

# 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: RIGHT OF WAY 1401 N. N ST SOUTHSIDE OF 1401 NORTH N ST. FORMER OWNER HAD REVOCABLE PERMIT.
- b. Project Location / Address: 1401 NORTH N ST. SOUTH SIDE OF PROPERTY
- c. Legal Description: RIGHT OF WAY ADJOINING SOUTH SIDE OF N.L.W. LT 16 BLK 11
- d. Property Control Number (PCN): 38-43-44-15-16-011-0160
- e. Zoning: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_
- f. Future Land Use: Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_
- g. Proposed Use: ☒ Residential; Units \_\_\_\_\_ ☐ Commercial; \_\_\_\_\_ S.F. ☐ Industrial; \_\_\_\_\_ S.F.
- h. Total Estimated Project Cost: \_\_\_\_\_
- i. Description of Work: \_\_\_\_\_

## 3. Contact Information

- a. Project Manager / Contact Person: MATHEW SPINKS & ALICIA COSENTINO  
Company: HOMEOWNERS  
Address: 1401 N. N STREET City: LAKE WORTH BEACH St: FL Zip: 33460  
Phone Number: (310) 321-8453 E-Mail Address: CAPTAINMAT.SPINKS@GMAIL.COM
- b. Applicant Name (if different from Project Manager): \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_
- c. Owner Name: ALICIA COSENTINO & MATHEW SPINKS  
Company: HOMEOWNERS  
Address: 1401 N. N ST City: LAKE WORTH BEACH St: FL Zip: 33460  
Phone Number: (310) 321-8453 E-Mail Address: CAPTAINMAT.SPINKS@GMAIL.COM

#### 4. Owner's Consent

MATHEW SPINKS ("Owner") certifies that it is the owner of the property located at 1401 N. N ST LWB, FL 33460 ("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, MATHEW SPINKS ALICIA COSENTINO as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: \*

Date: 11/30/2021

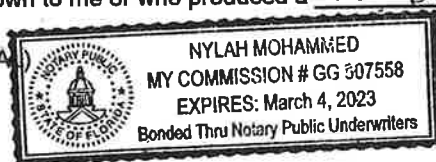
Name/Title of Signatory: MATHEW SPINKS - HOMEOWNER

STATE OF FLORIDA

COUNTY OF PALE BEACH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Nov, 2021, by Matthew Spinks who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.

(NOTARY SEAL)



\*

(Signature of Notary Public)

(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: RIGHT OF WAY SOUTHSIDE 1401 N. N STREET Submittal Date: 11/30/2021  
PERMANENT ABANDONMENT

##### 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.

MATHEW SPINKS

(Name - type, stamp, or print clearly)

n/a

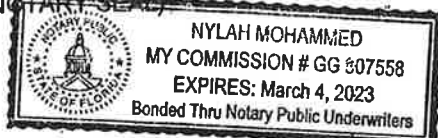
(Name of Firm)

STATE OF FL

COUNTY OF PALE BEACH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Nov, 2021, by Matthew Spinks who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.

(NOTARY SEAL)



\*

(Signature)

1401 N. N STREET LAKE WORTH BEACH  
(Address, City, State, Zip) FL 33460

\*

(Signature of Notary Public)

(Name of Notary)

# Sign Posting Agreement



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

1. Applicant: MATHEW SPINKS & ALICA COSSENTINO
2. Property Owner: MATHEW SPINKS & ALICIA COSSENTINO
3. Contact Phone Number: (310) 321-8453
4. Property Location: 1401 NORTH N STREET LAKE WORTH BEACH, FL 33460
5. I, MATHEW SPINKS, 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. \_\_\_\_\_

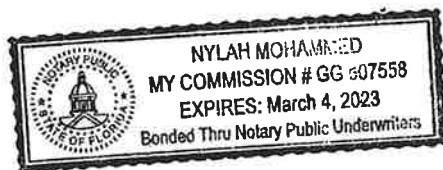
Signature: [Signature] Date: 11/30/2021

Name/Title of Signatory: MATHEW SPINKS HOMEOWNER

STATE OF FL  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of Nov 2021, by Matthew Spinks who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.

(NOTARY SEAL)



[Signature]  
Signature of Notary Public

NYLAH MOHAMMED  
Name of Notary

## COSENTINO ALICIA

### Property Detail

Location Address

1401 N N ST

Municipality

LAKE WORTH BEACH

Parcel Control Number

38-43-44-15-16-011-0160

Subdivision

NORTH LAKE WORTH IN PB 5 PGS 48 & 49

Official Records Book

31571

Page

853

Sale Date

JUL-2020

Legal Description

NORTH LAKE WORTH LT 16 BLK 11



### Owner Information

Owners

COSENTINO ALICIA &

SPINKS MATHEW

Mailing Address

1401 N N ST

LAKE WORTH FL 33460 1951

Sales History

### Exemption Information

Exemption Applicant Owner

COSENTINO ALICIA &

Year  
2021

## Property Information

Number of Units 1  
\* Total Square Feet 1981  
Acres 0.1148  
Use Code 0100-SINGLE FAMILY  
Zoning SFR -(Single Family Residential 38-LAKE WORTH BEACH

\* May indicate living area in residential properties.

## Appraisals

Tax Year 2021  
Improvement Value \$182,458  
Land Value \$116,500  
Total Market Value \$298,958

Tax Year 2020  
Improvement Value \$175,866  
Land Value \$75,000  
Total Market Value \$250,866

Tax Year 2019  
Improvement Value \$178,008  
Land Value \$66,000  
Total Market Value \$244,008

## Assessed and Taxable Values

Tax Year 2021  
Assessed Value \$298,958  
Exemption Amount \$50,000  
Taxable Value \$248,958

Tax Year 2020  
Assessed Value \$247,493  
Exemption Amount \$0  
Taxable Value \$247,493

Tax Year 2019  
Assessed Value \$224,994  
Exemption Amount \$0  
Taxable Value \$224,994

## Taxes

Tax Year 2021  
Ad Valorem \$5,995  
Non Ad Valorem \$501  
Total Tax \$6,497

## Tax Calculator

Tax Year 2020  
Ad Valorem \$5,855  
Non Ad Valorem \$496  
Total Tax \$6,351

Tax Year 2019  
Ad Valorem \$5,485  
Non Ad Valorem \$487  
Total Tax \$5,971

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[Desktop Site \(https://www.pbcgov.com/papa/?redirect=1\)](https://www.pbcgov.com/papa/?redirect=1)

2021 Palm Beach County Property Appraiser.

## BASIS OF BEARINGS





**LEGAL DESCRIPTION OF: 1401 NORTH N STREET, LAKE WORTH, FL, 33460**

LOT 18, BLOCK 11, THE PALM BEACH FARMS CO. PLAT NO. 5 OF NORTH LAKE WORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 48 AND 49, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CERTIFIED TO:**

MAT SPINKS AND ALICIA COSSENTINO  
STANDARD TITLE INSURANCE AGENCY, INC.  
CROSSCOUNTRY MORTGAGE INC ISAOA ATIMA  
OLD REPUBLIC NATIONAL TITLE COMPANY

**FLOOD ZONE:**

12099C0593F

ZONE: X

EFF: 10/05/2017

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.
- WALL CROSS THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

**LEGEND**

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E.	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
- x -	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
▬	-ASPHALT
▬	-CONCRETE
▬	-PAVER/BRICK
▬	-WOOD
⊙	-LIGHT POLE
⊙	-WELL
⊙	-WATER VALVE
⊙	-CENTER LINE
⊙	-CATCH BASIN
⊙	-FIRE HYDRANT
⊙	-UTILITY POLE
⊙	-MANHOLE
⊙	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT  
APPEAR ON DRAWING.

**GENERAL NOTES:**

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.  
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



www.NexGenSurveying.com

561.508.6272

Fax: 561.508.6309

188111

5601 Corporate Way | Suite 103  
West Palm Beach, FL 33407



1401 North N St  
Alley Abandonment

**Legend**

- 📍 1401 North N Street
- 📍 Dennis A. Hernandez, DMD, PA
- 📍 Eden Place Healing Arts





ADJUST FONT SIZE: **+** **-** RESET

Website Search

**DOROTHY JACKS**

CFA, AAS

Palm Beach County Property Appraiser

*We Value What You Value***Real Property**

Search by Owner Name(Last Name first) or Address or PCN

**Search**

Classic PAPA



MyPAPA



Print This Page



Save as PDF



Print Property Summary



2021 Proposed Notice

Property Detail

Owner Information

Sales Information

Exemption Information

Property Information

Appraisals

Assessed and Taxable Values

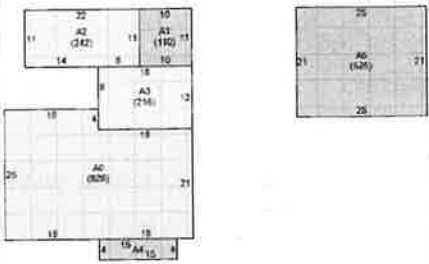
Taxes

Full Property Detail

## Property Detail

Location Address	1401 N N ST
Municipality	LAKE WORTH BEACH
Parcel Control Number	38-43-44-15-16-011-0160
Subdivision	NORTH LAKE WORTH IN PB 5 PGS 48 & 49
Official Records Book/Page	31571 / 853
Sale Date	JUL-2020
Legal Description	NORTH LAKE WORTH LT 16 BLK 11

**Show Full Map****Nearby Sales Search**

Subarea and Sq. Footage for Building 1		Structural Element for Building 1		Sketch for Building 1	
<b>Code Description</b>	<b>Sq. Footage</b>	<b>1. Exterior Wall 1</b>	MSY: CB STUCCO		
FST Finished Storage	110	<b>2. Year Built</b>	1953		
BAS Base Area	828	<b>3. Air Condition Desc.</b>	HTG & AC		
FOP Finished Open Porch	60	<b>4. Heat Type</b>	FORCED AIR DUCT		
SFB Semi Finished Base Area	216	<b>5. Heat Fuel</b>	ELECTRIC		
FDG Finished Det. Garage	525	<b>6. Bed Rooms</b>	2		
BAS Base Area	242	<b>7. Full Baths</b>	2		
<b>Total Square Footage : 1981</b>		<b>8. Half Baths</b>	1		
<b>Total Area Under Air : 1286</b>		<b>9. Exterior Wall 2</b>	NONE		
		<b>10. Roof Structure</b>	GABLE/HIP		
		<b>11. Roof Cover</b>	CLAY/BERMUDA TILE		
		<b>12. Interior Wall 1</b>	PLASTER		
		<b>13. Interior Wall 2</b>	N/A		
		<b>14. Floor Type 1</b>	HARDWOOD		
		<b>15. Floor Type 2</b>	N/A		
		<b>16. Stories</b>	1		
Number of Units	1				
<a href="#">View Building Details</a>					
Total Square Feet*	1981				
Acres	0.1148				
Property Use Code	0100 - SINGLE FAMILY				
Zoning	SFR - Single Family Residential ( 38-LAKE WORTH BEACH )				
* May indicate living area in residential properties.					
<a href="#">Request Structural Details Change</a>					

## Appraisals

Tax Year	Show 5 year   Show 10 year				
	2021	2020	2019	2018	2017
Improvement Value	\$182,458	\$175,866	\$178,008	\$151,632	\$147,985
Land Value	\$116,500	\$75,000	\$66,000	\$52,908	\$44,090
Total Market Value	\$298,958	\$250,866	\$244,008	\$204,540	\$192,075

All values are as of January 1st each year

## Assessed and Taxable Values

Tax Year	Show 5 year   Show 10 year				
	2021	2020	2019	2018	2017
Assessed Value	\$298,958	\$247,493	\$224,994	\$204,540	\$64,137
Exemption Amount	\$50,000	\$0	\$0	\$0	\$39,137
Taxable Value	\$248,958	\$247,493	\$224,994	\$204,540	\$25,000

## Taxes

**SKETCH OF DESCRIPTION  
PROPOSED RIGHT-OF-WAY  
VACATION**

DESCRIPTION:

A PORTION OF THE NORTH ONE HALF (20 FEET) OF THE 40 FOOT RIGHT OF WAY OF 24th AVENUE (NOW KNOWN AS 14th AVENUE NORTH) ADJACENT TO THE SOUTHERLY LINE OF LOT 16, BLOCK 11 OF "THE PALM BEACH FARMS CO. PLAT NO. 5 OF NORTH LAKE WORTH, PALM BEACH COUNTY, FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO ALL PERTINENT MATTERS OF RECORD.

SURVEYOR'S NOTES:

- 1) SKETCH AND DESCRIPTION BASED ON "NORTH LAKE WORTH" AS RECORDED IN PLAT BOOK 5, PAGES 48 THRU 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) THIS INSTRUMENT IS NOT A SKETCH OF SURVEY.
- 3) UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID.

RPB CONSULTING, INC.  
STATE OF FLORIDA LB. NO. 7022

BY: 

FOR THE FIRM:  
ROBERT P. BLASZYK  
PROFESSIONAL LAND SURVEYOR & MAPPER  
STATE OF FLORIDA REG. NO. 4133

DATE: 1-22-22

**RPB Consulting, Inc.**  
**Land Surveying and Mapping**

121 Camino Del Rio, Port St. Lucie, Florida 34952  
Phone: (561) 841-7466 (772) 224-2492 Email: rpbsurveying@gmail.com

**North Lake Worth  
Lot 16 of Block 11  
City of Lake Worth**

PROJ. NO.: 22-102

DATE: 1-26-22

SHEET 1 OF 4

[illegible]

PORTION OF —  
RIGHT-OF-WAY  
TO BE VACATED

## Land Surveying and Mapping

121 Camino Del Rio, Port St. Lucie, Florida 34952  
Phone: (561) 841-7466 (772) 224-2492 Email: [rpbsurveying@gmail.com](mailto:rpbsurveying@gmail.com)

**North Lake Worth  
Lot 16 of Block 11  
City of Lake Worth**

PROJ. NO.:

REVISÉD: SEE SHEET 1

SHEET 2 OF 4

**SKETCH OF DESCRIPTION  
PROPOSED UTILITY  
EASEMENT**

DESCRIPTION:

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STATE OF FLORIDA LB. NO. 7022

BY: 

FOR THE FIRM: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. BLASZYK  
PROFESSIONAL LAND SURVEYOR & MAPPER  
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Lot 16 of Block 11  
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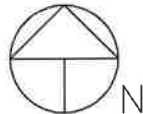
PROJ. NO.: 22-102

DATE: 1-26-22

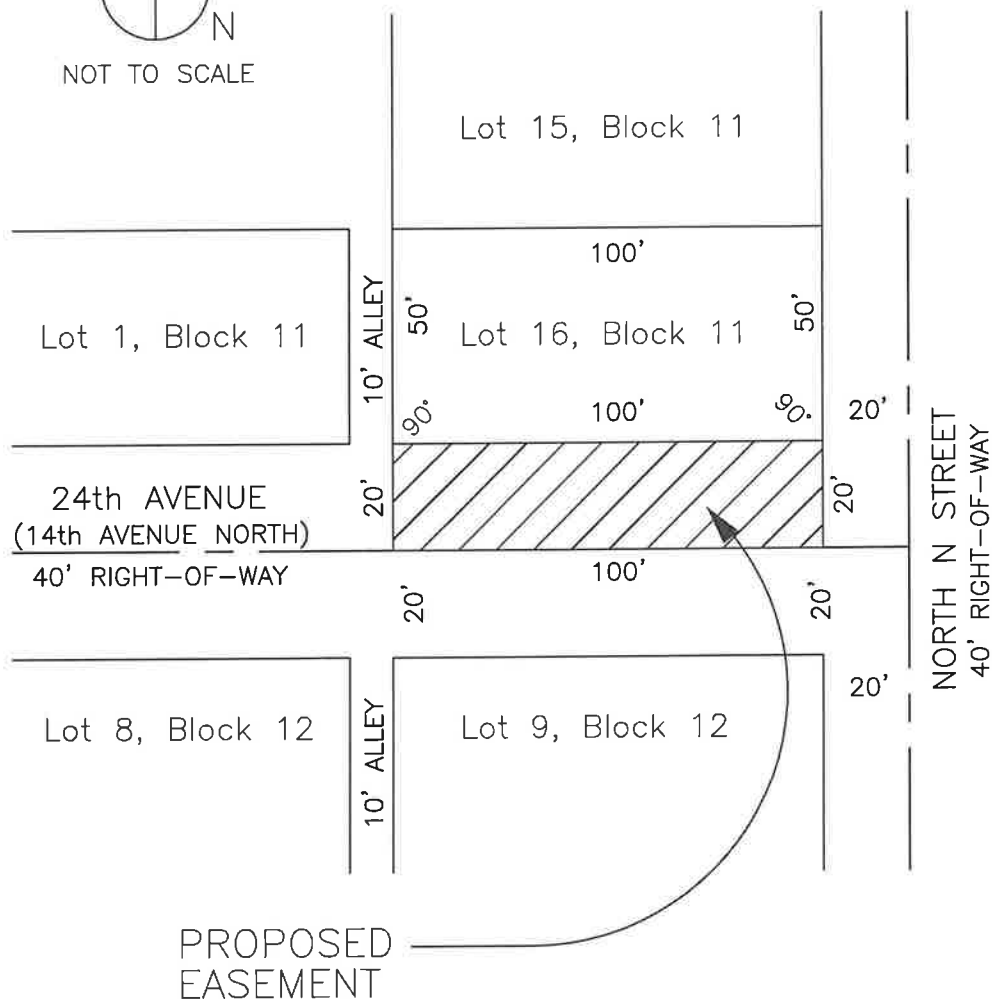
SHEET 3 OF 4



# SKETCH OF DESCRIPTION PROPOSED UTILITY EASEMENT



NOT TO SCALE



**RPB Consulting, Inc.**

Land Surveying and Mapping

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Phone: (561) 841-7466 (772) 224-2492 Email: [rpb surveying@gmail.com](mailto:rpb surveying@gmail.com)

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REVISED: SEE SHEET 3

SHEET 4 OF 4