



May 13, 2022

Anna Lai, P.E., PTOE  
Simmons & White, Inc.  
2581 Metrocentre Blvd, Suite 3  
West Palm Beach, FL 33407

**Department of Engineering  
and Public Works**

P.O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684-4000  
FAX: (561) 684-4050  
www.pbcgov.com

**RE: Residences at Lake Worth  
Project #: 220317  
Traffic Performance Standards (TPS) Review**

Dear Ms. Lai:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised April 15, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

**Palm Beach County  
Board of County  
Commissioners**

- Robert S. Weinroth, Mayor
- Gregg K. Weiss, Vice Mayor
- Maria G. Marino
- Dave Kerner
- Maria Sachs
- Melissa McKinlay
- Mack Bernard

**Municipality:** Lake Worth Beach  
**Location:** North side of 2<sup>nd</sup> Avenue N, about ½ miles east of Congress Avenue  
**PCN:** 38-43-44-20-01-096-0020, 38-43-44-20-01-097-0010 and 38-43-44-20-01-097-0020  
**Access:** Full access driveway connection onto 2<sup>nd</sup> Avenue  
(As used in the study and is NOT necessarily an approval by the County through this TPS letter)  
**Existing Uses:** Vacant  
**Proposed Uses:** Mid-rise Multi-Family Residential = 195 DUs  
**New Daily Trips:** 1,061  
**New Peak Hour Trips:** 70 (18/52) AM; 86 (52/34) PM  
**Build-out:** December 31, 2026

**County Administrator**

Verdenia C. Baker

Based on the review, the Traffic Division has determined that the proposed development meets the TPS of Palm Beach County.

The County is strongly encouraging the City to require the Property Owner:

1. To align proposed driveway with the driveway to the south to eliminate conflict between left turning vehicles.
2. To construct eastbound left turn lane at the approach to the driveway.
3. To remove proposed on street parking on 2<sup>nd</sup> Avenue N.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

"An Equal Opportunity  
Affirmative Action Employer"



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No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [HAkif@pbcgov.org](mailto:HAkif@pbcgov.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.  
Professional Engineer  
Traffic Division

QB:HA:cw

cc:

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach

Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220317 - RESIDENCES AT LAKE WORTH.DOCX;



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193  
[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

<b>Application</b>	<b>Submittal Date</b>	10/03/2022		
	<b>SCAD Case No.</b>	22082901D – D. O.		
	<b>FLU /Rezoning/D.O. No.</b>	22-140004 – City of Lake Worth Beach		
	<b>PCN No. / Address</b>	38-43-44-20-01-097-0020; 0010; 096-0020 2559 2 <sup>nd</sup> Avenue North		
	<b>Development Name</b>	Residences at Lake Worth		
	<b>Owner / Agent Name</b>	Richman Lake Worth Apartments LLC /Brian Terry		
	<b>SAC No.</b>	202		
	<b>Proposed Unit No. &amp; Type</b>	195 High-Rise Apartment Units		
<b>Impact Review</b>		<b>Highland Elementary School</b>	<b>Lake Worth Middle School</b>	<b>Lake Worth High School</b>
	<b># of New Students Generated</b>	3	2	2
	<b>Capacity Available</b>	48	106	55
	<b>Utilization Percentage</b>	96%	93%	98%
<b>School District Staff's Recommendation</b>	Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this SCAD application.			
<b>Validation Period</b>	1) This determination is valid from <b>10/11/2022</b> to <b>10/10/2023</b> or the expiration date of the site-specific development order approved during the validation period.  2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to <b>10/10/2023</b> or this determination will expire automatically on <b>10/10/2023</b> .			
<b>Notice</b>	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

October 11, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Erin Sita, Assistant Director, City of Lake Worth Beach  
Joyell Shaw, PIR Manager, School District of Palm Beach County



March 25, 2022  
Job No. 21-173

## DRAINAGE STATEMENT

Residences at Lake Worth  
City of Lake Worth Beach, Florida

### SITE DATA

The subject parcel is located at the City of Lake Worth Beach, Florida and contains approximately 7.40 acres. The site is currently undeveloped with an existing utility tower in the northeast corner of the property. Proposed site development will consist of 195 apartment units, 4100 SF of clubhouse and associated parking. For additional information regarding site location and layout, please refer to the site plan prepared by Insite Studios.

### PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District C-51 Basin (Sub-Basin 33), the Lake Worth Drainage District and City of Lake Worth Beach. It is proposed that runoff be directed to the on-site water management areas including a lake and storm chambers by means of paved or on-site grass swales and/or inlets and storm sewer. Legal positive outfall is available through a control structure and into the Lake Worth Drainage District's E-4 Canal.

Drainage design is to address the following:

1. Due consideration for water quality.
2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year - 3 day rainfall event.
3. Building floor elevations to be set at or above the level produced by the 100 year - 3 day (zero discharge) rainfall event.
4. Allowable discharge to be in accordance with South Florida Water Management District and Lake Worth Drainage District Criteria.

PROPOSED DRAINAGE (CONTINUED)

5. Roads to be protected from flooding during the 3 year - 24 hour event.
6. Compliance with the South Florida Water Management District C-51 Drainage Basin Criteria with regard to compensating storage via water management areas and storm chambers. Based on preliminary water management calculations, the site plan as presented will meet the South Florida Water Management District C-51 Basin requirements.

Required Permits/Approvals:

1. Lake Worth Drainage District Drainage Permit
2. South Florida Water Management District Environmental Resource Permit
3. City of Lake Worth Beach Engineering

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Erik R. Cooper, P.E.  
FL Reg. No. 56934

**Erik R. Cooper, P.E., State of Florida, Professional Engineer, License No. 56934**

**This item has been electronically signed and sealed by Erik R. Cooper, P.E., on 04/05/2022.**

**Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.**

Return to:

**Nelson Mullins**  
**1905 NW Corporate Boulevard, Suite 310**  
**Boca Raton, FL 33431**  
**(561) 483-7000**  
File Number:

Parcel Identification No.  
**38-43-44-20-01-096-0020;**  
**38-43-44-20-01-097-0010;** and  
**38-43-44-20-01-097-0020**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Indenture** made this **7th day of December, 2021** between **Village of Valor LTD, a Florida Limited Partnership** whose post office address is **3175 S. Congress Ave., Suite 310 – Palm Springs, FL 33461** of the County of **Palm Beach**, State of **Florida**, grantor\*, and **Richman Lake Worth Apartments, LLC, a Delaware Limited Liability Company** whose post office address is **777 West Putnam Ave., Greenwich, CT 06830** of the County of **Fairfield**, State of **Connecticut**, 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:

**Parcel 1:**

The West Two acres of Tract 96 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida.

Less and Except the South 25.00 feet by Deed to Palm Beach County, recorded in Official Records Book 6431, Page 1748.

**Parcel 2:**

The East 117.68 feet of Lot 97 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida. fronting 117.68 feet on North 2nd Avenue and 625 feet deep thereof.

Less and Except the South 25.00 feet of the East 117.00 feet by Deed to Palm Beach County, recorded in Miscellaneous Record Book 29, Page 193.

**Parcel 3:**

A portion of Lot 97 of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, according to the Plat thereof, recorded in Plat Book 5, Page 79 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at a point where the North line of Lake Worth Road intersects with the East line of the right of way of the First Lateral Canal West of the Town of Lake Worth, running East a distance of 394.32 feet;  
Thence North parallel with the East line of Lot 97 of the Subdivision of MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, a distance of 625 feet to the North line of Lot 97;

Thence West to a point where said North line intersects the East line of the right of way of said First Lateral Canal;

Thence Southwesterly following the right of way of said First Lateral Canal to the POINT OF BEGINNING.

Less and Except the South 25 feet, shown as Parcel No. 3 in the Order of Taking by Palm Beach County, and an additional 10 feet, shown as Parcel 12, recorded in Official Record Book 12863, Page 1606 of the Public Records of Palm Beach County, Florida.

Also known as 2431, 2441 and 2559 2nd Ave N, Lake Worth, FL 33461

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

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

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

Signed, sealed and delivered in our presence:

**Village of Valor LTD**, a Florida Limited Partnership

Marcia S. Goodwin  
Witness  
Printed Name: MARCIA S. Goodwin

By: Roy J. Foster  
Roy J. Foster, Managing Partner  
Village of Valor LLC, its General Partner

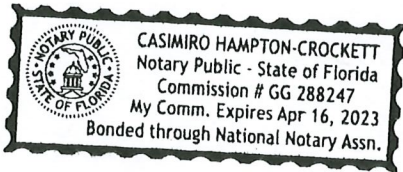
Nick Gughino  
Witness  
Printed Name: Nick Gughino

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of December, 2021 by Roy J. Foster, Managing Partner of Village of Valor, LLC; general partner of Village of Valor LTD, a Florida Limited Partnership who  is personally known or  has produced a driver's license as identification.

[Seal]

Casimiro Hampton-Crockett  
Notary Public  
Print Name: Casimiro Hampton-Crockett  
My Commission Expires: Apr 16, 2023



### Transmittal Letter

 To: PBC Dept. of Environmental Resources Management

 Date: 04/08/2022

 Project Name: Residences at Lake Worth

 Attention: PBC ERM

If enclosures are not as noted, please notify our office.

 Subject: Residences at Lake Worth – Lake Worth Beach Jurisdiction Project

 We Transmit:  herewith  under separate cover via

 as requested

 For Your :  approval  distribution to parties  information

 review & comment  record  use  \_\_\_\_\_

 The Following:  drawings  specifications  change order

 shop drawings  product literature  samples

 correspondence \_\_\_\_\_

Copies	Date	Description
1	4/08/2022	Wellfield Affidavit of Notification
1	4/08/2022	Owner/Agent Consent Form



# AFFIDAVIT OF NOTIFICATION

Pursuant to the Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection, you shall provide notification to the Palm Beach County Department of Environmental Resources Management for the following activities should you store, handle, use, or produce Regulated Substances that exceed the threshold of 5 gallons, if liquid, or 25 pounds, if solid, within a wellfield zone:

- a. Application for nonresidential building permits.
- b. Application for residential building permits of 25 units or more.
- c. Applications for development subject to review by advisory planning bodies and approval by local governing authority or zoning board of appeals.

**A. Project Information:**

1. Name of Project Residences at Lake Worth

2. Property Control # N/A

3. Address of Project 2559 2nd Ave N Lake Worth FL 33461  
(Street) (City) (State) (ZIP)

**B. Owner of Property, Developer or Agent Signing Affidavit (If agent, a letter of authorization to sign for the owner must be attached.)**

1. If individual, provide full legal name Brian Terry - Insite Studio, Inc.

Address 8144 Okeechobee Blvd, Suite A West Palm Beach FL 33411  
(Street) (City) (State) (ZIP)

Telephone 561.249.0940

Owner of Property (if signed by agent) Richman Lake Worth Apartments LLC

2. If corporation or partnership, provide full name of corporation or partnership and relationship to corporation or partnership.

Name of Corporation or Partnership \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Relationship to corporation or partnership \_\_\_\_\_

3. List any Regulated Substances (chemicals, fuels, oils, paints, etc.) that you intend to store, handle, use or produce at this site:

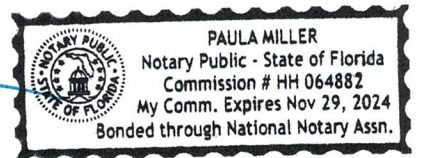
<u>Type of Substance</u>	<u>Approximate Quantity</u>
<u>No regulated substances will be stored, handled, used or produced</u>	_____ gallons _____ pounds
<u>on the subject residential property.</u>	_____ gallons _____ pounds
_____	_____ gallons _____ pounds

I have received a copy of "Palm Beach County Unified Land Development Code, Article 14 Chapter B, Wellfield Protection Prohibitions, Restrictions, and Best Management Practices." I understand that there are restrictions and prohibitions concerning the use, handling and storage of regulated substances pursuant to the Wellfield Protection Ordinance. I also understand that certain facilities are prohibited or subject to restrictions in the various wellfield zones:

*Brian Terry*  
 Affiant

Sworn to and subscribed before me this 24 day of March, 2022

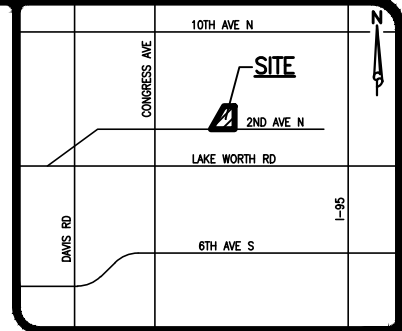
\_\_\_\_\_  
 Notary Public, State of Florida



**Return Completed Original to Department of Environmental Resources Management**

2300 N. Jog Road West Palm Beach, Florida 33411-2743 telephone (561) 233-2400

Copy to Applicant/ Copy to Local Government



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**



PROJECT LOCATION



WELLFIELD PROTECTION ZONE 4  
AS SHOWN ON THE WELLFIELD  
PROTECTION ZONES OF  
INFLUENCE IN PALM BEACH  
COUNTY, FLORIDA



2581 Metrocentre Blvd • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

**RESIDENCES AT LAKE WORTH**  
SECTION 20, TOWNSHIP 44S., RANGE 43E.  
CITY OF LAKE WORTH, FLORIDA  
**WELLFIELD EXHIBIT**

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.V.	B.L.			

JOB NO.	DRAWING NO.
21-173	21173Z01

SHEET	OF
1	1