



PLANNING & PRESERVATION DIVISION
 DEPARTMENT FOR COMMUNITY SUSTAINABILITY
 CITY OF LAKE WORTH
 1900 2ND AVENUE NORTH
 LAKE WORTH, FL 33461
 561.586.1687

2202 LAKE WORTH ROAD, LLC

UNIVERSAL DEVELOPMENT APPLICATION

This application is required for ALL applications submitted to the Planning, Zoning and Historical Preservation Division. Planning staff can answer any questions you have regarding the applications and the processes during Planner On-Call hours (Monday and Wednesday, 10:00 a.m. – 1:00 p.m., and Tuesday and Thursday 12:00 p.m. - 3:00 p.m.). Please make an appointment with planning staff if you require more than 15 minutes with a staff member.

Application Type (select all that apply):

- Site Plan – Minor Site Plan – Major Planned Development Variance
- Subdivision/Plat Conditional Use Administrative Use Mural
- Alcoholic Beverage Distance Proximity Waiver Community Residence Proximity Waiver
- Gaming Establishment Distance Proximity Waiver Adult Use Distance Proximity Waiver
- Sustainable Bonus Incentive Program Certificate of Appropriateness Sign Variance
- Rezoning (Zoning Map Amendment) Zoning Text Amendment Annexation
- Other: _____

Project Name: 2202 LAKE WORTH ROAD, LLC

Project Location: 2202 LAKE WORTH ROAD (S.E. CORNER OF BOUTWELL + LW RD.)

Legal Description: SEE ATTACHED Date Platted: UNKNOWN

PCN: 38-43-44-20-01-117-0020 Existing Zoning: MU-WEST Proposed Zoning: NO CHANGE

Existing FLU: MU-WEST Proposed FLU: NO CHANGE

Proposed Use: Residential; Density _____; Commercial _____ SF; Industrial _____ SF

Total Estimated Cost of the Project: UNKNOWN

FOR OFFICE USE ONLY			
PZ Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			
Total Fee Amount	\$ _____	<input type="checkbox"/> PAID _____	<input type="checkbox"/> DUE _____

Project Manager/Contact Person: ROBERT KUOPPALA

Company: KUOPPALA + ASSOCIATES

Address: 925 SOUTH MILITARY TRAIL, D10, WEST PALM BEACH, FL. 33415
(Street Address) (City) (State) (Zip)

Phone No.: (561) 682-1909 E-Mail Address: KUOPPALA@CITE@EUSOUTH.NET

Applicant Name (if different from Project Manager): SAME AS PROJECT MANAGER

Company: _____

Address: _____
(Street Address) (City) (State) (Zip)

Phone No.: _____ E-Mail Address: _____

Owner Name: JUAN PADRON

Company: 2202 LAKE WORTH ROAD, LLC

Address: 615 PINE LAKE DRIVE, DELRAY BEACH, FLA 33445
(Street Address) (City) (State) (Zip)

Phone No.: (561) 801-3297 E-Mail Address: _____

OWNER'S CONSENT

2202 LAKE WORTH ROAD, LLC ("Owner") certifies that it is the owner of the property located at 2202 LAKE WORTH ROAD ("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 ROBERT KUOPPALA, as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

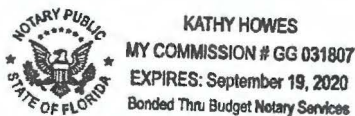
Owner's Signature: [Signature] Date: 7-2-19
Name/Title of Signatory: JUAN C. PADRON PRES

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 2 day of July, 2019 by Juan Padron 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)
Kathy Howes
(Name of Notary)



PROJECT DATA

DESCRIPTION OF WORK:

Provide a **detailed** description of work to be done as a result of this application (attach additional sheets if necessary).

CONSTRUCT 3 COMMERCIAL BUILDINGS WITH PARKING LOT, LANDSCAPING AND SITE LIGHTS AND UTILITIES

PRIOR APPROVALS:

Indicate any prior planning, zoning or building approvals that you are aware of for the property (attach additional sheets if necessary).

N/A

ADJACENT PROPERTY INFORMATION:

Complete the following table for all surrounding properties. Information located at www.lakeworth.org/business/planning-zoning/.

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	PBC	PBC CG	COMMERCIAL
South	PBC	PBC CS	COMMERCIAL
East	PBC	PBC CH	RESIDENTIAL (SFR)
West	MU-WEST (LYB)	MU-WEST (LYB)	RESIDENTIAL (MFR)

DEVELOPMENT STANDARDS:

Identify the applicable required and proposed development standards. If not applicable, enter "N/A". The "required" information can be located in Article 23 of the City's Code of Ordinances, Land Development Regulations, at www.municode.com.

Development Standard		Required	Provided
Lot Size (Acreage and SF)		0.3 ACRES / 13,000 SF	1.77 ACRES / 77,316 SF
Lot Width (Frontage)		100'	± 150'
Building Height	Primary	maximum 30'-0"	
	Accessory	N/A	27'-4"
Setbacks	Front (SOUTH)	20'	20.16'
	Rear (NORTH)	10'	74.00'
	Side (EAST)	13.30'	13.83'
	Side (W-SIDE)	20'	24.00'
Living Area	Single-Family	N/A	N/A
	Multi-Family	N/A	N/A
Accessory Structure Limitation		N/A	N/A
Impermeable Space Coverage		65%	52.86%
Building Coverage		50%	21.28%
Maximum Wall Height at Setback		30'-0"	27'-4"
Floor Area Ratio Limitation		N/A	N/A

AFFIDAVIT OF COMPLETENESS AND ACCURACY

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

Project Name: 2202 LAKE WORTH ROAD, LLC Submittal Date: 7/18/19

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.

Check (✓) one: I am the property owner authorized agent.

ROBERT KUOPPALA
(Name - type, stamp or print clearly)

Robert Kuoppala
(Signature)

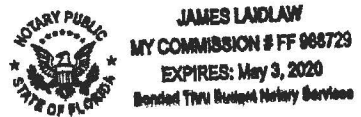
KUOPPALA + ASSOCIATES
(Name of Firm)

925 S. MILITARY TRAIL - SUITE D10
(Address, City, State, Zip) WEST PALM BEACH,
FLORIDA 33415

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 6 day of July, 2019 by Robert Kuoppala who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



James Laidlaw
(Signature of Notary Public)
James Laidlaw
(Name of Notary)

SIGN POSTING AGREEMENT

(REQUIRED FOR ALL HISTORIC APPLICATIONS AND ALL PUBLIC HEARING ITEMS)

Applicant: ROBERT KUOPPALA

Property Owner: 2202 LAKE WORTH ROAD

Contact Phone No.: (561) ~~452~~ 682 - 1909

Property Location: 2202 LAKE WORTH ROAD

I, ROBERT KUOPPALA, hereby affirm that I will post the notification sign(s) provided to me for a minimum of ten (10) calendar days before the scheduled date of the hearing of Planning and Zoning Case No. _____.

Signature: *Robert Kuoppala* Date: 7/11/19

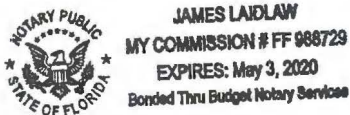
Name/Title of Signatory: ROBERT KUOPPALA - ARCHITECT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 12 day of July, 2019 by Robert Kuoppala who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)

James Laidlaw
(Signature of Notary Public)
James Laidlaw
(Name of Notary)





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MAJOR SITE PLAN APPLICATION CHECKLIST

Three (3) hard copies and one (1) electronic copy of the following materials are required in order for a **Major Site Plan Application** to be deemed complete and sufficient to present to the decision making board.

- Mandatory Pre-Application Meeting; Date of Meeting: 12/18
- Application Fee(s): \$ 3,000.00
 - Major Site Plan Approval: \$3,000
 - Major Site Plan Amendment: \$1,500
 - Additional SPRC Meeting (apply at 3rd meeting): \$250
- Universal Development Application
- Owner's Certificate and Designation of Agent
- Affidavit of Completeness and Accuracy
- Sign Posting Agreement
- Warranty Deed
- Survey (signed and sealed by a FL-registered land surveyor and abstracted within 2 years)
- Legal Description (signed and sealed by a FL-registered land surveyor)
- Photographs of the Subject Site and Adjacent/Surrounding Properties
- Site Plan and Specifications, prepared by a Registered Professional Engineer or Architect, including the following information at a minimum:
 1. The exact property lines of the property for which site plan approval is requested, including existing street and right-of-way lines;
 2. Adjacent properties on the same frontage, indicating the locations of buildings and structures on such adjacent properties, means of ingress and egress to such properties, off-street parking, loading and service areas, if any, for or on such properties, and any screening of buffers on such properties and the nature and type thereof;
 3. Location of present and proposed structures on the site;
 4. Location and dimensions of all required yards;
 5. Location of facilities for ingress and egress to the site, including existing and proposed curb cuts, if any, and proposed directions of traffic flow on the site and into and from public rights-of-way;
 6. Location and dimensions of off-street parking, loading and service areas;
 7. Location and dimensions of areas for service to the property and for refuse disposal and recyclable material collection and storage.;
 8. Location of all utilities and easements;
 9. Location and dimensions of all signs and exterior lighting facilities to be placed on the site

PLEASE REFER TO THE DETAILED "SITE PLAN TECHNICAL REQUIREMENTS CHECKLIST" FOR SITE PLAN TECHNICAL REQUIREMENTS

- Drainage Plan, prepared by a Registered Professional Engineer
- Landscape Plan, prepared by a Registered Landscape Architect
- Architectural Plans, prepared by a Registered Architect
- Color Renderings of the Site Plan and Building Elevations
- Samples of the Color Treatments

- Project Narrative addressing the following:
- a. Project Location
 - b. Current Zoning and Land Use Designation
 - c. Proposed Zoning and Land Use Designation (if applicable)
 - d. Existing Use (if applicable)
 - e. Project Background
 - f. Site Characteristics
 - g. Surrounding Property Information – Uses, Architectural Style and Size
 - h. Justification of the Proposal
 - i. Compliance with the Site Design Qualitative Standards in Section 23.2-31, which are as follows:
 - ✓ 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 to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.
 - ✓ 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 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.
 - ✓ 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.
 - ✓ 4. Enhancement of residential privacy. The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.
 - ✓ 5. Emergency access. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.
 - ✓ 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.
 - ✓ 7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.
 - ✓ 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.
 - ✓ 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.

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.
 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.
 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.
 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.
 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.
 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.
- j. 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.

FOR OFFICE USE ONLY			
PZ Project No.			
Associated Project Nos.			
Submittal Date		Sufficiency Date	
Project Planner Assigned			



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2202 LAKE WORTH ROAD, LLC

SITE PLAN TECHNICAL REQUIREMENTS CHECKLIST

The following items should be included on all site plans submitted to the City of Lake Worth.

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Date, north arrow, and a graphic scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Vicinity map showing the property in relation to the surrounding area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Location of the property line, right-of-way, proposed/existing easements, water courses and other essential features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Streets, driveways, intersections, curbs cuts and turning lanes adjacent to or across from the subject property. Indicate directional flow with arrows, on plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. The outlines of all buildings showing their proposed uses, setbacks, dimensions, Floor area, number of stories, and points of access. Elevations from ALL perspectives, height to top of roof should be indicated on Elevations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Location, dimensions and detail of all perimeter treatment (sidewalks, fences, walls, or berms).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Location, height, size and detail of all freestanding signs and other accessory structures.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Phasing of the site including any temporary access drives, uses, etc.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Location and width of any proposed dedication of property for public road right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Means of vehicular (indicate with arrows) and pedestrian access to and from the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Layout and location of all off-street parking, loading and other vehicular use areas, including where applicable, the distance from the principle uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Location of all disabled spaces, ramps and signs.

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Location, dimensions and intensity of all outdoor illumination.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Location of existing and proposed fire hydrants (or operational equivalents) within 250 feet of the proposed structure or structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. Accessibility, location and screening of all garbage receptacles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Standard City details of parking (small car, handicap space, and standard space), handicap ramps, driveways, dumpsters and signs.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Location, dimensions and screening of all proposed satellite dishes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. Supply a data table which indicates the following: <ul style="list-style-type: none"> a. Existing/Proposed Zoning District b. Existing/Proposed Future Land Use Designation c. Required/Permitted and Proposed Lot Area d. Required/Permitted and Proposed Lot Width e. Required/Permitted and Proposed Building Height (Primary Structure) f. Required/Permitted and Proposed Building Height (Accessory Structure) g. Required/Permitted and Proposed Building Setbacks (Front, Rear, Side and Side Street if applicable) h. Required/Permitted and Proposed Residential Density (if applicable) i. Required/Permitted and Proposed Living Area (Primary Structure – if applicable) j. Required/Permitted and Proposed Living Area (Accessory Structure – if applicable) k. Required/Permitted and Proposed Impermeable Surface l. Required/Permitted and Proposed Lot Coverage for Buildings m. Required/Permitted and Proposed Wall Height at Side Setback n. Required/Permitted and Proposed Floor Area Ratio
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. Locate all underground piping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Site and Location of sanitary sewer connections and air conditioning units



CFN 20130227641
 OR BK 26036 PG 0896
 RECORDED 05/22/2013 09:29:28
 Palm Beach County, Florida
 AMT 340,000.00
 Doc Stamp 2,380.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0896 - 898; (3pgs)

Return to:

Keith H. Park, Esq.
 P. O. Box 3563
 West Palm Beach, FL 33402

This instrument prepared by:

Keith H. Park, Esq.
 P. O. Box 3563
 West Palm Beach, FL 33402

Property Appraisers Parcel Identification (Folio) Number(s): 38-43-44-20-01-117-0020

WARRANTY DEED

THIS WARRANTY DEED Made this the 17th day of May, A.D. 2013, by **Kenneth L. Groves, Individually, and as Trustee of the Land Trust Agreement dated April 12, 2005**, with its address being 7231 Southern Boulevard, Unit C-2, West Palm Beach, FL 33413 (hereinafter called the "Grantor"), to **Juan Padron and Sylvia Padron**, his wife, with their address being 12950 Cocoapine Drive, Boynton Beach, FL 33436 (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 DOLLARS AND NO/100 (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, conveys and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, State of Florida, to-wit:

As more particularly described in Exhibit "A" attached hereto.

Street address: **2202 Lake Worth Road, Lake Worth, FL 33460**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, but SUBJECT TO restrictions, covenants, reservations and easements of records, if any, and taxes subsequent to December 31, 2012.

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

AND said Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good and lawful authority to sell and convey said land in fee simple; that it hereby fully warrants the title to said land and will defend the same against the lawful claim of all persons whomsoever and said land is not the homestead property of Grantor and is vacant land.

**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:

[Signature]
Signature

Nathan Levin Alexander
Print Name

[Signature]
Signature

KEITH H. PARK
Print Name

By: [Signature]
Kenneth L. Groves, Individually,
and as Trustee of the Land Trust
Agreement dated April 12, 2005

STATE OF FLORIDA)
) §
COUNTY OF PALM BEACH)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared, **Kenneth L. Groves**, who is personally known to me, or ___ produced the following identification _____ who ___ did did not take an oath and executed the foregoing instrument and he acknowledged before me that he executed the same in the above-mentioned capacities.

17 WITNESS my hand and official seal in the County and State last aforesaid this day of May, 2013.

[Signature]
NOTARY PUBLIC-State of Florida

Print name: Keith H. Park
My Commission Expires:

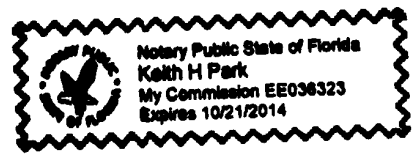


Exhibit "A"

Parcel 1:

The West 15 feet of the East 91.0 feet of the South 191.8 feet of Tract 116; the East 76.0 feet of Tract 116; and the West 41.0 feet of Tract 117, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS AND EXCEPTING THEREFROM, the Right-of-Way for State Road 802, also known as Lake Worth Road, as set forth in Official Records Book 290, Page 84, and Road Plat Book 2, Page 97, both of the Public Records of Palm Beach County, Florida.

FURTHER LESS AND EXCEPTING THEREFROM, a parcel of land, commonly referred to as Parcel 102 for the Right-of-Way for the Boutwell Road Extension, as conveyed to Palm Beach County, by Warranty Deed recorded in Official Records Book 12106, Page 1198, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 20; thence along the South line of said Section 20, North 88° 03' 52" West (bearing basis) 764.64 feet to the West line of the East 91.00 feet of said Tract 116 and its Southerly extension thereof; thence along said West line, 01 degree 24' 38" East 66.25 feet to the North Right-of-Way line of Lake Worth Road (State Road S-802) as described in Official Records Book 290, Page 84 of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING; thence continue North 01 degree 24' 38" East 140.56 feet to the North line of the South 191.80 feet of said Tract 116; thence along said North line, South 88° 03' 52" East 15.00 feet to the West line of the East 76.00 feet of said Tract 116; thence along said West line, North 01° 24' 38" East 468.81 feet to the North line of said Tracts 116 and 117; thence along said North line, South 87° 41' 42" East 117.01 feet to the East line of the West 41.00 feet of said Tract 117; thence along said East line, also being the West Right-of-way line of Arcand Street per Plat Book 4, Page 8, of the Public Records of Palm Beach County, Florida, South 01° 24' 38" West 238.04 feet to a point on a 1186.00 foot radius non-tangent curve concave to the West whose radius point bears North 78° 19' 46" West; thence Southerly along said curve through a central angle of 02° 08' 26" an arc distance of 44.31 feet to a point of reverse curvature of a 1106.00 foot radius curve concave to the East; thence Southerly along said curve through a central angle of 11° 52' 32" an arc distance of 229.24 feet to a point of tangency; thence South 01 degree 56' 08" West 58.69 feet; thence South 43 degrees 03' 52" East 49.95 feet; thence South 01 degree 24' 38" West 4.70 feet to the North Right-of-Way line of the aforementioned Lake Worth Road; thence along said Right-of-Way, North 88° 03' 52" West 39.92 feet to a point of curvature of a 5779.65 foot radius curve concave to the South; thence Westerly along said curve and said North Right-of-Way line through a central angle of 00° 54' 46" an arc distance of 92.09 feet to the POINT OF BEGINNING.

Parcel 2:

Lots 34 through 42, LESS the South 34.0 feet of Lots 34 and 35, for the Right-of-Way for State Road 802, also known as Lake Worth Road; and Lots 47 through 50, all in Block 1, of Buffalo Heights, according to the Plat thereof, as recorded in Plat Book 4, Page 8, of the Public Records of Palm Beach County, Florida.

Parcel 3:

The West 75.00 feet of Lots 43, 44, 45, and 46, Block 1, of Buffalo Heights, according to the Plat thereof, as recorded in Plat Book 4, Page 8, of the Public Records of Palm Beach County, Florida.

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS

925 S. MILITARY TRAIL D-10
WEST PALM BEACH, FL. 33415

www.kuoppala.com
#AAC 001656

(561) 682-1909
(561) 682-1975 Fax

July 5, 2019

City of Lake Worth Beach Planning/Zoning Department
1900 2nd Ave. North
Lake Worth, Florida 33461

Re: 2202 Lake Worth Road, LLC
2202 Lake Worth Road
Comm. No. 18-23

PROPERTY DESCRIPTION (PER SURVEY)

ALL THAT PART OF TRACT 117, MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 12106, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

ALL THAT PORTION OF ARC AND STREET, AS SHOWN ON THE PLAT OF BUFFALO HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD (STATE ROAD 802) AS SHOWN ROAD PLAT BOOK 2, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING SOUTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 50, AS SHOWN ON SAID PLAT. SAID PARCEL BEING A PORTION OF ARC AND STREET ABANDONED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY BY RESOLUTION R-2001-576, AND RECORDED IN OFFICIAL RECORD BOOK 12520, PAGE 395 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 34 THROUGH 42, LESS THE SOUTH 34.0 FEET OF LOTS 34 AND 35, FOR THE RIGHT OF WAY FOR STATE ROAD 802, ALSO KNOWN AS LAKE WORTH ROAD; AND LOTS 47 THROUGH 50, ALL IN BLOCK 1, OF BUFFALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 75.00 FEET OF LOTS 43, 44, 45, AND 46, BLOCK 1, OF BUFFALO HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS

925 S. MILITARY TRAIL D-10
WEST PALM BEACH, FL. 33415

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July 5, 2019

City of Lake Worth Beach Planning/Zoning Department
1900 2nd Ave. North
Lake Worth, Florida 33461

Re: 2202 Lake Worth Road, LLC
2202 Lake Worth Road
Comm. No. 18-23

PROJECT NARRATIVE

- A) Location – NE corner of Lake Worth Road and Boutwell Road.
- B) Current Zoning & FLU – MU-W (Mixed Use West).
- C) N/A.
- D) Lot is now vacant.
- E) Project background unknown.
- F) Site characteristics –Flat and undeveloped.
- G) SURROUNDING PROPERTIES:
 - A) USES – See Sheet SP-1.
 - 2) Architectural Styles:
 - A) Commercial building at north is small and generic.
 - B) SFR houses at east are old and small.
 - C) MFR apartments at west are Key West Design.
- H) PROPOSAL JUSTIFICATION:

Project meets all requirements of Zoning Code with functional parking, enhanced landscaping, site lights, and three beautiful buildings.
- I) SITE DESIGN QUALITATIVE STANDARDS PER SECTION 23.2-3:
 - 1) Project complies with all Zoning Code requirements and has three smaller buildings, keeping with adjoining properties, in lieu of one large building.
 - 2) Landscaping complies with Zoning Code requirements. There are no existing on-site trees or bodies of water.
 - 3.) The adjacent residential properties east of site shall be screened with a solid 6’ high wall/fence, continuous hedge and trees at 20’ on center. Site lighting levels are 0 FC to 0.1 FC at common property line. The east wall of Buildings #1 & 2 are only 19’-4” high, keeping in height relation to adjacent SFR houses.
 - 4.) RESIDENTIAL PRIVACY ENHANCEMENT – See Response #3 above.

- 5.) Emergency vehicles have access to all sides of Buildings #1 & 2. Building #3 has site access to north, front wall and off-site access (from public streets) to south and west walls. Two fire hydrants shall be installed on-site to conform to PBCFR requirements. There is an existing off-site fire hydrant at east side of Boutwell Road.
 - 6.) Site has two walkways to the west property line for access to public street. All buildings have ADA access interconnectivity.
 - 7.) ADA on-site pedestrian circulation is provided between all buildings and to street.
 - 8.) Two ingress/egress driveways to Boutwell Road are provided away from street.
 - 9.) On-site and off-site vehicular and pedestrian circulations are coordinated to minimize interaction between vehicles and pedestrians providing a safe campus.
 - 10.) Not applicable.
 - 11.) Off-street circulation is designed to Codes and is screened from adjacent properties with landscaping and a site wall adjacent to residential properties.
 - 12.) Refuse area is screened with 6' high CMU wall.
 - 13.) Project designed without negative impact to adjacent property values.
 - 14.) Not applicable.
 - 15.) No future development at this project.
- J) COMPLIANCE WITH COMMUNITY APPEARANCE CRITERIA SECTION 23.2-31(L):
- 1.) The proposed structures are aesthetically pleasing with multiple exterior finishes and colors. The structures are low in height keeping with the adjoining residential property buildings.
 - 2.) See Response #1 above.
 - 3.) The buildings will be very attractive per Response #1 above. The project has an abundance of landscaping designed by a Florida licensed landscape architect. Signage conforms to Code. Overall project conforms to all Zoning Codes and Comprehensive Plan. No variances or technical deviations are requested.
 - 4.) Project is in compliance with Section 23.2-31(L) and applicable portions of Section 23.2-29.

