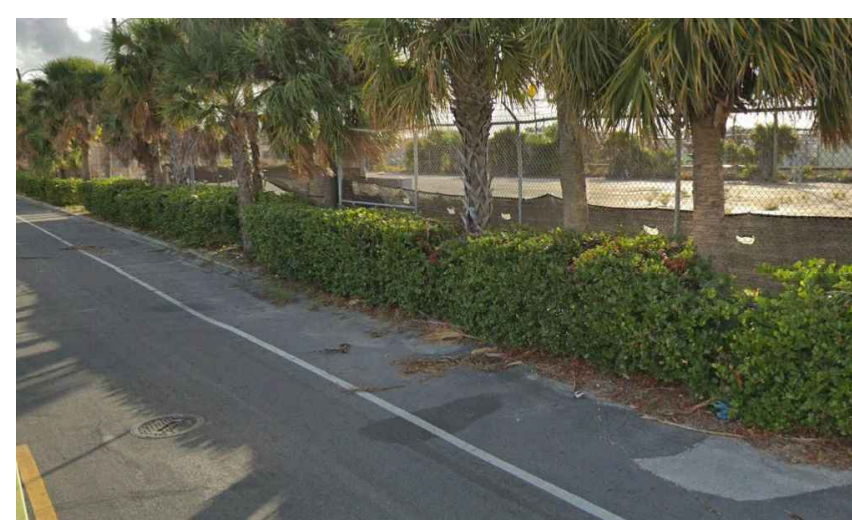
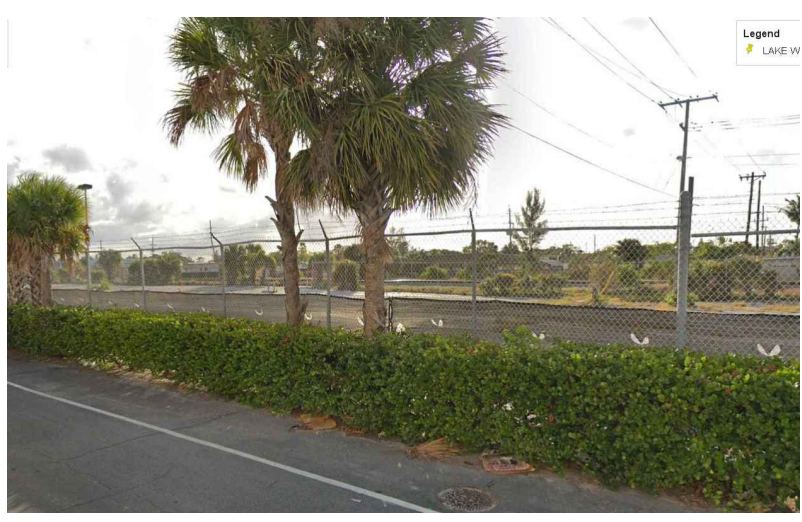


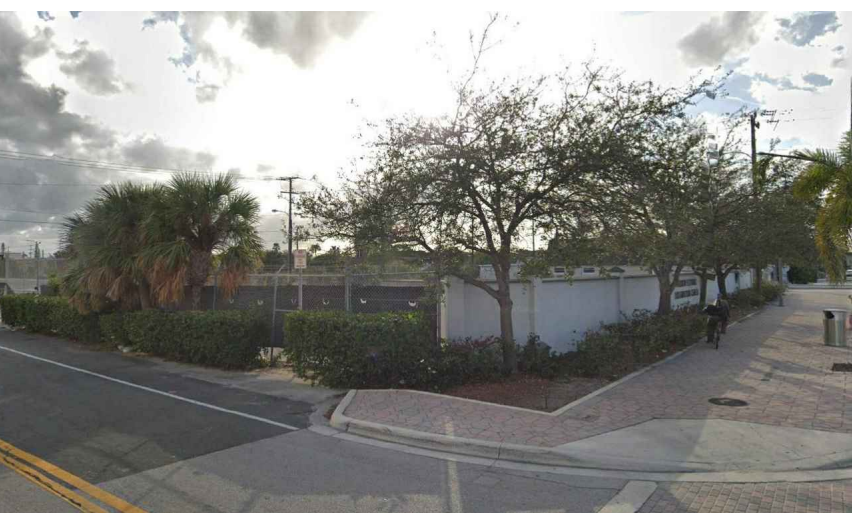
1



2



3



4

Sec. 23.2-33(d)(1)- SUSTAINABLE BONUS INCENTIVE PROGRAM BENEFITS

Qualifying sustainability features or improvements

Valuation Amount	Code Reference
\$114,380 or 0.5% \$57,190	Florida Green Building certification shall entitle the applicant to fifty (50) percent of the incentive award regardless of the number of additional stories or additional square feet above the initial two (2) stories.
\$30,000 (value of additional buffer material)	Higher quality or additional landscaping beyond the requirements of the code.
Uber Lounge: \$87,600 (\$150/SF * 584 sf), Fitness Area: \$275,265 (\$135/SF * 2,039 sf), Pool Area: \$375,000 (\$200,000 pool, \$100,000 landscape, \$75,000 softscape).	Public amenity such as a law enforcement substation, cultural gallery, public plaza, community meeting space, library, or garden.
Public Art: \$20,000 allowance	Other project components open to the public, or offering a direct community benefit meeting the intent of the comprehensive plan, which are similar to those listed as part of the USGBC's LEED for neighborhood development program, or which include elements of sustainable design such as:
Bike Racks: \$5,000 allowance	<ul style="list-style-type: none"> iii. Water conservation measures. vi. Charismatic and aesthetic excellence. viii. Urban form and density. x. Transit oriented development. xii. Bicycle mobility systems.
Lake Avenue Pedestrian Plaza: \$75,000 (\$50,000 paver/bench hardware, \$25,000 softscape).	<ul style="list-style-type: none"> xiii. Pro-pedestrian mobility systems. xvii. Workforce housing. xviii. Housing diversity and accessibility. xx. Energy efficiency and conservation. xxii. Noise reduction. xxiii. Lighting mitigation (night sky).

PROVIDED IN THIS PROJECT

SITE DATA

Description	Base Zoning District per the City's Comprehensive Plan		With Sustainable Bonus Incentive Program (SBIP)		With SBIP and Mixed Use Urban Planned Unit Development (PUD)		With SBIP, PUD, and Letter of Intent (LOI) Agreement		With SBIP, PUD, LOI Agreement, Transfer Development Rights (TDR)		Proposed
	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	
Zoning District	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	TOD-E	TOD	MPD
Future Land Use Designation	TOD	TOD	TOD	TOD	TOD	TOD	TOD	TOD	TOD	TOD	TOD
Lot Area / ROW Improvement Area	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	13,000 SF	Lot Area: 88,684 SF ROW Improvements: 10,284 SF
Lot Width	100'	100'	100'	100'	100'	100'	100'	100'	100'	100'	128'-9"
Building Height (Primary Structure)	30'	55'	82.5'	82.5'	82.5'	82.5'	82.5'	82.5'	82.5'	82.5'	77'-6" / 7 stories
Building Height (Accessory Structure)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks:											
Front (North) / Lake Ave.	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
Side (East) / East Coast St	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	1'-7" *
Interior Side (West) / FEC	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Rear (South)	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	16'-8"
Residential Density	50 du/ac (101 units)	50 du/ac (101 units)	75 du/ac (152 units)	75 du/ac (152 units)	87.9 du/ac (178 units)	87.9 du/ac (178 units)	87.9 du/ac (178 units)	87.9 du/ac (178 units)	87.9 du/ac (178 units)	87.9 du/ac (178 units)	98 du/ac (200 units)
Living Area (Primary Structure) Multifamily:											
1 BR	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	512 SF *
2 BR	750 SF	750 SF	750 SF	750 SF	750 SF	750 SF	750 SF	750 SF	750 SF	750 SF	975 SF
Living Area (Accessory Structure)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Impermeable Surface-See Site Note 2	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	79% *
Lot Coverage for Buildings - See Site Note 2	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	59% *
Wall Height at Side Setback	30'-0"	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"	45'-0"	8'-0"
Floor Area Ratio	2.2	2.65	3.975	3.975	3.975	3.975	3.975	3.975	3.975	3.975	2.43

SITE NOTES:

- Asterisk in tables above denotes a waiver request. SEE WAIVER JUSTIFICATION
- All site data calcs are based on Lot Area excl ROW Improvement area
- All Accessory Uses Allowed for retail/Commercial/Office as per Sec. 23.3-6 shall be permitted for the proposed use of less than 7,500 sf

Parking Breakdown

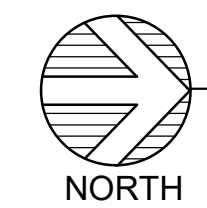
Required	Provided
Multi-family dwelling	128 sp
Commercial	84 sp
Grand Total Required:	320 sp
Provided	320 sp
City Parking	32 sp
Level 1	32 sp
Level 2	32 sp
Subtotal:	120 sp
Residential Parking	76 sp
Level 3	85 sp
Level 4	86 sp
Level 5	86 sp
Subtotal:	247 sp
Grand Total In Garage:	367 sp
On Street Parking:	12 sp
GRAND TOTAL PROVIDED:	379 sp

Unit Mix

Unit Designation	Min Required	Area	# of Units
1 BR	600 SF	512 SF *	75 units
1 BR	600 SF	594 SF *	76 units
2 BR	750 SF	959 SF	49 units

Gross Square Footage Table (GSF)

Type of SF	FAR	Total SF
Residential Area:		
Leasable (NRSF)		132,159 SF
Non-Leasable (corridor/elec./rms/stairs)		20,378 SF
Loading/Trash/MEP Rooms		918 SF
Amenity / Leasing		7,433 SF
Sub-Total		159,974 SF
Non-Residential Area:		
Garage		51,126 SF
Retail/Office		3,619 SF
Sub-Total		54,745 SF
GRAND TOTAL FAR:	NON FAR	214,719 SF
Type of SF		Total SF
Residential Area:		
Terrace/Balcony		10,589 SF
Non-Residential Area:		
Garage		66,343 SF
Subtotal Residential (NON FAR)		76,932 SF
GRAND AREA TOTALS		291,647 SF



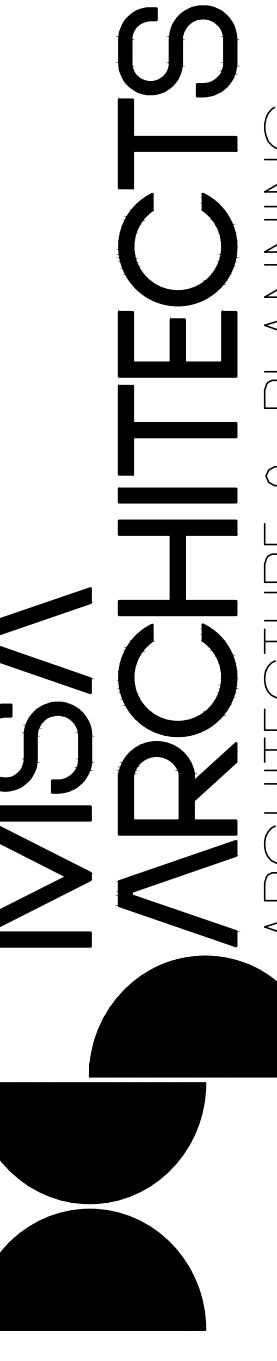
SITE PLAN

SCALE: 1"=30'-0"

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA



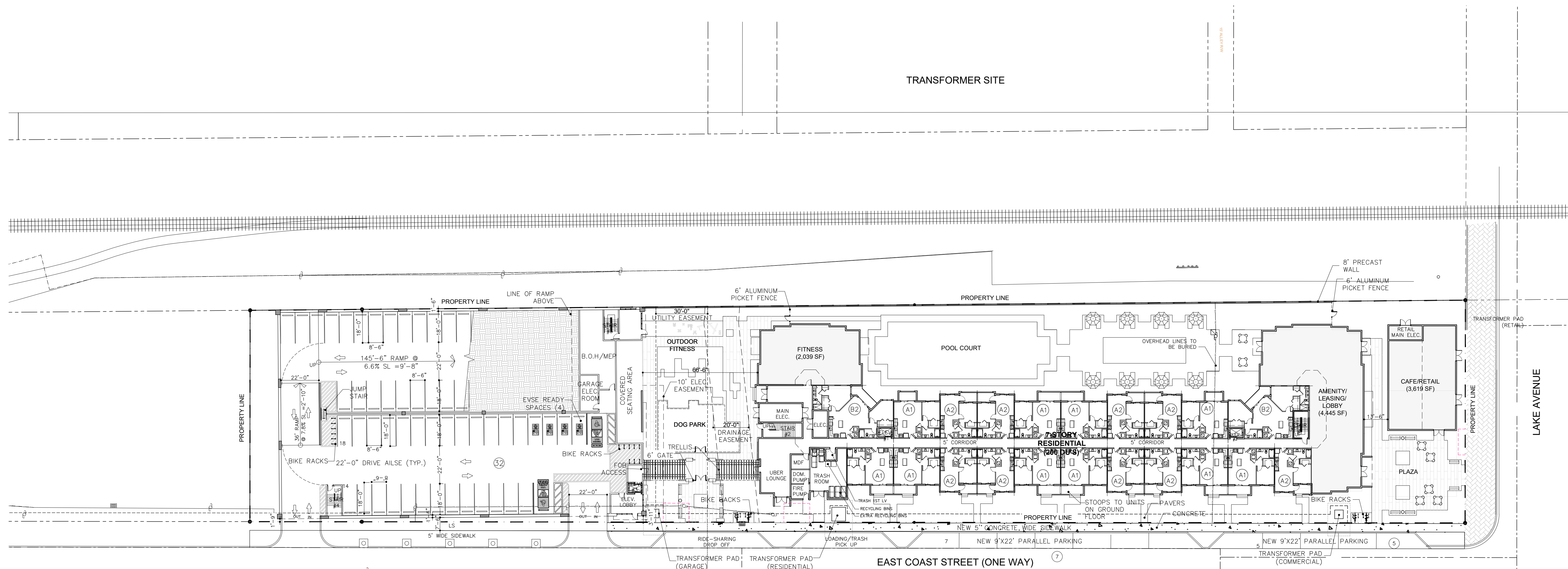
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AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN
DATE 10/15/20
SCALE AS SH
JOB NO. 1930

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
SP-1

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.



GARAGE LEVEL 1
32 SP (CITY'S PARKING)

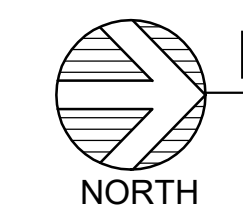
1ST AVE. SOUTH

BLDG STORY 1
21 DU's

EAST COAST STREET (ONE WAY)

LAKE AVENUE

TRANSFORMER SITE

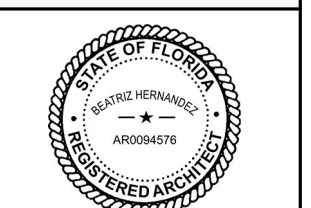


BUILDING PLANS

SCALE: 1"=30'-0"

	BY

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA



BEATRIZ M. HERNANDEZ
AR0094576
MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

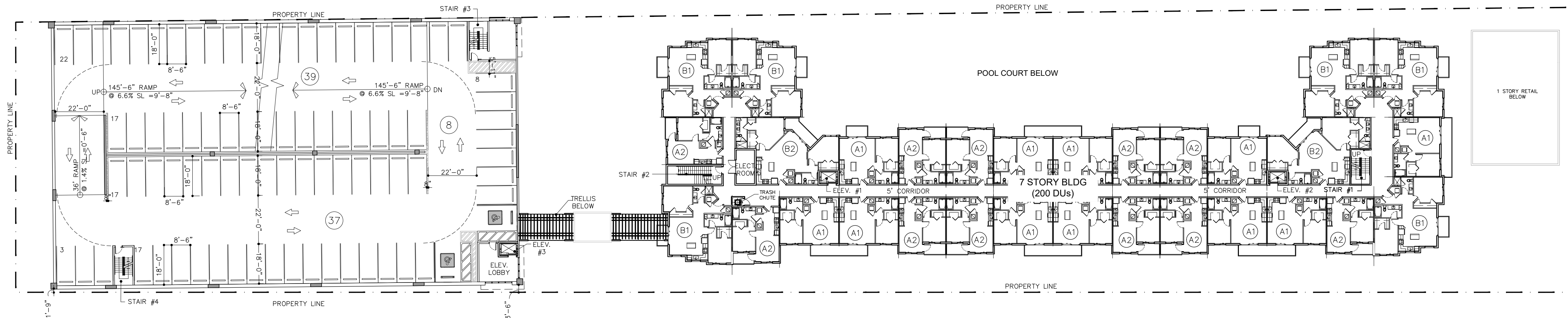
MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:	BUILDING PLANS
SHEET NUMBER:	A-2.0

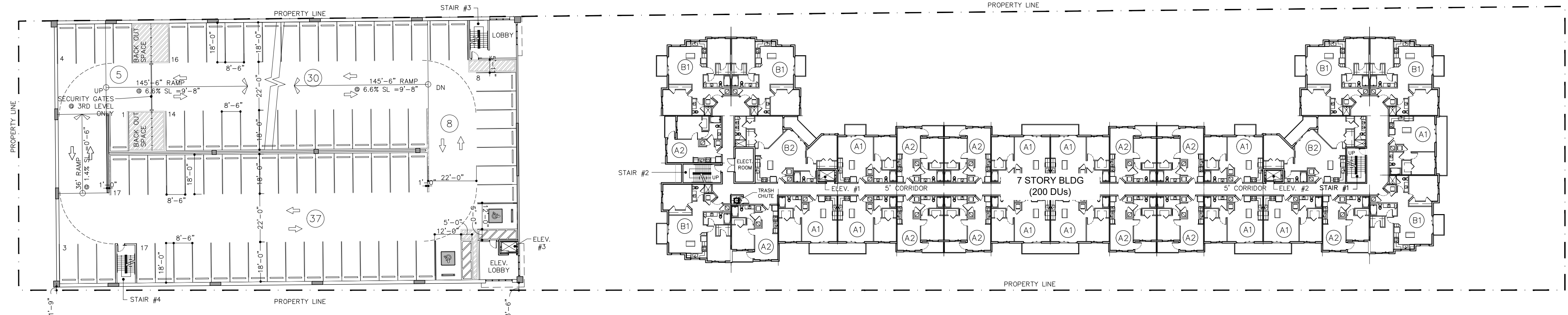
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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GARAGE LEVEL 2
88 SP (CITY'S PARKING)

BLDG STORY 2
30 DU's



GARAGE LEVEL 3
76 SP

BLDG STORY 3
30 DU's

BY

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FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA



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DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:
BUILDING PLANS
SHEET NUMBER:
A-2.1

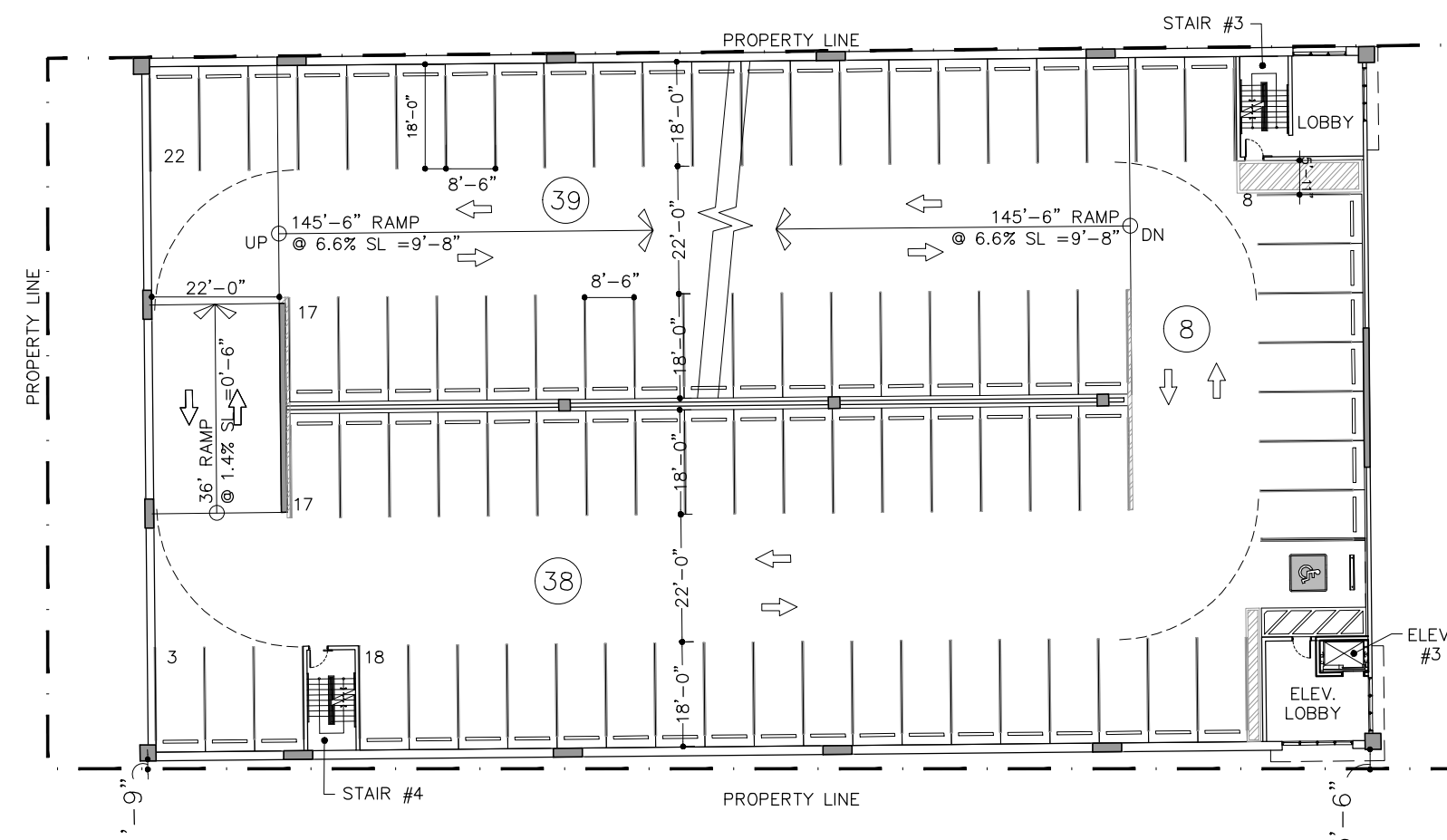


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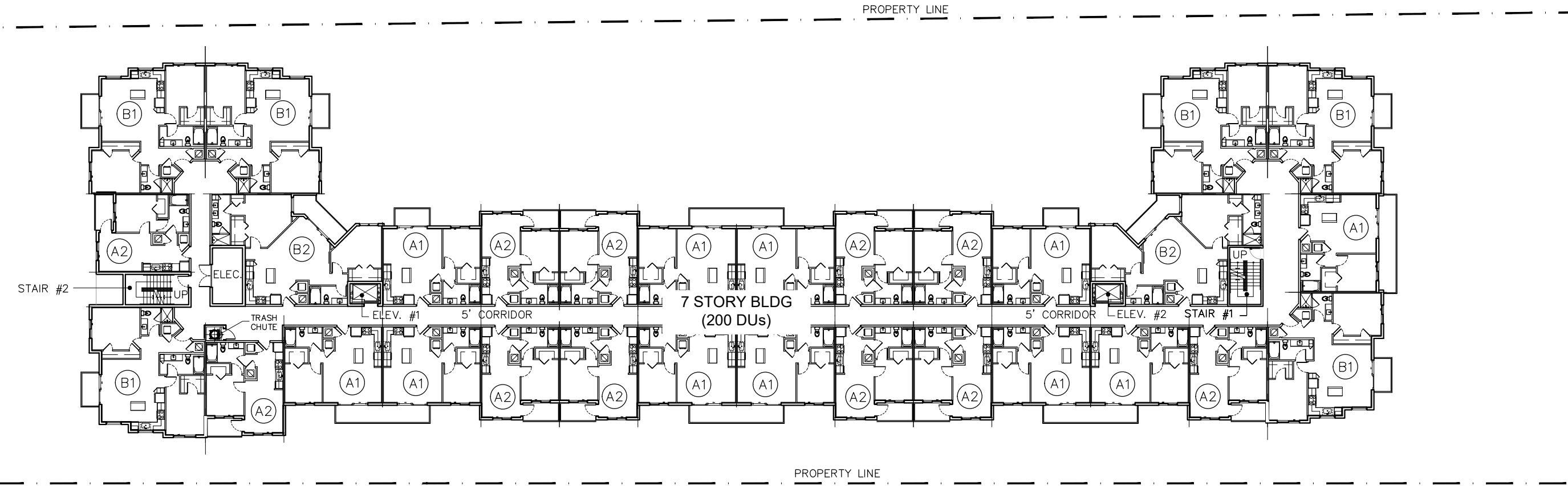
MAJOR SITE PLAN RESUBMITTAL 05/04/2020

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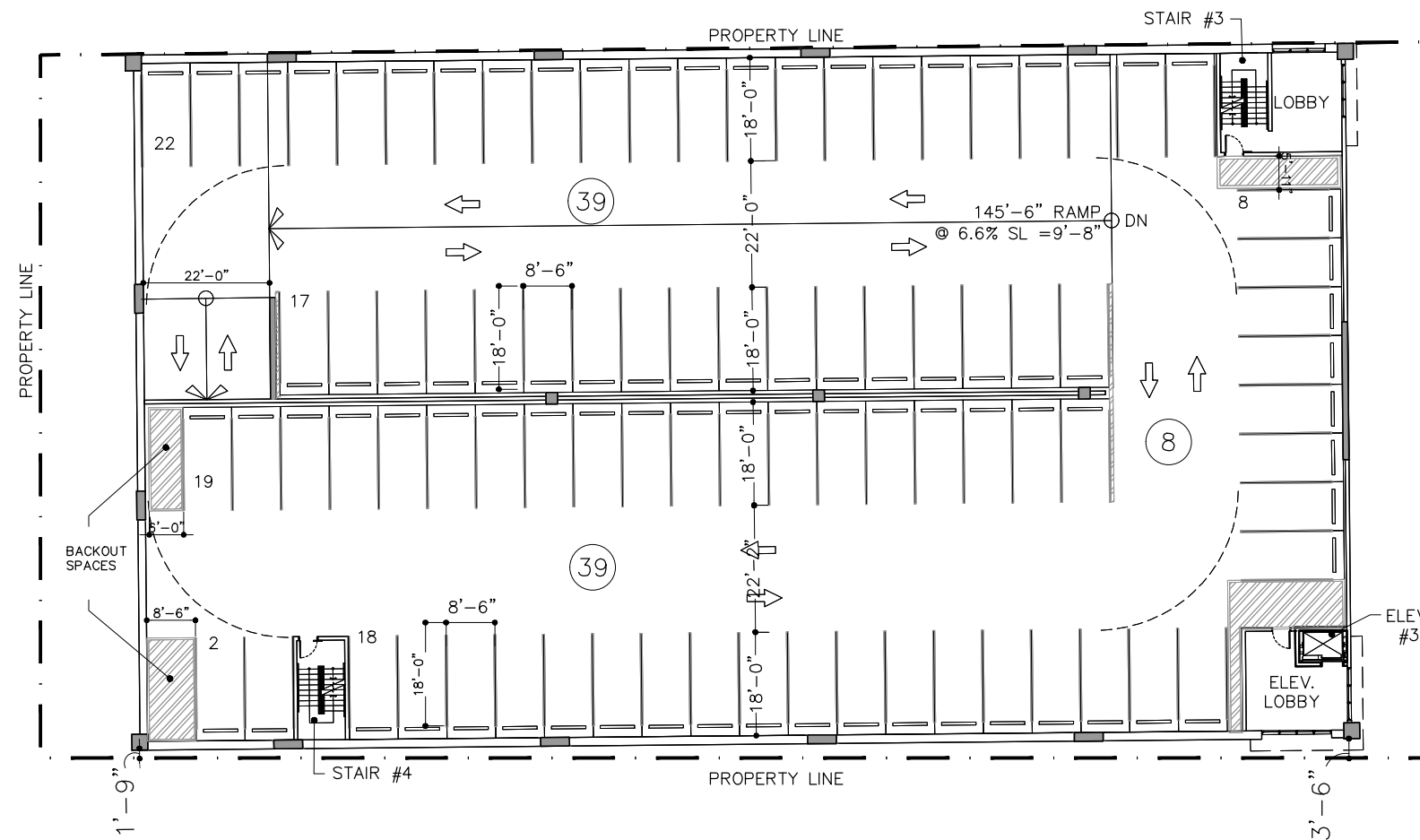
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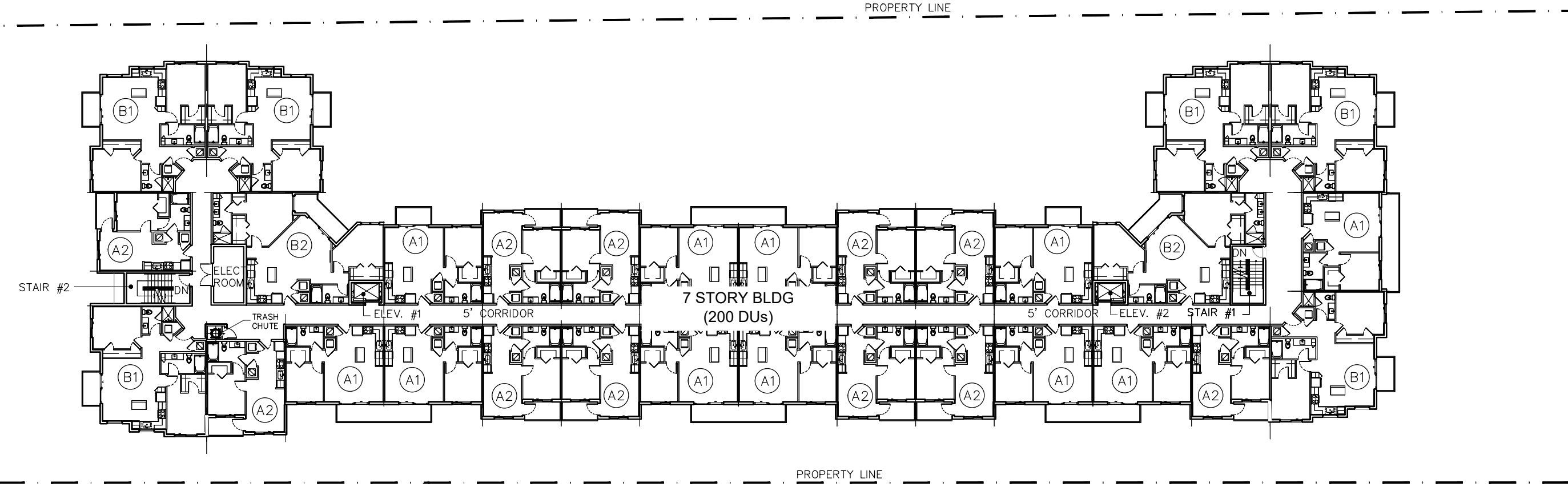
GARAGE LEVEL 4
85 SP (RESIDENT PARKING)



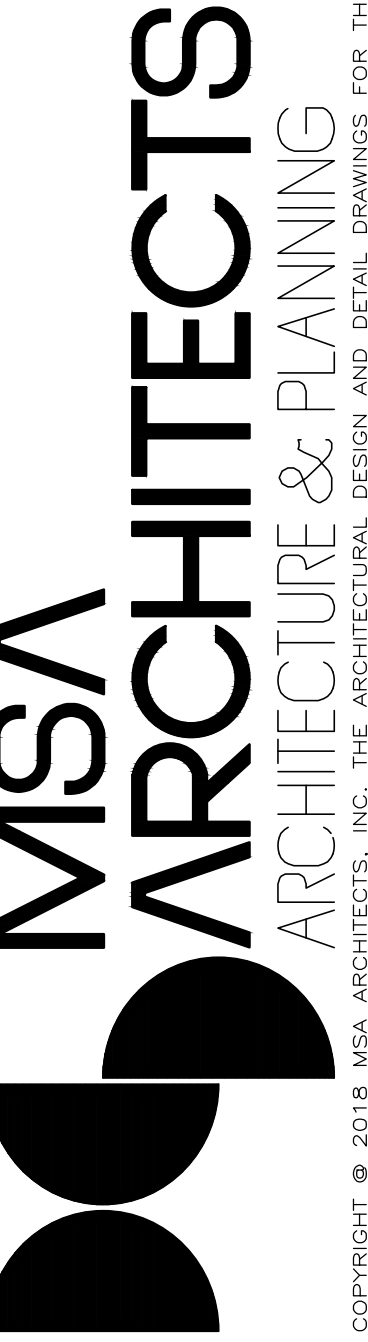
BLDG STORY 4
30 DU's



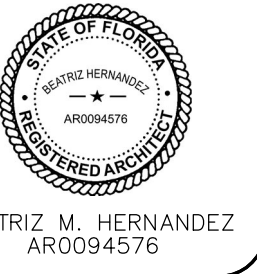
GARAGE LEVEL 5
86 SP (RESIDENT PARKING)



BLDG. STORY 5
30 DU's



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BEATRIZ M. HERNANDEZ
AR0094576

FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

THE BOHEMIAN

	BY



BUILDING PLANS

SCALE: 1"=30'-0"

MAJOR SITE PLAN RESUBMITTAL 05/04/2020

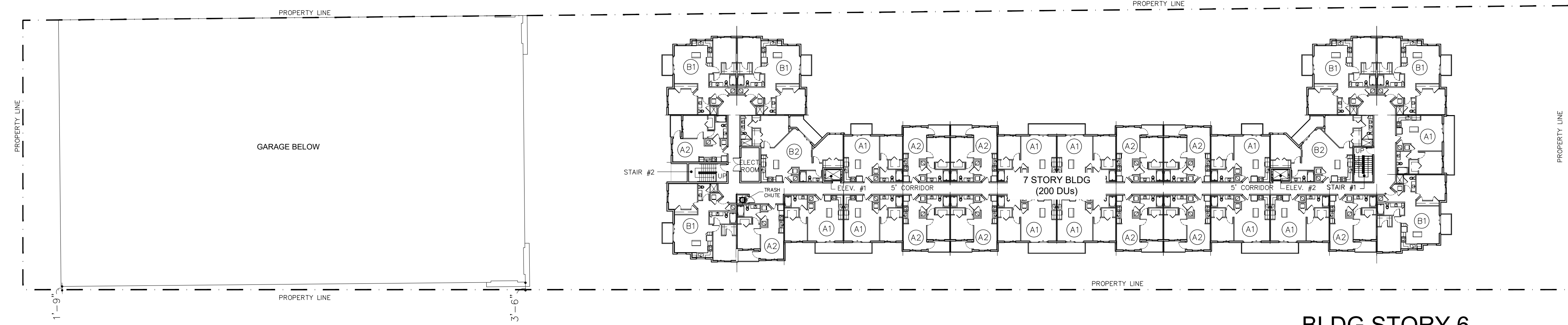
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DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:	BUILDING PLANS
SHEET NUMBER:	A-2.2

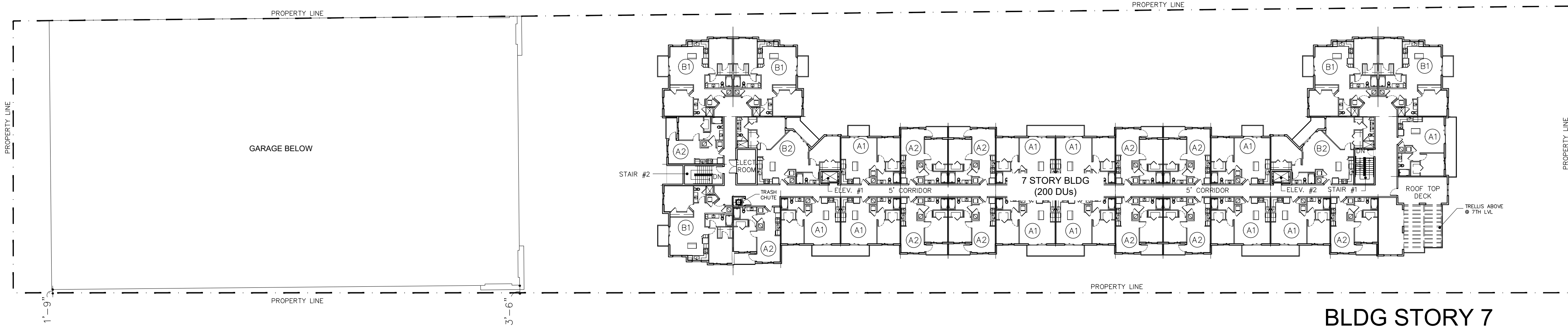
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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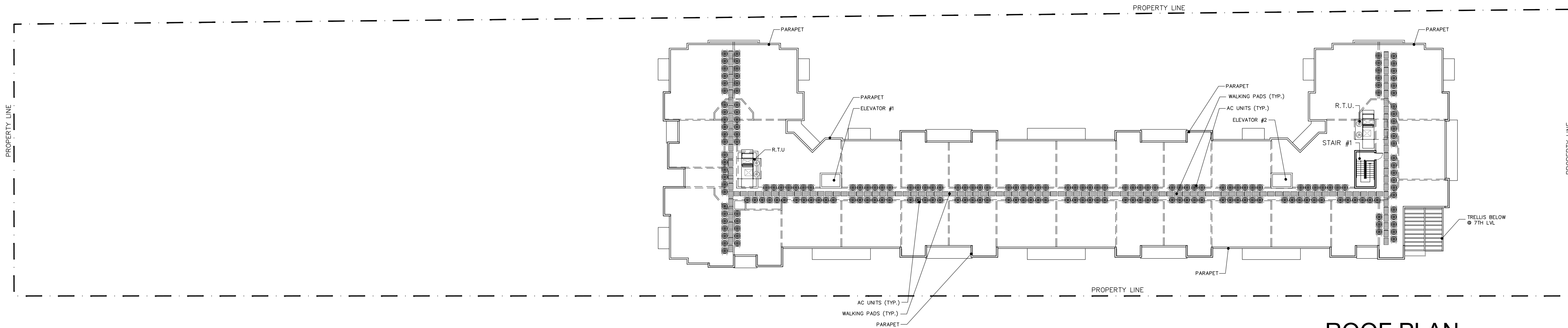
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BLDG STORY 6
30 DU's



BLDG STORY 7
29 DU's



ROOF PLAN
ALL ROOFTOP EQUIPMENT SHALL BE
SCREENED FROM PUBLIC VIEW

	BY

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA



BEATRIZ M. HERNANDEZ
AR0094576

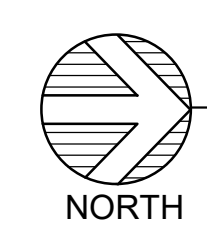
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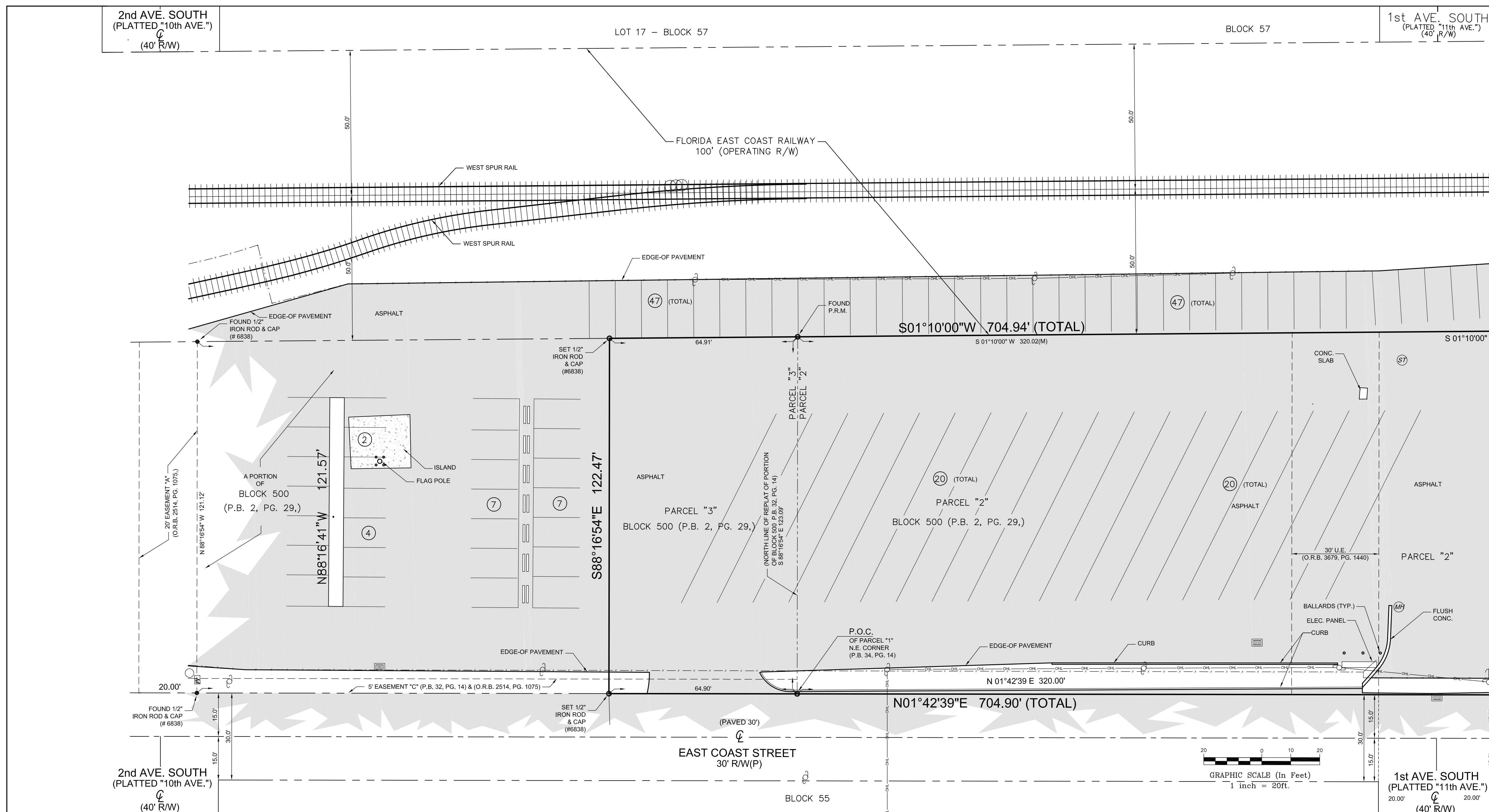
DRAWN	10/15/2019
DATE	
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:	BUILDING PLANS
SHEET NUMBER:	A-2.3



BUILDING PLANS

SCALE: 1"=30'-0"



LEGAL DESCRIPTION:

PARCEL 1: 1017 Lake Ave., Lake Worth, FL; PCN 38434421155000030

That part of Block 500, Palm Beach Farms Company, Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth), Plat Book 2, Pages 29-40, Public Records of Palm Beach County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Replat of a Portion of Block 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, said point being on the West right-of-way line of East Coast Street thence North along said right-of-way, a distance of 320 feet to the Northeast corner of that parcel described in Official Record Book 3662, Page 1611, Public Records of Palm Beach County, Florida and the Point of Beginning of the hereinafter described parcel; thence continue North, along said right-of-way, a distance of 320.41 feet to a point on the South right-of-way line of Lake Avenue and the North line of said Block 500; thence West, along said South right-of-way and North block line, a distance of 129.17 feet, to a point on the East right-of-way line of a 100 foot operating right-of-way of the Florida East Coast Railway right-of-way; thence South, along said East right-of-way line, a distance of 320.42 feet, to the Northwest corner of said parcel described in Official Record Book 3662, Page 1611; thence East, parallel with the North line of said Replat and along the North line of said parcel described in Official Record Book 3662, Page 1611, a distance of 126.13 feet to the Point of Beginning.

PARCEL 2: 101 S. East Coast St., Lake Worth, FL; PCN 38434421155000010

A portion of Block 500 of the Palm Beach Farms Co. Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth) according to the plat thereof, as recorded in Plat Book 2, Page 29 through 40, of the Public Records of Palm Beach County, Florida, bounded as follows:

On the South by the Northerly boundary of the Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2, Lucerne Townsite according to the plat thereof, as recorded in Plat Book 32, Page 14, of the Public Records of Palm Beach County, Florida; on the West by the West boundary of said Block 500, on the East by the East boundary of said Block 500; and on the North by a line 320 feet North of and parallel with the North boundary of said Replat of a Portion of Block 500.

PARCEL 3: 201 S. East Coast St., Lake Worth, FL; (a portion of PCN 38434428440010000)

The North 64.90 feet of Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2 Lucerne Townsite, according to the plat thereof, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida.

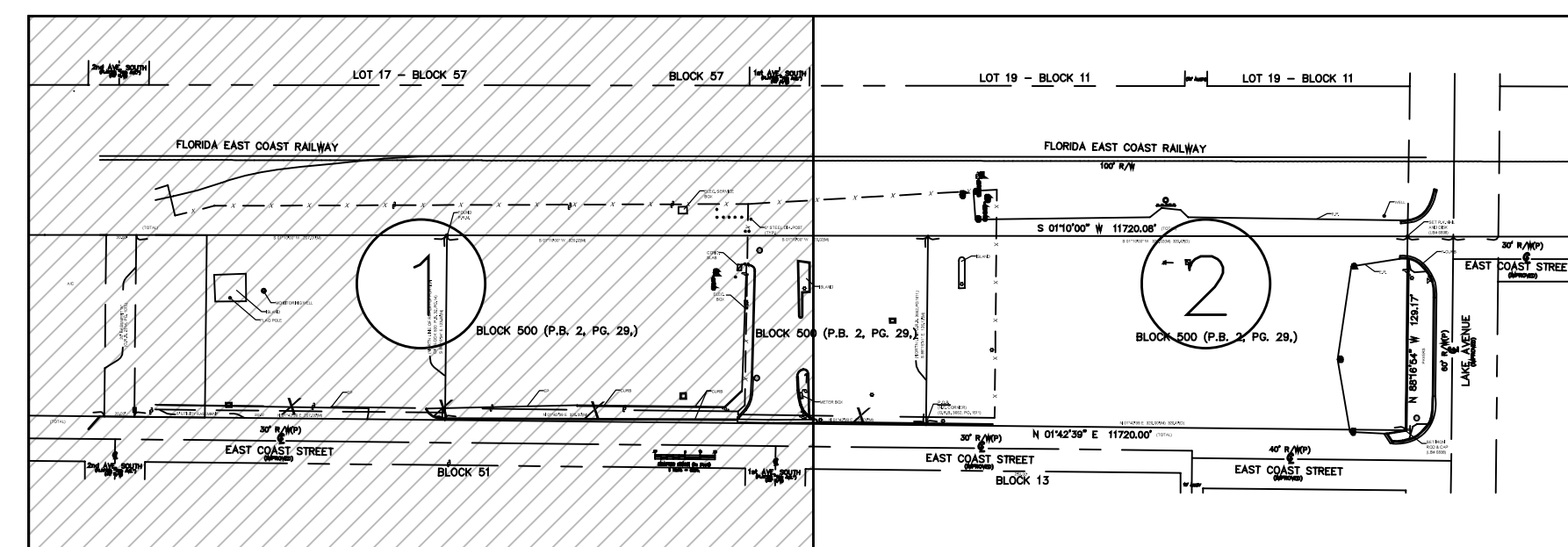
Containing 7,969 square feet

METES AND BOUNDS DESCRIPTION OF OVERALL PARCEL

A portion of Block 500, PALM BEACH FARMS COMPANY, PLAT NO. 2, LUCERNE TOWNSITE, the townsite of Lucerne is now known as Lake Worth, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida and a portion of REPLAT OF A PORTION OF BLOCK 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the northeast corner of Block 500; thence southerly along the East line of Block 500 a distance of 704.90 feet to a point on a line 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500; thence westerly parallel with and 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500, a distance of 122.47 feet to the West line of Block 500; thence northerly along the West line of Block 500, a distance of 704.94 feet to the North line of Block 500; thence easterly along the North line of Block 500, a distance of 129.17 feet to the northeast corner of Block 500 and the Point of Beginning.

Containing 88,692 square feet or 2.036 acres.



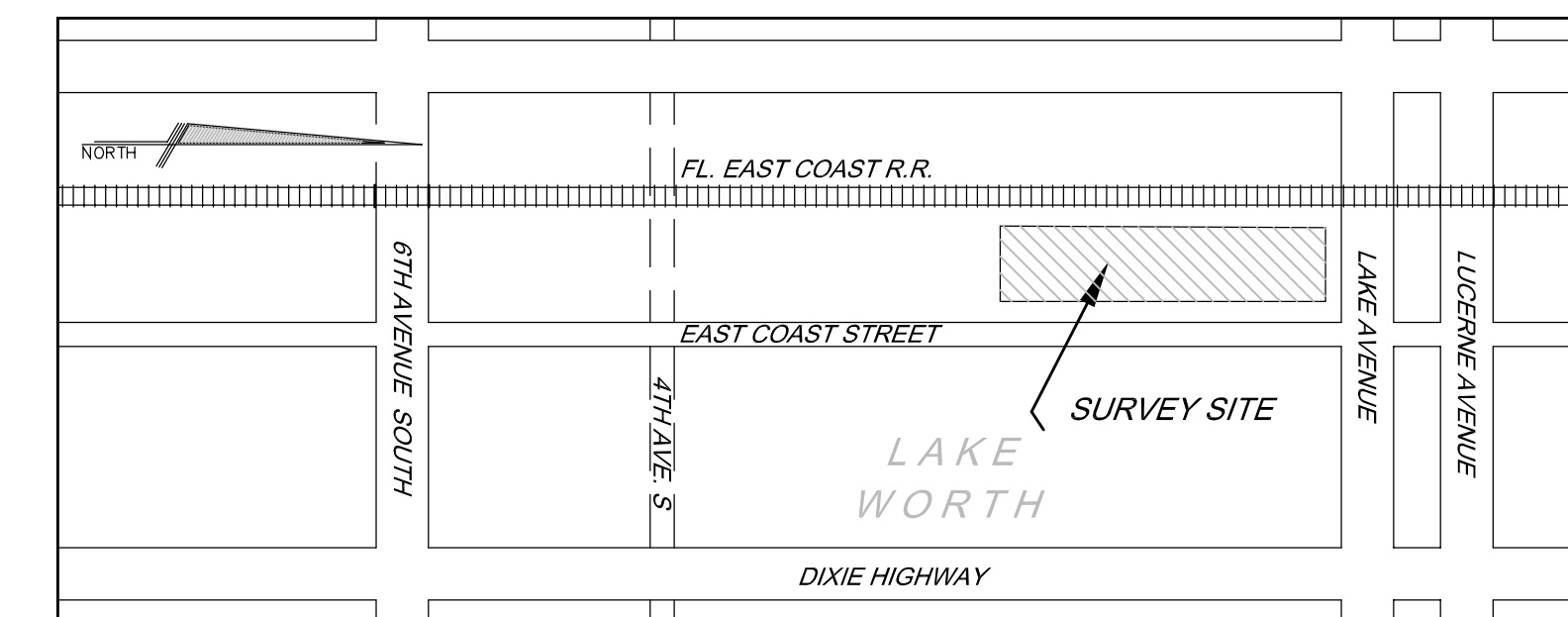
SITE MAP N.T.S.

NOTES:

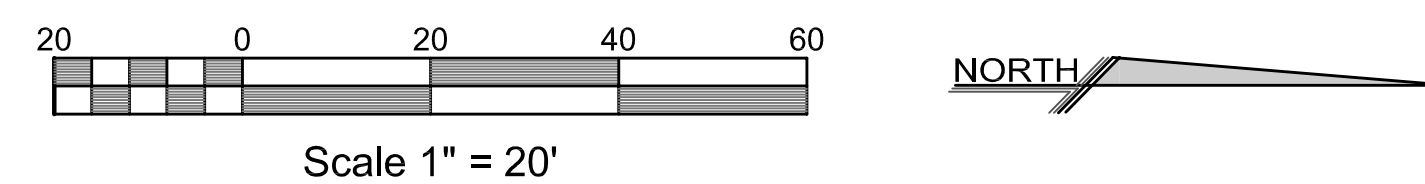
- ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929. ORIGINATING BENCH MARK = COUNTY BENCH MARK "F.E.C.L.W. RD." ELEVATION 18.30'
- NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THIS FIRMS "CERTIFICATE OF AUTHORIZATION" NUMBER IS LB 6838.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

ADDITIONAL NOTES:

- ZONING: LOW TO HIGH TRAFFIC INDUSTRIAL (LHTI) AND PUBLIC RECREATION AND OPEN SPACE (PROS)
 - The North 500' (approximate) is zoned PROS with the remainder zoned LHTI, per the City of Lake Worth zoning map.
 - Setbacks for zone LHTI are as follows:
 - Front: 20' min.
 - Side: 0' (interior); 20' (street)
 - Rear: 5' (min)
 - Height: 35' (max)
 - Setbacks for zone PROS are as follows:
 - All lot lines: 20' (min)
 - Height: 35' (max)
- LAND USE: CAC AND INDUSTRIAL
- THIS SURVEY REFLECTS ALL EASEMENTS AND/OR RIGHTS OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT, FUND FILE NO. 06-2014-001634, EFFECTIVE DATE FEBRUARY 12, 2014 @ 11:00 PM; ISSUING AGENT, STANDARD TITLE INSURANCE AGENCY, INC., AGENT FILE NO. 14-024.



LOCATION MAP N.T.S.



Scale 1" = 20'

SYMBOL

- FENCE
- CENTER LINE
- - - EASEMENT
- BACKFLOW DEVISE
- FIRE DEPT. CONNECTION
- HYDRANT
- WOOD POWER POLE
- ANCHOR
- LIGHT POLE
- TRAFFIC SIGN

LEGEND:

- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> ○ CALCULATED ○ CONCRETE BLOCK STRUCTURE ○ CONCRETE MONUMENT ○ CONCRETE ○ GARAGE EASEMENT ○ UTILITY EASEMENT ○ F.F.E.L. ○ FINISHED FLOOR ELEVATION ○ ELEVATION ○ BEARING REFERENCE ○ BEAR ○ MEASURED | <ul style="list-style-type: none"> ○ PLAT ○ RADIUS ○ CENTRAL "DELTA" ANGLE ○ ARC LENGTH ○ CHORD BEARING ○ NATIONAL GEODETIC VERTICAL DATUM ○ PLAT BOOK ○ OFFICIAL RECORD BOOK ○ POINT OF CURVATURE ○ POINT OF TANGENCY ○ POINT OF REVERSE CURVATURE ○ POINT OF COMPOUND CURVATURE | <ul style="list-style-type: none"> ○ POINT OF INTERSECTION ○ POINT OF COMMENCEMENT ○ POINT OF BEGINNING ○ RIGHT OF WAY ○ CHAIN FENCE ○ WOOD FENCE ○ METAL FENCE ○ CENTERLINE ○ EASEMENT ○ COVERED ○ OVERHEAD LINES ○ LOT LINE | <ul style="list-style-type: none"> ○ ASPHALT PAVEMENT ○ CONCRETE PLATWORK ○ PAVER BRICK PLATWORK ○ WOOD POWER POLE ○ WATER METER ○ FIRE HYDRANT ○ CATCH BASIN ○ SANITARY MANHOLE |
|--|---|---|--|

SCALE: 1" = 20'
 DRAWN BY: PICARD (C)
 FIELD WK: M.M. / B.M.
 DATE: 07/08/2019

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: millersurveying@aol.com

REFS: 05981
 PREV. 000004 Y140123
 JOB NOS. Y031819 Y190551
 JOB NO. Y190840
 L - 1500 - C

REVISIONS:
 10/11/2019 Revised boundary.

CERTIFIED TO: 1017 Lake Ave., LLC

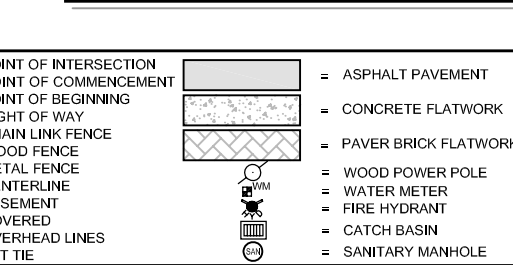
ADDRESS:
 1017 Lake Ave., Lake Worth, FL 33460
 101 S East Coast St., Lake Worth, FL 33460
 201 S East Coast St., Lake Worth, FL 33460

FLOOD ZONE: X (FIRM 120213 - 12099C0781F 10/05/2017)

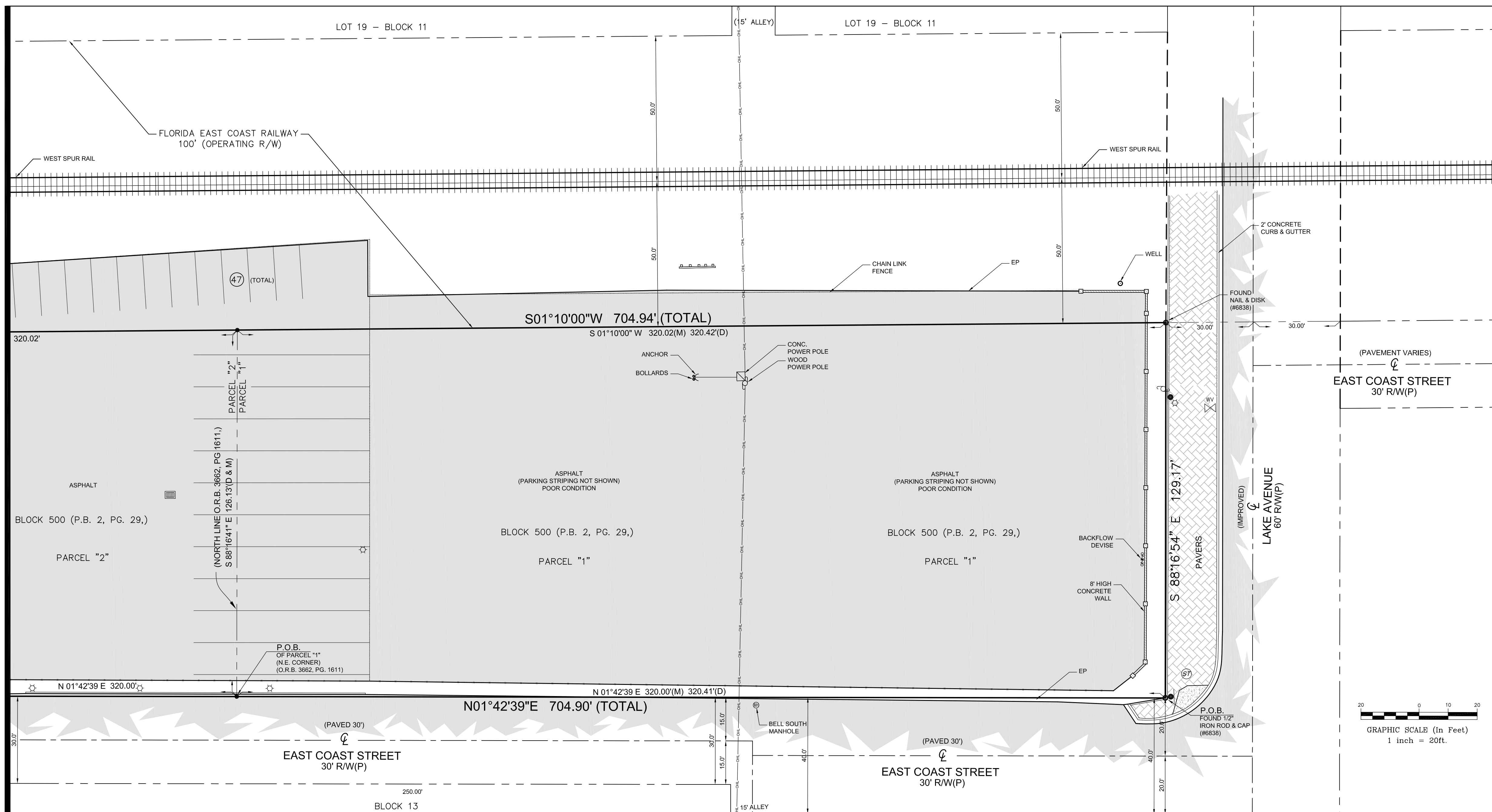
SHEET 1 OF 2 BOUNDARY SURVEY

This survey is the property of Miller Land Surveying, Inc. and is not to be used for any other purpose without the written consent of Miller Land Surveying, Inc. and the signature and authentication of the surveyor.

Registered Civil Engineer
 MICHAEL J. MILLER #40334



FOR CONTINUATION SEE SHEET 2 OF 2



LEGAL DESCRIPTION:

PARCEL 1: 1017 Lake Ave., Lake Worth, FL; PCN 38434421155000030

That part of Block 500, Palm Beach Farms Company, Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth), Plat Book 2, Pages 29-40, Public Records of Palm Beach County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Replat of a Portion of Block 500, as recorded in Plat Book 2, Page 14, Public Records of Palm Beach County, Florida, said point being on the West right-of-way line of East Coast Street thence North along said right-of-way, a distance of 320 feet to the Northeast corner of that parcel described in Official Record Book 3662, Page 1611, Public Records of Palm Beach County, Florida and the Point of Beginning of the hereinafter described parcel; thence continue North, along said right-of-way, a distance of 320.41 feet to a point on the South right-of-way line of Lake Avenue and the North line of said Block 500; thence West, along said South right-of-way and North block line, a distance of 129.17 feet, to a point on the East right-of-way line of a 100 foot operating right-of-way of the Florida East Coast Railway right-of-way; thence South, along said East right-of-way line, a distance of 320.42 feet, to the Northwest corner of said parcel described in Official Record Book 3662, Page 1611; thence East, parallel with the North line of said Replat and along the North line of said parcel described in Official Record Book 3662, Page 1611, a distance of 126.13 feet to the Point of Beginning.

PARCEL 2: 101 S. East Coast St., Lake Worth, FL; PCN 38434421155000010

A portion of Block 500 of the Palm Beach Farms Co. Plat No. 2, Lucerne Townsite (now known as the City of Lake Worth) according to the plat thereof, as recorded in Plat Book 2, Page 29 through 40, of the Public Records of Palm Beach County, Florida, bounded as follows:

On the South by the Northerly boundary of the Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2, Lucerne Townsite according to the plat thereof, as recorded in Plat Book 32, Page 14, of the Public Records of Palm Beach County, Florida; on the West by the West boundary of said Block 500; on the East by the East boundary of said Block 500; and on the North by a line 320 feet North and parallel with the North boundary of said Replat of a Portion of Block 500.

PARCEL 3: 201 S. East Coast St., Lake Worth, FL; (a portion of PCN 38434428440010000)

The North 64.90 feet of Replat of a Portion of Block 500, Palm Beach Farms Co. Plat No. 2 Lucerne Townsite, according to the plat thereof, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida.

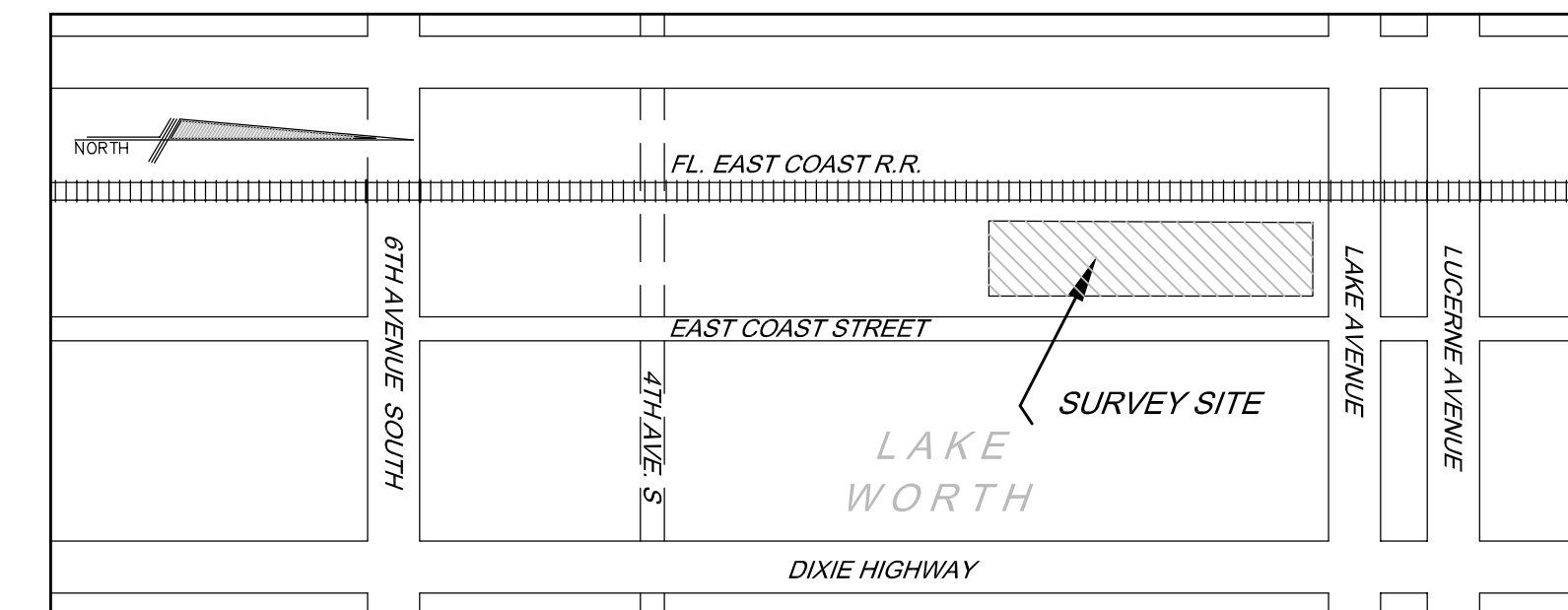
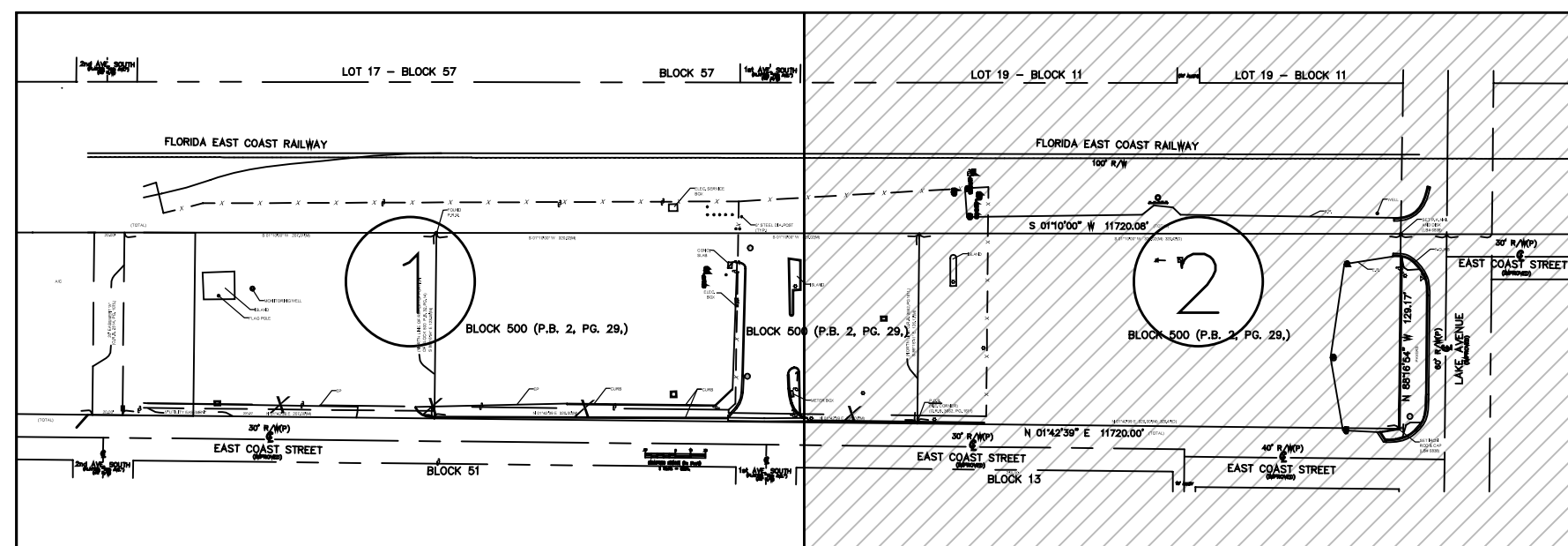
Containing 7,969 square feet

METES AND BOUNDS DESCRIPTION OF OVERALL PARCEL

A portion of Block 500, PALM BEACH FARMS COMPANY, PLAT NO. 2, LUCERNE TOWNSITE, the townsite of Lucerne is now known as Lake Worth, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida and a portion of REPLAT OF A PORTION OF BLOCK 500, as recorded in Plat Book 32, Page 14, Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the northeast corner of Block 500; thence southerly along the East line of Block 500 a distance of 704.90 feet to a point on a line 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500; thence westerly parallel with and 64.90 feet South of the North line of said REPLAT OF A PORTION OF BLOCK 500, a distance of 122.47 feet to the West line of Block 500; thence northerly along the West line of Block 500, a distance of 704.94 feet to the North line of Block 500; thence easterly along the North line of Block 500, a distance of 129.17 feet to the northeast corner of Block 500 and the Point of Beginning.

Containing 88,692 square feet or 2.036 acres.

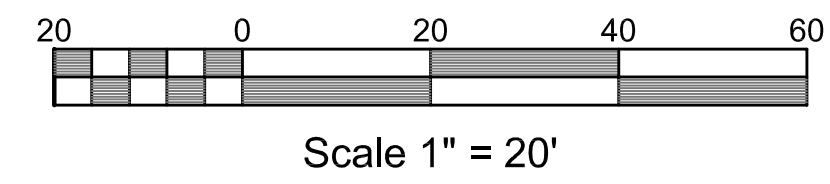


NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929. ORIGINATING BENCH MARK = COUNTY BENCH MARK "F.E.C.L.W. RD." ELEVATION 18.30'
- NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS SHOWN.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THIS FIRM'S "CERTIFICATE OF AUTHORIZATION" NUMBER IS LB 6838".
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

ADDITIONAL NOTES:

- ZONING: LOW TO HIGH TRAFFIC INDUSTRIAL (LTI) AND PUBLIC RECREATION AND OPEN SPACE (PROS)
 - The North 500' (approximate) is zoned PROS with the remainder zoned LTI, per the City of Lake Worth zoning map.
 - Setbacks for zone LTI are as follows:
Front: 20' min.
Side: 0' (interior); 20' (street)
Rear: 5' (min)
Height: 35' (max)
 - Setbacks for zone PROS are as follows:
All lot lines: 20' (min)
Height: 35' (max)
- LAND USE: CAC AND INDUSTRIAL
- THIS SURVEY REFLECTS ALL EASEMENTS AND/OR RIGHTS OF WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT, FUND FILE NO. 06-2014-001634, EFFECTIVE DATE FEBRUARY 12, 2014 @ 11:00 PM; ISSUING AGENT, STANDARD TITLE INSURANCE AGENCY, INC., AGENT FILE NO. 14-024.



SYMBOL	
	FENCE
	CENTER LINE
	EASEMENT
	BACKFLOW DEVICE
	FIRE DEPT. CONNECTION
	HYDRANT
	WOOD POWER POLE
	ANCHOR
	LIGHT POLE
	TRAFFIC SIGN

LEGEND:

CL.C.	CALCULATED	IP	PLAT	PI	POINT OF INTERSECTION	AP	ASPHALT PAVEMENT
C.B.E.	CONCRETE BLOCK STRUCTURE	R	RADIUS	P.O.C.	POINT OF COMMENCEMENT	CP	CONCRETE PLATWORK
C.M.M.	CONCRETE MORTAR	A	ARC	P.O.B.	POINT OF BEGINNING	FP	FINISHED FLOOR
CONC.	CONCRETE	L	LENGTH	R/W	RIGHT OF WAY	PP	PAPER BRICK PLATWORK
E.E.	EASEMENT	C.B.E.	CENTRAL BEARING	M.F.	METAL FENCE	W.P.P.	WOOD POWER POLE
U.E.	UTILITY EASEMENT	N.V.D.	NATIONAL GEODETIC VERTICAL DATUM	W.F.	WOOD FENCE	WM	WOOD MANHOLE
U.E.	UTILITY EASEMENT	C.B.E.	CENTRAL BEARING	M.F.	METAL FENCE	W.M.	WOOD MANHOLE
F.F.E.	FINISHED FLOOR ELEVATION	P.B.	PLAT BOOK	C.V.	COVERLINE	W.M.	WOOD MANHOLE
R.L.	RAILROAD	R.C.	RADIUS OF CURVATURE	E.	EASEMENT	W.M.	WOOD MANHOLE
B.S.	BEARING REFERENCE	P.T.	POINT OF TANGENCY	O.V.L.	OVERHEAD LINES	W.M.	WOOD MANHOLE
SI	MEASURED	P.C.C.	POINT OF COMPOUND CURVATURE	L.T.	LOT LINE		

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	M.M. / B.M.
DATE:	07/08/2019

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: millersurveying@aol.com

REFS:	Y19082
PREV. JOB NO'S:	Y140123 Y190551
JOB NO.:	Y190840
DATE:	L - 1500 - C

REVISIONS:

10/11/2019	Revised boundary.

CERTIFIED TO: 1017 Lake Ave., LLC

ADDRESS:
 1017 Lake Ave., Lake Worth, FL 33460
 101 S East Coast St., Lake Worth, FL 33460
 201 S East Coast St., Lake Worth, FL 33460

FLOOD ZONE: X (FIRM 120213 - 12099C0781F 10/05/2017)

SHEET 2 OF 2 BOUNDARY SURVEY

This survey is in accordance with the Florida Professional Surveyors' Code of Ethics and the Florida Statutes, Chapter 473, F.S. and the Florida Board of Professional Surveyors, Rule 473.003, F.A.C. and the Florida Board of Professional Surveyors, Rule 473.004, F.A.C.

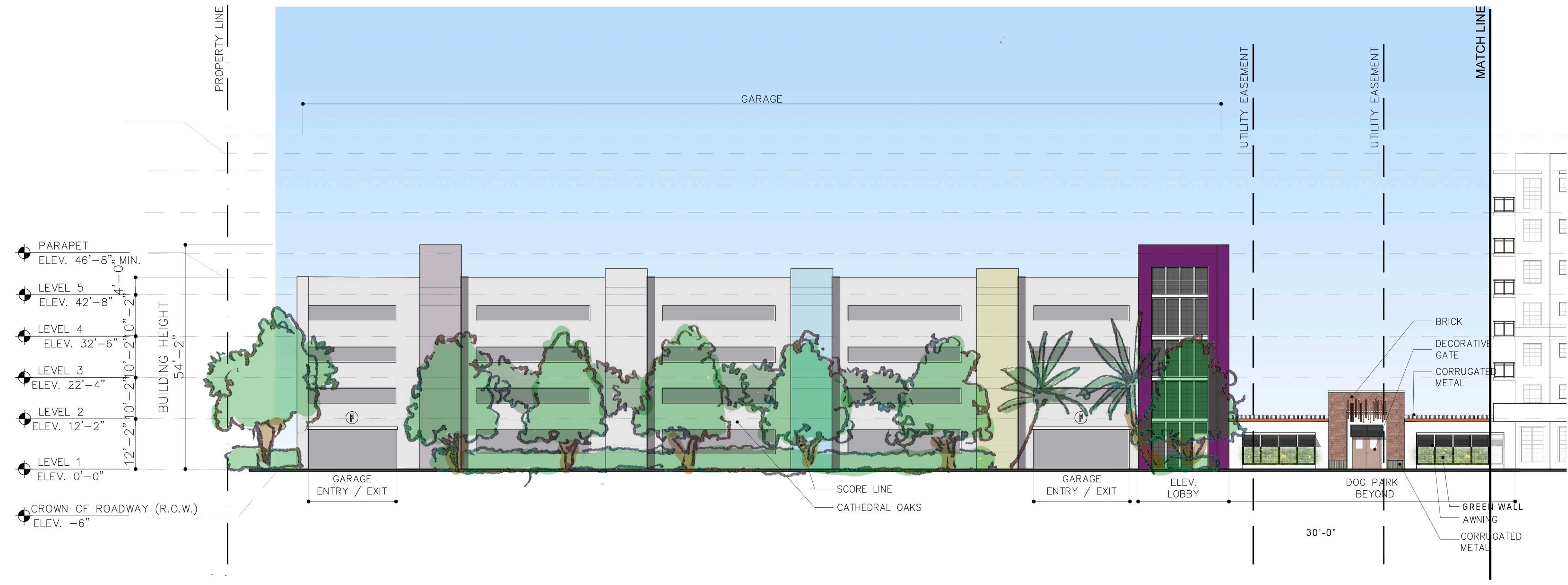
Michael J. Miller
 Registered Professional Surveyor
 No. 00001249, State of Florida
 No. 00001249, State of Florida

	ASPHALT PAVEMENT
	CONCRETE PLATWORK
	PAPER BRICK PLATWORK
	WOOD POWER POLE
	WATER METER
	FIRE HYDRANT
	CATCH BASIN
	SANITARY MANHOLE

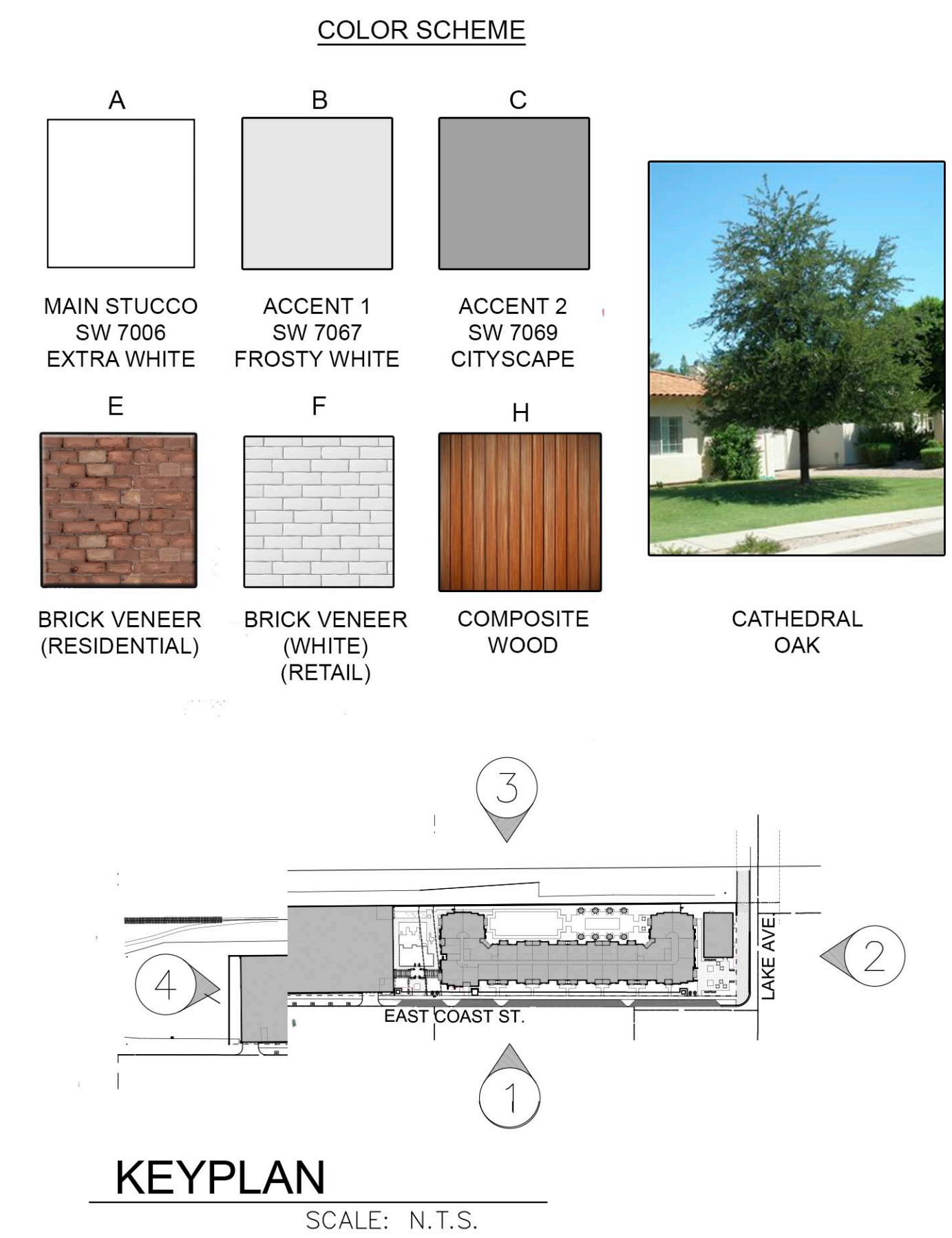
V:\Miller\MILLER-DRAWINGS\19190840.dwg - SH72, 10/11/2019 2:49:46 PM



1 EAST COAST STREET ELEVATION



1 EAST COAST STREET ELEVATION



BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

MSA ARCHITECTS, INC.
AACC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 273-9991

MSA ARCHITECTS
ARCHITECTURE & PLANNING

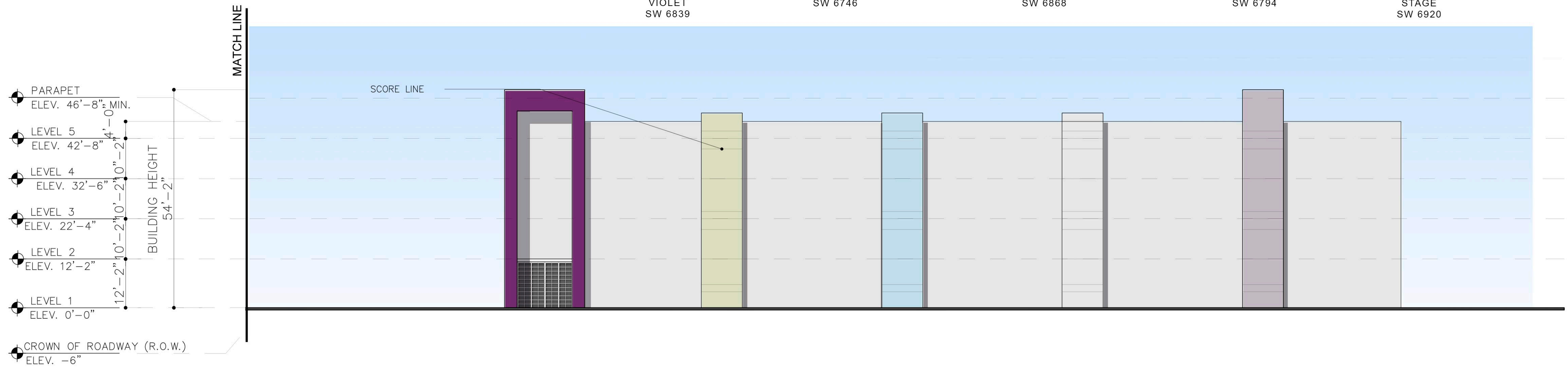
DRAWN 10/15/2019
DATE
SCALE AS SHOWN
JOB NO. 1930.PRJ

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-3.1C

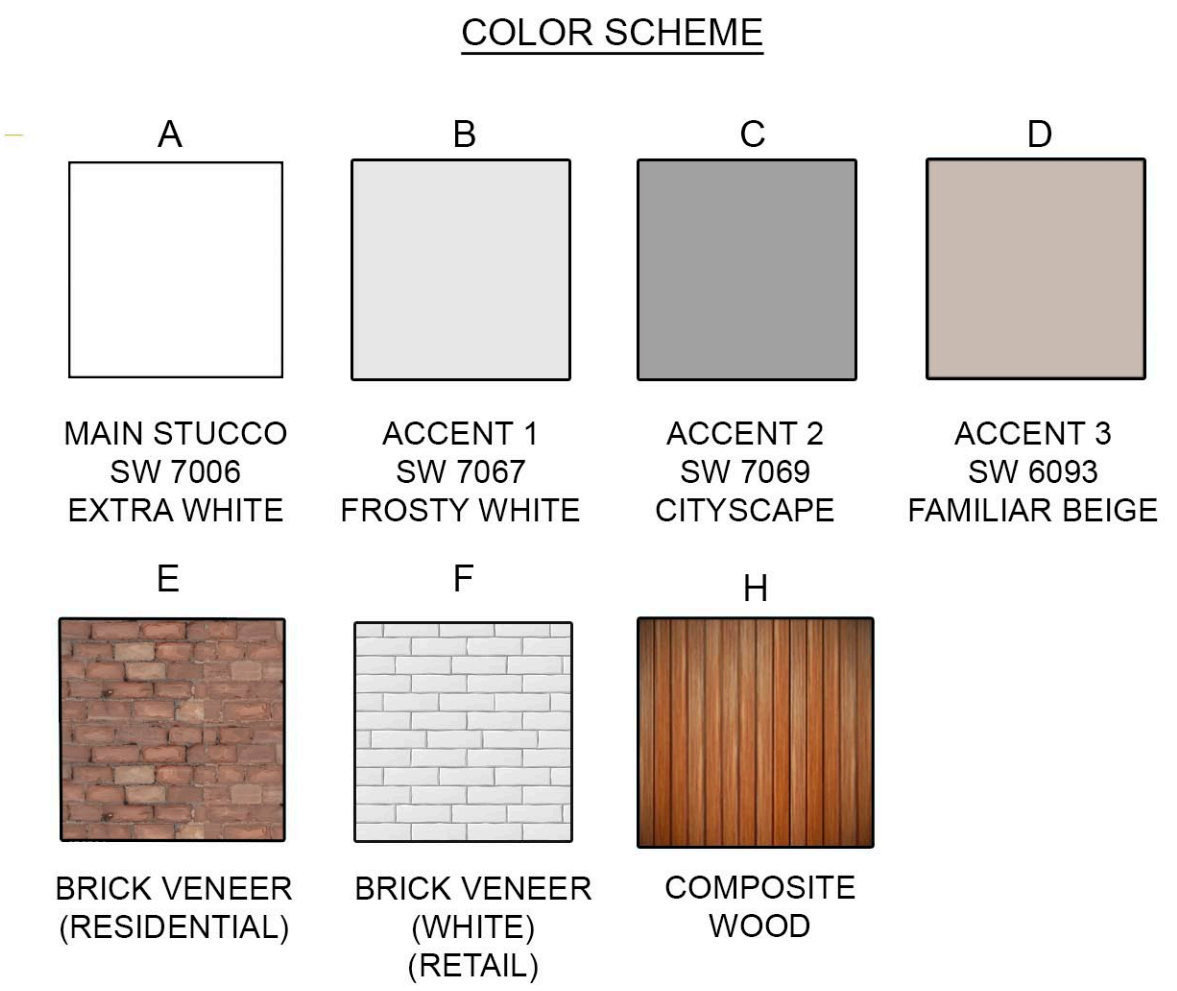
MAJOR SITE PLAN RESUBMITTAL 05/04/2020



3 WEST ELEVATION BUILDING



3 WEST ELEVATION GARAGE



2 NORTH BUILDING ELEVATION
LAKE AVE



4 SOUTH BUILDING ELEVATION

BUILDING ELEVATIONS
SCALE: 1/16"=1'-0"
NORTH

KEYPLAN
SCALE: N.T.S.

BY

THE BOHEMIAN
FOR:
AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA



MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

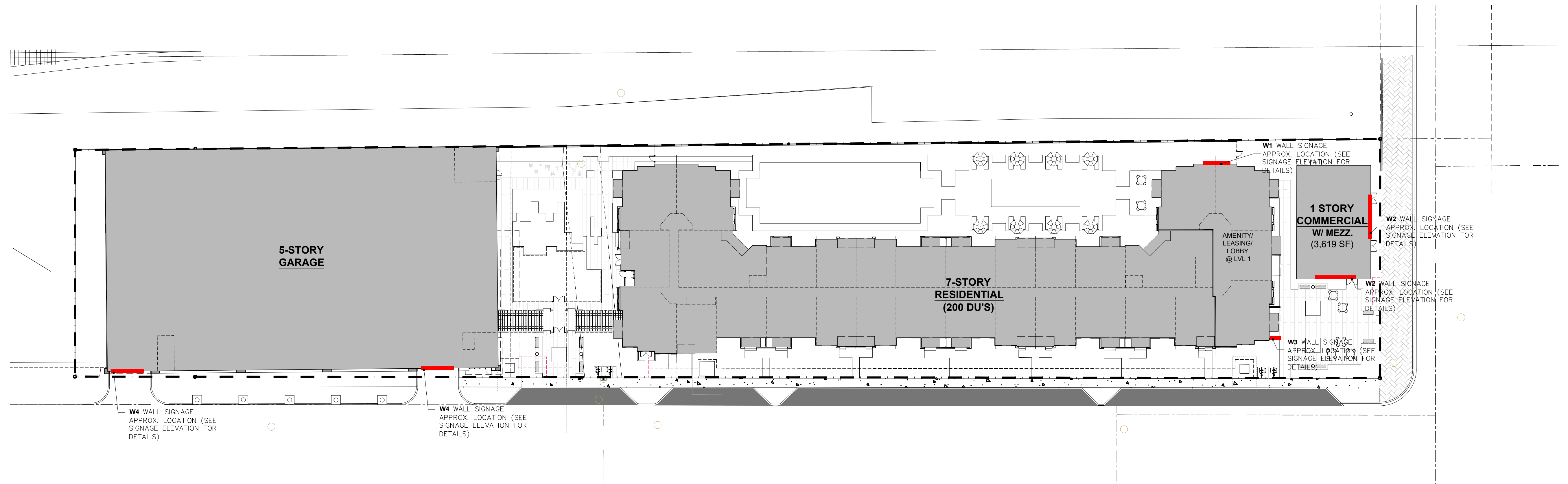
MSA ARCHITECTS
ARCHITECTURE & PLANNING
ARCHITECT'S BUILDING CODE STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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DRAWN 10/15/2019
DATE AS SHOWN
SCALE 1930.PRJ
JOB NO.

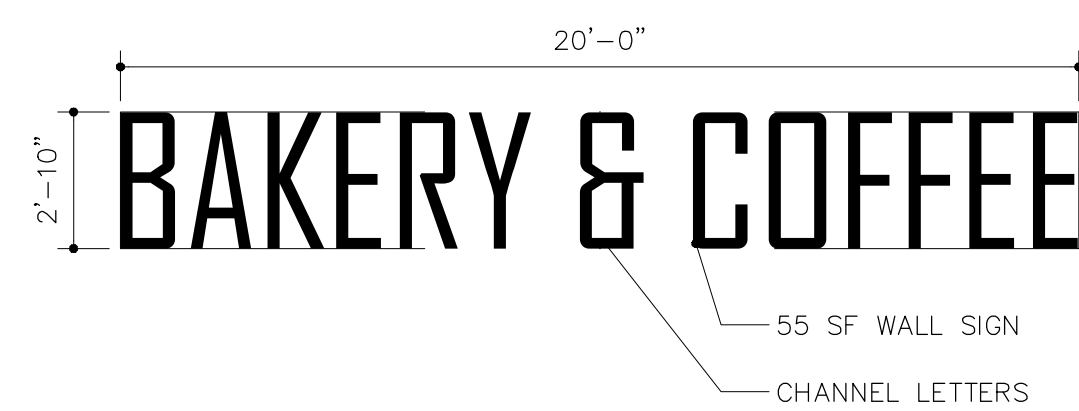
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ELEVATIONS
SHEET NUMBER:
A-3.2 C



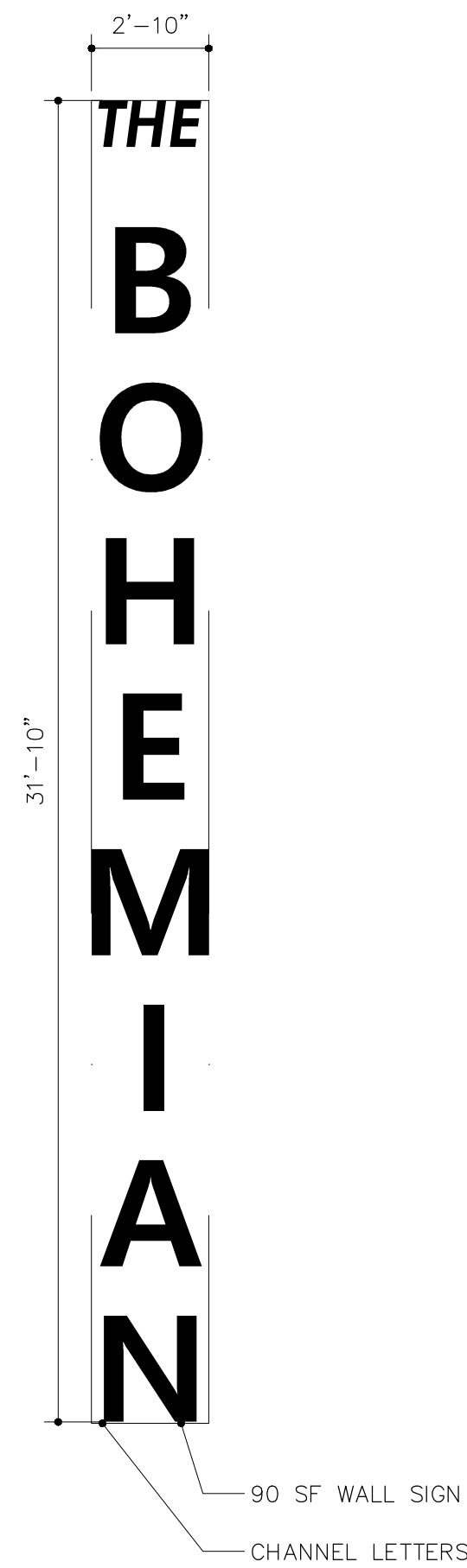
W1-ELEVATION



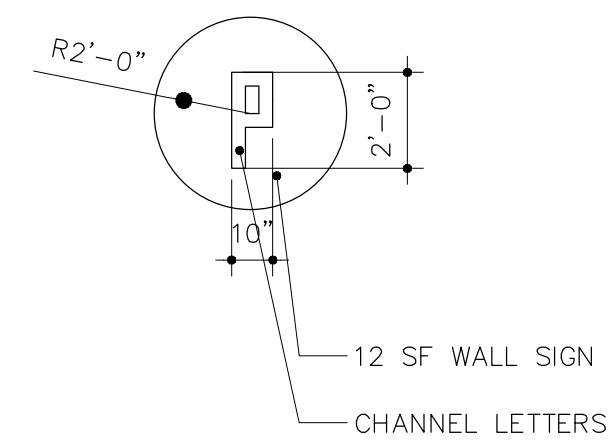
1 MASTER SIGN PLAN
SCALE 1"=30'



W2-ELEVATION



W3-ELEVATION



W4-ELEVATION

2 WALL SIGN ELEVATIONS
SCALE 1/4"=1'-0"



MSA ARCHITECTS, INC.
AAC000895
8850 SW 74th COURT
SUITE 1513
DADE COUNTY, FL 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

FOR: AFFILIATED DEVELOPMENT
LOCATED AT:
LAKE WORTH BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0094576

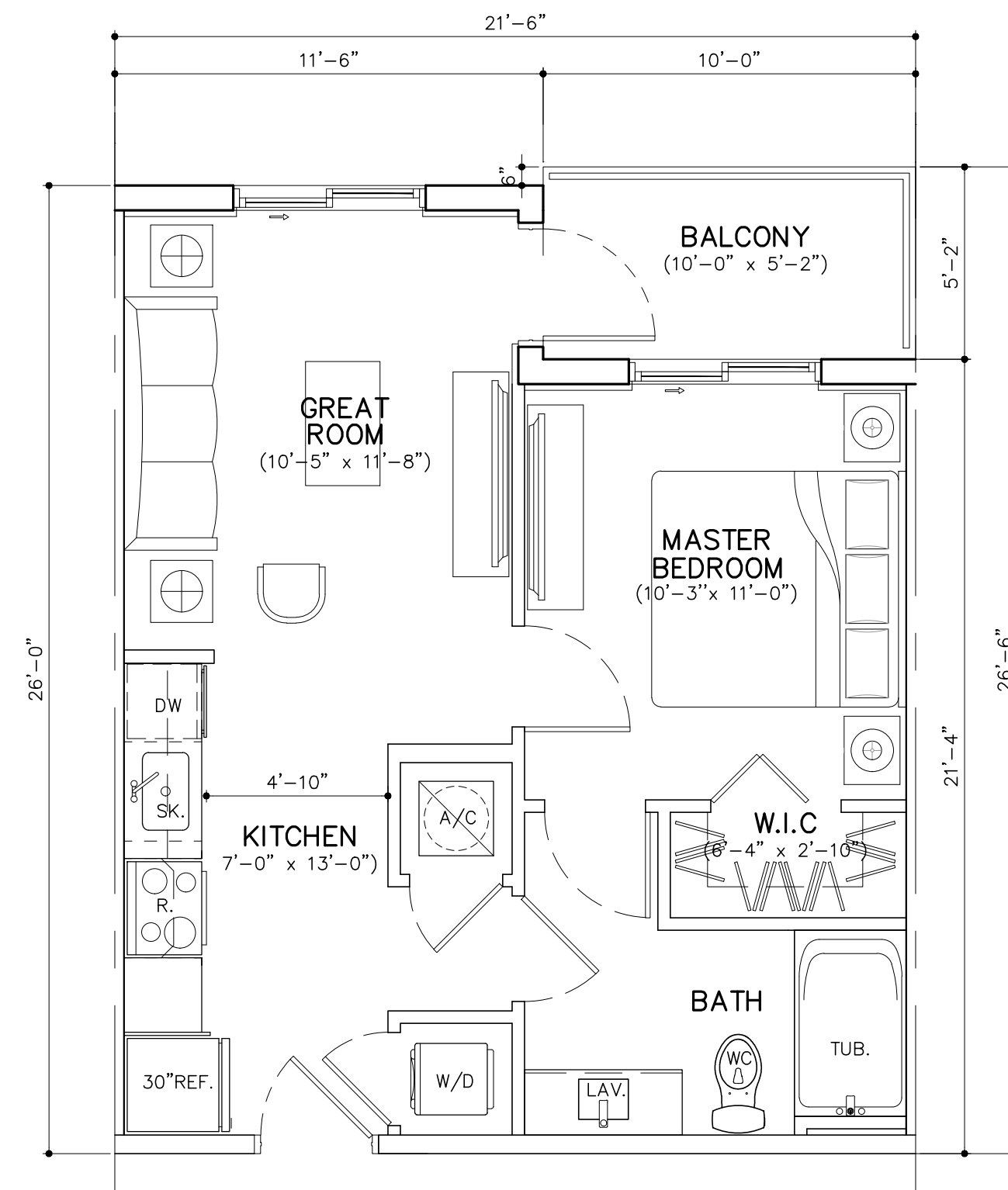
DRAWN	
DATE	10/15/2019
SCALE	AS SHOWN
JOB NO.	1930.PRJ

SHEET TITLE:
MASTER SIGN PLAN

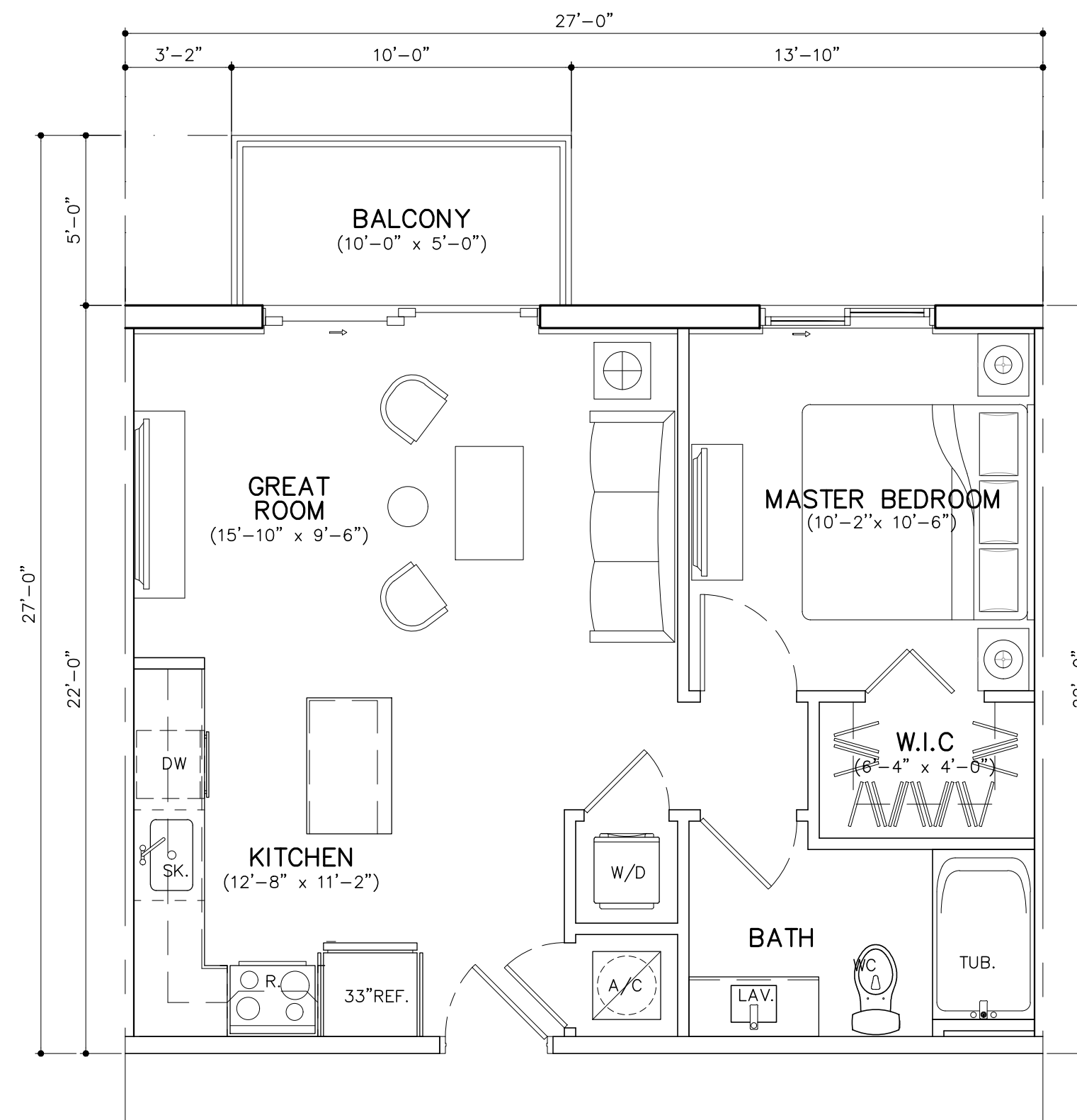
SHEET NUMBER:
A-3.3

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

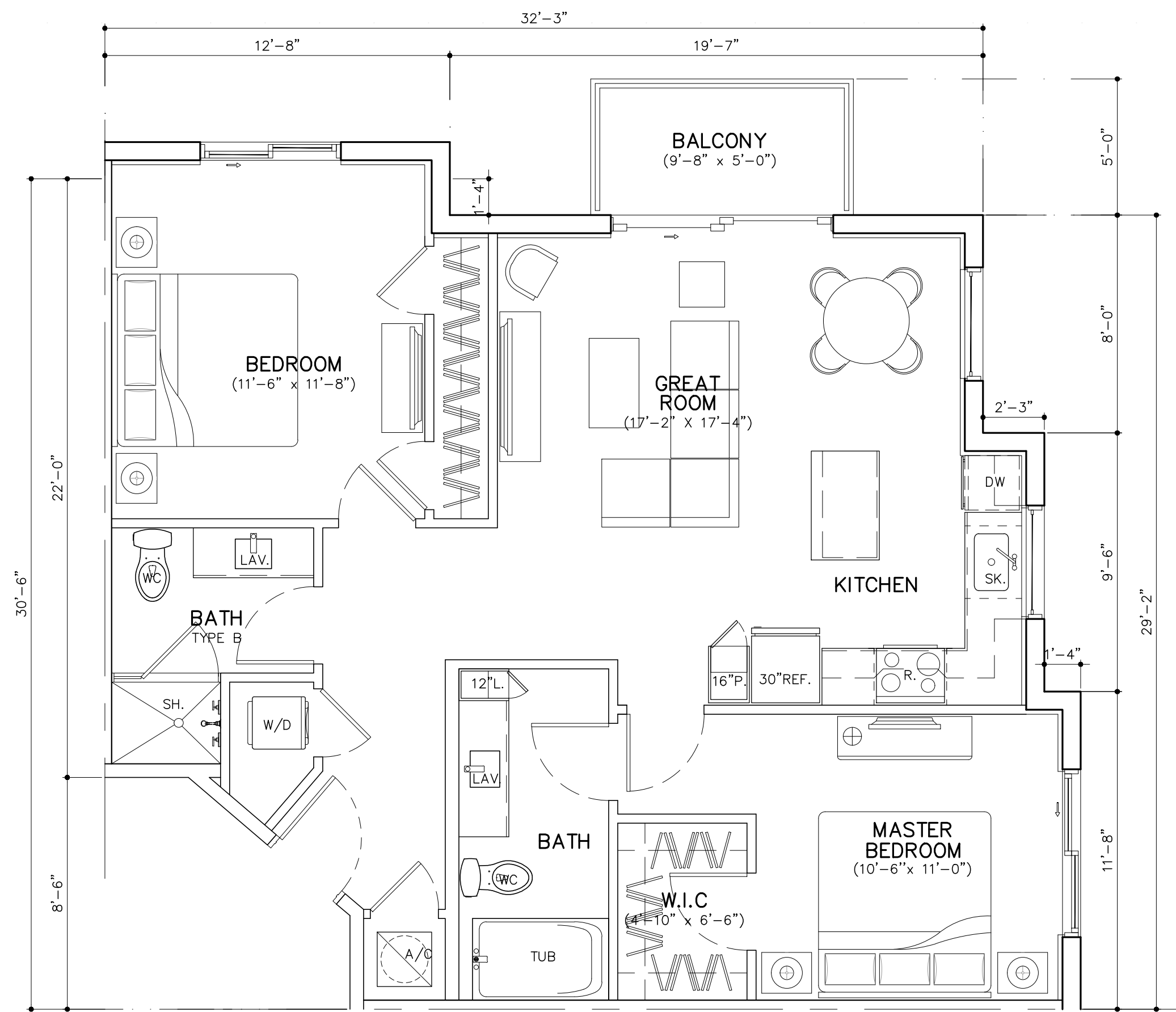
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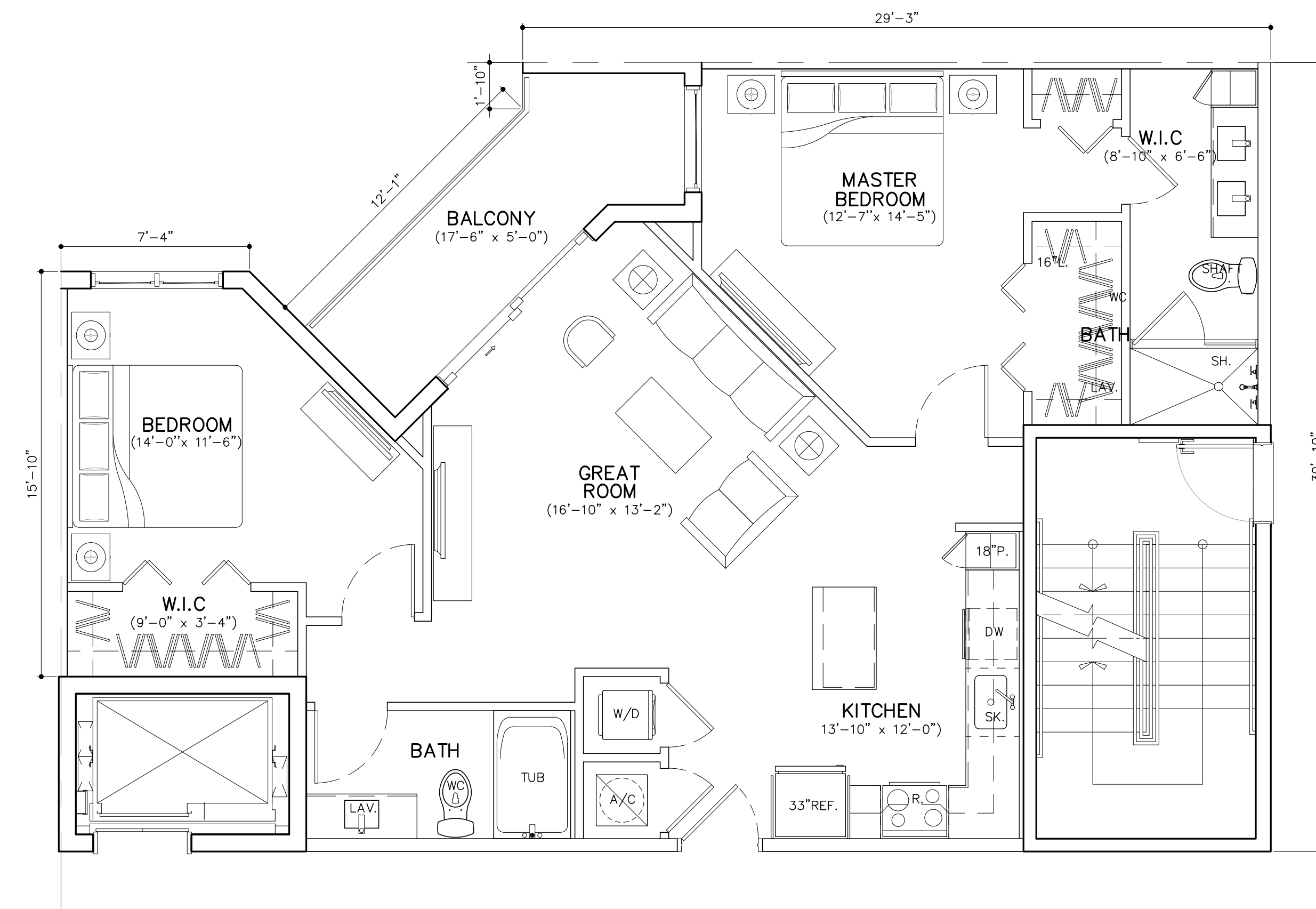
UNIT A2 (1BD/1BTH)
 GROSS A/C AREA = 512 SQ. FT. (75 DU'S)
 BALCONY = 52 SQ. FT.



UNIT A1 (1BD/1BTH)
 GROSS A/C AREA = 594 SQ. FT. (76 DU'S)
 BALCONY = 50 SQ. FT.



UNIT B1 (2BD/2BTH)
 GROSS A/C AREA = 975 SQ. FT. (35 DU'S)
 BALCONY = 48 SQ. FT.



UNIT B2 (2BD/2BTH)
 GROSS A/C AREA = 1035 SQ. FT. (14 DU'S)
 BALCONY = 88 SQ. FT.

UNIT PLANS

SCALE: 1/4"=1'-0"

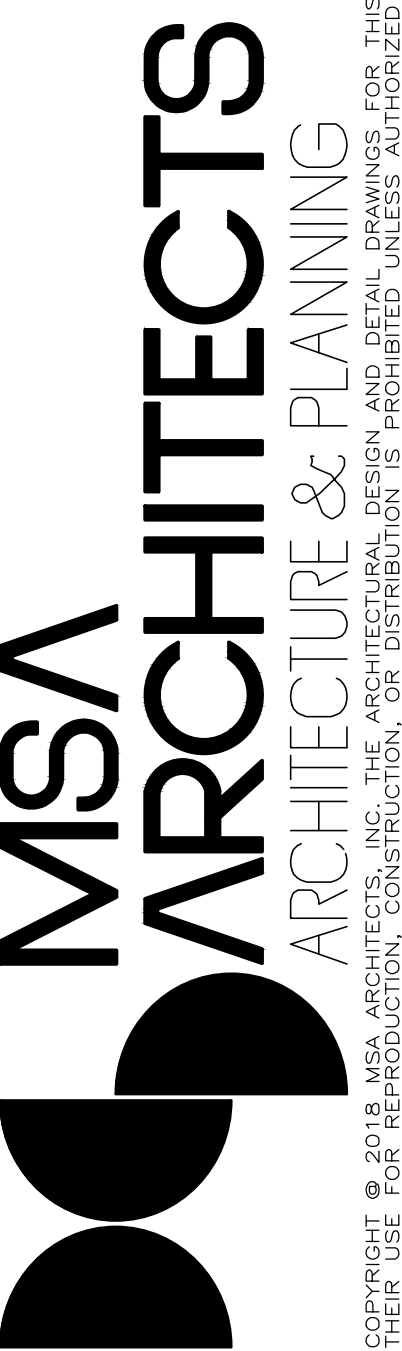
BY

THE BOHEMIAN
 FOR:
 AFFILIATED DEVELOPMENT
 LOCATED AT:
 LAKE WORTH BEACH, FLORIDA



BEATRIZ M. HERNANDEZ
 AR0094576

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 MIAMI, FLORIDA 33156
 (305) 273-9911



DRAWN
 DATE 10/15/2019
 SCALE AS SHOWN
 JOB NO. 1930.PRJ

SHEET TITLE:
UNIT PLANS
 SHEET NUMBER:
A-4.1

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES. ARCHITECT'S PROFESSIONAL SEAL AND SIGNATURE ARE REQUIRED FOR ALL PROJECTS. COPYRIGHT © 2019, MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

The Bohemian

PROJECT LOCATED IN:
LAKE WORTH BEACH, FLORIDA
FOR:
AFFILIATED DEVELOPMENT




ARTISTIC RENDERING
CREATIVE INTERPRETATION OF DESIGN INTENT

INDEX OF DRAWINGS

SHEET	REV. NO.	DATE	DESCRIPTION
CS-1			COVER SHEET: INDEX OF DRAWINGS
ARCHITECTURAL			
SP-1			SITE PLAN
A-2.0			BUILDING PLANS
A-2.1			BUILDING PLANS
A-2.2			BUILDING PLANS
A-2.3			BUILDING PLANS
A-3.1			ELEVATIONS
A-3.2			ELEVATIONS
A-3.3			MASTER SIGNAGE PLAN
A-4.1			UNIT PLANS
LANDSCAPE			
L1			TREE SURVEY & DISPOSITION PLAN
L2			TREE & PALM PLAN
L3			SHRUB & UNDERSTORY PLAN
CIVIL			
C-1			COVER
C-2			EXISTING CONDITIONS
C-3			STORMWATER POLLUTION PREVENTION PLAN
C-4			PRELIMINARY ENGINEERING PLAN
C-5			PERIMETER SECTIONS

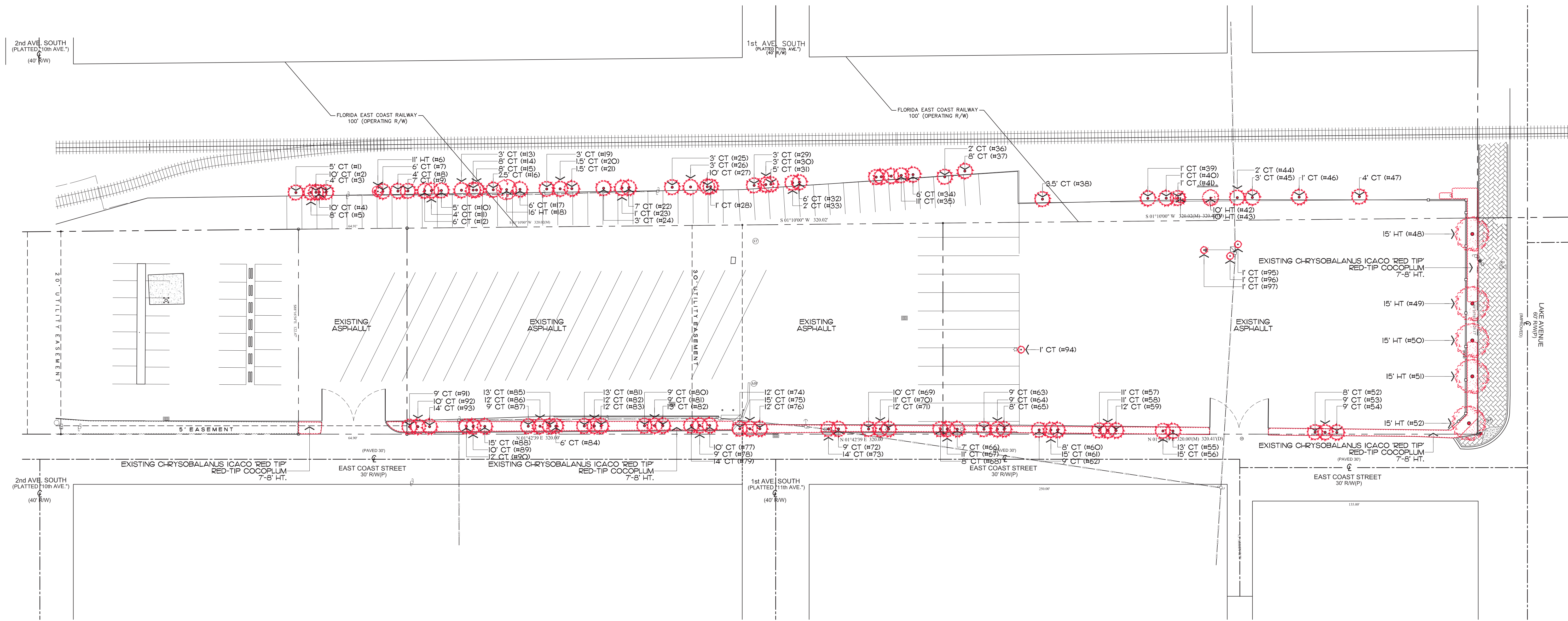
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<ul style="list-style-type: none"> OWNER/DEVELOPER <p>AFFILIATED DEVELOPMENT JEFFREY BURNS (954) 451-5252</p>	<ul style="list-style-type: none"> ARCHITECT: <p>MSA ARCHITECTS MSA ARCHITECTS INC. ARCHITECTS & PLANNERS 8950 SW 74th COURT SUITE 1513 MIAMI, FL. 33156 (305) 273-9911 FL. AA C000895</p> 	<ul style="list-style-type: none"> LANDSCAPE <p>ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY RD SUITE 20-B PALM BEACH, FL 33480 (561) 832-4600</p>	<ul style="list-style-type: none"> CIVIL <p>WGI 11401 SW 40TH ST SUITE 455 MIAMI, FL 33165 (305) 553-0500</p>	<ul style="list-style-type: none"> LAND USE <p>SACHS SAX CAPLAN 6111 BROKEN SOUNT PARKWAY NW SUITE 200 BOCA RATON, FL 33487 (561) 994-4499</p>	<ul style="list-style-type: none"> SUBMITTAL DATES: <p>MAJOR SITE PLAN SUBMITTAL 03/06/2020 MAJOR SITE PLAN RE-SUBMITTAL 05/04/2020</p>
--	---	--	--	---	--

Dustin M. Mizell Digitally signed by Dustin M. Mizell
 Date: 2020.05.04 12:15:25 -04'00'

The Bohemian Affiliated Development Lake Worth Beach

L O R I D A



TREE NO.	DBH	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
6	2"	UNIDENTIFIED	REMOVE	POOR	2' DBH
18	3"	UNIDENTIFIED	REMOVE	POOR	3' DBH
42	4"	MANGO TREE	REMOVE	POOR	4' DBH
43	2"	UNIDENTIFIED	REMOVE	POOR	2' DBH
48	8"	LIVE OAK	REMOVE	FAIR	8' DBH
49	10"	LIVE OAK	REMOVE	FAIR	10' DBH
50	7"	LIVE OAK	REMOVE	FAIR	7' DBH
51	12"	LIVE OAK	REMOVE	FAIR	12' DBH
52	8"	LIVE OAK	REMOVE	FAIR	8' DBH

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
1	5'	SABAL PALM	REMOVE	FAIR	1 PALM
2	10'	SABAL PALM	REMOVE	FAIR	1 PALM
3	4'	SABAL PALM	REMOVE	FAIR	1 PALM
4	10'	SABAL PALM	REMOVE	FAIR	1 PALM
5	8'	SABAL PALM	REMOVE	FAIR	1 PALM
7	6'	SABAL PALM	REMOVE	FAIR	1 PALM
8	4'	SABAL PALM	REMOVE	FAIR	1 PALM
9	7'	SABAL PALM	REMOVE	FAIR	1 PALM
10	5'	SABAL PALM	REMOVE	FAIR	1 PALM
11	4'	SABAL PALM	REMOVE	FAIR	1 PALM
12	6'	SABAL PALM	REMOVE	FAIR	1 PALM
13	3'	SABAL PALM	REMOVE	FAIR	1 PALM
14	8'	SABAL PALM	REMOVE	FAIR	1 PALM
15	8'	SABAL PALM	REMOVE	FAIR	1 PALM
16	2.5'	SABAL PALM	REMOVE	FAIR	1 PALM
17	6'	SABAL PALM	REMOVE	FAIR	1 PALM
19	3'	SABAL PALM	REMOVE	FAIR	1 PALM
20	1.5'	SABAL PALM	REMOVE	FAIR	1 PALM
21	1.5'	SABAL PALM	REMOVE	FAIR	1 PALM
22	7'	SABAL PALM	REMOVE	FAIR	1 PALM
23	1'	SABAL PALM	REMOVE	FAIR	1 PALM
24	3'	SABAL PALM	REMOVE	FAIR	1 PALM
25	3'	SABAL PALM	REMOVE	FAIR	1 PALM
26	3'	SABAL PALM	REMOVE	FAIR	1 PALM
27	10'	SABAL PALM	REMOVE	FAIR	1 PALM
28	1'	SABAL PALM	REMOVE	FAIR	1 PALM
29	3'	SABAL PALM	REMOVE	FAIR	1 PALM
30	3'	SABAL PALM	REMOVE	FAIR	1 PALM
31	5'	SABAL PALM	REMOVE	FAIR	1 PALM
32	5'	SABAL PALM	REMOVE	FAIR	1 PALM
33	2'	SABAL PALM	REMOVE	FAIR	1 PALM

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
34	6'	SABAL PALM	REMOVE	FAIR	1 PALM
35	11'	SABAL PALM	REMOVE	FAIR	1 PALM
36	7'	SABAL PALM	REMOVE	FAIR	1 PALM
37	8'	SABAL PALM	REMOVE	FAIR	1 PALM
38	3.5'	SABAL PALM	REMOVE	FAIR	1 PALM
39	1'	SABAL PALM	REMOVE	FAIR	1 PALM
40	1'	SABAL PALM	REMOVE	FAIR	1 PALM
41	1'	SABAL PALM	REMOVE	FAIR	1 PALM
44	2'	SABAL PALM	REMOVE	FAIR	1 PALM
45	3'	SABAL PALM	REMOVE	FAIR	1 PALM
46	1'	SABAL PALM	REMOVE	FAIR	1 PALM
47	4'	SABAL PALM	REMOVE	FAIR	1 PALM
52	8'	SABAL PALM	REMOVE	FAIR	1 PALM
53	9'	SABAL PALM	REMOVE	FAIR	1 PALM
54	9'	SABAL PALM	REMOVE	FAIR	1 PALM
55	13'	SABAL PALM	REMOVE	FAIR	1 PALM
56	13'	SABAL PALM	REMOVE	FAIR	1 PALM
57	11'	SABAL PALM	REMOVE	FAIR	1 PALM
58	11'	SABAL PALM	REMOVE	FAIR	1 PALM
59	12'	SABAL PALM	REMOVE	FAIR	1 PALM
60	8'	SABAL PALM	REMOVE	FAIR	1 PALM
61	15'	SABAL PALM	REMOVE	FAIR	1 PALM
62	9'	SABAL PALM	REMOVE	FAIR	1 PALM
63	9'	SABAL PALM	REMOVE	FAIR	1 PALM
64	9'	SABAL PALM	REMOVE	FAIR	1 PALM
65	8'	SABAL PALM	REMOVE	FAIR	1 PALM
66	7'	SABAL PALM	REMOVE	FAIR	1 PALM
67	11'	SABAL PALM	REMOVE	FAIR	1 PALM
68	8'	SABAL PALM	REMOVE	FAIR	1 PALM
69	10'	SABAL PALM	REMOVE	FAIR	1 PALM
70	11'	SABAL PALM	REMOVE	FAIR	1 PALM
71	12'	SABAL PALM	REMOVE	FAIR	1 PALM
72	9'	SABAL PALM	REMOVE	FAIR	1 PALM
73	14'	SABAL PALM	REMOVE	FAIR	1 PALM
74	12'	SABAL PALM	REMOVE	FAIR	1 PALM
75	15'	SABAL PALM	REMOVE	FAIR	1 PALM
76	12'	SABAL PALM	REMOVE	FAIR	1 PALM
77	10'	SABAL PALM	REMOVE	FAIR	1 PALM
78	9'	SABAL PALM	REMOVE	FAIR	1 PALM
79	14'	SABAL PALM	REMOVE	FAIR	1 PALM
80	9'	SABAL PALM	REMOVE	FAIR	1 PALM
81	9'	SABAL PALM	REMOVE	FAIR	1 PALM
82	13'	SABAL PALM	REMOVE	FAIR	1 PALM
83	12'	SABAL PALM	REMOVE	FAIR	1 PALM
84	6'	SABAL PALM	REMOVE	FAIR	1 PALM
85	13'	SABAL PALM	REMOVE	FAIR	1 PALM

PALM NO.	CT	SPECIES	ACTION	CONDITION	REPLACEMENTS REQUIRED
86	12'	SABAL PALM	REMOVE	FAIR	1 PALM
87	9'	SABAL PALM	REMOVE	FAIR	1 PALM
88	15'	SABAL PALM	REMOVE	FAIR	1 PALM
89	10'	SABAL PALM	REMOVE	FAIR	1 PALM
90	12'	SABAL PALM	REMOVE	FAIR	1 PALM
91	9'	SABAL PALM	REMOVE	FAIR	1 PALM
92	10'	SABAL PALM	REMOVE	FAIR	1 PALM
93	14'	SABAL PALM	REMOVE	FAIR	1 PALM
94	1'	SABAL PALM	REMOVE	FAIR	1 PALM
95	1'	SABAL PALM	REMOVE	FAIR	1 PALM
96	1'	SABAL PALM	REMOVE	FAIR	1 PALM
97	1'	SABAL PALM	REMOVE	FAIR	1 PALM

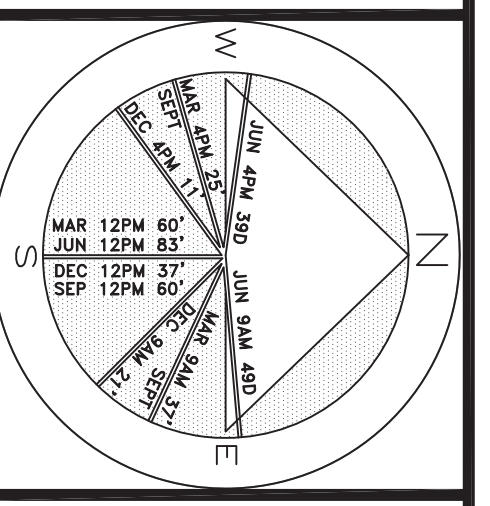
NOTE: REQUIRED COMBINED DBH OF REPLACEMENT TREES REQUIRED = 56' DBH
 PALMS REQUIRED = 88 PALMS, 650' OF TOTAL CT.
 TOTAL DBH PROPOSED = 56' DBH
 TOTAL PALMS PROPOSED = 88 PALMS, 650' CT

THE NEW TREES TO BE PLANTED WILL ACCOUNT FOR THE REPLACEMENT TREE REQUIREMENTS. REPLACEMENT TREES DBH IS GREATER THAN THE COMBINED DBH OF ALL REMOVED TREES. SEE TREE AND PALM PLAN FOR DETAILS.

TREES LISTED IN POOR CONDITION ARE EITHER DISEASED, INJURED, INVASIVE, IN DANGER OF FALLING, CREATE UNSAFE VISION CLEARANCE, OR ARE LOCATED IN AN AREA WHERE A STRUCTURE OR IMPROVEMENT WILL BE PLACED, AND RETENTION OF THE TREES IS SUCH THAT NO REASONABLE ECONOMIC USE CAN BE MADE OF THE PROPERTY WITHOUT THE REMOVAL OF THE TREES.

Tree Action Legend

- EXISTING SABAL PALM TO BE REMOVED
- EXISTING LIVE OAK TO BE REMOVED
- EXISTING UNIDENTIFIED TREE TO BE REMOVED
- EXISTING MANGO TREE TO BE REMOVED



JOB NUMBER: # 202018.00 LA
 DRAWN BY: John Marion
 DATE: 02.24.2020
 03.06.2020

2020
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2020
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 CALL TOLL FREE
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 SUNSHINE STATE ONE CALL
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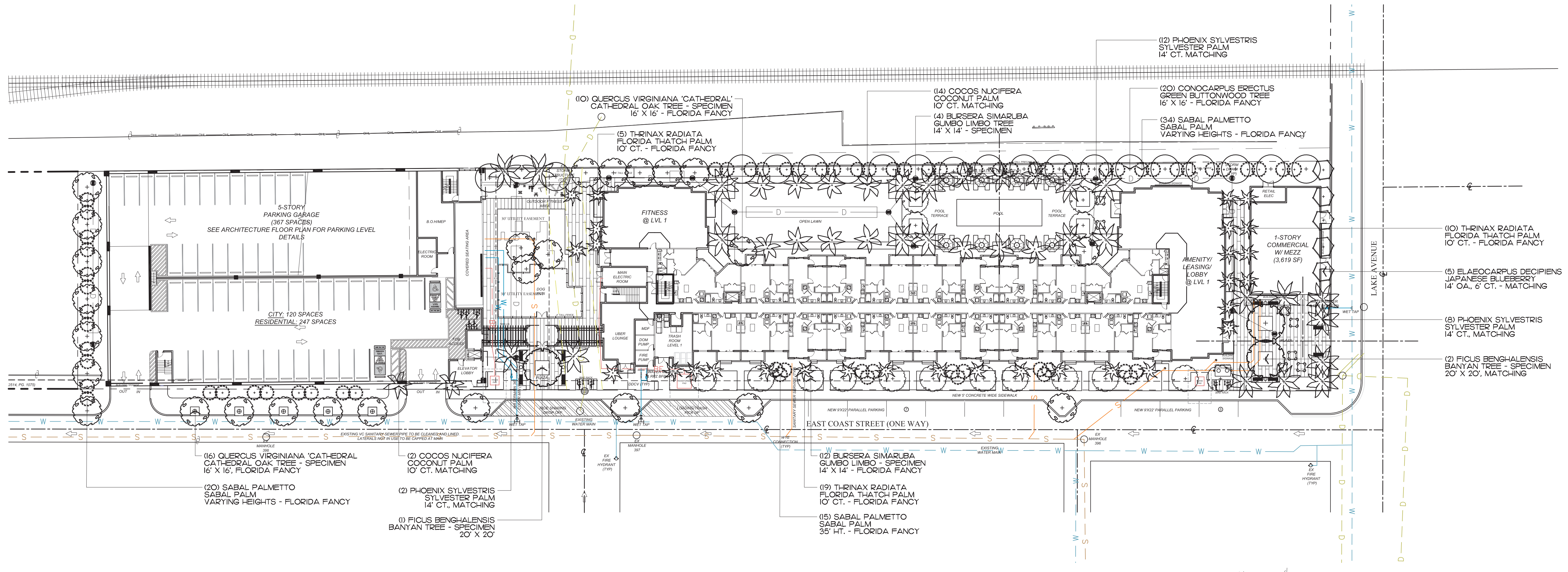
Tree Survey & Disposition Plan
 SCALE IN FEET 0' 30' 60' 90'

SHEET L1
 AREA IN SQ. FT. 900 sf.

Dustin M. Mizell
 Digitally signed by Dustin M. Mizell
 Date: 2020.05.04 12:16:08 -04'00'

**The Bohemian Affiliated Development
 Lake Worth Beach**

L O R I D A



Perimeter Landscape Requirements - Trees

	MIN. LANDSCAPE REQUIREMENTS	TREES PROPOSED
PERIMETER ADJACENT TO R.O.W. (LAKE AVENUE) 129 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (6 LARGE TREES)	5 LARGE TREES (0% NATIVE) 4 PALMS + 1 LARGE TREE (0% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO R.O.W. (EAST COAST ST.) 705 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (29 LARGE TREES) 3 PALMS + 1 LARGE TREE	22 LARGE TREES (100% NATIVE) 41 PALMS + 14 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO R.O.W. (F.E.C. RAILROAD) 705 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (29 LARGE TREES) 3 PALMS + 1 LARGE TREE	25 LARGE TREES (100% NATIVE) 48 PALMS + 16 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
PERIMETER ADJACENT TO NEIGHBORING PROPERTY 129 LINEAR FEET	ONE (1) LARGE TREE FOR EVERY 25 LINEAR FEET (6 LARGE TREES)	6 LARGE TREES (100% NATIVE) 12 PALMS + 4 LARGE TREES (100% OF REQUIRED TREES ARE NATIVE)
TOTAL PERIMETER TREES	70 LARGE TREES (MAXIMUM 20% PALMS)	92 LARGE TREES INCLUDING PALMS (91.4% OF REQUIRED TREES ARE NATIVE)

Interior Landscape Requirements - Trees

	LANDSCAPE REQUIREMENTS	TREES PROPOSED
ALL PERVIOUS AREAS OF A SITE NOT ASSOCIATED WITH REQUIRED WATER RETENTION (8,019 SF.)	ONE (1) LARGE TREE FOR EVERY 625 SQUARE FEET (13 LARGE TREES) 3 PALMS + 1 LARGE TREE	12 LARGE TREES (100% NATIVE) 31 PALMS + 10 TREES (100% OF REQUIRED TREES ARE NATIVE)

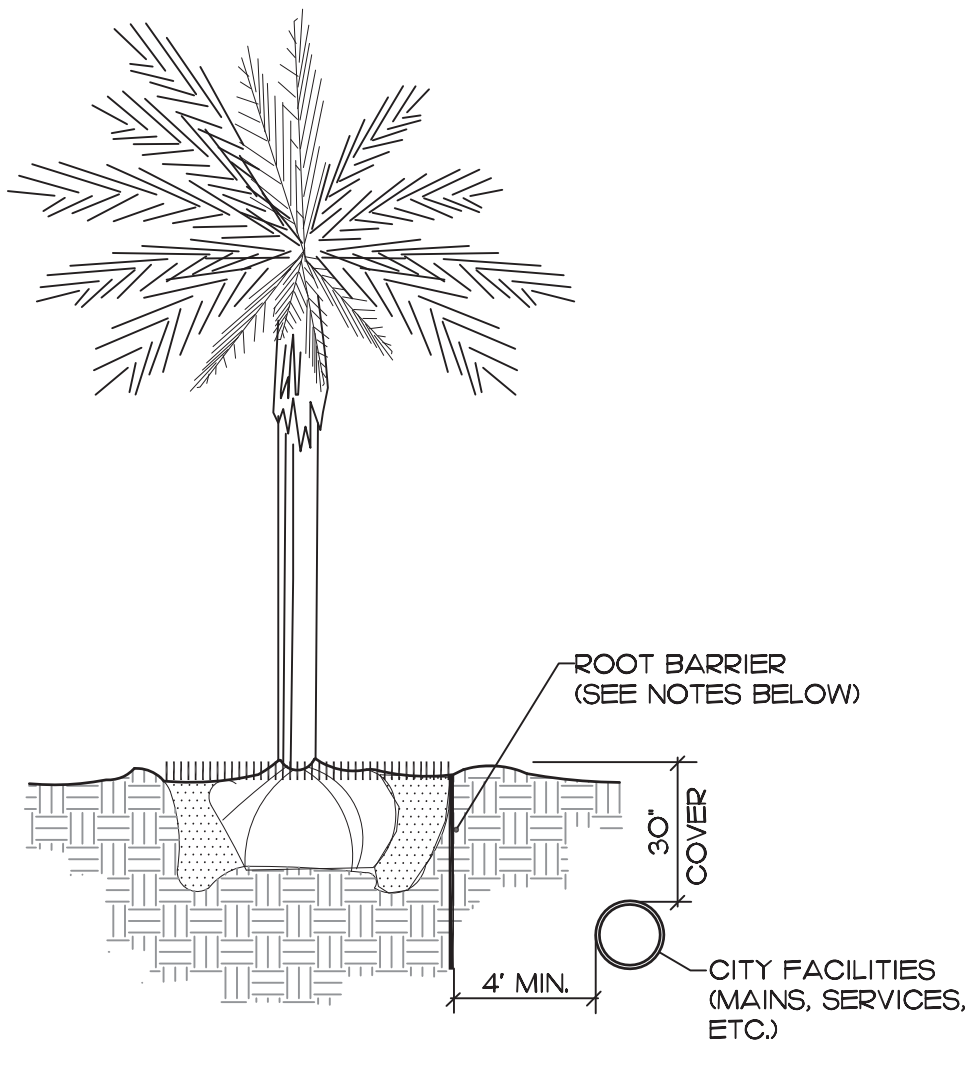
Planting Material/Specifications

LEGEND/KEY	PLANT NAME	QUANTITY	TYPE	SIZE/SPECIFICATIONS
	BURSERIA SIMARUBA GUMBO LIMO	16	LARGE TREE (NATIVE)	14' X 14' FLORIDA FANCY, SPECIMEN
	COCOS NUCIFERA COCONUT PALM	16	PALM TREE (NON-NATIVE)	10' CT. FLORIDA FANCY, MATCHING
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	20	LARGE TREE (NATIVE)	16' X 16' FLORIDA FANCY, SPECIMEN
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	5	LARGE TREE (NON-NATIVE)	14' OA, 6' CT. FLORIDA FANCY, MATCHING
	FICUS BENGHALENSIS BANYAN TREE	3	LARGE TREE (NON-NATIVE)	20' X 20' SPECIMEN MATCHING
	PHOENIX SYLVESTRIS SYLVESTER PALM	22	PALM TREE (NON-NATIVE)	14' CT. FLORIDA FANCY, MATCHING
	QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL OAK TREE	26	LARGE TREE (NATIVE)	16' X 16' FLORIDA FANCY, SPECIMEN
	SABAL PALMETTO SABAL PALM	69	PALM TREE (NATIVE)	VARYING HEIGHTS FLORIDA FANCY
	THRINAX RADIATA FLORIDA THATCH PALM	29	PALM TREE (NATIVE)	10' CT. FLORIDA FANCY

TOTAL SITE AREA: 88,684.35 SF.
 OPEN LANDSCAPE SPACE PROVIDED: 21,093.5 SF. (23.7 PERCENT)
 INTERIOR L.O.S PROVIDED: 8,019 SF. (9 PERCENT)
 TOTAL LARGE TREES REQUIRED: 83
 LARGE TREES PROVIDED: 70 (88.5% NATIVE AND 84.3% OF REQUIRED TREES)
 PALM TREES PROVIDED (3% RATIO): 136 + 45 LARGE TREES (72% NATIVE AND 15.7% OF REQUIRED TREES)
 TOTAL LARGE TREES PROVIDED: 115 (100% OF REQUIRED TREES ARE NATIVE)

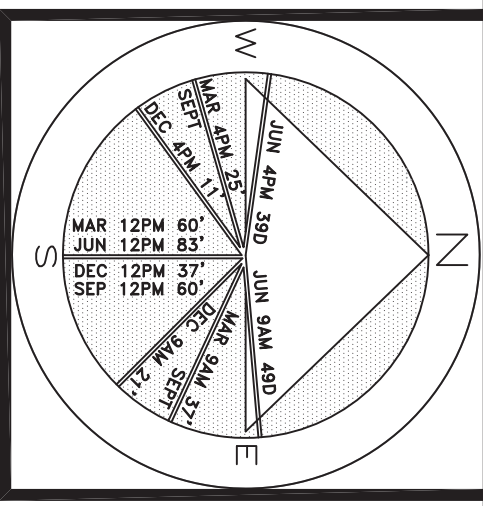
NATIVE REQUIREMENTS			
TREES	TOTAL	NON-NATIVE	NATIVE
REQUIRED	83	20 (25% MAX)	63 (75% MIN)
PROVIDED	70 TREES (93 PALMS)	8 TREES (148 PALMS)	62 TREES (88.6 PALMS)

* CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WITH BAHIA SOD.



- NOTES:**
- ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
 - THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISH GRADE.
 - ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 - ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
 - ROOT BARRIERS SHALL BE USED FOR ALL PLANTINGS THAT ARE WITHIN FIVE (5) FEET OF A UTILITY EASEMENT OR ANY OTHER UNDERGROUND UTILITY.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT TYPICAL TREE WITH ROOT BARRIER



JOB NUMBER: # 202018.00 LA
 DRAWN BY: Jean Twomey
 DATE: 02.26.2020
 03.06.2020
 05.04.2020

SHEET L2

2020
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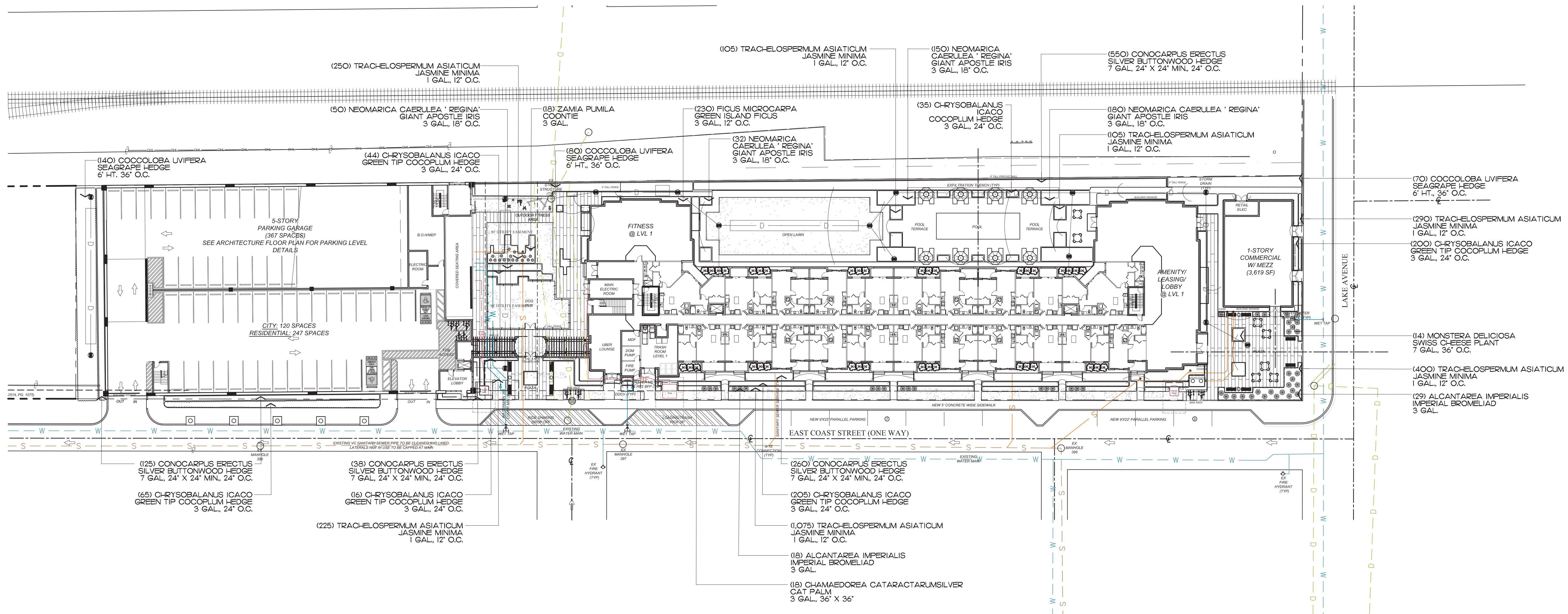
48 HOURS BEFORE DIGGING
 CALL TOLL FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

Tree & Palm Plan
 SCALE IN FEET 0' 30' 60' 90'

900 sf.
 AREA IN SQ. FT.

Dustin M. Mizell
 Digitally signed by Dustin M. Mizell
 Date: 2020.05.04 12:16:46 -04'00'

The Bohemian Affiliated Development Lake Worth Beach
 F L O R I D A



Planting Material/Specifications

SHRUBS, GROUNDCOVERS, & VINES

SYM/KEY	PLANT NAME	QTY. / AREA	TYPE	SIZE/REMARKS
(29)	ALCANTAREA IMPERIALIS IMPERIAL BROMELIAD	47 / 47 S.F.	DROUGHT TOLERANT	3 GAL, 12' O.C.
(70)	COCCOLOBA UVIFERA SEAGRAPE HEDGE	963 / 3,852 S.F.	NATIVE / DROUGHT TOLERANT	7 GAL, 24' X 24' MIN, 24' O.C. FULL TO BASE TO FORM HEDGE UPON INSTALLATION. HEDGE TO EVENTUALLY GROW & BE MAINTAINED AT A HEIGHT OF 36' - 42'
(8)	CHAMAEDOREA CATARACTARUM CAT PALM	38 / 342 S.F.	DROUGHT TOLERANT	7 GAL, 36' X 36'
(70)	COCCOLOBA UVIFERA SEAGRAPE HEDGE	290 / 2,610 S.F.	NATIVE / DROUGHT TOLERANT	6' HT, 36' O.C.
(32)	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM HEDGE	500 / 2,000 S.F.	NATIVE / DROUGHT TOLERANT	3 GAL, 24' O.C. TO BE MAINTAINED AT A HEIGHT OF 24'
(14)	MONSTERA DELICIOSA SWISS CHEESE PLANT	14 / 126 S.F.	DROUGHT TOLERANT	7 GAL, 36' O.C.
(150)	NEOMARICA CAERULEA 'REGINA' GIANT APOSTLE IRIS	362 / 543 S.F.	DROUGHT TOLERANT	3 GAL, 18' O.C.
(105)	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	2,450 / 612 S.F.	DROUGHT TOLERANT	1 GAL, 12' O.C.
(18)	ZAMIA PUMILA COONTIE	18 / 72 S.F.	NATIVE / DROUGHT TOLERANT	3 GAL.

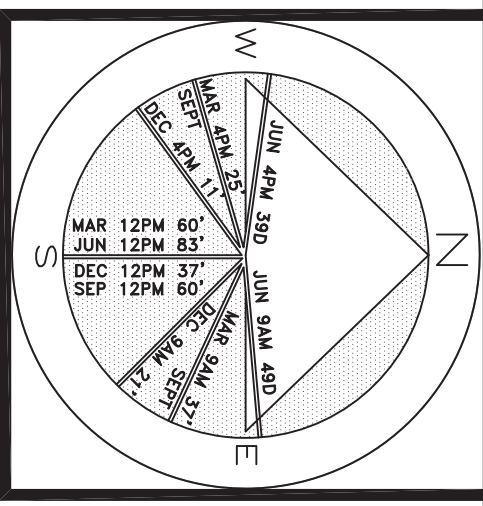
LAWN AND MULCH

SYM/KEY	MATERIAL	QTY	SIZE/REMARKS
	LAWN	EMPIRE ZOYSIA LAWN	SEE SITE SOD PALLETS
	PLANTING BED	SH-REDDED EUCALYPTUS MULCH	AS NEEDED MULCH ALL BEDS 3' DEPTH

NATIVE REQUIREMENTS

SHRUBS	NON-NATIVE	NATIVE
QUANTITY / AREA	2,911 / 1,670 S.F.	1,771 / 8,532 S.F.
PERCENTAGE	16.4%	83.6%

* CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WITH BAHIA SOD.



JOB NUMBER: # 202018.00 LA
 DRAWN BY: Jean Twomey
 DATE: 03.06.2020 05.04.2020

SHEET L3

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48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Shrub & Understory Plan
 SCALE IN FEET 0' 30' 60' 90'

900 sf.
 AREA IN SQ.FT.

THE BOHEMIAN

PRELIMINARY CIVIL PLANS

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
 Phone No. 866.909.2220 www.wginc.com
 Cert No. 6091 - LB No. 7055

CONSULTANTS:



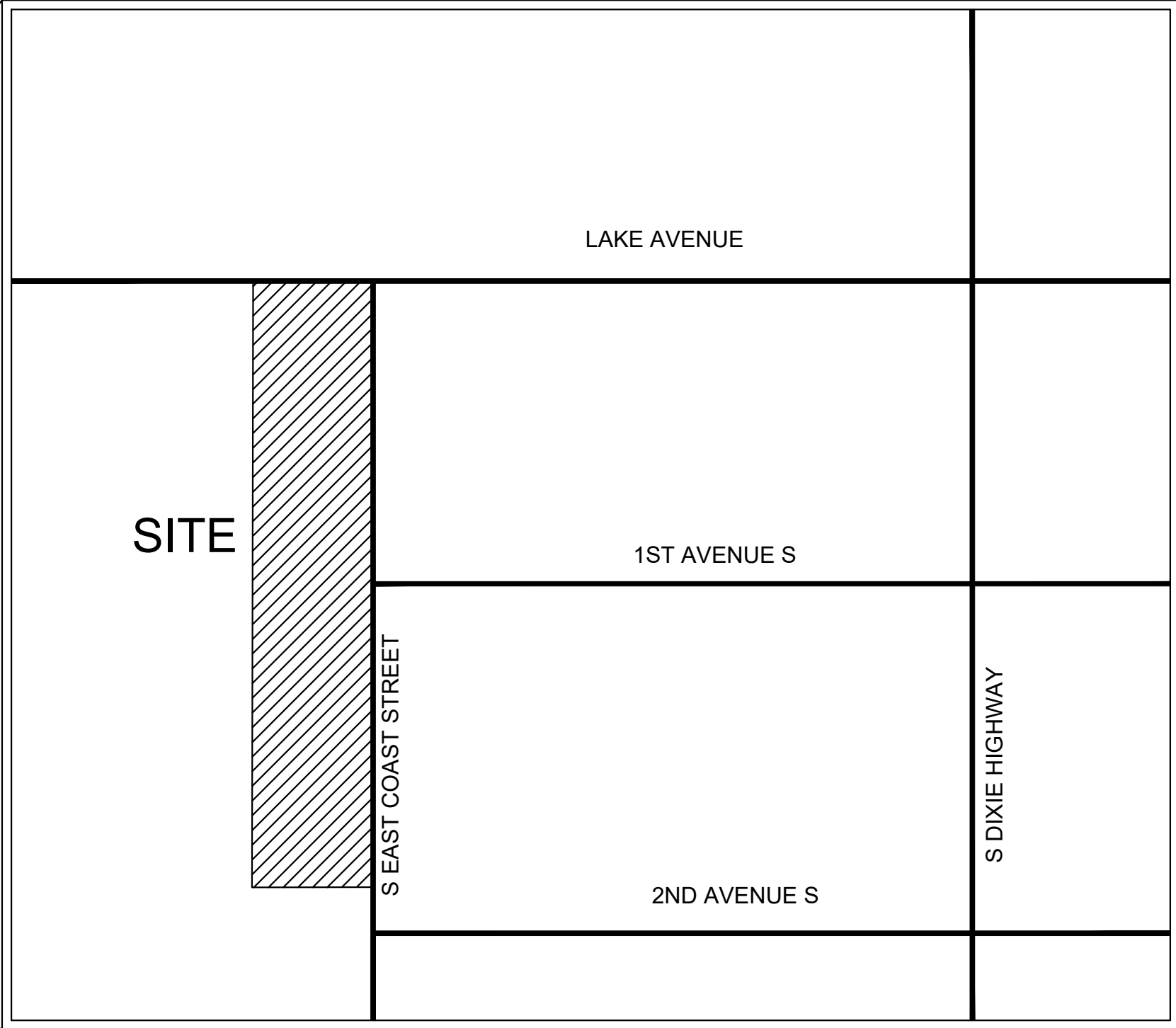
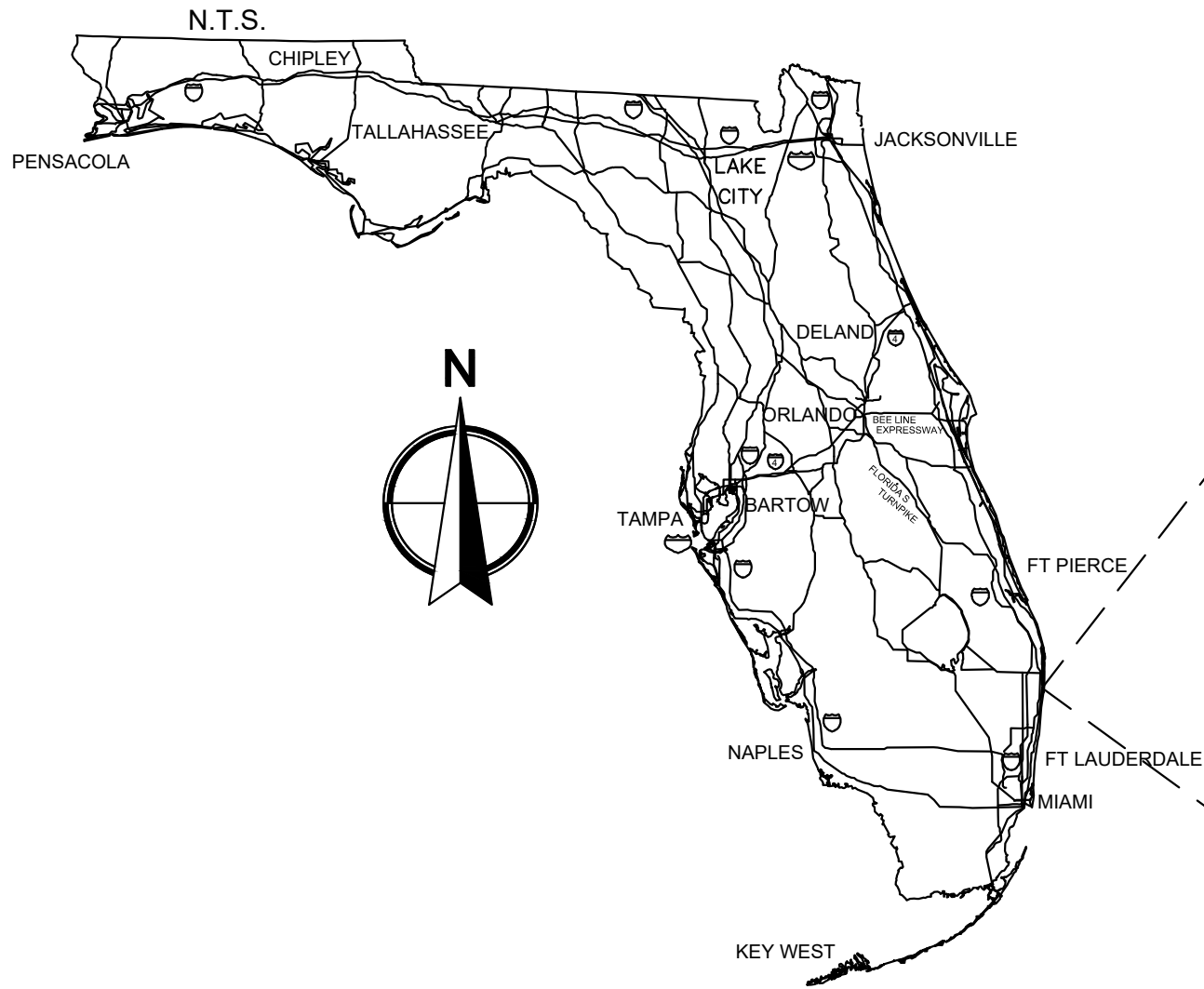
PROJECT TITLE:

PREPARED FOR:
 AFFILIATED DEVELOPMENT
 414 N. ANDREWS AVE.
 FORT LAUDERDALE, FL, 33301



THE BOHEMIAN
 LAKE WORTH, FL, 33461

LOCATION MAP



PROJECT LOCATED IN
 SECTION 28 / TOWNSHIP 44 SOUTH / RANGE 43 EAST

SHEET INDEX

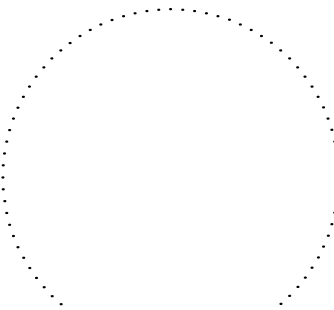
DRW NO.	SHEET TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	STORMWATER POLLUTION PREVENTION PLAN
C-4	PRELIMINARY ENGINEERING PLANS
C-5	PERIMETER SECTIONS

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE

VERTICAL DATUM: NORTH AMERICAN
 VERTICAL DATUM OF 1988 (NAVD 88)
 HORIZONTAL DATUM: NORTH AMERICAN
 DATUM OF 1983, FLORIDA STATE
 PLANES, EAST ZONE, U.S. FEET (NAD83)



ENGINEER OF RECORD
 BRIAN P. ARNOLD
 PE# 81294
 May 4, 2020



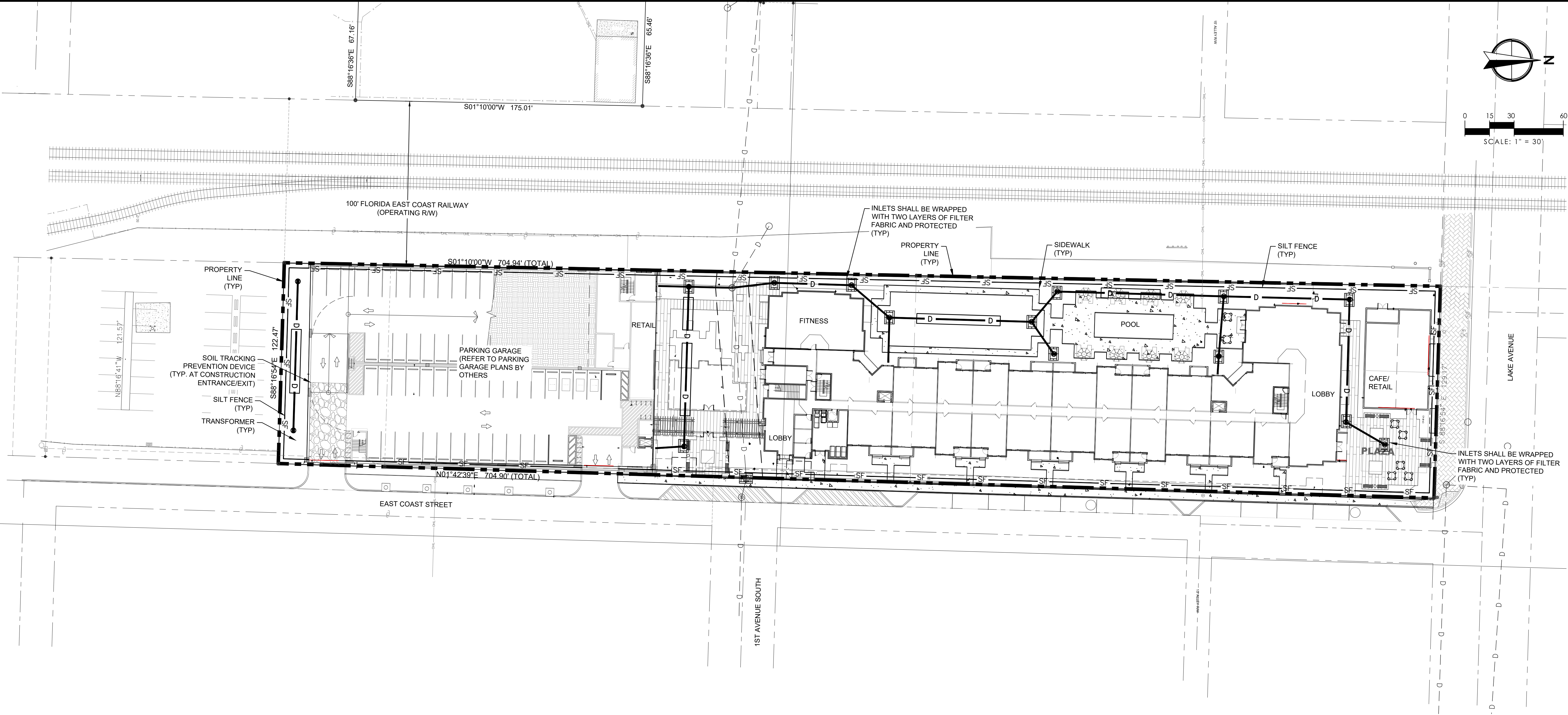
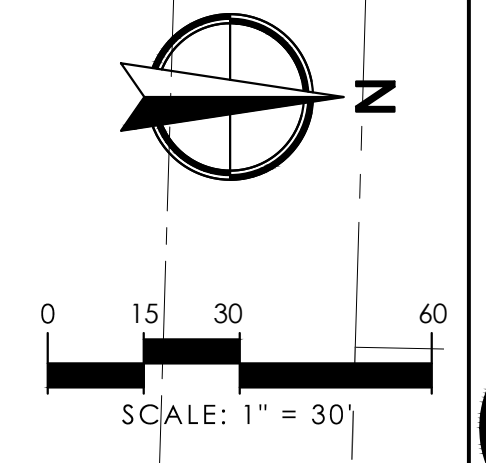
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NO.	DATE	DESCRIPTION

DRAWN DATE: 2020-05-04
 DRAWN BY: GWK
 CHECKED BY: BPA
 PROJECT #: 5582.00

50% DESIGN
 DEVELOPMENT

SHEET #:	TOTAL SHEETS
C-1	5



LEGEND

PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N 13.00 S
PROPOSED WATER MAIN	
PROPOSED SEWER PIPE	
PROPOSED DRAINAGE PIPE	
PROPOSED FORCE MAIN	
EXISTING WATER MAIN	
EXISTING GRAVITY SEWER	
EXISTING DRAINAGE PIPE	
EXISTING SEWER FORCE MAIN	
YARD DRAIN STRUCTURE	
SANITARY MANHOLE / STORM MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	20.70
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	
INLET PROTECTION	
SILT FENCE	SF

LEGEND

SANITARY SERVICES	
WATER SERVICES	
DCDA	
RZP	
SAMPLE POINT	
FIRE DEPARTMENT CONNECTION	

NOTE:
 1. EXISTING 30" U.E. (ORB 3679, PG 1440) IS OWNED BY THE CITY OF LAKE WORTH AND TO BE USED TO MAINTAIN STORM WATER AND UTILITY FACILITIES.
 2. THE CONSTRUCTION DRIVEWAY WILL BE REPLACED WITH THE FINAL DRIVEWAY.

NO.	DATE	DESCRIPTION	BY

CAD	58200-CV-SWPP-DWG
JOB NO.	5582.00
DRAWN BY	GWK
CHECK BY	BPA
DATE	2020-05-04

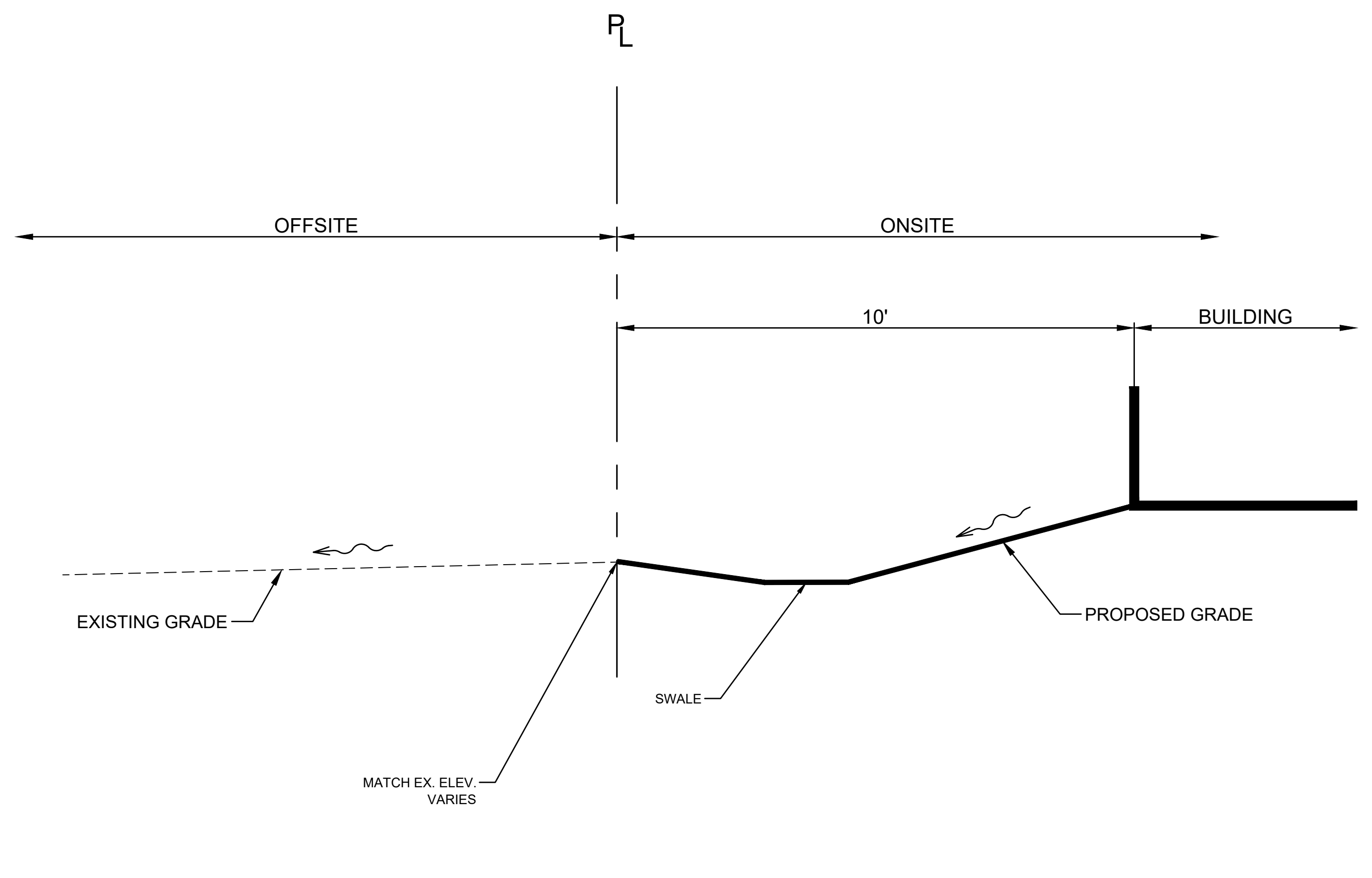
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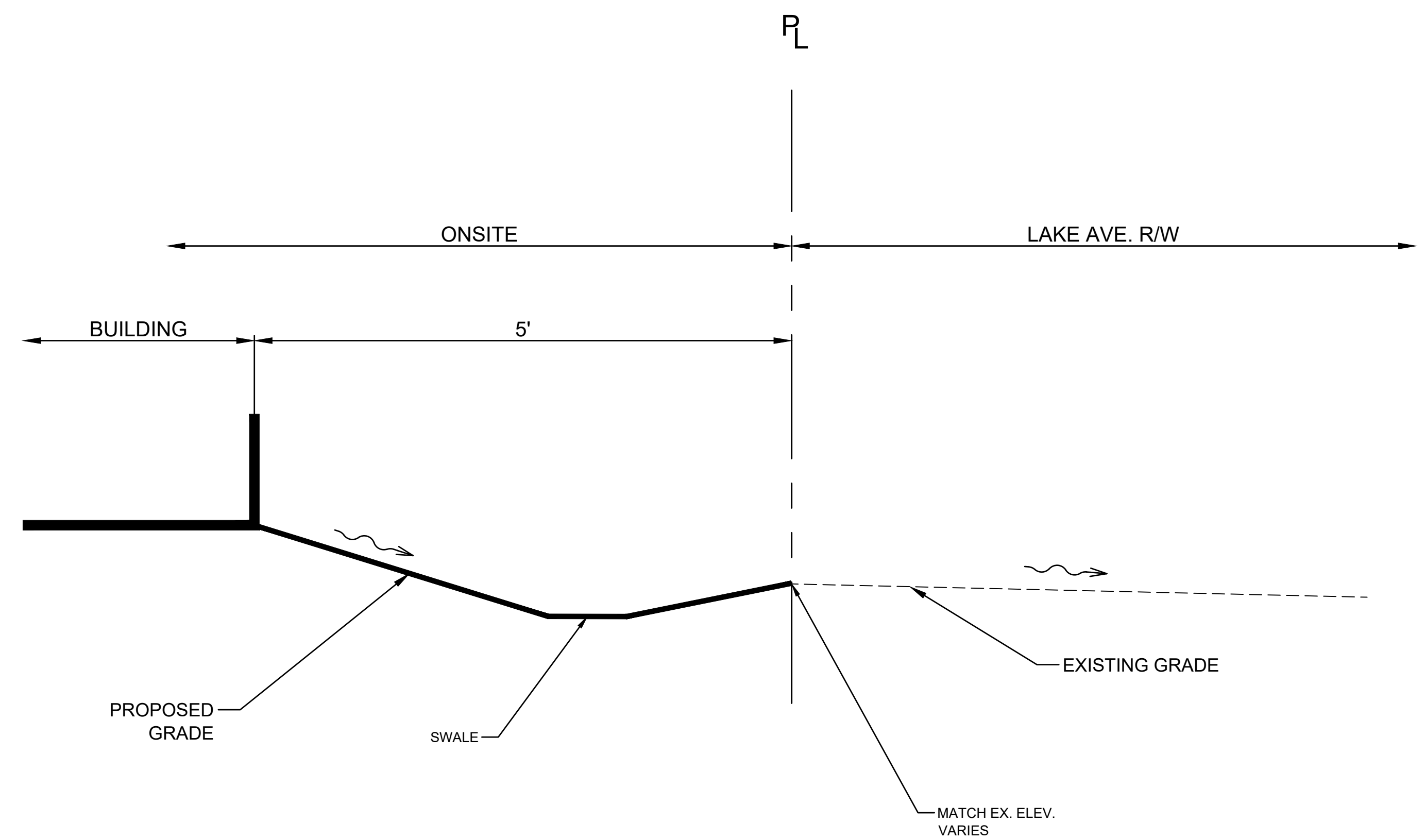
THE BOHEMIAN
 STORMWATER POLLUTION PREVENTION PLAN



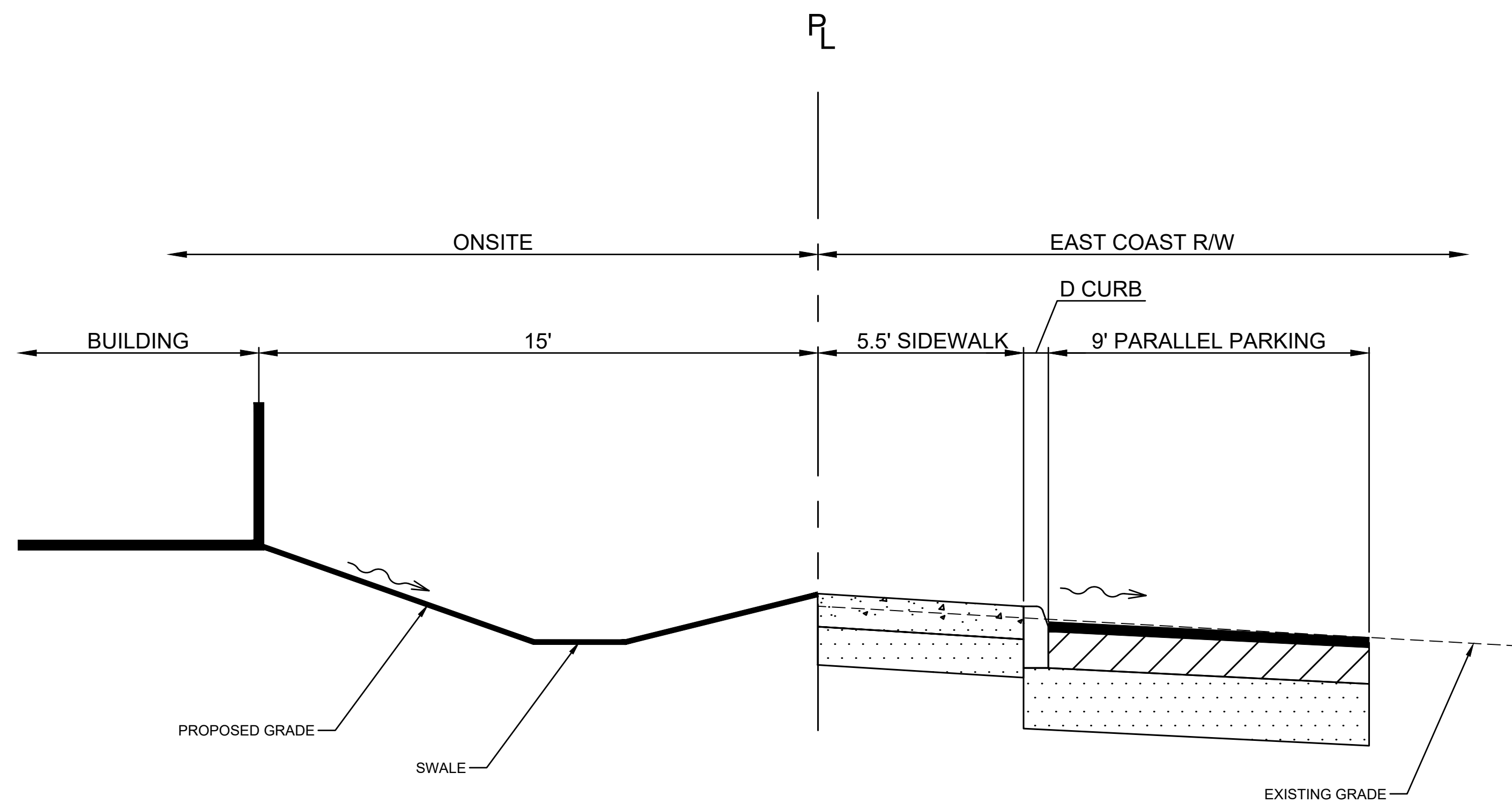
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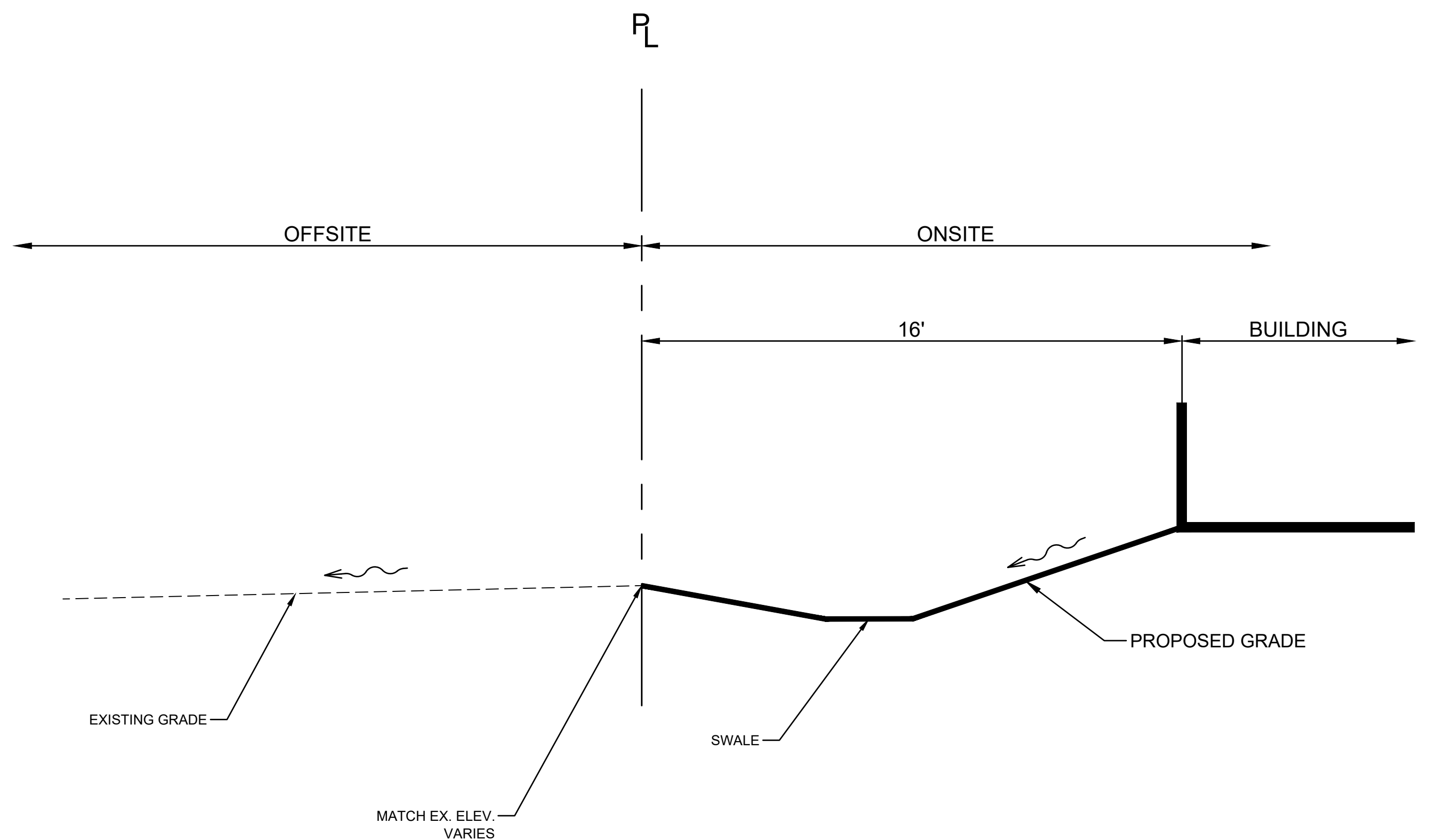
PERIMETER SECTION A-A
SCALE: NONE



PERIMETER SECTION B-B
SCALE: NONE



PERIMETER SECTION C-C
SCALE: NONE



PERIMETER SECTION D-D
SCALE: NONE

NO.	DATE	DESCRIPTION	BY

CAD	58200-CV-FDD.DWG
JOB NO.	5582.00
DRAWN BY	GWK
CHECK BY	BPA
DATE	2020-05-04

ENGINEER OF RECORD
BRIAN P. ARNOLD
PE# 81294

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81294

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