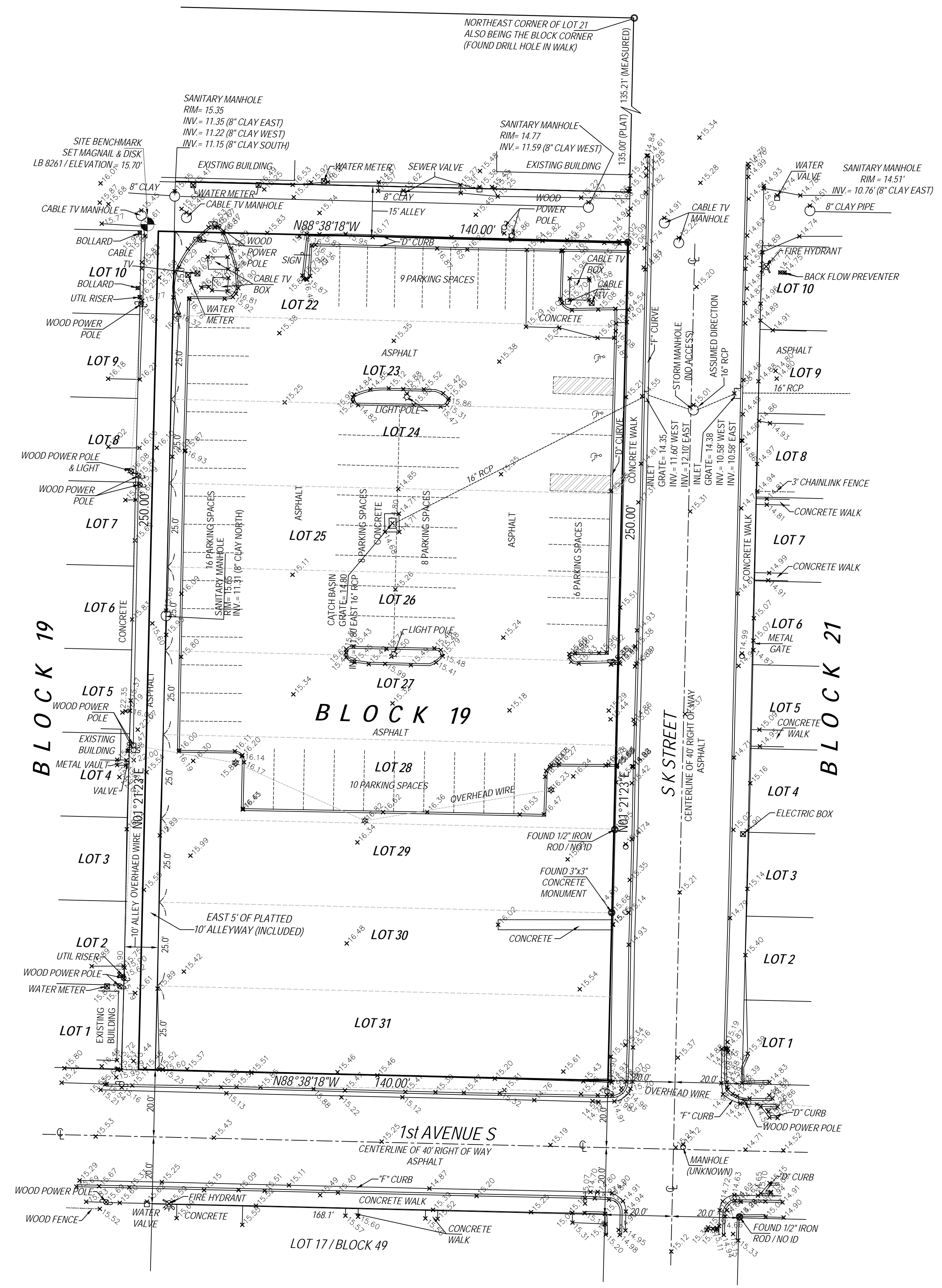
JOB#S25-0179



DATE: 02-15-26



TOTAL AREA = 33750 sq ft - 0.77 ACRES



PROPERTY ADDRESS:
 704 1ST AVENUE SOUTH
 710 1ST AVENUE SOUTH
 25 SOUTH K STREET
 19 SOUTH K STREET
 13 SOUTH K STREET
 LAKE WORTH, FLORIDA 33460

FLOOD ZONE: 'X'
PANEL NO: 12099C 0781F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
 1. LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY OLD
 REPUBLIC NATIONAL TITLE INSURANCE COMPANY GOREN, CHEROF,
 DOODY & EZROL, P.A.

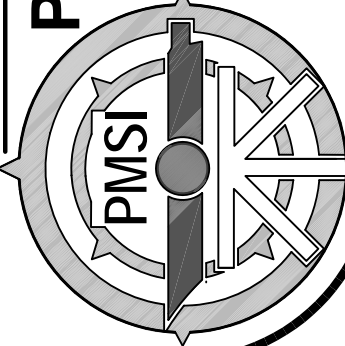
LEGAL DESCRIPTION:
 THE EAST 85 FEET OF LOTS 30 AND 31, BLOCK 19, TOWNSITE OF
 LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT
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 AND 31, BLOCK 19 OF THE PALM BEACH FARMS COMPANY PLAT NO. 2
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 TOGETHER WITH THE EAST ONE HALF (1/2) OF THE PLATTED 10'
 ALLEY LYING WEST OF AND IMMEDIATELY ADJACENT TO THE ABOVE
 DESCRIBED PARCEL OF LAND.

SURVEYORS' NOTES:
 1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE
 SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE
 CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL
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 FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT
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 VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR
 AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
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 COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS
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 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN
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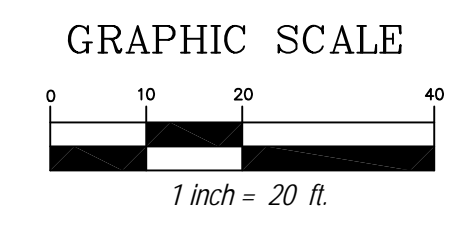
DOUGLAS WALKER
 DOUGLAS WALKER, LICENSED SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 7211

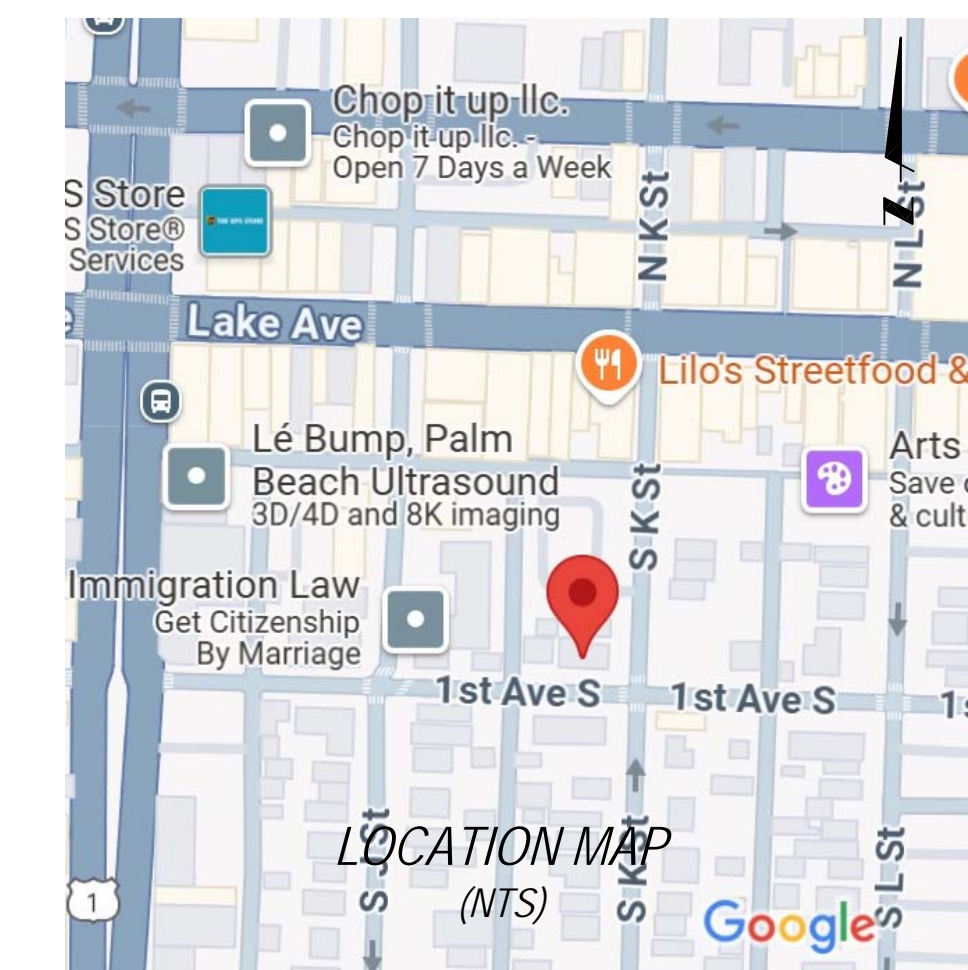
**BOUNDARY AND
 TOPOGRAPHIC
 SURVEY**

**PRINCIPAL MERIDIAN
 SURVEYING, Inc.**
 LICENSED BUSINESS NO. 8261
 4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 OFFICE 561-478-7764

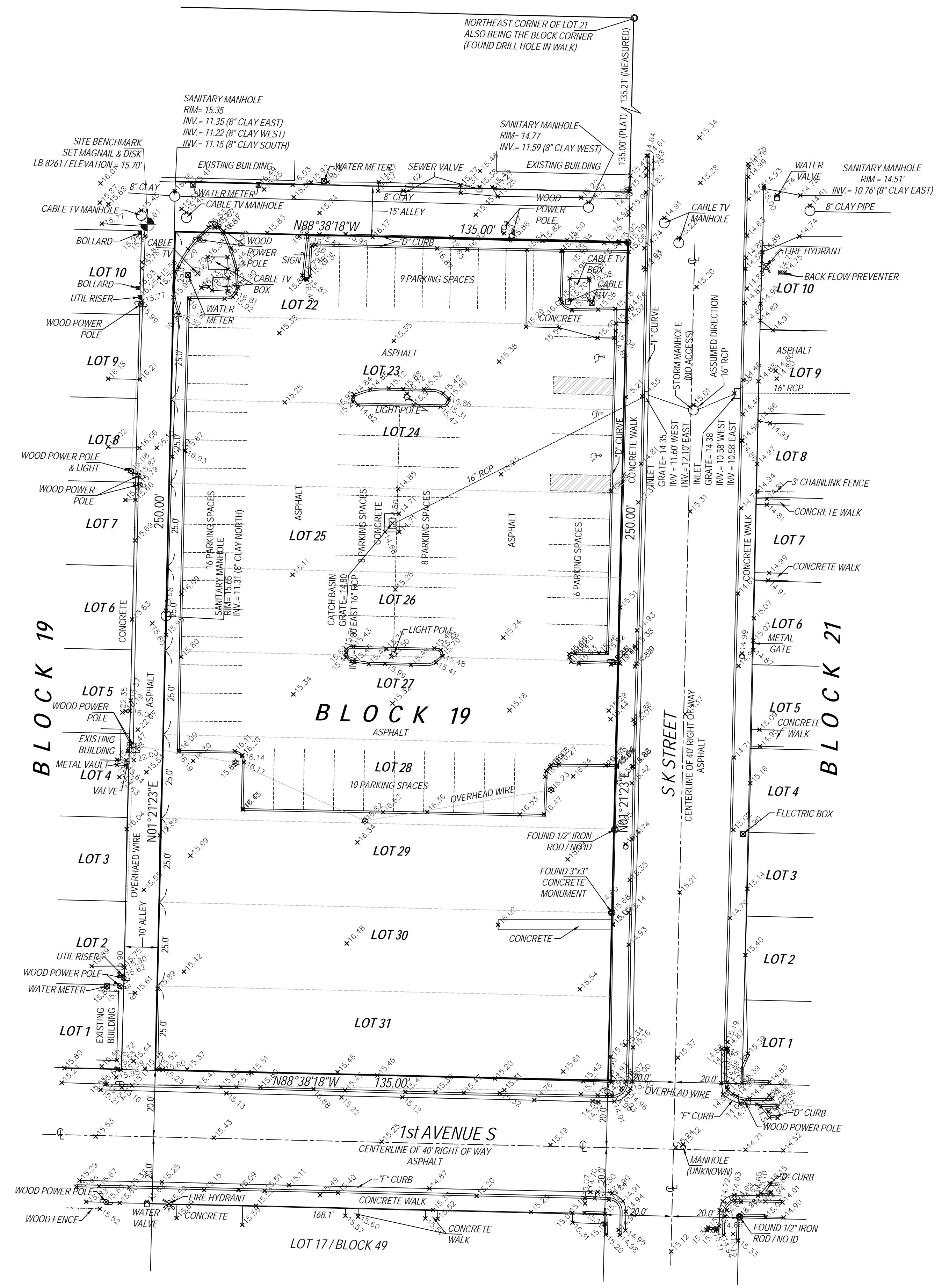


25-0179 JOB#
 SANITARY BOUNDARY SURVEY PURPOSE
 JRJ FIELD
 JH DRAFT
 CD
 06-21-25 DATE
 06-06-25





TOTAL AREA = 33750 sq ft - 0.77 ACRES



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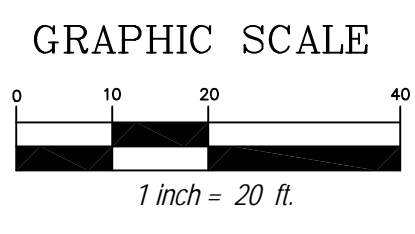
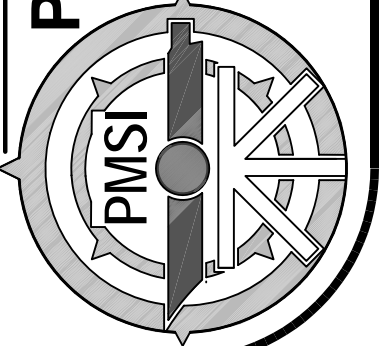
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DOUGLAS WALKER
 DOUGLAS WALKER, LICENSED SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
 LICENSED BUSINESS NO. 8261
 4546 CAMBRIDGE STREET
 WEST PALM BEACH, FL 33415
 OFFICE 561-478-7764



25-0179 JOB#
 SANITARY BOUNDARY SURVEY PURPOSE
 JRJ FIELD
 JH DRAFT
 CD
 06-06-25 DATE

This instrument prepared by:
Carl V. M. Coffin
7 North Dixie Highway
Lake Worth, Fla. 33460

85712

WARRANTY DEED

THIS INDENTURE, Made this 5th day of August, 1974,
BETWEEN DANIEL T. McGUIRE and ANN MARIE McGUIRE, his wife, of 1132
Ranchland Drive, Mayfield Heights, Ohio, by THOMAS E. McGUIRE, their
attorney-in-fact, of 13 South "K" Street, Lake Worth, of the County of
Palm Beach, State of Florida, grantors, and THE CITY OF LAKE WORTH,
a Municipal Corporation under the laws of the State of Florida, whose
post office address is 7 North Dixie Highway, Lake Worth, of the County
of Palm Beach, State of Florida, grantee,

WITNESSETH, That said grantors, for and in consideration of the
sum of THIRTY-FIVE THOUSAND AND NO/100ths (\$35,000.00) Dollars, and
other good and valuable considerations to said grantor in hand paid
by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs and assigns
forever, the following described land, situate, lying and being in
Palm Beach County, Florida, to-wit:

Lot 22, Block 19, TOWNSITE OF LUCERENE, (now known
as Lake Worth), according to the plat thereof on
file in the office of the Clerk of the Circuit Court
in and for Palm Beach County, Florida recorded in
Plat Book 2, pages 29 to 40, inclusive

Subject to taxes subsequent to 1973.

and said grantors does hereby fully warrant the title to said land, and
will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors has hereunto set grantors' hand and
seal the day and year first above written.

Signed, sealed and delivered in
our presence:

John P. B...
Carl M. Coffin

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
P.B. AUG 16 74
10524
105.00

Thomas E. McGuire (SEAL)
THOMAS E. McGUIRE, attorney-in-fact
for the owners DANIEL T. McGUIRE and
ANN MARIE McGUIRE, his wife, pursuant
to that Power of Attorney filed in
the Public Records of Palm Beach
County, Florida, at O.R. Book 2334,
page 1196, on 7/31/74.

STATE OF FLORIDA
COUNTY OF PALM BEACH

DOCUMENTARY SUR TAX
FLORIDA
DEPT. OF REVENUE
AUG 16 74
P.B. 11105
38.50

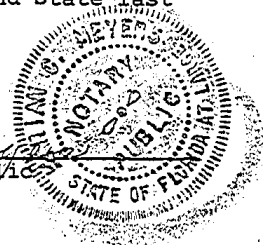
I HEREBY CERTIFY that on this day before me, an officer duly
qualified to take acknowledgments, personally appeared THOMAS E.
McGUIRE, attorney-in-fact, to me known to be the person described in
and who executed the foregoing instrument and acknowledged before me
that he executed the same.

WITNESS my hand and official seal in the County and State last
aforesaid this 5 day of August, 1974.

OFFICIAL RECORD 2340 PAGE 1464
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 15, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Recorded to O.R. Book 3
Booked as filed
Palm Beach County, Fla.
John B. Dabbs
Notary Public

Marion C. Meyer
Notary Public



(SEAL)

148.10

35,000

74 AUG 16 AM 11:20

Record & return to:

CITY OF LAKE WORTH
OFFICE OF CITY CLERK
7 NORTH DIXIE HWY.
LAKE WORTH, FL.

NOT A TRUE COPY

4.60
105.1
38.50

51802

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

RICHARD E. CASTOR
Attorney at Law 4271-1k
415 Second Avenue North
LAKE WORTH, FLORIDA 33460 XX

Warranty Deed

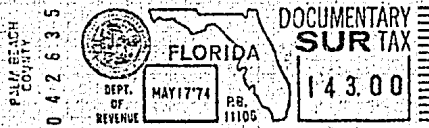
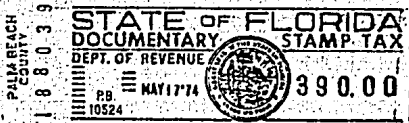
(STATUTORY FORM — SECTION 689.02 F.S.)

74 MAY 17 PM 4:18
This Indenture, Made this 17 day of May 1974. Between
JOHN D. WORKMAN and EDITH B. WORKMAN, his wife
of the County of Palm Beach, State of Florida, grantor, and
THE CITY OF LAKE WORTH, a Municipal Corporation under the laws of the
State of Florida
whose post office address is 7 North Dixie Highway, Lake Worth
of the County of Palm Beach, State of Florida, grantee,

Witnesseth. That said grantor, for and in consideration of the sum of
-----TEN AND NO/100ths (\$10.00)----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-
lowing described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lots 23 through 28, Block 19, TOWNSITE OF LUCERNE,
(now known as Lake Worth), according to the plat
thereof on file in the office of the Clerk of the
Circuit Court in and for Palm Beach County, Florida
recorded in Plat Book 2, pages 29 to 40, inclusive.

Subject to taxes subsequent to 1973.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof. Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

4.00
390.00
143.00

Michael J. McPhail
[Signature]

John D. Workman (Seal)
Edith B. Workman (Seal)

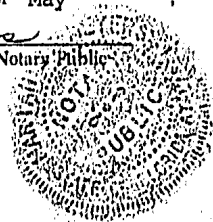
STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared JOHN D. WORKMAN and EDITH B. WORKMAN, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before
me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 17 day of May
1974.

Marian C. Meyers
Notary Public

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 15, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Recorded in O R Book #
Record verified
Palm Beach County, Fla.,
John B. Dunkle
Clerk Circuit Court



THIS INSTRUMENT PREPARED BY AND RETURN TO:
Peter R. Ray, Esquire
Cohen Norris Wolmer Ray Telepman Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408

Our File No.: **51396000**

Property Appraisers Parcel Identification (Folio) Number:
38-43-44-21-15-019-0290

Consideration for this transaction is \$230,000.00 and Florida Documentary Stamps in the amount of \$1,610.00 have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the **22nd** day of **February, 2019** by **ROBERT B. MACKEY, a single man**, whose post office address is 19132 Hamlet Court, Lexington Park, MD 20653, herein called the Grantor, to **LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY, a Florida public agency, created pursuant to Chapter 163, F.S.**, whose post office address is 1121 Lucerne Avenue, Lake Worth, FL 33460, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

Lot 29, Block 19, THE PALM BEACH FARMS COMPANY PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

KWAN JOHNSON
Witness #1 Printed Name

[Signature]
Witness #2 Signature

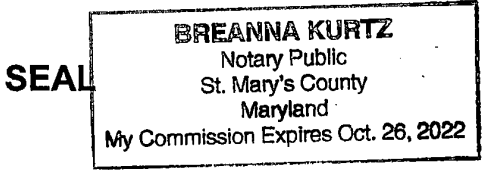
LUCAS PLOSSER
Witness #2 Printed Name

[Signature]
ROBERT B. MACKEY

NOT A CERTIFIED COPY

STATE OF MARYLAND
COUNTY OF ST. MARY'S

The foregoing instrument was acknowledged before me this 14th day of February, 2019 by Robert B. Mackey, who is personally known to me or has produced Maryland DL as identification and who did did not take an oath.



[Signature]
Notary Public
Breanna Kurtz
Printed Notary Name

My commission expires:
10-26-2022

This Instrument was Prepared By and Return to:
David N. Tolces, Esquire
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

Property Identification No.: 38-43-44-21-15-019-0301

WARRANTY DEED

THIS INDENTURE, made on this 21st day of February, 2019 by and between **James V. Petric, a married man**, hereinafter referred to as "Grantor" and **Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S.**, whose post office address 1121 Lucerne Avenue, Lake Worth, FL 33460, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in PALM BEACH County, Florida, to wit:

The East 85 feet of Lots 30 and 31, Block 19, The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (now known as Lake Worth), according to the map or plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

SUBJECT TO: Taxes for the year 2019 and subsequent years, zoning and/or restrictions and prohibitions imposed by governmental authorities, and easements and restrictions and other matters appearing on the plat and/or common to the subdivision.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

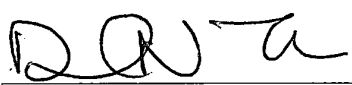
And the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

And the Grantor states that the above-referenced Property is not his homestead. Grantor, James V. Petric resides at 218 S. Palmway, Lake Worth, FL 33460.

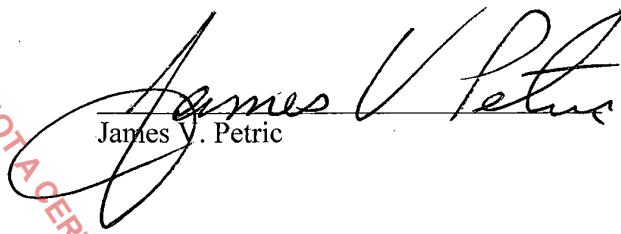
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands the day and year first above written.

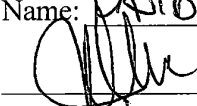
Signed, sealed and delivered
in our presence:



 Name: DAVID N. TOLCES



 Name: James V. Petric

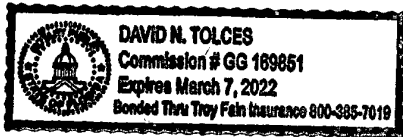


 Name: Joan Oliva

NOTA CERTIFIED COPY

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me on this 21 day of February, 2019 by James V. Petric, who [] is personally known to me or [] has produced Florida driver's licenses as identification.





 NOTARY PUBLIC

This Document Prepared By and Return to:
Bill T. Smith, Jr., Esq.
Bill T. Smith, Jr., P.A.
980 North Federal Highway, Suite 402
Boca Raton, Florida 33432

Parcel ID Number: 38-43-44-21-15-019-0302

Warranty Deed

This Indenture, Made this 26th day of July, 2019 A.D., **Between** Curtis C. Rogers, a married man, individually and as Trustee of the Curtis C. Rogers Revocable Trust u/a dated October 02, 1997 whose address is 710 South 1st Avenue, Lake Worth, FL 33460 of the County of Palm Beach, State of Florida, **grantor**, and Lake Worth Beach Community Redevelopment Agency, a Florida public agency whose address is: 1121 Lucerne Avenue, Lake Worth Beach, FL 33460 of the County of Palm Beach, State of Florida, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach State of Florida to wit: The West 50 feet of Lots 30 and 31, Block 19, The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (now known as Lake Worth), according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 270 Captain Walk, Apt. 319, Delray Beach, FL 33483.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Curtis C. Rogers, Individually and as Trustee of the Curtis C. Rogers Revocable Trust u/a dated October 02, 1997

By: [Signature] (Seal)
Curtis C. Rogers, Individually and Trustee of the Curtis C. Rogers Rev Trust u/a dtd 10/02/97
P.O. Address: 710 South 1st Avenue, Lake Worth Beach, FL 33460

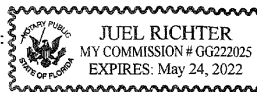
[Signature]
Printed Name: Bill T. Smith, Jr.
Witness

[Signature]
Printed Name: Juel Richter
Witness

STATE OF Florida COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 26th day of July, 2019 by Curtis C. Rogers, Individually and as Trustee on behalf of said Florida trust who is personally known to me or who has produced his Florida driver's license as identification.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____





Sustainable Bonus Incentive Program Worksheet

All development proposals seeking increased height above two stories, additional FAR, and/or additional density through the City's Sustainable Bonus Incentive Program (SBIP), shall submit this completed worksheet and indicate on the standard City of Lake Worth Universal Beach Development Application that a SBIP request is included in the development proposal. The purpose of the worksheet is to guide applicants in calculating the total value of required improvements for the development proposal as consistent with the program requirements.

Application Fee: \$150

SBIP Tier I: Per LDR Section 23.2-23, bonus height or intensity may be requested as permitted in the SBIP requirements listed in each eligible zoning district. The gross square footage of the area that may be granted additional height or intensity is multiplied by \$7.50 per square foot ("Value Multiplier") in order to determine the value of the additional improvements to be provided for the project.

SBIP Tier II: Per LDR Section 23.3-25 & 23.2-23, planned development requests may be granted additional density, intensity and height bonuses above the maximum base threshold as show in Table I (Comprehensive Plan - Future Land Use Element) as approved by the City Commission. \$15.00 per square foot ("Value Multiplier") shall apply for each square foot of the additional bonus within Tier II.

Required Improvements: 50% of the value of the sustainable bonus is required to be paid to the City per Resolution 23-2021. The remaining 50% of the value shall be in the form of requirement improvements as described in LDR Section 23.2-23 and in Resolution 23-2021.

1. Please indicate whether the development proposal includes bonus height, intensity and density by each Tier. Areas that benefit from two bonus types should not be double calculated:

a. Tier 1 - Bonus Height & Intensity only by zoning district

i. No. of Bonus Stories & Height Bonus Area: 15' story/stories _____ sq. ft.

ii. Additional Gross Floor Area (FAR): 44,648 sq. ft.

iii. Total Bonus Area*: 44,648 sq. ft.

**Areas that benefit from both additional height and intensity shall only count once towards the total bonus area*

b. Tier 2 - Bonus Height, Intensity & Density for planned developments only

i. Additional Density: N/A total bonus units

ii. Average Unit Size: N/A sq. ft.

iii. Bonus Density Area N/A sq. ft.

(Average unit size X total bonus units)

iv. No. of Bonus Stories & Height Bonus Area: 12' story/stories _____ sq. ft.

v. Additional Gross Floor Area (FAR): 11,408 sq. ft.

i. Total Bonus Area*: 11,408 sq. ft.

**Areas that benefit from both additional height and intensity shall only count once towards the total bonus area. Please note that this total area may change if the development proposal includes workforce or affordable housing.*

2. Multiply the total Bonus Areas Area per Tier by the Value Multiplier to determine the value of required improvements. Areas that benefit from two bonus types should not be double calculated.

a. Tier 1 44,648 sq. ft. × \$7.50 = \$ \$334,860.00
Tier 1: Total Bonus Area Tier 1: SBIP Total Value

b. Tier 2 11,408 sq. ft. × \$15.00 = \$ \$171,120.00
Tier 2: Total Bonus Area Tier 2: SBIP Total Value

c. Total Value of Required Improvements (Tier 1 + Tier 2) = \$ 505,980.00

3. Indicate the type and value of the community benefit proposed to qualify for the Bonus Area:

- a. On-Site Features and Improvements; Value: \$ Garage & Relocated Bldg. ; 9.7 million garage & historic bld. - TBD
- b. Off-Site Features and Improvements; Value: \$ _____
- c. Fee In Lieu; Amount: \$ _____
- d. 50% Fee Amount (Required per Resolution 23-2021): \$ _____

4. Attach to this application a separate sheet with a detailed description of the proposed improvement and valuation of the same as consistent with Resolutions 23-2021 and LDR Section 23.2-23.

This worksheet shall be submitted with the standard City of Lake Worth Beach Universal Development Application for the development proposal along with all required supporting documents and plans. For more information or to schedule a pre-application meeting regarding the Sustainable Bonus Incentive Program, please email pzoning@lakeworthbeachfl.gov

References:

[LDR Section 23.2-33](#)

[LDR Section 23.3-25](#)