

Universal Development Application



This application is required for ALL applications submitted to the Planning, Zoning and Historic Preservation Division. If you have questions regarding this application, please make an appointment with planning staff.

1. Application Type (select all that apply)

- a. Site Plan: ☐ Minor ☒ Major ☒ Planned Development ☒ Sustainable Bonus
- b. Use: ☐ Administrative ☐ Conditional
- c. Proximity Waiver: ☐ Alcoholic Beverage ☐ Community Residence ☐ Gaming Establishment
☐ Adult Use
- d. Approvals: ☐ Variance ☐ Mural ☐ Cert. of Appropriateness ☐ Adjustment
- e. Amendments: ☐ Rezoning / Map ☐ Text
- f. Other: ☐ Subdivision/Plat ☐ Annexation ☐ Zoning Letter
☐ ABT Signoff ☐ _____

2. Project Information

- a. Project Name: Village Flats
- b. Project Location / Address: See Exhibit "A"
- c. Legal Description: See Exhibit "B"
- d. Property Control Number (PCN): 38-43-44- See Exhibit "A"
- e. Zoning: Existing: Mixed-Use East Proposed: N/A
- f. Future Land Use: Existing: Mixed-Use East Proposed: N/A
- g. Proposed Use: ☒ Residential; Units 41 ☐ Commercial; _____ S.F. ☐ Industrial; _____ S.F.
- h. Total Estimated Project Cost: TBD
- i. Description of Work: Construction of 41 residential units in two phases. Phase 1 is 30 units in two buildings, and Phase 2 is 11 units in two buildings

3. Contact Information

- a. Project Manager / Contact Person: Corey W. O'Gorman/Jeff Costello
Company: PLACE Planning & Design, Inc. / JC Planning Solutions LLC
Address: 700 US Highway One, Suite C City: North Palm Beach St: FL Zip: 33408
Phone Number: 561-801-2461 / 561-573-1486 E-Mail Address: corey@placepnd.com / jcostello@jcplanningsolutions.com
- b. Applicant Name (if different from Project Manager): Mr. Timothy J. Carey
Company: InHabit Property Group
Address: 2200 Butts Road, Suite 300 City: Boca Raton St: FL Zip: 33431
Phone Number: (561) 488-5117 E-Mail Address: tjcarey227@gmail.com
- c. Owner Name: Ms. Joan Oliva, Executive Director
Company: Lake Worth Beach CRA
Address: 1121 Lucerne Avenue City: Lake Worth Beach St: FL Zip: 33460
Phone Number: (561) 493-2550 E-Mail Address: joliva@lakeworthbeachfl.gov

4. Owner's Consent

Ms. Joan Oliva, Executive Director, Lake Worth Beach CRA (Owner) certifies that it is the owner of the property located at See Exhibit "B" ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board. Owner hereby authorizes, Mr. Corey W. O'Gorman, AICP as agent, to file this application and to represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature *

Date: 7-9-20

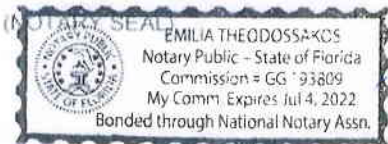
Name/Title of Signatory Ms. Joan Oliva, Executive Director, Lake Worth Beach CRA

STATE OF FLORIDA

COUNTY OF PALE BEACH

The foregoing instrument was acknowledged before me this 9 day of July, 2020 by JOAN OLIVA

who is personally known to me or who produced a _____ as identification. He/she did not take an oath.



(Signature of Notary Public)

EMILIA THEODOSAKOS
(Name of Notary)

5. Affidavit of Completeness and Accuracy

Instructions: To be completed by the individual submitting the application (owner or authorized agent).

Project Name: Lake Worth Residential

Submittal Date: 7/31/2020

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Corey W. O'Gorman, AICP

(Name - type, stamp, or print clearly)

PLACE Planning & Design

(Name of Firm)

*

(Signature)

700 US Highway One, Suite C, North Palm Beach, FL 33408

(Address, City, State, Zip)

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30 day of July, 2020 by Corey O'Gorman

who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



(Signature of Notary Public)

Christina MacMullen
(Name of Notary)

EXHIBIT "A"
VILLAGE FLATS

ADDRESSES & PROPERTY CONTROL NUMBERS

Addresses	Property Control Numbers
------------------	---------------------------------

Phase I

1207 Lucerne Avenue -	38434421155050050
1209 Lucerne Avenue -	38434421155050040
1211 Lucerne Avenue -	38434421155050030
1213 Lucerne Avenue -	38434421155050020
1215 Lucerne Avenue -	38434421155050010
1216 Lake Avenue -	38434421155050120
1220 Lake Avenue -	38434421155050130
1230 Lake Avenue -	38434421155050160

Phase II

1401 Lucerne Avenue	38434421155030050
1310 Lake Avenue	38434421155040130

EXHIBIT "B"
VILLAGE FLATS
LEGAL DESCRIPTION

PHASE I

LOT 1 THROUGH 5 BLOCK E, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LOT 12 AND 13, BLOCK E, THE PALM BEACH FARMS CO., PLAT NO.2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LOT 16, BLOCK E, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PHASE II

LOT 5, BLOCK C, OF THE PALM BEACH FARMS COMPANY PLAT NO. 2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (LESS THE SOUTH 5 FEET THEREOF)

LOT 6, LESS THE SOUTH 5 FEET THEREOF; AND THE NORTH 65 FEET OF LOTS 7 AND 8, BLOCK C, OF THE PALM BEACH FARMS COMPANY PLAT NO.2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE NORTH 30 FEET OF THE SOUTH 35 FEET OF LOTS 7 AND 8, BLOCK C, OF TOWNSITE OF LUCERNE N/K/A LAKE WORTH, THE PALM BEACH FARMS COMPANY PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 13 AND 14, LESS THE NORTH 5 FEET, BLOCK D, PALM BEACH FARMS COMPANY PLAT 2, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

Sign Posting Agreement



This form is required for all Historic Applications and Public Hearing Items.

1. Applicant: Corey W. O'Gorman, PLACE Planning & Design, Inc.
2. Property Owner: Lake Worth Beach CRA
3. Contact Phone Number: 561-801-2461
4. Property Location: 1207-1215 Lucerne Ave and 1216, 20 & 30 Lake Ave
5. I, Corey W. O'Gorman, hereby affirm that I will post the notification sign(s) provided to me

for a minimum of ten calendar days before the scheduled date of the hearing of Planning and Zoning Case No. TBD

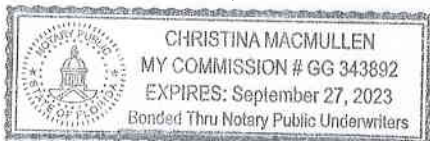
Signature:  Date: 9/30/2020

Name/Title of Signatory: Corey W. O'Gorman, President

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 30 day of July, 2020, by Corey O'Gorman who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)




Signature of Notary Public

Christina MacMullen
Name of Notary

Prepared by and return to:

WYANT-CORTEZ & CORTEZ, CHARTERED
840 US Highway One, Suite 345
North Palm Beach, FL 33408-3834
561-627-0009

Consideration: **\$235,000.00**

Parcel Identification No. **38-43-44-21-15-505-0050**

[Space Above This Line For Recording Data]

WARRANTY DEED

This Indenture delivered this **25th** day of **January, 2018**, between **Sparrow Properties, LLC, a Florida limited liability company**, whose post office address is **308 Winters Street, West Palm Beach, FL 33405** of the County of **Palm Beach**, State of **Florida**, hereinafter called the Grantor*, and **Lake Worth Community Redevelopment Agency, a Florida public agency, created pursuant to Chapter 163, F.S.**, whose post office address is **1121 Lucerne Ave, Lake Worth, FL 33460** of the County of **Palm Beach**, State of **Florida**, hereinafter called the Grantee*.

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** 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 5, Block E, PALM BEACH FARMS CO. PLAT NO. 2, TOWNSITE OF LUCERNE (n/k/a 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 taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, not reimposed by reference thereto.

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

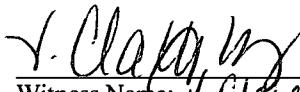
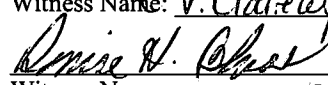
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

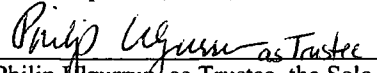
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year written.

Signed, sealed and delivered in our presence:


Witness Name: V. Clark Wyant-Cortez

Witness Name: DENISE H. BLASE

Sparrow Properties, LLC, a Florida limited liability company

By:  as Trustee Date: 1/23/18
Philip Olzurrung as Trustee, the Sole Managing Member

State of Florida
County of Palm Beach

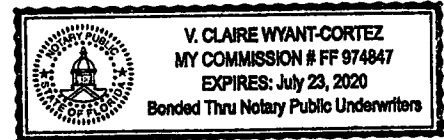
The foregoing instrument was acknowledged before me this 23rd day of January, 2018, by Philip Ulzurrun, as Trustee, the Sole Managing Member of Sparrow Properties, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

[Notary Seal]

V. Claire Wyant-Cortez
Notary Public

Printed Name: V. Claire Wyant-Cortez

My Commission Expires: 7/23/2020



CFN 20100345367
OR BK 24076 PG 1910
RECORDED 09/15/2010 16:02:40
Palm Beach County, Florida
AMT 55,440.00
Doc Stamp 388.50
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1910 - 1911; (2pgs)

PREPARED BY AND RETURN TO:
Keith C. Austin, Jr., Esquire
COE, BROBERG & AUSTIN, LLP
223 Peruvian Avenue
Palm Beach, Florida 33480
(561) 655-5166

Property Control No.: 38-43-44-21-15-505-0040
Property Address: 1209 Lucerne Avenue, Lake Worth, Florida 33460

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 15th day of September, 2010, by Tiger Investment Group, Inc., a Florida corporation, and having its principal place of business at 10151 Deerwood Park Boulevard, Building 100, Suite 410, Jacksonville, Florida 32256, hereinafter called the grantor, to Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, Florida Statutes, whose address is 29 South J Street, Lake Worth, Florida 3360, 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 \$10.00 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, Florida, viz:

Lot 4, Block E, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the Plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

SUBJECT TO conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

Special Warranty Deed, Page 1 of 2
Property Control # 38-43-44-21-15-505-0040
1209 Lucerne Avenue, Lake Worth, FL 33460



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; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Tiger Investment Group, Inc.,
a Florida corporation

Joyce Duthrie
Joyce Duthrie
(Print Name)

By: Michelle Bushway
Michelle Bushway, Vice President

Mano V. Vucobek
Mano V. Vucobek
(Print Name)

8200 66th Street North
Pinellas Park, Florida 33781

STATE OF FLORIDA

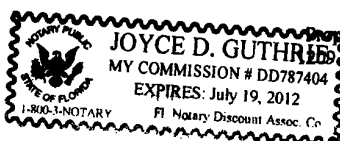
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michelle Bushway, well known to me to be a Vice President of Tiger Investment Group, Inc., a Florida corporation, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said Bank. I relied upon the following form(s) of identification of the above-named person(s): (Florida Driver's License(s)) personally known, and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid, this 10th day of September, 2010.

My Commission Expires:

Joyce Duthrie
Notary Public



Special Warranty Deed, Page 2 of 2
Property Control # 38-43-44-21-15-505-0040
Lurcerne Avenue, Lake Worth, FL 33460



CFN 20180006490

DR BK 29570 PG 0540

RECORDED 01/04/2018 17:02:42

AMT 249,000.00

Doc Stamp 1,743.00

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pg 0540; (1pg)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 4
BOULEVARD TITLE COMPANY
685 ROYAL PALM BEACH BLVD., SUITE 101
ROYAL PALM BEACH, FLORIDA 33411

Property Appraisers Parcel Identification (Folio) Number: **38-43-44-21-15-505-0030**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 26 day of **December, 2017** by **TRIPP D. CIOCI and JENNIFER R. MARCHAL-CIOCI, HUSBAND AND WIFE**, whose post office address is **2217 COLLIER AVENUE, LAKE WORTH, FL 33461**, hereinafter called the Grantor(s) to:

THE LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY, A FLORIDA PUBLIC AGENCY, whose post office address is **1121 LUCERNE AVENUE, LAKE WORTH, FL 33460**, hereinafter called the Grantee(s)

(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 3, BLOCK E, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

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, 2017.

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:

Witness #1 Signature

TRIPP D. CIOCI

BRUCE K. GREENFIELD
Witness #1 Printed Name

Witness #2 Signature

JENNIFER R. MARCHAL-CIOCI

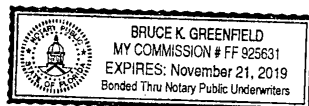
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of **December, 2017** by **TRIPP D. CIOCI and JENNIFER R. MARCHAL-CIOCI**, who () are personally known to me or who () have produced Florida Driver's Licenses as identification.

SEAL



Notary Public

My Commission Expires:

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Leslie Robert Evans, Esq.

Leslie Robert Evans & Associates, P.A.

214 Brazilian Avenue, Suite 200

Palm Beach, Florida 33480

Our File No.: **4003.166**

CFN (Folio) Number: 38-43-44-21-15-505-0020

Consideration: **\$260,000.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 3rd day of October, 2017 by **Lucerne 1213, LLC, a Florida Limited Liability Company**, whose post office address is 4371 Northlake Blvd., Suite 305, Palm Beach Gardens, FL 33140 herein called the Grantor, to **The Lake Worth Community Redevelopment Agency, a Florida Public Agency**, whose post office address is 29 South J Street, 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 2, Block "E", THE PALM BEACH FARMS CO, Plat No. 2 Townsite of Lucerne (NKA 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

Subject to easements, restrictions and reservations of record and taxes for the year 2017 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, 2016.

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:

Melissa De Tomasso
Witness #1 Signature

Melissa De Tomasso
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Jason Evans
Witness #2 Printed Name

**Lucerne 1213, LLC, a Florida Limited Liability Company
By Custom Management, LLC, Its Manager**

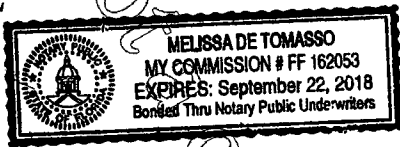
[Signature]
By: Ilia Mogilevsky, Its Manager

Warranty Deed
File No.: 4003.166
Page 2

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 3rd day of October, 2017, by Ilia Mogilevsky as Manager of Custom Management, LLC as Manager of Lucerne 1213, LLC, a Florida Limited Liability Company who is personally known to me or has produced FL Drivers License as identification and ☐ did ☒ did not take an oath.

SEAL



Melissa DeTomasso
Notary Public

Melissa DeTomasso
Printed Notary Name

My commission expires:

Certified copy



CFN 20110444059
OR BK 24878 PG 0904
RECORDED 11/30/2011 15:41:27
Palm Beach County, Florida
AMT 43,560.00
Doc Stamp 305.20
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0904 - 905; (2pgs)

PREPARED BY AND RETURN TO:

Keith C. Austin, Jr., Esquire
COE, BROBERG & AUSTIN, LLP
223 Peruvian Avenue
Palm Beach, Florida 33480
(561) 655-5166

Property Control No.: 38-43-44-21-15-505-0010

Property Address: 1215 Lucerne Avenue, Lake Worth, Florida 33460

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 30th day of November, 2011, by Tiger Investment Group, Inc., a Florida corporation, and having its principal place of business at 10151 Deerwood Park Boulevard, Building 100, Suite 410, Jacksonville, Florida 32256, hereinafter called the grantor, to Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, Florida Statutes, whose address is 29 South J Street, Lake Worth, Florida 3360, 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 \$10.00 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, Florida, viz:

Lot 1, Block E, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the Plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

SUBJECT TO conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

Special Warranty Deed, Page 1 of 2
Property Control # 38-43-44-21-15-505-0010
1215 Lucerne Avenue, Lake Worth, FL 33460

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; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of

Tiger Investment Group, Inc.,
a Florida corporation

Steve St. Clair
(Print Name)

By: Michelle Bushway
Michelle Bushway, Vice President

Joyce Guthrie
(Print Name)

8200 66th Street North
Pinellas Park, Florida 33781

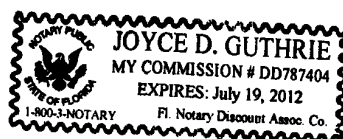
STATE OF FLORIDA

COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michelle Bushway, well known to me to be a Vice President of Tiger Investment Group, Inc., a Florida corporation, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said Bank. I relied upon the following form(s) of identification of the above-named person(s): (Florida Driver's License(s) B200 541 61 7510), and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid, this 28th day of November, 2011.

My Commission Expires:



Joyce Guthrie
Notary Public Joyce Guthrie

Special Warranty Deed, Page 2 of 2
Property Control # 38-43-44-21-15-505-0010
1215 Lucerne Avenue, Lake Worth, FL 33460

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.: 38-43-44-21-15-505-0120

WARRANTY DEED

THIS INDENTURE, made on this 6 day of November, 2017 by and between **David P. Lovelace and Susan Janet Lovelace, husband and wife**, 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:

Lot 12, Block E, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne (now known as Lake Worth), according to the Plat thereof, as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

SUBJECT TO: Taxes for the year 2017 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 Grantors state that the above-referenced Property is not their homestead. Grantors, David P. Lovelace and Susan Janet Lovelace reside at 2554 Canterbury Drive South, West Palm Beach, FL 33407.

[SIGNATURE PAGE TO FOLLOW]

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

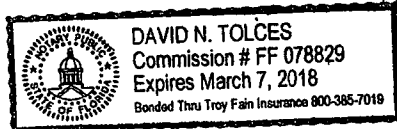
Signed, sealed and delivered
in our presence:

[Signature]
Name: DAVID N. Tolces
[Signature]
Name: Don Silva

[Signature]
David P. Lovelace
[Signature]
Susan Janet Lovelace

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 6th day of November, 2017 by David P. Lovelace and Susan Janet Lovelace, husband and wife, who [] are personally known to me or [X] have produced Florida driver's licenses as identification.



[Signature]
NOTARY PUBLIC

CFN 20100314027
OR BK 24029 PG 0502
RECORDED 08/23/2010 16:11:59
Palm Beach County, Florida
AMT 38,000.00
Doc Stamp 266.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0502 - 503; (2pgs)

PREPARED BY AND RETURN TO:

Keith C. Austin, Jr., Esquire
COE, BROBERG & AUSTIN, LLP
223 Peruvian Avenue
Palm Beach, Florida 33480
(561) 655-5166

Property Control No.: 38-43-44-21-15-505-0130

Property Address: 1220 Lake Avenue, Lake Worth, Florida 33460

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 20th day of August, 2010, by Tiger Investment Group, Inc., a Florida corporation, and having its principal place of business at 10151 Deerwood Park Boulevard, Building 100, Suite 410, Jacksonville, Florida 32256, hereinafter called the grantor, to Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, Florida Statutes, whose address is 29 South J Street, Lake Worth, Florida 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 \$10.00 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, Florida, viz:

Lot 13, Block E, THE PALM BEACH FARMS CO., PLAT NO. 2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), according to the Plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

SUBJECT TO conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

Special Warranty Deed, Page 1 of 2
Property Control # 38-43-44-21-15-505-0130
1220 Lake Avenue, Lake Worth, FL 33460

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; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Tiger Investment Group, Inc.,
a Florida corporation

Joyce Guthrie
(Print Name)

By: Michelle Bushway
Michelle Bushway, Vice President

Ann Hester
(Print Name)

8200 66th Street North
Pinellas Park, Florida 33781

STATE OF FLORIDA

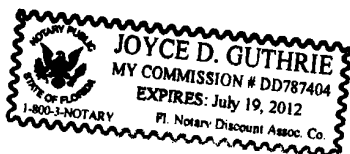
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Michelle Bushway, well known to me to be a Vice President of Tiger Investment Group, Inc., a Florida corporation, and that she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said Bank. I relied upon the following form(s) of identification of the above-named person(s): (Florida Driver's License(s) B200541617570), and that an oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid, this 19th day of August, 2010.

My Commission Expires:

Joyce Guthrie
Notary Public
Joyce Guthrie



Special Warranty Deed, Page 2 of 2
Property Control # 38-43-44-21-15-505-0130
1220 Lake Avenue, Lake Worth, FL 33460

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.: 38-43-44-21-15-505-0160

WARRANTY DEED

THIS INDENTURE, made on this 24 day of January, 2018 by and between **Harlan B. Pierce, a single 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:

Lot 16, Block E, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne (now Lake Worth), according to the 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 2018 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, Harlan B. Pierce resides at 8501 SE Boy Scout Road, Tequesta, FL 33469.

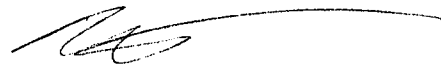
[SIGNATURE PAGE TO FOLLOW]

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


Signed, sealed and delivered
in our presence:



Name: Harlan B. Pierce



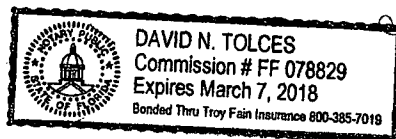
Harlan B. Pierce



Name: DAVID N. TOLCES

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me on this 24th day of January, 2018 by Harlan B. Pierce, who [] is personally known to me or [☒] has produced Florida driver's licenses as identification.





NOTARY PUBLIC

WC 13
M.W.



CFN 20130033850
OR BK 25736 PG 1947
RECORDED 01/23/2013 13:53:09
Palm Beach County, Florida
AMT 88,000.00
Doc Stamp 616.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1947 - 1950; (4pgs)

2012-07241

This instrument prepared by:
DANIELLE AULD
WATSON TITLE INSURANCE AGENCY INC
1901 W. CYPRESS CREEK ROAD
3RD FLOOR
FT LAUDERDALE, FL 33309

Return to:
DANIELLE AULD
WATSON TITLE INSURANCE AGENCY INC
1901 W. CYPRESS CREEK ROAD
3RD FLOOR
FT LAUDERDALE, FL 33309
WTI 2012-07241

Parcel Identification No. 38-43-44-21-15-504-0130

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 4th day of December, 2012, by
HOMESALES, INC. OF DELAWARE and having its place of business at 7301
BAYMEADOWS WAY, JACKSONVILLE, FL 32256 hereinafter called the "Grantor", to
LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY, a Government Entity:
29 SOUTH J STREET, UNIT 1, LAKE WORTH, FL 33460 hereinafter called the "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and
other valuable considerations, receipt whereof is hereby acknowledged, by these presents does
grant, bargain, sell unto Grantee, all that certain land situate in PALM BEACH County, Florida,
to wit:

See Exhibit A attached hereto and made a part hereof.

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


SUBJECT to the matters set forth on Exhibit B attached hereto and made a part hereof
(collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the
same.

GRANTOR WILL WARRANT and forever defend the right and title to the above-
described real property unto the Grantee against the claims of all person, claiming by, through or
under Grantor, subject to the Permitted Exceptions. (Wherever used herein the terms "Grantor" and
"Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals,
and the successors and assigns of corporation.)

DB1/67148262.3

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

Signed, sealed and delivered
in the presence of:




Witness to sign above
Print Name: Carolyn K. Cloud



Witness to sign above
Print Name: Wendy Evans

HOMESALES, INC. OF DELAWARE

by  12-4-12

Name: Jill Kelsey
Title: Vice President

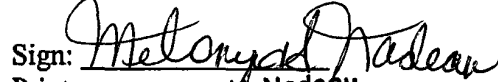
(Affix corporate seal)



STATE OF Florida
COUNTY OF Duval) ss:

The foregoing instrument was acknowledged before me this 4th day of December, 2012, by Jill Kelsey, the Vice President of HOMESALES, INC. OF DELAWARE on behalf of said CORPORATION. She/He [Check one]
☒ is personally known to me or
_____ has produced _____ as identification.

NOTARY PUBLIC:

Sign: 
Print: Melonye H. Nadeau

My commission expires 8.22.15 (Affix Notarial Stamp or Seal)



EXHIBIT A

JK

LEGAL DESCRIPTION

**LOTS 13 AND 14, LESS THE NORTH 5 FEET, BLOCK D, PALM BEACH FARMS
COMPANY PLAT 2, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH),
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

AKA 1310 LAKE AVENUE, LAKE WORTH, FL 33460

DB1/67148262.3

EXHIBIT B

PERMITTED ENCUMBRANCES

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.



Prepared By and Return To:
J. Richard Harris, Esquire
Scott, Harris, Bryan, Barra
& Jorgensen, P.A.
4400 PGA Boulevard, Suite 800
Palm Beach Gardens, Florida 33410
W/C #32 - File #46358

CFN 20130525746
OR BK 26496 PG 1973
RECORDED 12/10/2013 15:26:41
Palm Beach County, Florida
AMT 287,000.00
Doc Stamp 2,009.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1973 - 1976; (4pgs)

Property Control No. 38-43-44-21-15-503-0050; 38-43-44-21-15-503-0060;
and 38-43-44-21-15-503-0071

WARRANTY DEED

THIS WARRANTY DEED, made this 5th day of December, 2013,

between (1) **LOIS VANDER WOUDE**, individually and as Trustee of the Lois R. Vander Woude Revocable Trust Agreement dated December 15, 1993 (AS TO PARCELS 1 and 2)

(2) **JAMES VANDER WOUDE** and **LOIS VANDER WOUDE**, husband and wife (AS TO PARCEL 3)

hereinafter called the Grantors,

whose mailing address is **1281 Georgia Road
Franklin, North Carolina 28734-9275**

to **LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY**, a Florida public agency created pursuant to Chapter 163, Florida Statutes

hereinafter called the Grantee,

whose mailing address is **29 South J Street
Lake Worth, Florida 33460-3787**

(Wherever used herein the terms "Grantors" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other business entities.)

WITNESSETH, that the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of **Palm Beach**, State of Florida, to-wit:

PARCEL 1:

Lot 5, Block C, of **THE PALM BEACH FARMS COMPANY PLAT NO. 2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH**, according to the Plat thereof, as recorded in Plat Book 2, at Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida

PARCEL 2:

Lot 6, less the South 5 feet thereof; and the North 65 feet of Lots 7 and 8, Block C, of **THE PALM BEACH FARMS COMPANY PLAT NO. 2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH**, according to the Plat thereof, as recorded in Plat Book 2, at Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida

PARCEL 3:

The North 30 feet of the South 35 feet of Lots 7 and 8, Block C, of **TOWNSITE OF LUCERNE N/K/A LAKE WORTH, THE PALM BEACH FARMS COMPANY PLAT NO. 2**, according to the Plat thereof, as recorded in Plat Book 2, at Pages 29 through 40, inclusive, of the Public Records of Palm Beach County, Florida

NEITHER THE GRANTOR, LOIS VANDER WOUDE, AS TRUSTEE OF THE LOIS R. VANDER WOUDE REVOCABLE TRUST AGREEMENT DATED DECEMBER 15, 1993, NOR HER SPOUSE THEREOF, OR ANYONE FOR WHOSE SUPPORT SHE IS RESPONSIBLE, RESIDES ON OR ADJACENT TO THE PROPERTY HEREIN DESCRIBED AND IT IS NOT, THEREFORE, HER HOMESTEAD PROPERTY.

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record; taxes for the year **2014** and the years subsequent thereto; and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances.

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

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

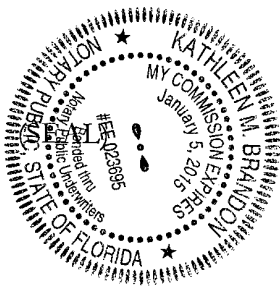
Signed, sealed and delivered
in the presence of:

Kimberly C. Falsy
Witness
Kimberly C. Falsy
(print name of witness)

Kathleen M. Brandon
Witness
Kathleen M. Brandon
(print name of witness)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 5th day of December, 2013, by **LOIS VANDER WOUDE**, individually and as Trustee of the Lois R. Vander Woude Revocable Trust Agreement dated December 15, 1993.



NOTARY PUBLIC

Kathleen M. Brandon
(Print Name)
My Commission Expires: 01-05-15
Commission No.: 94023698

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness as to both parties
Rimberg C Falsey
(print name of witness)

[Signature]
Witness as to both parties
Kathleen M Brandon
(print name of witness)

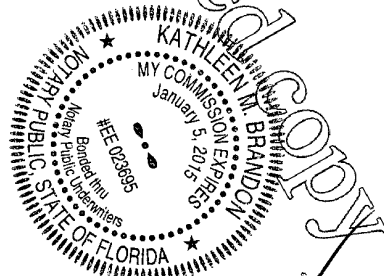
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 5th day of December, 2013, by **JAMES VANDER WOUDE** and **LOIS VANDER WOUDE**.

NOTARY PUBLIC

[Signature]
Kathleen M Brandon
(Print Name)
My Commission Expires: 01-05-15
Commission No.: EE023695

(SEAL)



Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

LEGAL DESCRIPTION

LOT 5, BLOCK C, OF THE PALM BEACH FARMS COMPANY PLAT NO.2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (LESS THE SOUTH 5 FEET THEREOF)

LOT 6, LESS THE SOUTH 5 FEET THEREOF; AND THE NORTH 65 FEET OF LOTS 7 AND 8, BLOCK C, OF THE PALM BEACH FARMS COMPANY PLAT NO.2, THE TOWNSITE OF LUCERNE N/K/A LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE NORTH 30 FEET OF THE SOUTH 35 FEET OF LOTS 7 AND 8, BLOCK C, OF TOWNSITE OF LUCERNE N/K/A LAKE WORTH, THE PALM BEACH FARMS COMPANY PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 29 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 13 AND 14, LESS THE NORTH 5 FEET, BLOCK D, PALM BEACH FARMS COMPANY PLAT 2, TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 1 THROUGH 5 BLOCK E, THE PALM BEACH FARMS CO., PLAT NO.2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 12 AND 13, BLOCK E, THE PALM BEACH FARMS CO., PLAT NO.2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT 16, BLOCK E, THE PALM BEACH FARMS CO., PLAT NO.2, THE TOWNSITE OF LUCERNE (NOW LAKE WORTH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

LEGEND

TRAFFIC CONTROL BOX	FIRE HYDRANT
WATER SERVICE	FIRE CONNECTION
ELECTRIC SERVICE	CATCH BASIN
TELEPHONE BOX	BOLLARD
GAS SERVICE	LIGHT POLE
CABLE TV BOX	BOLLARD LIGHT
SANITARY SERVICE	GUY WIRE ANCHOR
DRAINAGE MANHOLE	WOOD UTILITY POLE
SANITARY MANHOLE	CONCRETE UTILITY POLE
GAS MANHOLE	CLEAN OUT
TELECOM MANHOLE	CENTERLINE
WATER VALVE	BACKFLOW PREVENTER
SANITARY VALVE	WOOD UTILITY LIGHT POLE
GAS VALVE	CONCRETE UTILITY LIGHT POLE
YARD DRAIN	EXISTING ELEVATION
GREASE TRAP	PROPOSED ELEVATION
SIGN	
TREE	

ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
C.B.	CATCH BASIN
CP	CONCRETE PIPE
C.B.S.	CONCRETE BLOCK & STUCCO
C&G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
D	DELTA (CENTRAL ANGLE)
D.M.H.	DRAINAGE MANHOLE
ELEV.	ELEVATION
F.F.	FINISHED FLOOR
FND.	FOUND
GAR.	GARAGE
INV.	INVERT
IP	IRON PIPE
IR	IRON ROD
N/D	NAIL AND DISC
O/HW	OVERHEAD WIRE
O/S	OFF SET
(P)	PLAT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
RADIUS	RADIUS
R/W	RIGHT OF WAY
S.M.H.	SANITARY MAN-HOLE
STY.	STORY
U.E.	UTILITY EASEMENT

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS REFERENCED IN THE PREPARATION OF THIS SURVEY.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- ASSUMED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH R/W LINE OF LUCERNE AVENUE HAVING A BEARING OF S88°37'44"E.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY ENGINEERING BENCHMARK "K402" : ELEVATION: 15.699' NAVD 1988.
- PROPERTY ADDRESSES: 1401 LUCERNE AVE., LAKE WORTH, FL. 1310 LAKE AVE., LAKE WORTH, FL. 1207, 1209, 1211, 1213 AND 1215 LUCERNE AVE., LAKE WORTH, FL. 1216, 1220, 1228 AND 1230 LAKE AVE., LAKE WORTH, FL.
- SAID LANDS CONTAIN 13,300 SQUARE FEET IN BLOCK C, 6650 SQUARE FEET IN BLOCK D, AND 28,000 SQUARE FEET IN BLOCK E, MORE OR LESS.
- FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER: 12099C0777F AND 12099C0781F
PANEL NUMBER: 0777 AND 0781
DATE OF FIRM INDEX: 10-05-2017
ZONE: X
BASE FLOOD ELEVATION: N/A

TREES LIST

1. 12" OAK	24. 12" OAK
2. 12" OAK	25. 12" COCONUT PALM
3. 6" SEAGRAPE	26. 12" UNKNOWN
4. 10" COCONUT PALM	27. 18" MANGO
5. 10" COCONUT PALM	28. 10" LIVE OAK
6. 12" MANGO	29. 12" MANGO
7. 12" MANGO	30. 12" COCONUT PALM
8. 10" MANGO	
9. 20" UNKNOWN	
10. 6" PALM	
11. 6" SEAGRAPE (X4)	
12. 12" SABLE PALM	
13. 18" LIVE OAK	
14. 10" LIVE OAK	
15. 6" LIVE OAK	
16. 10" LIVE OAK	



Certificate of Authorization No. LB7264

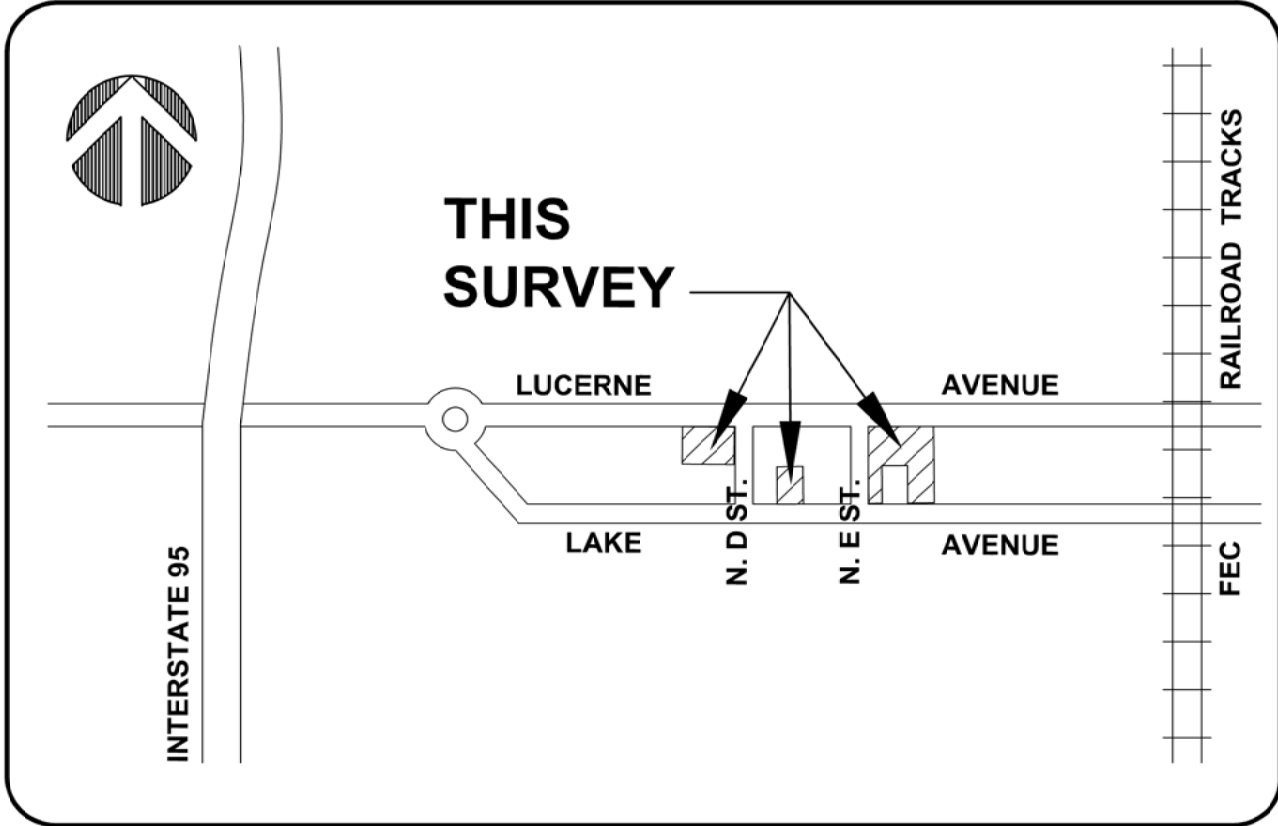
BOUNDARY AND TOPOGRAPHIC SURVEY
LAKE WORTH PARCELS

947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

NO.	DATE	BY	CK'D	REVISION
1	09/05/2019	GY	JSH	LOCATE DRAINAGE/SANITARY SEWER INVERTS, PIPE SIZES.
2	02/20/2020	GY	JSH	LOCATE ADDITIONAL SANITARY SEWER MANHOLE, INVERTS, PIPE SIZES.
3	07/07/2020	GY	JSH	REVISED BOUNDARY.

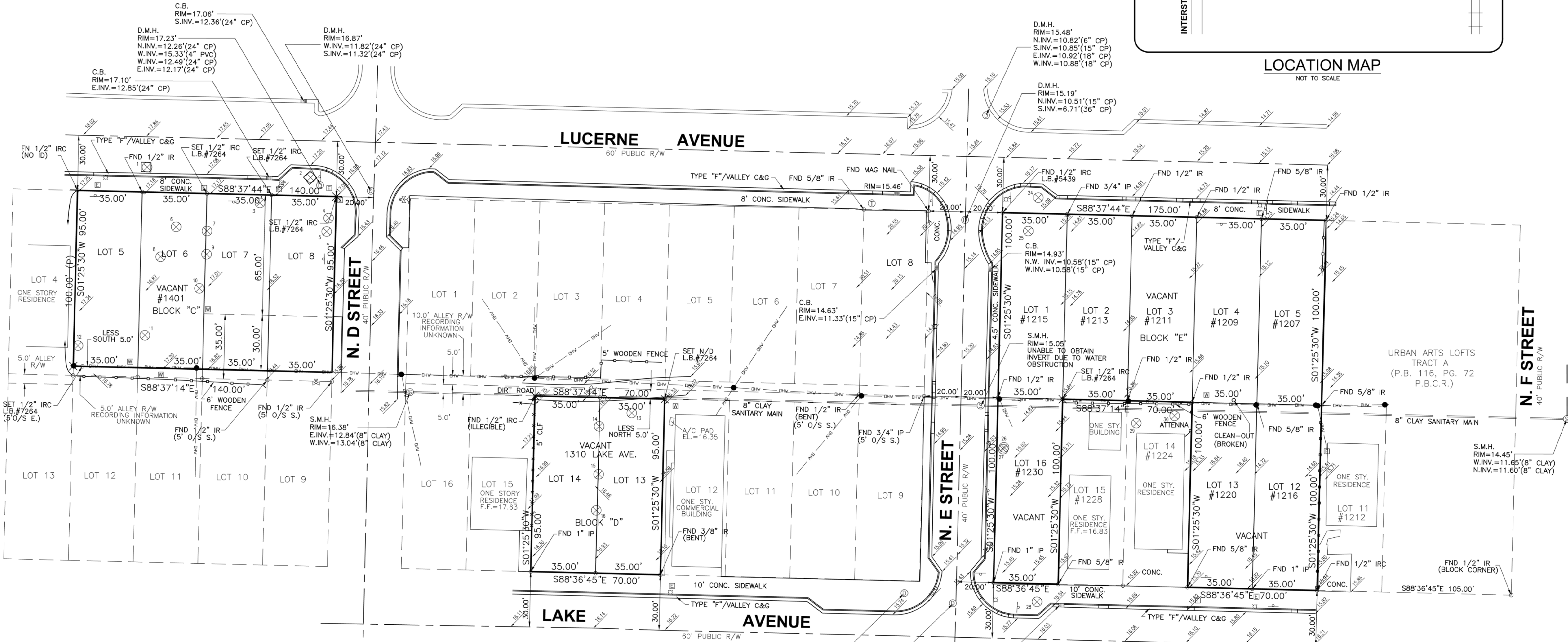
SEAL

JOB NO.	19163
SCALE	1"=30'
DRAWN	GY
CHECKED	JSH
SHEET	1 of 1



LOCATION MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: FEBRUARY 20 , 2020



INHABIT

PROPERTY GROUP

August 10, 2020

Mr. William Waters, AIA
Director of Community Sustainability Department
City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461

RE: Village Flats, Lucerne & Lake Avenues, Lake Worth Beach, Florida -

Project Narrative Letter – Mixed Use Residential and Live/Work Planned Development, Major Site Plan, and Sustainable Bonus Incentive Program Applications (“Project” or “Village Flats”)

Dear Mr. Waters:

This Project Narrative Letter is respectfully submitted on behalf of InHabit LWB, LLC for the following properties located in Lake Worth Beach, associated with the Village Flats Residential and Live/Work Project:

Addresses	Property Control Numbers
<u>Phase I</u>	
1207 Lucerne Avenue -	38-43-44-21-15-505-0050
1209 Lucerne Avenue -	38-43-44-21-15-505-0040
1211 Lucerne Avenue -	38-43-44-21-15-505-0030
1213 Lucerne Avenue -	38-43-44-21-15-505-0020
1215 Lucerne Avenue -	38-43-44-21-15-505-0010
1216 Lake Avenue -	38-43-44-21-15-505-0120
1220 Lake Avenue -	38-43-44-21-15-505-0130
1230 Lake Avenue -	38-43-44-21-15-505-0160
<u>Phase II</u>	
1401 Lucerne Avenue -	38-43-44-21-15-503-0050
1310 Lake Avenue -	38-43-44-21-15-504-0130

The Project proposal is a two-phased development that contains a total of 1.1 acres and is described as follows:

Phase I: 28,000 S.F. – Between Lucerne and Lake Avenues, east side of North E Street.

- Construction of 30-units in two separate buildings - a 4-story, 24-unit, mixed use building with residential units and live/work units and spaces, and a 3-story, 6-unit mixed use building with residential spaces;
- Construction of 36 on-site parking spaces (2 ADA accessible parking spaces) and 12 on-street parking spaces (49 total spaces);
- Bicycle parking area and a dumpster enclosure with accommodations for recyclables; and,
- Approximately 6,534 S.F. of common open space area with a trellis, dog walk, benches and seating area, with landscaping and associated site lighting.

Phase II: Final Site Plans to be approved separately

- 1401 Lucerne Avenue - 13,300 S.F. – Construction of a 6-unit residential building units and associated parking and landscaping
- 1310 Lake Avenue – 6,650 S.F. – Construction of 5 mixed-use townhouse units with residential and live/work spaces and associated parking and landscaping

MAJOR SITE PLAN APPLICATION

a. Project Location:

The Project consists of fourteen (14) lots scattered across a three (3) block area, between Lake and Lucerne Avenues, and North C and F Streets, just west of downtown.

b. Current Zoning and Land Use Designation:

The subject properties are currently zoned Mixed Use–East with an underlying Land Use Map designation of Mixed Use–East.

c. Proposed Zoning and Land Use Designation (if applicable):

There are no changes to the zoning or Future Land Use Map designation associated with the development proposal.

d. Existing Use (if applicable) – Vacant Land

e. Project Background

The City of Lake Worth Beach is determined to attract new residents, businesses and activities while still remaining quaint, distinctive and authentic. Consistent with this vision, the Lake Worth Beach CRA seeks to continue the development of housing choices while also creating additional local job opportunities. With that in mind, the CRA bought properties with NSP-2 funds and land-banked them for further development. Realizing that the development of single parcel, 25 foot lots would not produce the projects envisioned, additional lots were bought a few years later, due in part, to a line-of-

credit the CRA was able to secure. The CRA sought to improve the area through the development of live/work units and potentially other commercial space.

On February 16, 2019, the Lake Worth Beach CRA issued a Request for Proposals #01-1819 (RFP) for the redevelopment of CRA-owned vacant lots between Lake and Lucerne Avenues and North C and F Streets. The intent is to create a unified vision with similar uses in the District that complement the existing landscape as well as each other. Projects were required to be at least two to three stories in height. Subsequently, the CRA Board of Commissioners awarded the RFP to InHabit LWB, LLC (InHabit).

The properties are located just west of downtown, in an area undergoing significant redevelopment, and within the burgeoning arts district. The Project is in close proximity to the very successful Urban Arts Lofts, West Village and HATCH 1121. This area is also close to recreational activities, live entertainment, and the beach is less than a mile away.

In August of 2019, the CRA approved an agreement with InHabit for the development of the properties. Subsequently, InHabit worked closely with both the CRA and City Staff on the placement and design of appropriate units in the desired locations, and to address several development challenges related to lot sizes, City utility locations, needed infrastructure, and parking. At its meeting on January 14, 2020, the CRA Board of Commissioners approved the purchase and sale and development agreements between InHabit and the Lake Worth Beach CRA.

f. Site Characteristics

There are no significant site characteristics. The vacant parcels were previously developed with residential structures that were demolished. The site was cleared in anticipation of redevelopment.

g. Surrounding Property Information – Uses, Architectural Style and Size

The surrounding uses include a mix of single and multi-family residential and live/work units. The surrounding area is an eclectic mix of architectural styles, the most significant of which are Florida Vernacular, Anglo-Caribbean, Contemporary and Modern, each of which vary in height from one (1) to three (3) stories, with the exception of Lake Worth Towers at ten (10) stories.

h. Justification of the Proposal

The proposal is consistent with the vision of the City of Lake Worth Beach and the CRA, providing live-work units and compact, sustainable urban infill residential development that is envisioned in the Mixed Use-East zoning district, and consistent with the intent of the Planned Development District and Sustainable Bonus Incentive Program.

i. The proposed Project complies with the Site Design Qualitative Standards in Section 23.2-31 (1) – (15), which are listed below.

1. Harmonious and efficient organization. All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Response: All elements of the site plan have been harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining properties and the type and size of buildings. The design and layout of the site fits into the urban fabric in a manner

consistent with the Major Thoroughfare Design Guidelines. The development will be complimentary to and harmonious with surrounding area and provide the desired massing characteristics and features of an urban infill setting. The site is effectively planned and designed in a manner that promotes safety and minimizes adverse impacts to its neighbors. On-site parking is placed behind the buildings, effectively screening it from Lake Ave and Lucerne Aves with landscaping, thereby creating a park-like setting. The development promotes walkability and increased health, lower maintenance costs for infrastructure, and appealing aesthetic design. In addition, the development will encourage improvements to surrounding properties and further the stabilization and redevelopment of this important gateway to Lake Worth Beach.

2. Preservation of natural conditions. The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and existing vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Response: This section is not applicable as the property has already been disturbed by demolition. However, accommodations were made to retain drainage on-site in compliance with City regulations.

3. Screening and Buffering. Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

Response: As previously stated, the on-site parking has been placed behind the buildings, effectively screening it from Lake and Lucerne Avenues. The proposed dumpster enclosure will be constructed of high-quality materials with aesthetically appealing gates. The common open space along Lake Avenue has been well designed with a decorative metal perimeter fence and landscaping adjacent to the public realm. All site lighting will comply with the City's lighting design and illumination standards. Landscaping and vertical landscape elements will be provided adjacent to the buildings and will complement the architectural style of the buildings, and further enhance the aesthetics of the surrounding area.

4. Enhancement of residential privacy. The site plan shall provide reasonable, visual and acoustical privacy for all residential and live/work units located therein and adjacent thereto. Fences, walks, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Response: The parking area will be secured with an automatic decorative rolling gate with private access to the buildings. The project will be consistent with Crime Prevention Through Environmental Design Principles (CPTED) to reinforce the privacy and safety of the residents. The buildings are designed with impact windows and high rated insulation, thus ensuring acoustical privacy for the residents.

5. Emergency access. Structures and other site features shall be arranged so as to permit emergency vehicle access by some practical means to all sides of all buildings.

Response: Emergency access is available from the adjacent streets and interior parking area for emergency response vehicles. All buildings will have a sprinkler system. Also, a Fire Department connection will be provided.

6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

Response: The site is designed in a manner that provides safe and convenient access to the adjacent public streets, sidewalks and the common use area on the south side of the Phase I site.

7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Response: As stated above, the pedestrian circulation system that is provided is appropriate for this urban infill site with sidewalks along the streets. The sidewalks internal to the site are insulated from the vehicular circulation system. Pedestrian connections are provided from the buildings to the sidewalks along the adjacent streets.

8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

Response: There is one 24' wide driveway on North E Street providing ingress/egress to the parking area. The accommodations for ingress/egress have been designed to minimize the negative impacts on public and private ways and on adjacent private property. Due to low traffic volumes, urban development pattern, and design of the surrounding street sections, accommodations for merging or turn out lanes are not necessary.

9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

Response: The public rights-of-way adjacent to the site currently contain streetscape improvements consisting of on-street parking with sidewalks and decorative LED street lighting. The development proposal includes the elimination of existing curb cuts onto Lucerne and Lake Avenues and additional on-street parking that will reinforce the desired development pattern and public right-of-way improvements for the streetscapes in this area of downtown Lake Worth Beach. Thus, the arrangement of public or common ways for vehicular and pedestrian circulation is coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

10. Design of on-site public right-of-way. On-site public street and rights-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.

Response: The development proposal includes elimination of the existing curb cuts along both Lucerne and Lake Avenues adjacent to the subject properties and replaced with additional on-street parking and with modifications to the existing on-street parking, as necessary, in compliance with City and FDOT standards, as applicable. Direct access to the off-street parking area will be provided from North E Street.

11. Off-street parking, loading and vehicular circulation areas. Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Response: The site design utilizes new urbanism design principles with buildings fronting Lake and Lucerne Avenues and access to the parking and service areas from the side street (North E Street), and to the rear of the buildings with required landscaping for screening. All site lighting will comply with City's lighting design and illumination standards. Thus, the site is designed so that the off-street parking, loading and vehicular circulation area are located, designed and screened to minimize the impact of noise, glare and odor on adjacent properties.

12. Refuse and service areas. Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Response: Refuse will be collected in a 6' high concrete block-stucco trash enclosure with high quality decorative vision-obscuring gates that are located at the entrance to the development on North E Street. Accommodations for recyclables will also be provided adjacent to the enclosure. The trash enclosure is located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

13. Protection of property values. The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

Response: The proposed Project will have a positive impact on the property values of adjoining properties and the surrounding area. The elements of the site plan utilize new urbanism design principles with buildings fronting Lake and Lucerne Avenues and access to the parking and service areas from the side street (North E Street). Landscaping will also effectively screen the area from adjacent properties and North E Street.

14. Transitional development. Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

Response: This section is not applicable as the development is internal to the Mixed Use – East Zoning District. However, the site plan is designed to be complementary to and harmonious with the surrounding area, which will provide the desired massing characteristics and features of an urban infill setting. The buildings' exteriors will complement recently constructed buildings in size, scale, mass, bulk, rhythm of openings and character, and is consistent with the architectural character envisioned for the area.

15. Consideration of future development. In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Response: The Project is a two-phased development with phase II consisting of properties that are not contiguous to Phase I, and located in Blocks C and D immediately west of Phase I. The proposed site design and architectural styles will be consistent with urban design principles, the Major Thoroughfare Design Guidelines and the City's Land Development Regulations. Thus, the review authority should find that the above findings are met.

j. Positive findings can also be made with the Compliance with Community Appearance Criteria Section 23.2-31(l), which are as follows:

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.
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.
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.
4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Response: The Village Flats will adhere to the Compliance with Community Appearance Criteria (CAC). The architectural elevations as well as the design and layout of the site fit into the urban fabric in a manner consistent with the Major Thoroughfare Design Guidelines. The Modern or Contemporary architectural style is consistent with the Design Guidelines and consists of a modern design made with quality materials that will withstand the test of time. The buildings will contribute to the City's positive image and will enhance the local environment and property values, thereby advancing stabilization and redevelopment efforts. The Project will be complementary to and harmonious with the surrounding area and provide the desired massing characteristics and features of an urban infill setting.

MIXED-USE PLANNED DEVELOPMENT

Project Narrative addressing the following:

- o A general description of the proposed development, including the total acreage involved in the project; the number and percentage of acres devoted to various categories of land use; the number and type of dwelling units proposed and the overall project density in dwelling units per gross acre; the minimum design standards for such features as lot shape and size, building size and lot coverage, open space, off-street parking and loading, signs, and landscaping;

Response: The Project proposal is a two-phased mixed-use residential and live/work development that contains a total of 1.1 acres and is described as follows:

Phase I: Site 1- 28,000 S.F. – Between Lucerne and Lake Avenues, east side of North E Street.

- Construction of 30-units in two separate buildings - a 4-story, 24-unit, with residential and live/work spaces and a 3-story, 6-unit residential building;

- Construction of 36 on-site parking spaces (2 ADA accessible parking spaces) and 12 on-street parking spaces (49 total spaces);
- Bicycle parking area and a dumpster enclosure with accommodations for recyclables; and,
- Approximately 6,534 S.F. of common open space area with a gazebo, dog walk, benches and seating area, with landscaping and associated site lighting.

Phase II: Final Site Plans to be approved separately

- 1401 Lucerne Avenue – Site 3- 6,650 S.F. – Construction of 5 townhouse/live-work units and associated parking and landscaping.
- 1310 Lake Avenue – Site 2- 13,300 S.F. – Construction of a 6-unit apartment building with associated parking and landscaping.

PROJECT DATA

SETBACKS:

Front (Lake & Lucerne): Required: 10' Minimum 22' Maximum Provided: 10'
Rear: Required: NA Provided: NA.
Side: Required: 10' On Street and 0 ft. on interior Lot.
Provided: 10' On Street and 0 ft. on interior Lot.
(Additional Setback above 3rd story not provided)

F.A.R.: *Allowed: 1.40 Proposed: Phase 1 & 2: .78*
Proposed area of structures - Phase 1: 25,726 S.F.
Proposed area of structures - Phase 2: 11,667 S.F.

HEIGHT: *Allowed: 30 ft. Max. (45 ft. With increase of additional 15' per Sustainable Bonus Incentive.)*
Provided: 45 ft. max.

DENSITY: *Allowed: 30 du/Acre with increase of 25% = 41.2 units*
Provided: Phase 1: 30 Dwelling Units
Provided: Phase 2: 11 Dwelling Units

PARKING

Phase 1: Required: Studio & 1 Bedroom: 1.5 REQUIRED / unit required
2 Bedroom: 1.75 SPACES/ UNIT REQUIRE
Total: 47 spaces
Provided: 36 Spaces (on site)
+ 12 Parallel on-street
+ 4 Bikes = 1 space
Total: 49 Spaces

Phase 2: Required: 18 spaces
Provided: 18 spaces

IMPERMEABLE SURFACE:

Allowed: Proposed:

Phase 1:	65%	53.4%
Phase 2:	65%	approx. 65%

LOT COVERAGE:

	<i>Allowed:</i>	<i>Proposed:</i>
Phase 1:	55%	28%
Phase 2:	55%	28%

OPEN SPACE:

Provided:
Phase 1: 9,432 S.F.
Phase 2: 10,160 S.F.

UNIT TABULATION: The units described below will include 10 live/work spaces and 31 residential units.

PHASE 1 (30 TOTAL UNITS)

BUILDING 1 (24 UNITS)
17 - 1 BEDROOM UNITS:
7 - 2 BEDROOM UNITS:

BUILDING 2 (6 UNITS)
6 - 1 BEDROOM UNITS

PHASE 2 (11 TOTAL UNITS)

BUILDING 3 (6 UNITS)
6 - 1 BEDROOM UNITS

BUILDING 4 (5 UNITS)
5 - 2 STORY TOWNHOMES: 1280 S.F./unit

UNIT AREAS

PHASE 1 -	UNIT #	TYPE	MIN AREA REQUIRED	AREA PROPOSED
<i>BUILDING 1 -</i>	1	1 BEDROOM	600 S.F.	715 S.F.
	2	2 BEDROOM	750 S.F.	1027 S.F.
	3	1 BEDROOM	600 S.F.	686 S.F.
<i>BUILDING 2 -</i>	4	1 BEDROOM	600 S.F.	610 S.F.

- o A statement indicating the manner in which the proposed Project complies with the comprehensive plan;

The Project is consistent with the CRA's infill and redevelopment initiatives and programs. Scattered vacant properties throughout the commercial zoning districts create serious voids within the City fabric that become a deterrent for redevelopment. These vacant blocks give areas of the downtown the appearance of insecurity, abandonment and blight. The project consolidates smaller vacant lots into one redevelopment Project and provides new market-rate housing. The Project provides live-work units and compact, sustainable urban infill residential development that is envisioned for the Mixed Use-East Zoning District. The design will be complementary to the redevelopment projects recently completed in the area and will further enhance and foster the redevelopment initiatives contemplated for the area. The Project is consistent with the contemporary and modern architectural styles referenced in the Major Thoroughfare Design Guidelines for Sub Area 2. In addition, the Project is consistent with the intent of the Sustainable Bonus Incentive Program, detailed in Future Land Use Element Objective 1.2.3, Policy 1.2.3.4.3., which allows a 25% increase in density greater than 30 units per acre (37.5 du/ac proposed), as well as Land Development Regulations Sec. 23.2-33 (Sustainable Bonus Incentive Program) and Sec. 23.3-25 (Planned Development District). Increasing residential density is crucial to ensure a healthy and lasting life to the Lake Worth Beach Downtown District, including the Lucerne and Lake

Avenues corridors. This development fronts Lucerne and Lake Avenues, which sits along Palm Tran Route 62, providing a vital transportation alternative to Downtown Lake Worth Beach, Tri-Rail Station, the Beach, and Palm Beach State College, thereby reducing vehicular trips and providing a more sustainable downtown.

A review of the City of Lake Worth Beach Comprehensive Plan was conducted. The proposed project is consistent with and furthers the applicable Goals, Objectives and Policies of the Comprehensive Plan, which are listed below.

1. FUTURE LAND USE ELEMENT

GOAL 1.2: To strive to foster the City of Lake Worth Beach as a livable community where live, work, play and learn become part of the daily life of residents and visitors.

Objective 1.2.1: To promote the location of high-quality retail, office and mixed-use projects in the Downtown Mixed Use (DMU) and Mixed Use East (MU-E) designations as the prime retail and commercial areas of the City.

Policy 1.2.1.6: In order to support continued redevelopment of Mixed-Use Corridors (such as Dixie and Federal Highways) to maintain their economic viability, the City shall update and continue to implement design guidelines for its major commercial thoroughfares and for the Historic Downtown (Lake/Lucerne corridor). These design guidelines establish flexible, but consistent standards for the exterior appearance of new and renovated buildings within two blocks of these main streets. The Guidelines shall incorporate implementation policies concerning appropriate signage, and architectural design of new and renovated structures.

Objective 1.2.2: The City shall facilitate a compact, sustainable urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services, and to reduce dependence on the automobile. This can be accomplished by concentrating more intensive growth within the City's mixed use, high density residential and transit-oriented development (TOD) areas.

Policy 1.2.2.1: The City shall continue to promote compact developments within the mixed-use high density residential and TOD areas while providing adequate public services for each development in the most cost effective manner possible.

Objective 1.2.3: The City shall establish incentives to help support the creation of a compact, sustainable, community-oriented development by implementing a Sustainable Bonus Incentive Program.

Policy 1.2.3.1: The City shall continue to implement the Sustainable Bonus Incentive Program described in Policy 1.2.3.4 below, to provide for increased density, intensity and height allowances in return for specific project or public components that would create or increase quality of life measures for a larger segment of the population. The Sustainable Bonus Incentive Program will be more fully developed and implemented through the City's Land Development Regulations.

Policy 1.2.3.4: The Sustainable Bonus Incentive Program shall consist of the following criteria: **3.** For a planned development, mixed use planned development, residential planned development or urban planned development, a project may obtain a 25% bonus on density, intensity and height over the base line as outlined in Table I of the Future Land Use Element.

GOAL 1.6: To support and coordinate with the City's Community Redevelopment Area (CRA) infill and redevelopment initiatives and programs and to provide incentives for the continued redevelopment of the historic downtown commercial core of the City.

Objective 1.6.1: To support the redevelopment of older urban area.

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.

Policy 1.6.1.2: The City shall encourage new development, infill and redevelopment in conjunction with existing or planned transit improvements where possible

Objective 1.6.7: To encourage infill development, redevelopment and renewal of blighted areas and to promote the rehabilitation and restoration of older structures.

Policy 1.6.7.1: Infill and Redevelopment opportunities shall be maximized through activities of the Community Redevelopment Agency to operate within the Redevelopment Area as shown on the Future Land Use Plan.

Policy 1.6.7.2: Infill and Redevelopment opportunities will be maximized through programs to achieve the consolidation of small lots into larger redevelopment parcels, where feasible.

Policy 1.6.7.3: Redevelopment of the City's major thoroughfares, Transit Oriented Mixed-Use areas and along the F.E.C. railway with more intensive uses shall be encouraged.

2. TRANSPORTATION ELEMENT

Objective 2.1.4: To eliminate or reduce conflicts between rail, vehicular and pedestrian traffic in any new development or redevelopment, coordinate the transportation system with existing and future or existing land uses, and ensure that planned development is consistent with planned transportation services as a means to ensure improvement of air quality and overall mass transit performance.

3. HOUSING AND NEIGHBORHOODS ELEMENT

GOAL 3.1: To achieve a supply of housing that offers a variety of residential unit types and prices for current and anticipated homeowners and renters in all household income levels by the creation and/or preservation of a full range of quality housing units.

Objective 3.1.1: To upgrade the quality of existing housing and assure that new construction is of the highest possible quality while supporting the position that the city's housing supply will be principally provided by the private sector.

Objective 3.1.8: Encourage construction of workforce housing units and market-rate housing to alleviate the excessive concentration of affordable units in the City and to contribute to the Goal of providing a full range of quality residential unit types and prices for current and anticipated homeowners and renters in all household income levels.

Policy 3.1.8.2: Promote the construction of market-rate housing in redevelopment areas and mixed-use corridors to contribute to achieve a full range of housing supply.

- The proposed schedule of development which identifies the anticipated project start and completion dates, stages of development (if any), and the area and location of common open space to be provided at each stage;

Response: Total time to complete the first Phase is 18-22 months from the time the building permit is issued.

- Compliance with the General Provisions and Requirements in Section 23.3-25(b), which are as follows:

Response: The submittal and proposed development comply with the General Provisions and Requirements in Section 23.3-25(b). The following General Provisions and Requirements are highlighted below:

- Utilities. All utilities, including telephone, cable television, and electrical service systems, shall be installed underground. However, the following facilities may be exempt from this requirement:
 - Accessory facilities normally associated with such systems that require above-ground installation, provided such facilities are screened adequately; and
 - Primary facilities, such as electric substations, providing service to the planned development or to service areas not located within the planned development. Primary facilities shall be screened or landscaped.

Response: As required, all utility service laterals servicing this development will be located underground. The proposed transformer will be screened accordingly as well as any above ground junction boxes.

- Visibility triangle. In all planned development, visibility at all street and alley intersections shall be provided pursuant to section 23.4-4.

Response: Sight distance has been depicted on the landscape plan. Sight visibility triangles will be indicated on all plans at the intersections and driveways. Landscape material and walls located within the triangle will be maintained as specified in Section 23.4-4. Given the proposed development is an urban infill Project, the buildings will encroach into the visibility triangles. However, stop signs exist on North E Street at the intersections of Lucerne and Lake Avenues and provide adequate sight visibility given the locations of the stop bars and signs. While Lucerne Avenue is a westbound one-way street, Lake Avenue is an eastbound one-way street. Along both streets terminal nodes exist providing additional distance and visibility from the stop signs to the travel lanes, which does provide improved sight visibility. Thus, a positive finding can be made that the project complies with this code section.

- Open space. In all planned development, sufficient areas of common open space shall be provided at each stage of development and upon completion of development. Such common open space shall include areas not covered by water.

Response: The Village Flats has approximately 6,534 S.F. of common open space area with a gazebo, dog walk, benches and seating area, landscaping and associated site lighting. The common open space along Lake Avenue has been well designed with a perimeter wall and landscaping adjacent to the public realm. All site lighting will comply with City's lighting design and illumination standards. While Phase II residents can utilize the common open space in Phase I, the townhomes will be provided private open space areas, and additional open space may be provided for the Phase II apartment building.

- Establishment of planned development districts. Planned development districts will be established from designated existing zoning districts by amendment to the official zoning map for tracts of land suitable in location, extent, and character for the structures and uses proposed.

Response: Noted.

- Unified control. All land included for purpose of development within a planned development district shall be owned or under the control of the petitioner for such zoning designation, whether that petitioner be an individual, partnership or a corporation, or a group of individuals, partnerships or corporations. The petitioners shall present firm evidence of the unified control of the entire area within the proposed planned development district and shall agree that when the development proceeds:
 - It will be in accordance with the ordinance officially adopted for the district and the regulations in effect when the planned development was approved.
 - Agreements, contracts, or deed restrictions and covenants will be provided to the city to insure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.

Response: In addition to the Master Plan, the properties will be unified via a Declaration of Unity of Title, or another mechanism. The developer will execute agreements as appropriate to ensure compliance with this section.

○ If applicable, compliance with the Residential Planned Development Special Requirements in Section 23.3-25(c), which are as follows:

- Minimum area required. The minimum area required for a residential planned development district shall be five acres, unless otherwise provided in these LDRs. However, any area of lesser size may be approved for residential planned development zoning upon findings by the planning board or historic resources preservation board and the city commission that one or more of the following conditions exist:
 - Particular circumstances justify such reduction.
 - Requirements for RPD zoning and the benefit to be derived from such zoning can be derived in such lesser area.
 - Permitting such lesser area for RPD zoning is in conformity with the comprehensive plan.

Response: The site area is 1.1 acres. Given the location of the property within Major Thoroughfare Area A and its location within the Mixed-Use East zoning district and Community Redevelopment Area, the site provides sufficient basis to allow the RPD. The urban infill development proposal is consistent with the City's Comprehensive Plan, and the CRA's infill and redevelopment initiatives and programs.

- Permitted uses. Within any residential planned development any use permitted in the underlying zoning district is permitted.
- Required setbacks. Required setbacks shall be as provided in these LDRs for the zoning district in which the planned development is to be located.
- Parking and loading space requirements. Parking and loading spaces for all uses within a residential planned development district shall be provided as required by sections 23.4-18 and 23.4-19. No off-street parking shall be located within a required setback area.
- Landscaping. Landscaping, tree protection, screening and buffering shall be provided as required by Section 23.6-1. However, additional landscaping, screening, and buffering may be required to

provide additional privacy and protection for residents within a planned development district and adjacent property owners.

Response: The development proposal complies with the sections referenced above. The multiple family use at the requested density is allowed, required setbacks are met, adequate parking is provided with no parking located in required setback areas, and landscape material meets code.

SUSTAINABLE BONUS INCENTIVE PROGRAM

The Sustainable Bonus Incentive Program, as outlined in Sec. 23.2-33 of the City's Code and Major Thoroughfare Design Guidelines, includes the following criteria:

1. Any buildings seeking incentives must be over two stories, which allows for increases in height and intensity over baseline maximums.
2. As part of a residential planned development, or urban planned development, a project may receive a 25% bonus on density, intensity, and height over the baseline.

Response: The Project proposal includes utilization of the Sustainable Bonus Incentive Program to increase the height of the Phase I buildings from 2 to 4 stories (30' to 42'8") for Building 1 (24-unit building fronting Lucerne Avenue) and from 2 to 3 stories (30' to 32') for Building 2 (6-unit building fronting North E Street.) In addition, the Program is being utilized to increase the allowed residential density of the overall development from 30 du/ac by 25% as permitted to 37.5 du/acre for a total of 41.2, or 41 units (rounded down). As currently proposed, the Phase II buildings will be 3 stories.

This Project incorporates sustainable design and development principles to foster a more sustainable, economically vibrant, diverse community with an emphasis on high-quality design and appreciation of the City's unique cultural, architectural, historical and natural resources.

LDR Section 23.2-33 c)2). Review/decision.

The award of bonus height or intensity under the Sustainable Bonus Incentive Program shall be based on the following criteria:

- (a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal;

Response: Based on the description provided above, Building 1 will result in an addition of 5,570 S.F. per floor or 11,140 S.F. (2 X 5,570 S.F.). Building 2 will result in an additional 1,572 S.F. of floor area. Building 3 will result in an additional 2,442 S.F. for a total of 15,134 S.F. of additional floor area. The increase in intensity will accommodate 9 additional units, for a total of 41 units. As indicated in the application, the value of the additional floor area is \$75,670. With the improvements that are eligible for Florida Green certification valued at 50% (\$37,835), the balance will be achieved by providing higher quality open space, various sustainable improvements and landscaping in excess of code.

- (b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal, that are attainable and reasonable in the context of the proposed project; and

Response: The Project proposal incorporates the following qualifying sustainability features or improvements specified in LDR Section Sec. 23.2-33 d) 1):

(b) 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.

(d) Higher quality or additional open space beyond the requirements of the code.

(e) Higher quality or additional landscaping beyond the requirements of the code.

The Project incorporates a variety of green building elements that will be eligible to meet green building criteria, including but not limited to: impact resistant windows, tinted windows, high-rated insulation, energy star appliances, high efficiency HVAC units, low flow toilets, interior and exterior LED light fixtures, low volume irrigation, drought tolerant landscape material, and bicycle racks. The project provides high quality open space for the residents in excess of code. Also, landscaping may be proposed in excess of code. In addition, the fact that this Project is an urban infill redevelopment project that fosters walkability, connectivity and the intensity that is envisioned for the urban core further supports the incentive program for this Project. Also, this Project incorporates sustainable design and development principles to foster a more sustainable, economically vibrant, diverse community with an emphasis on high-quality design and appreciation of the City's unique cultural, architectural, historical and natural resources. Based on these qualifying features, the requested Sustainable Bonus Incentive is respectfully requested and can be supported.

(c) Do the proposed off-site improvements meet the priorities of the city for community sustainability; and

Response: Off-site improvements are not proposed.

(d) Do the proposed features, improvements or fees-in lieu meet the intent of the Sustainable Bonus Incentive Program?

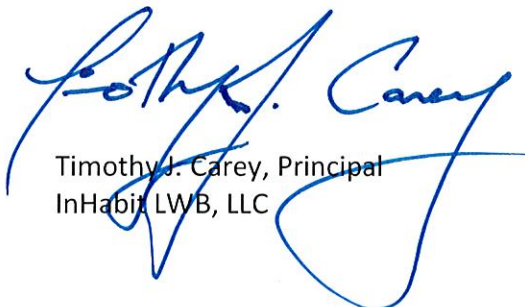
Response: As described above, the proposed features and improvements meet the intent of the Sustainable Bonus Incentive Program.

Based upon the above, approval of the Major Site Plan, Planned Development District, and Sustainable Bonus Incentive Program is respectfully requested. Please let me know if you have any questions or require additional information. Thank you for your consideration.

Sincerely,

Norman Weinstein, Principal
InHabit LWB, LLC

Robert Schmier, Principal
InHabit LWB, LLC



Timothy J. Carey, Principal
InHabit LWB, LLC

EXHIBIT "A"
VILLAGE FLATS PHASE 2
PROJECT SUMMARY

Village Flats Phase 2 will consist of the following:

1310 Lake Avenue (Building 3) - 6,650 S.F.:

- Construction of a 3-story 6-unit residential building containing six 1-bedroom apartment units.
- Construction of 7 on-site parking spaces (1 ADA accessible parking space) accessible from the alley, and 3 on-street parking spaces on Lake Avenue (10 total spaces); and,
- Installation of a bicycle parking area, site lighting, associated landscaping, and a refuse container enclosure with accommodations for recyclables.

This building will seek a waiver request so that the third floor 10 foot setback will not apply to this building. The building is already set back 13 feet from the curb, and any additional setback will further constrain this urban infill lot. An additional setback will increase the cost of design and construction, which hampers our ability to provide affordable market rate apartments and an economically viable project. As such, a waiver to the code requirement is necessary.

1401 Lucerne Avenue (Building 4) -13,300 S.F.:

- Construction of five (5) 2-story mixed-use townhouse units with rear loaded garages off the alley. The townhouses will be 3-bedroom, 2-bath units with live/work spaces and a minimum 1-car garage.
- Each townhouse will be provided with a minimum of 2 parking spaces with 4 on-street spaces on Lucerne Avenue and associated parking. Trash will be accommodated via roll-out carts.

Phase 2 will provide 65% impermeable surface, 28% lot coverage, 10,160 s.f. of open space and total of 24 parking spaces (17 on-site, 7 on-street). The buildings will be of the Modern or Contemporary architectural style consistent with Phase 1 buildings and the Major Thoroughfare Design Guidelines.

With the Phase 2 site plan approval, complete drawings will be submitted for review and approval in compliance with the applicable land development regulations. The Sustainable Bonus Incentive associated with Phase 2 only applies to Building 3, which will be a 3-story, 6-unit apartment building with parking provided adjacent to the alley. The third floor area is approximately 1,684 s.f. and has been factored into the overall calculation associated with the master plan approval. As stated above, a waiver to the third floor setback requirement is included with the Waiver Request Justification Letter. The elevations, interior finishes and Sustainable Bonus features/improvements will be consistent with those provided in Phase 1.

Sustainable Bonus Incentive Program



All development proposals seeking increased height above two stories, or additional FAR, as each may be allowed in a zoning district, shall submit this Sustainable Bonus Incentive Program Application. The application shall accompany the standard City of Lake Worth Universal Development Application for the development proposal.

Two hard copies and one electronic copy of the following materials are required in order for a Sustainable Bonus Incentive Program Application to be deemed complete and sufficient to present to the decision making board.

The Sustainable Bonus Incentive calculations are based on the gross square footage of the bonus height or intensity requested. The additional gross square footage amount is multiplied by \$5 per square foot ("Value Multiplier") in order to determine the value of the additional improvements to be provided for the project.

1. Please indicate whether the development proposal includes bonus height or bonus intensity:

a. ☒ Bonus Height

- i. No. of Additional Stories: Building 1 - 2 Stories; Building 2 - 1 story; Building 3 - 1 story ("Bonus Height")
- ii. Additional Gross Floor Area: 14,396 S.F. - 5,248 = 9,148 S.F. @ \$5 per S.F. ("Bonus Area")

b. ☐ Bonus Intensity

- i. Additional Floor Area Ratio: 8 Bonus Units = 5,248 S.F. @ \$10 per S.F. ("Bonus Intensity")
- ii. Additional Gross Floor Area: _____ ("Bonus Area")

2. Multiply the Bonus Area by the Value Multiplier to determine the value of required improvements.

- a. 9,148 square feet x \$5 = \$ 45,740
- Bonus Area Value of Required Improvements

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

- a. ☒ On-Site Features and Improvements; Value: \$ 98,220
- b. ☐ Off-Site Features and Improvements; Value: \$ _____
- c. ☐ Fee In Lieu; Amount: \$ _____

4. Attach to this application a separate sheet with a detailed description of the proposed improvement and valuation of the same.

See attached Project Narrative letter.

Sustainable Bonus Incentive Program

Note: This calculation addresses the sustainable bonus incentive program for additional height and units.

Improvement Detail	Valuation Amount	Calculation Details
Florida Green Building Certification	\$49,110	$\$98,220/2 = \$49,110.$
Additional Building Amenities – Courtyard garden	\$40,000	Includes sod, large trees, pavers, plants, pergola, benches and tables.
Other project components offering a direct community benefit and meeting the intent of the comprehensive plan, include the following sustainable design elements:		
1) Character and Aesthetic Excellence – Public Art	\$20,000	Mural on the western side of building 2. Figure based on quotes received and previous projects.
2) Bicycle Mobility Systems – Bike Racks	\$5,000	
TOTAL	\$114,110	

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

July 20, 2020

VIA E-MAIL

Tim Carey
InHabit Lake Worth Beach, LLC
2200 Butts Road, STE 300
Boca Raton, FL 33431

**RE: Lake Worth Residential Traffic Analysis
McMahon Project No. M20598.01**

Dear Mr. Carey:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis associated with the development of 11 parcels of land located along Lucerne Avenue and Lake Avenue, in the City of Lake Worth Beach, Florida. The Parcel Control Numbers for the subject parcels include: 38-43-44-21-15-503-0050, 38-43-44-21-15-504-0130, 38-43-44-21-15-504-0080, 38-43-44-21-15-505-0160, 38-43-44-21-15-505-0130, 38-43-44-21-15-505-0120, 38-43-44-21-15-505-0050, 38-43-44-21-15-505-0040, 38-43-44-21-15-505-0030, 38-43-44-21-15-505-0020, and 38-43-44-21-15-505-0010. The sites are currently vacant lands. The proposed development, with an anticipated buildout year of 2021, includes a total of 42 multi-family dwelling units ranging between three (3) and four (4) stories. **Figure 1** graphically depicts the site subject parcels.

Figure 1: Subject Parcels



Trip Generation Analysis

Using trip generation information obtained from Palm Beach County Trip Generation Rates, dated March 2, 2020, trip generation estimates were developed for the proposed land use. Land Use 221 Multifamily Mid-Rise Housing was used for the analysis. Results of the trip generation analysis, summarized in Table 1, indicate that the proposed development is expected to generate 225 daily trips, 15 AM peak hour trips, and 18 PM peak hour trips.

Table 1: Trip Generation Analysis

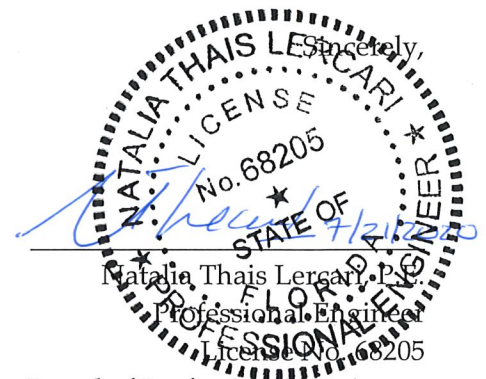
LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
DAILY								
PROPOSED USE								
Multifamily Mid-Rise Housing	221	42 DU	T= 5.44 (X)	50%	50%	114	114	228
AM PEAK HOUR								
PROPOSED USE								
Multifamily Mid-Rise Housing	221	42 DU	T= 0.36 (X)	26%	74%	4	11	15
PM PEAK HOUR								
PROPOSED USE								
Multifamily Mid-Rise Housing	221	42 DU	T= 0.44 (X)	61%	39%	11	7	18

(1) Source: Palm Beach County Trip Generation Rates, March 2, 2020.

Conclusion

The proposed development is expected to generate less than 20 peak hour trips. Per Article 12 of the Palm Beach County Traffic Performance Standards, no additional analysis is required for developments generating less than 20 peak hour trips.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.



State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

NTL/cec
Enclosure

SITE PHOTOGRAPHS



