

**Prepared by and return to:**

Amber F. Williams  
Jameson Pepple Cantu PLLC  
2430 Estancia Blvd., Suite 114  
Clearwater, FL 33761

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made effective on October 19, 2020, by Seaglates Investment Co., a Florida Corporation ("**Grantor**"), whose mailing address is 15789 Cypress Chase Lane, Wellington, Florida 33414, and Pacific Land Holdings LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 5403 West Gray Street, Tampa, Florida 33609.

**WITNESSETH:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee and its successors and assigns forever, that certain real property together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest, estate, reversion, remainder and easement thereto belonging or in anywise appertaining (the "**Property**") in Palm Beach County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof.

Tax Parcel ID Nos. 38-43-44-20-14-002-0010 and 38-43-44-20-14-002-0390.

To have and to hold in fee simple forever.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, which are specifically not reimposed or extended hereby, and to taxes for the year 2020 and subsequent years.

Grantor will warrant the title to the Property and will defend the same, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

*[Signatures on following page]*

IN WITNESS WHEREOF, Grantor has executed this deed the day and year above written.

Signed in the presence of:

**GRANTOR:**

Janine Marano  
Signature

Seaglades Investment Co., a Florida corporation

Janine Marano  
Printed Name

By: R  
Paul A. Krasker, Esq., its Authorized Representative

[Signature]  
Signature

Stacey K. Mackenzie  
Printed Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this October 16<sup>th</sup>, 2020 by Paul A. Krasker, Esq., as Authorized Representative of Seaglades Investment Co., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

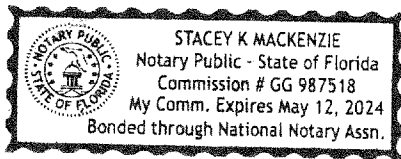
[Notary Seal]

[Signature]  
(Signature of person taking acknowledgment)

Stacey K. Mackenzie  
(Name typed, printed or stamped)

\_\_\_\_\_  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)



**EXHIBIT A  
to  
SPECIAL WARRANTY DEED**

**Legal Description**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 50, Block 2 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.

This is not a certified copy



December 28, 2020  
 Revised October 5, 2021

Mr. William Waters  
 City of LWB, Community Sustainability Director  
 1900 Second Avenue North  
 Lake Worth Beach, FL 33461

**RE: Lake Worth Beach Residential - TCEA  
 Traffic Generation Statement  
 Lake Worth, Florida  
 Kimley-Horn #144159011**

Dear William:

As requested, Kimley-Horn and Associates, Inc. has completed a trip generation determination for the proposed redevelopment of the site located east of Congress Avenue, between Buffalo Street and Detroit Street in Lake Worth Beach, Florida (see *Figure 1*). The site is currently vacant, and the proposed redevelopment will result in a mid-rise multifamily development with 60 dwelling units. The Folio Numbers for the proposed site are 38-43-44-20-14-002-0390 and 38-43-44-20-14-002-0010.

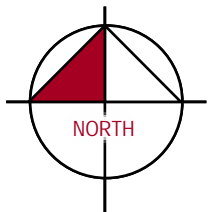
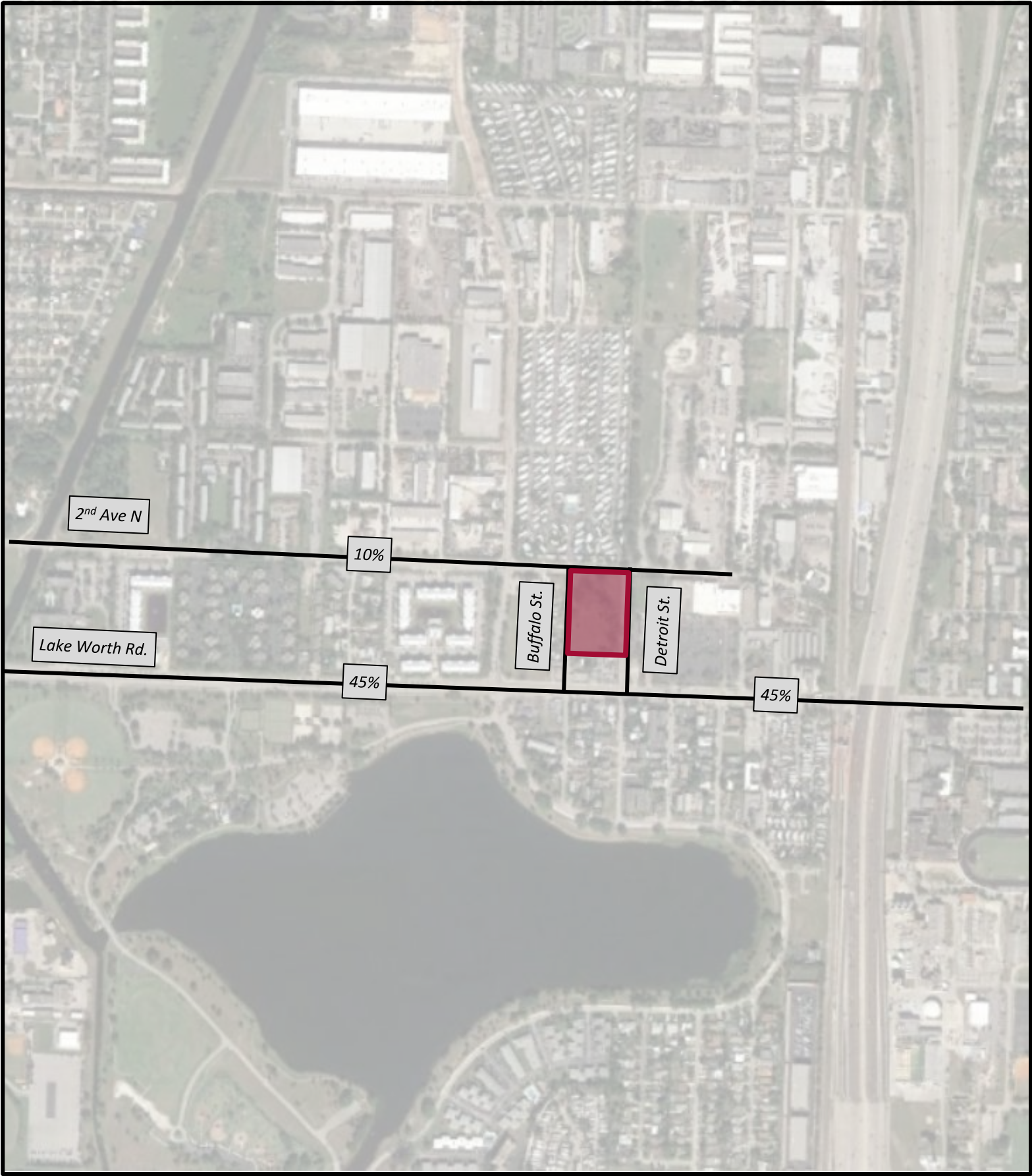
### TRIP GENERATION DETERMINATION

A trip generation determination was prepared to determine the potential impacts of the proposed development. Rates and equations published by Palm Beach County, based on the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10<sup>th</sup> Edition*, were used to determine the trips generated by the proposed land use. Trip generation rates for Multi-Family Housing (Mid Rise) (Land Use 221) were used for the daily, AM peak hour and PM peak hour trip generation calculations for the proposed site development. Since the site is currently not generating any traffic, no credit was taken for existing trips. *Table 1* below summarizes the trip generation calculations for this project.

*Table 1: Trip Generation Calculations*

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Scenario</b>								
Multifamily Mid-Rise	60 DU	326	22	6	16	26	16	10
	Subtotal	326	22	6	16	26	16	10
Pass-By Capture								
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
	Subtotal	0	0	0	0	0	0	0
Driveway Volumes		326	22	6	16	26	16	10
Net New External Trips		326	22	6	16	26	16	10
Proposed Net External Trips-Existing Net New External Trips		326	22	6	16	26	16	10
Radius of Development Influence:		0.5 miles						
<u>Land Use</u>	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		<u>Pass By</u>	
Multifamily Mid-Rise	5.44 trips/DU	0.36 trips/DU (26% in, 74% out)			0.44 trips/DU (61% in, 39% out)		0.0%	

As shown in Table 1, redevelopment of the proposed site results in an increase of 326 net new external weekday daily trips, an increase in 22 net new external weekday AM peak hour trip (+6 inbound, +16 outbound), and an increase in 26 new external weekday PM peak hour trips (+16 inbound, +10 outbound).



**LEGEND**

-  Site Location
-  Trafficways

**FIGURE 1**  
 Lake Worth Residential TCEA  
 KH #144159011  
 Site Location

### SIGNIFICANCE ANALYSIS

Based on the traffic generation for this site, it was determined that the radius of developmental influence for this project is .5 miles. The only major road network within the radius of developmental influence is the roadway link of Lake Worth Road from Congress Avenue to N A Street. The project traffic was added to this link to determine if it was significantly impacted. *Table 2* and *Table 3* summarize the AM peak hour and PM peak hour significance analysis, respectively.

*Table 2: AM Peak Hour Significance Analysis*

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							AM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Lake Worth Road	S Congress Avenue	Buffalo Street	4LD	1,960	45%	i	3	7	0.15%	No	0.36%	No
Lake Worth Road	Buffalo Street	Detroit Street	4LD	1,960	45%	i	3	7	0.15%	No	0.36%	No
Lake Worth Road	Detroit Street	N A Street	4LD	1,960	45%	o	7	3	0.36%	No	0.15%	No

*Table 3: PM Peak Hour Significance Analysis*

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PROJECT TRIPS					
							PM PEAK HOUR					
							TRIPS		% IMPACT			
NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?							
Lake Worth Road	S Congress Avenue	Buffalo Street	4LD	1,960	45%	i	7	5	0.36%	No	0.26%	No
Lake Worth Road	Buffalo Street	Detroit Street	4LD	1,960	45%	i	7	5	0.36%	No	0.26%	No
Lake Worth Road	Detroit Street	N A Street	4LD	1,960	45%	o	5	7	0.26%	No	0.36%	No

As shown in the tables above, none of the links are significantly impacted due to project traffic and therefore no further link analysis is required.

**DRIVEWAY CLASSIFICATION**

Access to the site is proposed to be maintained via two proposed full-access driveways on Detroit Street. According to the Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards,” it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

- Minor – services a maximum daily volume of 500 vehicles.
- Intermediate – services a daily volume ranging from 501 to 2000 vehicles.
- Major – services a daily volume of more than 2000 vehicles.

Figure 2 illustrates the project traffic volumes projected for the site driveways after full buildout. Using the above criteria, both driveways are classified as minor.

**TURN LANE REQUIREMENTS**

The Palm Beach County “Guide to Parking Lot and Street Access Design Criteria and Standards” provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns

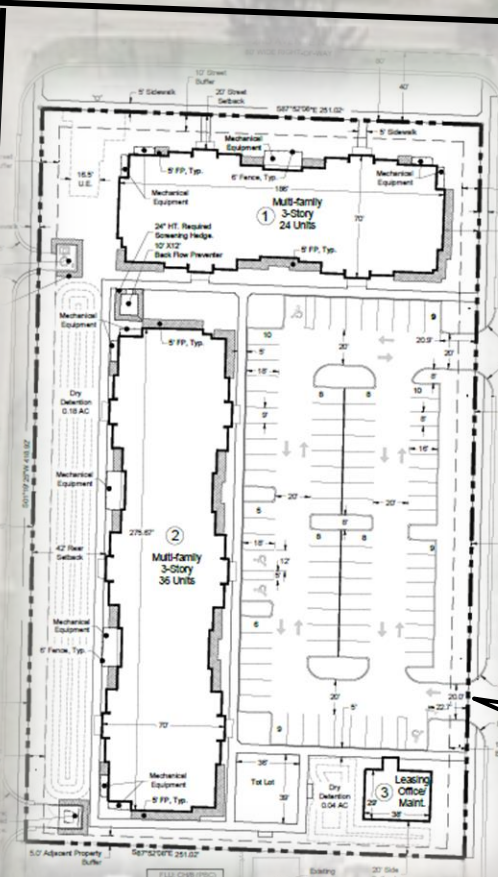
Based on these requirements, turn lanes are not required at any of the driveways.

2<sup>nd</sup> Ave N

Buffalo St.

Detroit St.

Lake Worth Rd.

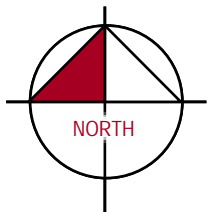


Daily: 130


(2) 1	←	←
(2) 1	→	→
(3) 5	→	→
		← 2 (5)

Daily: 196

(0) 0	←	←
(0) 0	→	→
(6) 10	→	→
		← 4 (10)



**LEGEND**

-  Trafficways
- XX AM Peak Hour Trips
- (XX) PM Peak Hour Trips

**FIGURE 2**  
Lake Worth Residential TCEA  
KH #144159011  
Driveway Volumes



## CONCLUSION

Kimley-Horn and Associates has prepared a traffic study to evaluate the potential impact of development for a site located between Buffalo Street and Detroit Street, on the north side of Lake Worth Road in Lake Worth Beach, Florida. The site currently is currently vacant, and the proposed plan of development includes the addition of a 60 dwelling unit multifamily midrise apartment building. The site is in the Lake Worth Park of Commerce TCEA, and therefore residential trips are not deemed to be significant on the road network.

However, as shown in the analysis, the site meets the requirements of the Palm Beach County TPSO, without significantly impacting any of the surrounding links.

Please contact me via telephone at (561) 840-0874 or via e-mail at [adam.kerr@kimley-horn.com](mailto:adam.kerr@kimley-horn.com) should you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.  
Transportation Engineer

Florida Registration  
Number 64773  
Certificate of Authorization  
Registry No. 696

*k:\wpb\_tpto\1441\144159011 - detroit street\2021-10-5 lake worth tcea.docx*

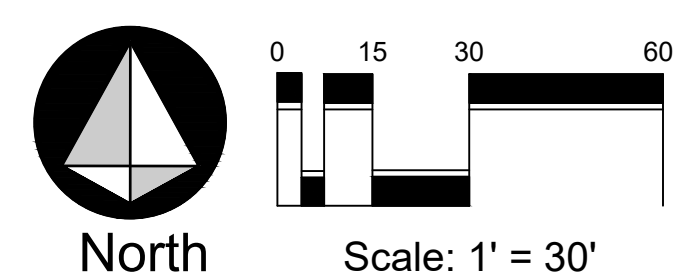
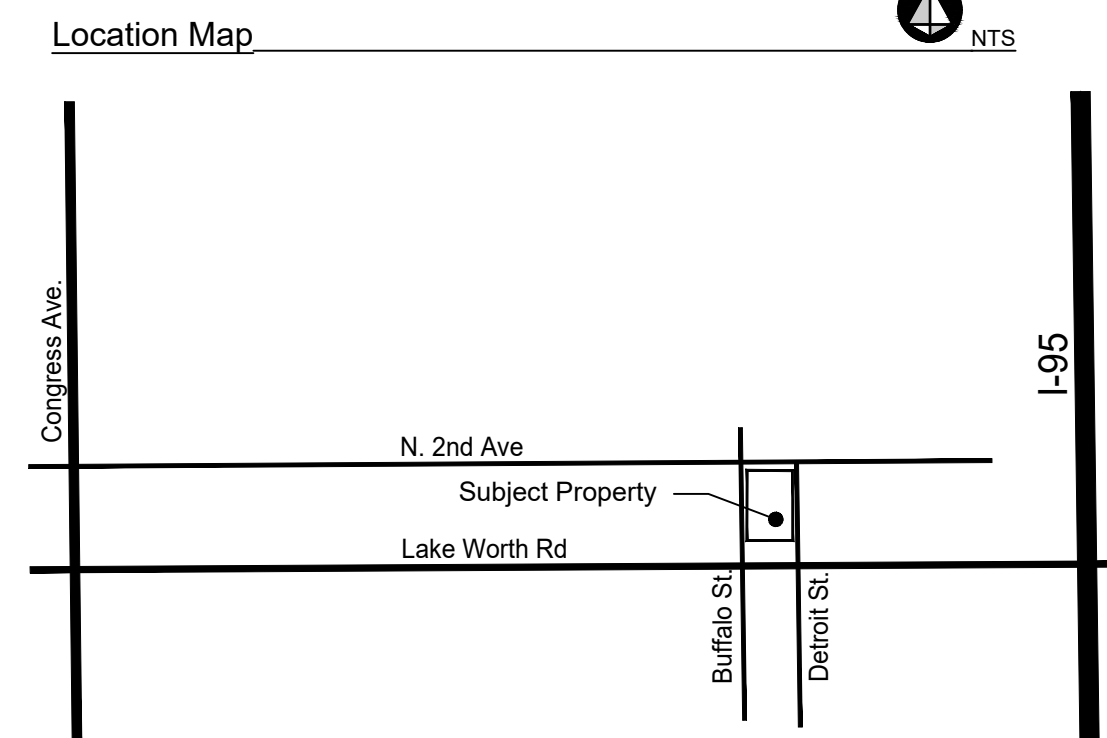
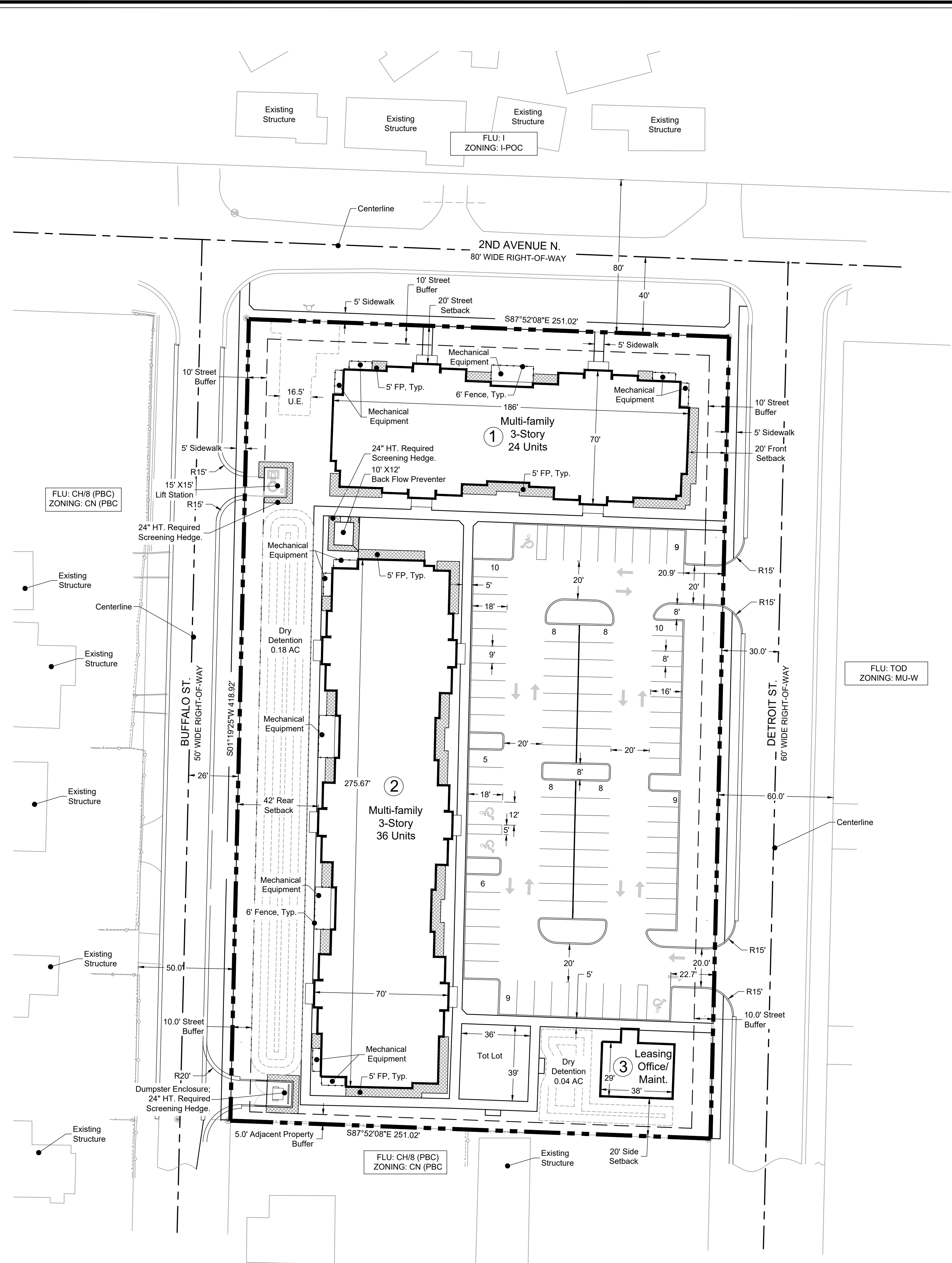
**Site Data**

Future Land Use	[Transit Oriented Development] TOD
Zoning District	[Mixed Use West] MU-W
Property Control Number	38-43-44-20-14-002-0010, 38-43-44-20-14-002-0390, 2.41 AC
<b>Total Site Area</b>	<b>2.41 AC</b>
<b>Residential</b>	
Housing Type	Multifamily
Total Dwelling Units	60 DU
Maximum Standard Density	30.0 DU/AC
Proposed Density	24.9 DU/AC
<b>Unit Mix</b>	
2 - Bedroom	24 Units
3 - Bedroom	36 Units
<b>Parking Required</b>	<b>114 Spaces</b>
2-Bedroom (1.75 Space/Dwelling Unit @ 24 Units)	42 Spaces
3-Bedroom (2 Space/Dwelling Unit @ 36 Units)	72 Spaces
<b>Parking Proposed</b>	<b>90 Spaces</b>
Handicap Required	4
Handicap Proposed	4
<b>Maximum Impervious Area</b>	<b>65%</b>
Proposed Impervious Area	62.7%
<b>Maximum Ht (with SBIP)</b>	<b>65'-00"</b>
Proposed Ht (with SBIP)	32'-4 7/8"
<b>Maximum Wall Ht at Side Setback (with SBIP)</b>	<b>30'-00"</b>
Proposed Wall Ht at Side Setback (with SBIP)	30'-00"
<b>Water Management Tract Proposed</b>	<b>0.22 AC</b>

**MU-W Planned Development Property Development Regulations**

Zoning MU-W	Minimum Lot Dimensions		Density <sup>1</sup>	FAR <sup>2</sup>	Bldg. Cover	Minimum Setbacks			
	Size	Width				Front	Side	Street	Rear
Required	0.3 AC	100'	37.5 DU/AC	2.3	50%	20'	20'	20'	10'
Proposed	2.41 AC	251.02'	24.9 DU/AC	0.76	30%	20'	20'	20'	42'

<sup>1</sup> Base Density before SBIP = 30 DU/AC  
<sup>2</sup> Base FAR before SBIP = 1.30



**REVISIONS**

06/21/21	Concierge Review
09/13/21	Submital

**Site Plan**

SCALE	AS SHOWN
DRAWN	KB/JR
CHECKED BY	JM
FILE	169-03-Detroit Lane - SP Sub
DATE	2021-09-13

**Property Detail**

Parcel Control Number: 38-43-44-20-14-002-0010	Location Address: 7 DETROIT ST
Owners: PACIFIC LAND HOLDINGS LLC	
Mailing Address: 5403 W GRAY ST, TAMPA FL 33609 1005	
Last Sale: OCT-2020	Book/Page#: 31849 / 1188 Price: \$1,250,000
Property Use Code: 1000 - VACANT COMMERCIAL	Zoning: MU-W - Mixed Use West ( 38-LAKE WORTH BEACH )
Legal Description: BUFFALO HEIGHTS LTS 1 TO 22 & 47 TO 50 INC BLK 2	Total SF: 0 Acres 1.8489

**2020 Values (Current)**

Improvement Value	\$0
Land Value	\$547,652
Total Market Value	\$547,652
Assessed Value	\$479,276
Exemption Amount	\$0
Taxable Value	\$479,276

All values are as of January 1st each year.

**2020 Taxes**

Ad Valorem	\$11,771
Non Ad Valorem	\$344
Total Tax	\$12,115

**2020 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

**Building Footprint (Building 0 )**



**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
No Data Found.		

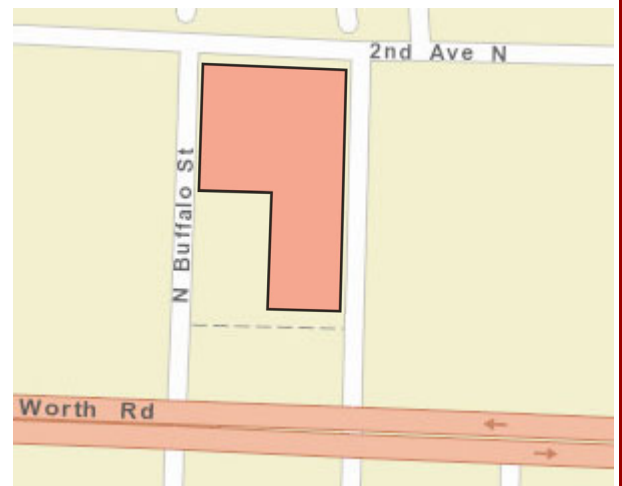
**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 0 )**

Description

**MAP**



**Property Detail**

Parcel Control Number: 38-43-44-20-14-002-0390	Location Address: 26 BUFFALO ST
Owners: PACIFIC LAND HOLDINGS LLC	
Mailing Address: 5403 W GRAY ST, TAMPA FL 33609 1005	
Last Sale: OCT-2020	Book/Page#: 31849 / 1188 Price: \$1,250,000
Property Use Code: 1000 - VACANT COMMERCIAL	Zoning: MU-W - Mixed Use West ( 38-LAKE WORTH BEACH )
Legal Description: BUFFALO HEIGHTS LTS 39 TO 46 INC BLK 2	Total SF: 0 Acres 0.5803

**2020 Values (Current)**

Improvement Value	\$0
Land Value	\$171,897
Total Market Value	\$171,897
Assessed Value	\$150,435
Exemption Amount	\$0
Taxable Value	\$150,435

**2020 Taxes**

Ad Valorem	\$3,695
Non Ad Valorem	\$295
Total Tax	\$3,990

**2020 Qualified Exemptions**

No Details Found

**Applicants**

No Details Found

All values are as of January 1st each year.

**Building Footprint (Building 0 )**



**Subarea and Square Footage (Building 0 )**

Description	Area	Sq. Footage
No Data Found.		

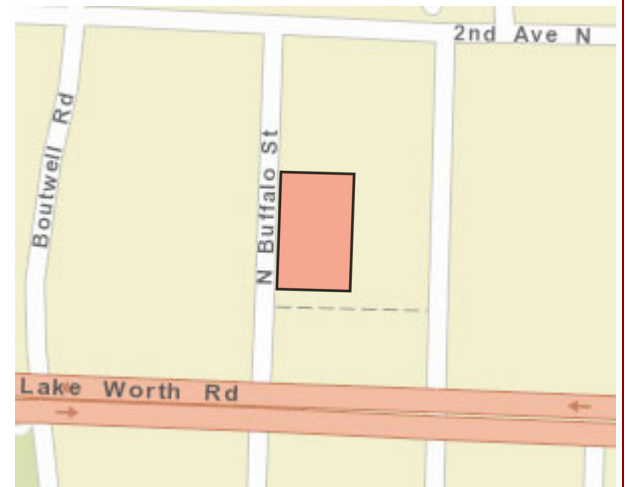
**Extra Features**

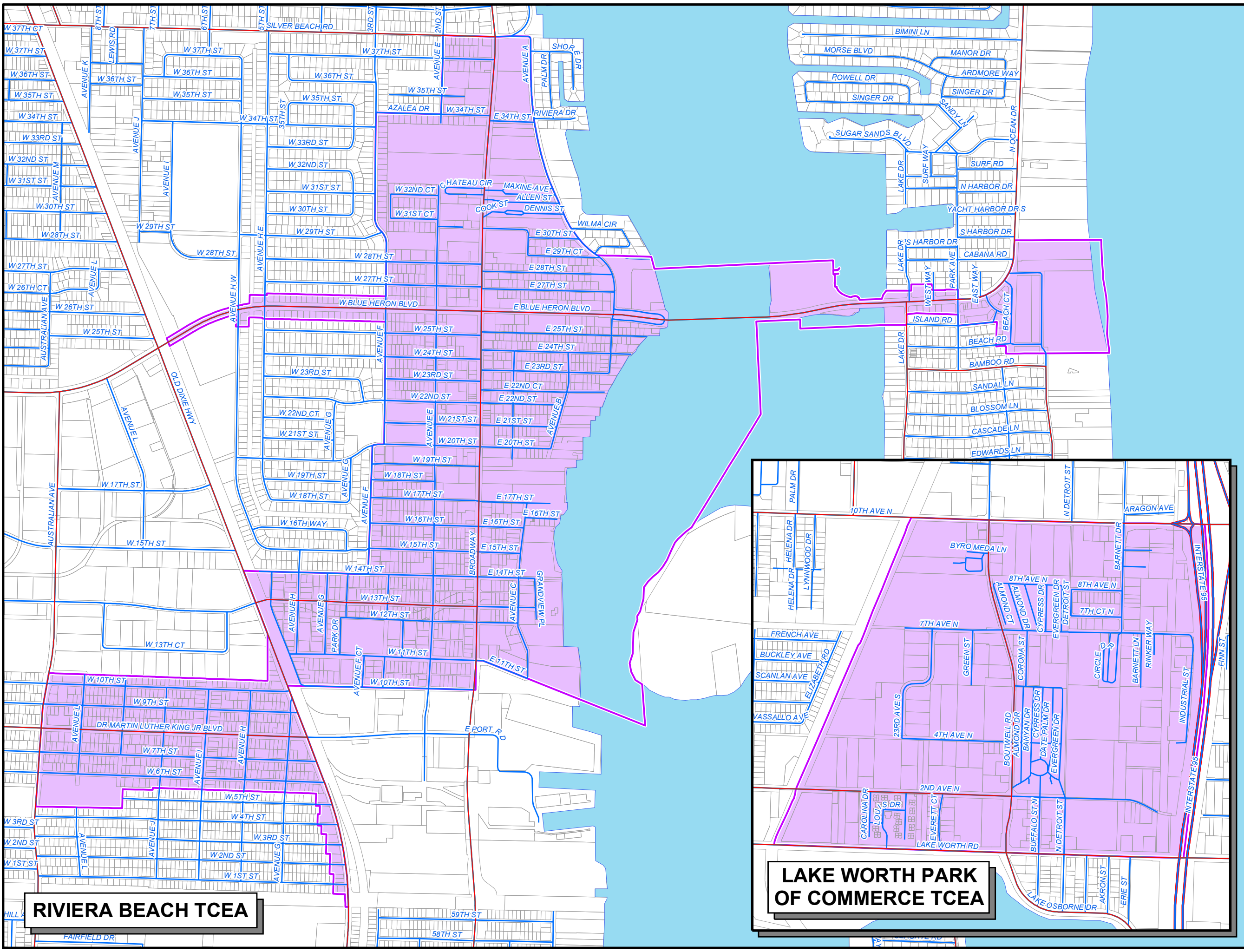
Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 0 )**

Description

**MAP**










**RIVIERA BEACH TCEA**


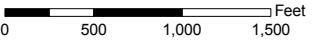
**LAKE WORTH PARK OF COMMERCE TCEA**

**MAP TE 15.3  
TRAFFIC CONCURRENCY  
EXCEPTION AREAS (TCEA's)  
DETAILS 2**

-  Traffic Concurrency Exception Areas (TCEA's) \*
-  Interstate 95
-  Florida's Turnpike
-  Major Roads
-  Minor Roads

\* For Further Details Upon These Features, Please Refer To The Transportation Element Of The Comprehensive Plan  
 SOURCES: PBC Planning Division  
 Last Amended In Round 05-1 by Ord. 2005-023

  
**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**

  
  
 Effective Date: 11/01/05  
 Filename: N:\Map Series\MXDs\Adopted  
 Contact: PBC Planning Dept.



October 20, 2021

Adam B. Kerr, P.E.  
Kimley-Horn and Associates, Inc.  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411

**RE: Lake Worth Beach Residential - TCEA  
Project #: 211006  
Traffic Performance Standards (TPS) Review**

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 5, 2021, 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:

<b>Municipality:</b>	Lake Worth Beach
<b>Location:</b>	SWC of 2 <sup>nd</sup> Avenue N and Detroit Street
<b>PCN:</b>	38-43-44-20-14-002-0010/-0390
<b>Access:</b>	Two access driveway connections onto Detroit Street <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
<b>Existing Uses:</b>	Vacant
<b>Proposed Uses:</b>	Mid-rise Multi-Family Residential = 60 DUs
<b>New Daily Trips:</b>	326
<b>New Peak Hour Trips:</b>	22 (6/16) AM; 26 (16/10) PM
<b>Build-out:</b>	December 31, 2023

Based on our review, the Traffic Division has determined the proposed development is within the City of Lake Worth Beach Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from the TPS of Palm Beach County.

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.

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.



Adam B. Kerr, P.E.  
October 20, 2021  
Page 2

**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



**Palm Beach County  
Board of County  
Commissioners**

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

**County Administrator**

Verdenia C. Baker

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 [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in black ink that reads "Quazi Bari".

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

QB:HA:qg

ec: Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community  
Sustainability Department, City of Lake Worth Beach  
Hanane Akil, P.E., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2021\211006 - LAKE WORTH BEACH RESIDENTIAL - TCEA.DOCX

"An Equal Opportunity  
Affirmative Action Employer"