

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: Lake Worth Apartments
- b. Project Location / Address: 10th Ave N between N E St and N F St
- c. Legal Description: See attached survey
- d. Property Control Number (PCN): 38-43-44-21-15-318-0010
- e. Zoning: Existing: MU-E Proposed: _____
- f. Future Land Use: Existing: MU-E Proposed: _____
- g. Proposed Use: ☒ Residential; Units 24 ☐ Commercial; _____ S.F. ☐ Industrial; _____ S.F.
- h. Total Estimated Project Cost: 2,100,000
- i. Description of Work: Two building residential project with a total of 24 units and required parking

3. Contact Information

- a. Project Manager / Contact Person: Mark Hunley
Company: Charette International Architecture
Address: 2528 N 38th Ave City: Hollywood St: FL Zip: 33021
Phone Number: 954-809-9802 E-Mail Address: mark@charettearch.com
- b. Applicant Name (if different from Project Manager): Eric Schummer
Company: 1212 tenth Ave north llc
Address: 17199 Shaddock lane City: Boca Raton St: FL Zip: 33487
Phone Number: 917-603-0720 E-Mail Address: Eric.mudville@msn.com
- c. Owner Name: Eric Schummer
Company: 1212 tenth Ave north llc
Address: 17199 Shaddock lane City: Boca Raton St: FL Zip: 33487
Phone Number: 917-603-0720 E-Mail Address: Eric.mudville@msn.com

4. Owner's Consent

Eric Schwimmer ("Owner") certifies that it is the owner of the property located at 1212 tenth ave North ("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, Mark Hunley as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

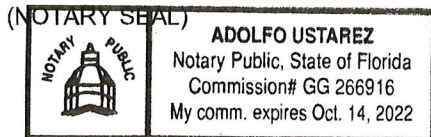
Owner's Signature: * [Signature] Date: 9/29/20

Name/Title of Signatory: Eric Schwimmer / owner

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of September, 2020, by Eric Schwimmer who is personally known to me or who produced a FL DL as identification. He/she did not take an oath.



* [Signature]
(Signature of Notary Public)

Adolfo Ustarez
(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 APIS Submittal Date: 10-1-20

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.

MARK HUNLEY
(Name - type, stamp, or print clearly)

CHARETTE INT ARCHITECTURE
(Name of Firm)

STATE OF Florida

COUNTY OF Broward

* [Signature]
(Signature)
2528 N 38TH AVE, HOLLYWOOD FL
(Address, City, State, Zip)
33021

The foregoing instrument was acknowledged before me this 01 day of Oct, 2020, by Mark Hunley who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



DAVID J. PERSTEN
Commission # GG 962219
Expires May 9, 2024
Bonded Thru Budget Notary Services

* [Signature]
(Signature of Notary Public)

David J Persten
(Name of Notary)

Sign Posting Agreement



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

1. Applicant: Mark Hunley
2. Property Owner: 1212 TENTH AVENUE NORTH LLC
3. Contact Phone Number: 954-809-9802
4. Property Location: 10th Ave N between N E St and N F St
5. I, Eric Schwimmer, 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. _____.

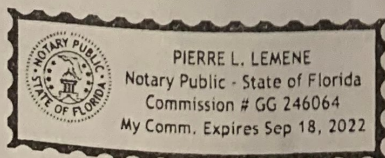
Signature: [Signature] Date: 10/27/20

Name/Title of Signatory: Eric Schwimmer owner

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27 day of OCTOBER 2020, by ERIC SCHWIMMER 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

PIERRE L. LEMENE
Name of Notary

Charette International Architecture

AA 26002424
2528 N 38th Ave, Hollywood, FL 33021
954-809-9802
www.charettearch.com

Project Justification

October 12, 2020

10th Avenue North – Between N E Street and N F Street
Lake Worth Beach, FL 33460

PCNs: 38-43-44-21-15-318-0010
38-43-44-21-15-318-0140
38-43-44-21-15-318-0150

This justification is intended to introduce and justify the project at the above listed property that is presented in the exhibits included in this package. We look forward to working with Lake Worth Beach to make this project successful.

Currently the property referenced is a vacant lot that has a few trees on it and is covered in patchy grass. Through the attached landscape package, improvements to the current landscape is obvious. The arborist report has stated that the existing trees are only in fair condition and several are of an invasive species. Removal of all these trees will be required and has the benefit of removing the invasive species. The attached landscaping plan shows thought towards not only benefiting the site but also the beautification of the surrounding area. Corners and gateways to the site were given attention as well as placement of landscaping for shade on the project site.

While the site is predominately simply a flat plane currently, the project allows an opportunity to maximize drainage efficiency where there is currently no planned drainage plan. Fine tuning the slopes and swales on the site allows for much of the drainage to be retained on site. Drainage from the parking area is accomplished through the installation of 4 yard drains that allow for exfiltration of drainage.

Parking is accomplished primarily on site. 6 spots are street parking on E and F Street, while the remainder of all required parking is on site. Disabled parking is provided between the two buildings to allow easy and close access. The remainder of the parking is across the parking lane on the north side of the property. 8 bicycle stands are included as well. This scenario allows for a positive impact in the area due to serving the parking needs of the project completely on site without impacting the surrounding area. The bicycle spots also allow for more non-automobile traffic possibilities.

A dumpster is also included on site for refuse removal. It was placed at an angle to allow for easy collection. It is centrally located to make for easy access to all residents of the project.

Site lighting will be accomplished to create a warm and welcoming space from both the parking side and the 10th Avenue North side. Safety will be the highest priority and photometrics will ensure safety for all residents and guests. The addition of the lighting will also allow for increased safety for pedestrians on 10th Avenue North.

Signage will be provided for the project on both corners to identify the project and direct all guests and visitors.

The site circulation is laid out with a double traffic lane that connects E and F Streets behind the buildings. This allows for access from both directions and allows traffic to exit on either street. There are no dead-end locations or anywhere that would require a vehicle to turn around. All spaces are provided equality in parking location and none are isolated.

A dumpster is also included on site for refuse removal. It was placed at an angle to allow for easy collection. It is centrally located to make for easy access to all residents of the project.

The project aids in economic development by bringing an additional 24 residential units to a thoroughfare of Lake Worth Beach. The units are intended to be affordable and to serve the need of economically feasible residential units to the population. The increased residency will allow for a location for businesses in the area to benefit from more consumers. The increase of lighting and clear pedestrian right of ways will provide for increased safety. The photometric analysis will remove any areas for potential safety concerns. Through landscaping and property management the site will be much more visually appealing than the current vacant property. The removal of the invasive species will be a step in the right direction for the environment.

As discussed, this project meets the needs of the area for residential development. It also follows the design guidelines that Lake Worth Beach has been working towards for new development. Building such a carefully thought through project on one of the prime thoroughfares of Lake Worth Beach will enhance the experience of driving down 10th Ave N. We are looking forward to working with Lake Worth Beach and the surrounding community to make this project successful and appealing.

Please do not hesitate to contact us if you have any questions or concerns.

Thank you,

Mark Hunley

Charette International Architecture

AA 26002424
2528 N 38th Ave, Hollywood, FL 33021
954-809-9802
www.charettearch.com

Project Narrative

October 1, 2020

10th Avenue North – Between N E Street and N F Street
Lake Worth Beach, FL 33460

PCNs: 38-43-44-21-15-318-0010
38-43-44-21-15-318-0140
38-43-44-21-15-318-0150

This narrative is intended to introduce the project at the above listed property that is presented in the exhibits included in this package. We look forward to working with Lake Worth Beach to make this project successful.

The project is located on 10th Ave N between N E St and N F St on a property that is currently vacant and divided into two lots. The intention behind the project would be to leave the lots as separate entities and build one building on each lot. The lots will be supplied independently for all utilities. Through the course of construction, the project will be built together and not phased in by building.

In this zip code the surrounding area is primarily residential in nature with 57% of residents renting. The median household income is shown as \$37,587 in 2017. Approximately 22% of residents in this zip code received food assistance through SNAP. This data leads to a clear need for affordable rental units in the area. The intention throughout development of the project has been a focus on affordability and the desire to ensure units that satisfy this need.

There is a total of 24 units divided into two 12-unit buildings. Each building is two stories and have the same layout of each floor. There is a total of 3-unit types; an efficiency, a one-bedroom, and a two-bedroom. This allows for a diverse and equal distribution of unit types. Each unit type meets the required minimum square footage for the area.

The total amount of parking required was calculated and is being accomplished entirely with on grade parking. Two ADA parking spaces are located between the buildings, several compact spaces were utilized, and a few spaces were allotted to street parking on both E and F Streets. Bicycle parking is also provided on the site in the form of two bicycle racks on the ends of the buildings closest to E and F Streets.

Through the design process a strong emphasis was placed on creating dynamic elevations while also efficiently utilizing space in the layout of each unit. While each unit is efficiently stacked for ease of construction, horizontally each unit is pushed or pulled towards 10 Ave N to create an elevation that is decidedly not static. To enlarge the two-bedroom unit it was allowed to overlap the efficiently slightly to create two bedrooms that meet more than the minimum square footage and actually allow for livable bedroom sizing.

Through the use of a variety of stucco patterns and colors, the front elevations were given an additional layer of design to avoid an overly monolithic feel to the project. Stucco patterns, colors, eyebrows, balconies, and multiple roof styles were some of the ways this dynamic look was achieved. Also, by pushing the buildings apart towards E and F Streets, it provides a break in the façade to make the front elevation less imposing and more inviting.

As discussed, this project meets the needs of the area for residential development. It also follows the design guidelines that Lake Worth Beach has been working towards for new development. Building such a carefully thought through project on one of the prime thoroughfares of Lake Worth Beach will enhance the experience of driving down 10th Ave N. We are looking forward to working with Lake Worth Beach and the surrounding community to make this project successful and appealing.

Please do not hesitate to contact us if you have any questions or concerns.

Thank you,

Mark Hunley

1212 Tenth Avenue North LLC
17199 Shaddock Lane
Boca Raton, FL 33487

City of Lake Worth Beach
1900 Second Avenue North
Lake Worth Beach, FL 33461

October 30, 2020

Re: Lake Worth Market Study

Lake Worth Beach Planning:

I am the sponsor of the real estate project at 1212 Tenth Avenue North, Lake Worth Beach, FL 33460 (the "Property"). The Property is expected to contain high-quality units that will serve lower-income households. For this reason we are applying for a density increase of 3 additional units.

City data and research indicates that, with respect to the zip code in which the Property is located, there exists a significantly lower median income per household than exists state-wide. Median income per household in Lake Worth Beach is \$29,000 per annum, whereas state-wide income per household is \$50,000 per annum. Because there is a disparity in income levels, a need for lower-income housing in Lake Worth Beach would benefit the local community by providing affordable, brand new and modern amenities for residents. Additionally, because a greater number of residents in Lake Worth Beach have median incomes below the poverty level compared to the state average (26% vs 14%), the addition of the units to the Property that serve this demographic is critical to serving the housing needs for the local community. The convenience of the Property relative to I-95 and other major thoroughfares makes it attractive for the demographic the Property is seeking to serve.

City data and research also indicates that, with respect to the zip code in which the Property is located, only 35% of local residents are married, while the others are either single, divorced or widowed. The Property is expected to contain 8 efficiency units, 8 1-bedrooms, and 8 2-bedrooms. The mix of units is directly tied to the need of the local demographic for smaller housing that fits their respective lifestyles. Additionally, because residents in Lake Worth Beach reside in the zip code significantly longer than other zip codes within the state, to the extent there exists appropriate and affordable housing for the local residents, they are more likely to stay in the area which benefits the local economy.

The Lake Worth Beach real estate community will be improved by the Property. City data and research indicates that there have been only 45 houses built in the zip code from 2010 – 2013; and 97 homes since 2014. Newly constructed property increases the value of older, more dated properties, and will increase the supply of units available for local residents, and attract new residents to the area. Newer construction tends to attract younger families, which would also benefit from the highly rated public school system in Lake Worth Beach.

For the above reasons, it is my contention that the Lake Worth Beach real estate market will greatly benefit from, and there exists a necessity for, the Property to be built with the variance for the additional 6 units.

I am available at any time to discuss the market study and any other matter related to the development of the Property.

Eric Schwimmer
President/Owner
1212 Tenth Avenue North LLC

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3 West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



TRAFFIC GENERATION STATEMENT

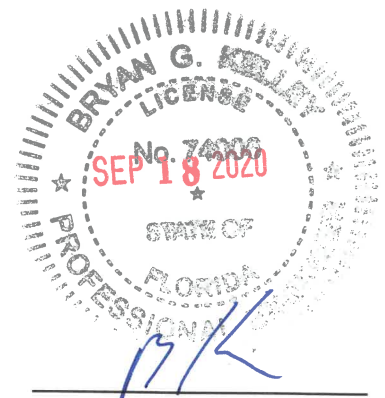
LAKE WORTH BEACH MULTIFAMILY
LAKE WORTH BEACH, FLORIDA

Prepared for:

Charette International Architecture
2528 N. 38th Avenue
Hollywood, Florida 33004

Job No. 20-115

Date: September 18, 2020



Bryan G. Kelley, P.E.
FL Reg. No. 74006

1.0 SITE DATA

The subject parcel is located in the northeast corner of North E Street and 10th Avenue North in the City of Lake Worth Beach and contains approximately 0.71 acres. The Property Control Numbers (PCN) for the subject parcel are as follows:

38-43-44-21-15-318-0010
38-43-44-21-15-318-0150

38-43-44-21-15-318-0140

The proposed development on the currently unimproved parcel is to consist of 24 multifamily dwelling units with a buildout of 2025. Site access is proposed via a full access driveway connection to North E Street and North F Street. For additional information concerning site location and layout, please refer to the Site Plan prepared by Charette International Architecture Inc.

2.0 TRAFFIC GENERATION

The traffic generated by the proposed development has been calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the existing use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 24 multifamily dwelling units may be summarized as follows:

Daily Traffic Generation	=	176 tpd
A.M. Peak Hour Traffic Generation	=	11 pht (3 In/8 Out)
P.M. Peak Hour Traffic Generation	=	13 pht (8 In/5 Out)

3.0 CONCLUSION

The proposed development will generate 176 daily trips, 11 A.M. peak hour trips, and 13 P.M. peak hour trips. Since the proposed development generates, less than 20 peak hour trips, no additional analysis is required. This project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.

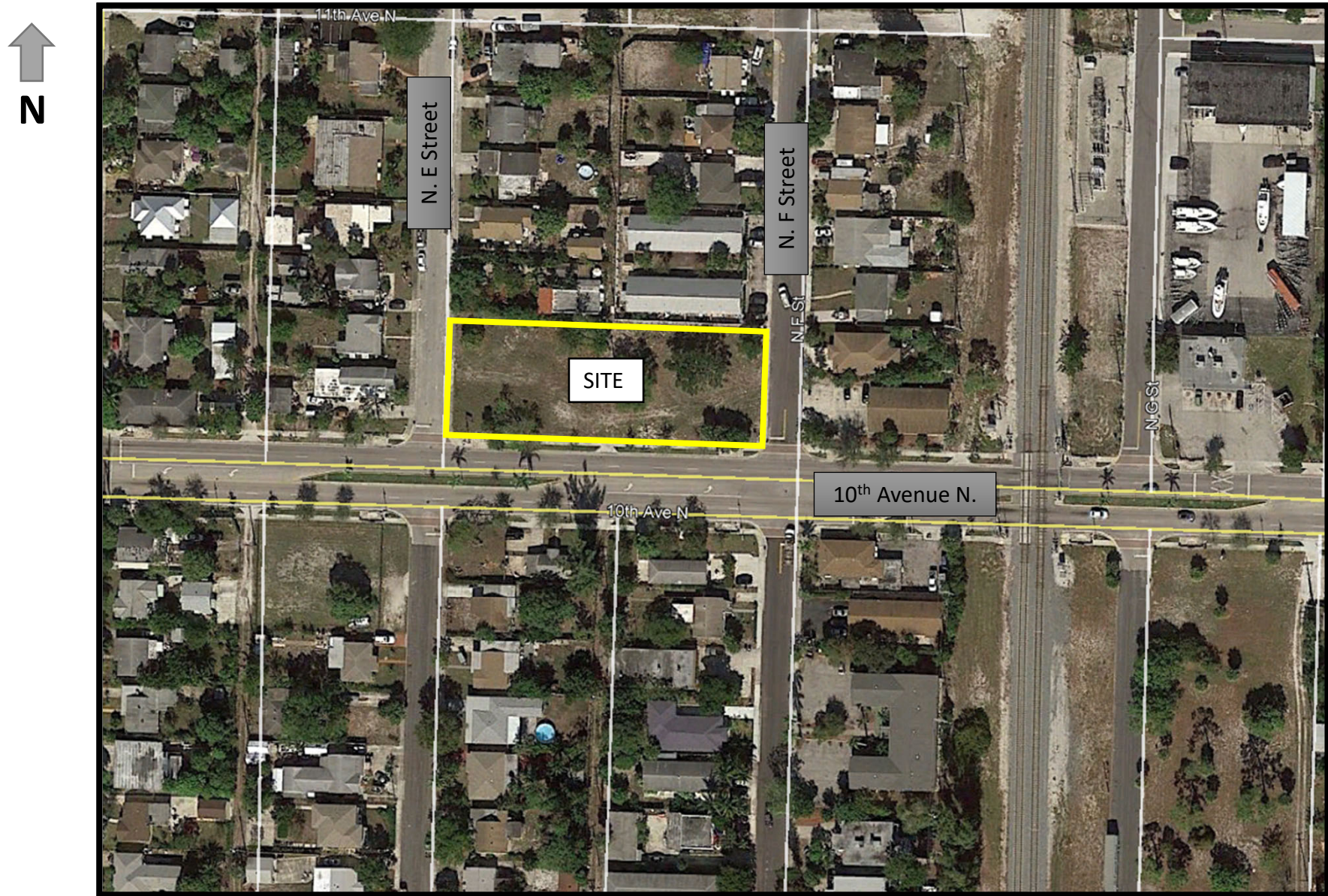


Figure 1 –Site Location Map
Lake Worth Beach Multifamily
Project # 20-115

LAKE WORTH BEACH MULTIFAMILY

09/18/2020

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

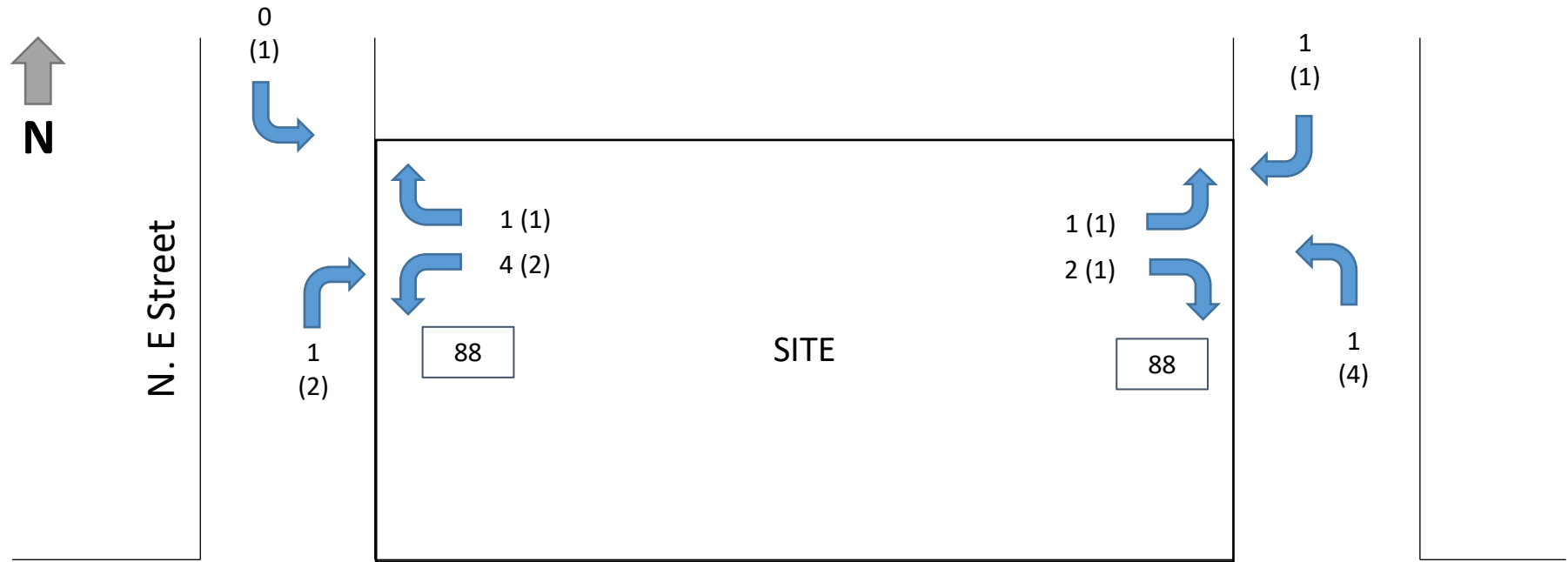
Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips	Pass-by		Net Trips
				In	Out		%	Total			%	Trips	
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units			176		0		176	0%	0	176
Grand Totals:						176	0.0%	0		176	0%	0	176

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units	0.23	0.77	3	8	11	0.0%	0	0	0	3	8	11	0%	0	3	8	11
Grand Totals:						3	8	11	0.0%	0	0	0	3	8	11	0%	0	3	8	11

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	24	Dwelling Units	0.63	0.37	8	5	13	0.0%	0	0	0	8	5	13	0%	0	8	5	13
Grand Totals:						8	5	13	0.0%	0	0	0	8	5	13	0%	0	8	5	13



10th Avenue North

Legend	
XX	AM Peak Hour
(XX)	PM Peak Hour
xxx	ADT

Figure 2 – Driveway Volumes
Lake Worth Beach Multifamily
Project # 20-115



**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

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

October 27, 2020

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, FL 33407

**RE: Lake Worth Beach Multifamily
Project #: 201009
Traffic Performance Standards Review**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the **Lake Worth Beach Multifamily** Traffic Impact Statement, dated September 18, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	NEC of 10 th Avenue and N E Street
PCN:	38-43-44-21-15-318-0010 (additional PCNs in file)
Access:	One full access driveway connection onto N E Street and onto N F Street <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 24 DU
New Daily Trips:	176
New Peak Hour Trips:	11 (3/8) AM; 13 (8/5) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined that the proposed project will have a net impact of less than 20 peak hour trips and therefore, a detailed traffic study is not required. The project meets Palm Beach County Traffic Performance Standards.

The following site related comment should be addressed:

1. Provide 25' x 25' corner clips at the intersections of 10th Ave North/North E St and 10th Ave North/North F St.
2. Please note that Palm Beach County does not allow brick pavers on County ROWs. We are aware of the fact that 10th Ave North at this location is municipal maintained. This comment is for informational purposes only.

Please note the receipt of a Traffic Performance Standards (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

*"An Equal Opportunity
Affirmative Action Employer"*



Bryan G. Kelley, P.E.
October 27, 2020
Page 2

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.

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.

Sincerely,

A handwritten signature in blue ink, which appears to read "Quazi Bari".

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

QB:HA:rb

cc: Addressee
Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2020\201009 - LAKE WORTH BEACH MULTIFAMILY.DOCXN

Andrew Meyer

From: Mark Hunley <mark@charettearch.com>
Sent: Thursday, April 15, 2021 1:59 PM
To: Andrew Meyer
Cc: Erin Sita; Alexis Rosenberg; Paul Charette; eric schwimmer
Subject: RE: Lake Worth Apartments - Sign Posting and Courtesy Mailer

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Andrew,

Thank you. I forwarded your email to the owner to get started on these items.

Also, the cost of the building certification does not make sense to pursue for the sustainable bonus credit, so the owner has elected to pay the entirety as an in lieu of fee.

Thank you,

Mark Hunley
Architect / Partner
Charette International Architecture

954-809-9802
mark@charettearch.com

From: Andrew Meyer <ameyer@lakeworthbeachfl.gov>
Sent: Thursday, April 15, 2021 10:17 AM
To: Mark Hunley <mark@charettearch.com>
Cc: Erin Sita <esita@LakeWorthBeachfl.gov>; Alexis Rosenberg <arosenberg@lakeworthbeachfl.gov>
Subject: Lake Worth Apartments - Sign Posting and Courtesy Mailer

Good morning Mr. Hunley,

State and city regulations require the public noticing of land development projects. To meet these regulations, please send out proper mailing notices as well as posting a notification sign to the property at least 10 days prior to the May 5, 2021 Planning and Zoning Board Meeting. Below are a few notes to help with the notice procedure:

Courtesy Notice:

- A copy of the courtesy letter and address label template is attached to this email
- Go to the Palm Beach Property Appraiser's office located at [301 North Olive Avenue, West Palm Beach, FL 33401](#), or access them online, and obtain one copy of a radius map covering the surrounding 400-foot radius of

the subject site, and two copies of a list of all property owners and their addresses within a 400-foot radius of the subject property (ask for these in label form).

- Make the appropriate number of copies of the courtesy letter and stuff the envelopes. One set of labels will be used to place on the envelopes. The other set of labels shall be used to put on the address label template (provided). Take the mailings and the address label template to the Post Office for mailing. The Post Office should date stamp your copy of the address list. This will serve as proof that the notice letters were mailed at least 10 days before the public meeting. Please note that the mailings are **NOT** required to be sent out as certified mail.
- Provide the copy of the radius map to the City of Lake Worth Beach (you can email to me directly), list of parcel numbers, and a copy of the label sheet that has been date stamped by the Post Office.

Site Posting:

- Please let us know what day and time you are available to pick up the sign. Staff will prepare the notification sign and place it in the drop-box outside of our offices at 1900 2nd Avenue North. Once you post the sign to the property, take a picture of the sign and email it to staff. Make sure the sign is visible from the street and is secured to the ground so it will not fall over. The sign must be posted at least 10 days prior to the public meeting. A \$30.00 fee for each sign will be added to your overall bill. 3 signs will be required for this property.

Please let me know if you have any further questions.

Regards,

Andrew Meyer, LEED Green Associate

Senior Community Planner | Community Sustainability Department



City of Lake Worth Beach

[1900 Second Avenue North](#)

[Lake Worth Beach, FL 33461](#)

[561-586-1673](#)

ameyer@lakeworthbeachfl.gov

lakeworthbeachfl.gov/community-sustainability/planning-and-zoning

Departmental Operating Hours

Monday – Friday 8:00 am – 4:00 pm

“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”



CITY OF LAKE WORTH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



Petar Stracenski
ISA Certified Arborist # FL-9367A
1906 Tigertail Ave. Miami, FL, 33133
305/747-9336
pstrdesign@gmail.com

Arborist Report

1005-1009 North F Street & 1008 North E Street

Lake Worth, FL 33460



09/21/2020

Project Information

Arborist Information:

Petar Stracenski

ISA Certified Arborist # FL-9367A

1906 Tigertail Ave. Miami, FL, 33133

305/747-9336

pstrdesign@gmail.com

Client Information:

Chris Cabezas Landscape Architecture

80 NE 5Tth Ave

Delray Beach, FL 33483

561.596.6771

Property Location:

1005-1009 North F Street & 1008 North E Street

Lake Worth, FL 33460

Summary

A site visit was performed on 09/19/2020 on request of Chris Cabezas Landscape Architecture to identify and evaluate the current condition of the existing trees at the property prior to the beginning of the proposed construction that is to be performed in the near future.

The following report includes the existing tree list, botanical and the common name, size (height, spread, DBH), assessed condition, disposition status, relevant photos and recommendations.

The Condition Assessment was broken down as follows. Percentages are a scale developed by the Council of Tree and Landscape Appraisers/ International Society of Arboriculture:

- Excellent 81%-100%
- Good 61%- 80%
- Fair 41%- 60%
- Poor 21%- 40%
- Very Poor 6%– 20%
- Dead 0%-5%

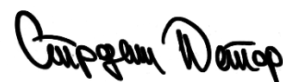
All measurements are performed with forestry diameter measuring tape. Tree and palm heights are approximated and the diameter is rounded to the nearest inch.

Comments and Recommendations

The site contains 14 trees and palms some of which are invasive species. Trees on this site rate from poor to good condition, although most of them are in fair condition. For this report, I have reviewed the Proposed Site Plan SP-1. Development plans propose two new 2 story apartment buildings. Due to the layout of the proposed architecture and required parking, all of the trees on the site will have to be removed.

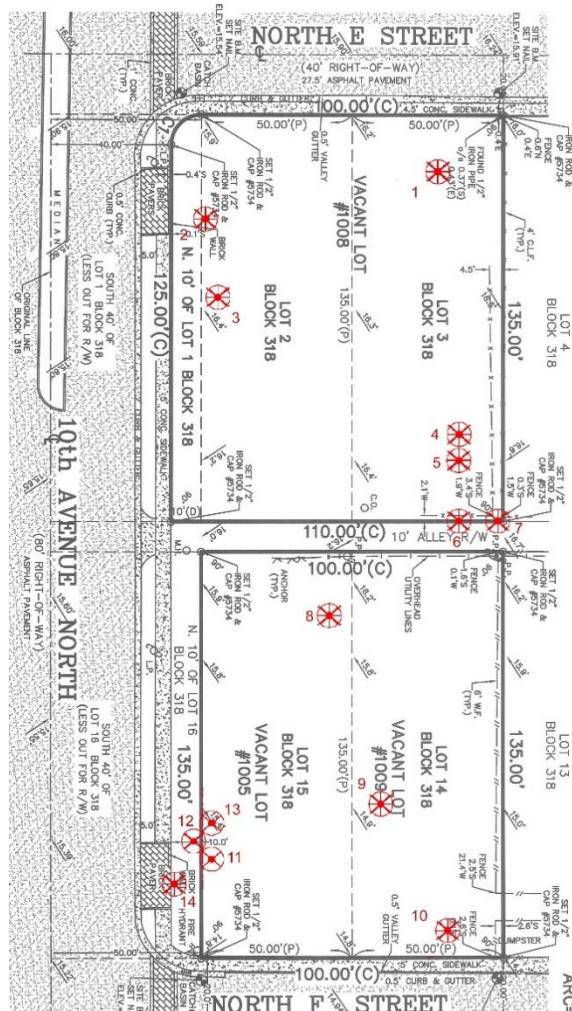
I certify that all the statements of fact in this evaluation are true, complete, and correct to the best of my knowledge and belief, and are made in good faith. Should you have any questions, please feel free to contact me.

Petar Stracenski



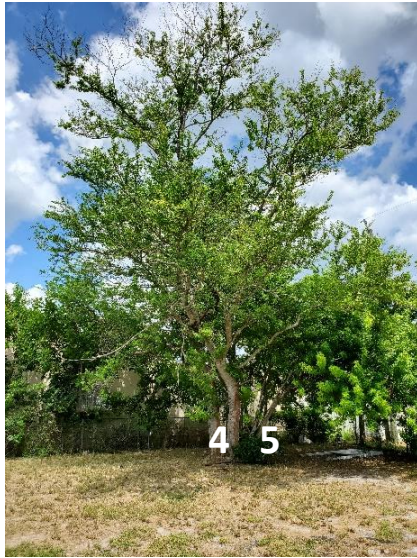
EXISTING TREE LIST

#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP	CONDITION %	DISPOSITION
1	<i>Mangifera indica</i>	Mango Tree	20 "	16 '	19 '	Good 75%	Remove
2	<i>Swietenia mahagoni</i>	Mahogany Tree	6 "	15 '	12 '	Fair 58%	Remove
3	<i>Ficus Benjamina</i>	Weeping Fig	28 "	22 '	32 '	Very Poor 15%	Remove
4	<i>Pithecellobium dulce</i>	Manila Tamarind	26 "	28 '	34 '	Very Poor 18%	Remove
5	<i>Schinus terebinthifolia</i>	Brazilian Pepper	13"	18 '	28 '	N/A-Invasive	Remove
6	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	7 "	15 '	16 '	N/A-Invasive	Remove
7	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	8 "	19 '	18 '	N/A-Invasive	Remove
8	<i>Pithecellobium dulce</i>	Manila Tamarind	38 "	22 '	42 '	Fair 48%	Remove
9	<i>Ficus benghalensis</i>	Ficus Tree	36 "	20 '	40 '	Fair 42%	Remove
10	<i>Ficus benghalensis</i>	Ficus Tree	25 "	18 '	27 '	Fair 45%	Remove
11	<i>Sabal palmetto</i>	Sabal Palm	11 "	11 '	14 '	Fair 50%	Remove
12	<i>Sabal palmetto</i>	Sabal Palm	10 "	12 '	14 '	Fair 45%	Remove
13	<i>Sabal palmetto</i>	Sabal Palm	12 "	12 '	14 '	Fair 55%	Remove
14	<i>Mangifera indica</i>	Mango Tree	15 "	32 '	28 '	Fair 58%	Remove



TREE SURVEY
(Not to scale)

Tree #	Scientific Name	Common name	DBH	Height	Spread	Native
1	<i>Mangifera indica</i>	Mango Tree	20 "	16 '	19 '	No
2	<i>Swietenia mahagoni</i>	Mahogany Tree	6 "	15 '	12 '	Yes
3	<i>Ficus Benjamina</i>	Weeping Fig	28 "	22 '	32 '	No
4	<i>Pithecellobium dulce</i>	Manila Tamarind	26 "	28 '	34 '	No
5	<i>Schinus terebinthifolia</i>	Brazilian Pepper	13"	18 '	28 '	No
6	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	7 "	15 '	16 '	No
7	<i>Cupaniopsis anacardioides</i>	Carrotwood Tree	8 "	19 '	18 '	No



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9	<i>Ficus benghalensis</i>	Ficus Tree	36 "	20 '	40 '	No
10	<i>Ficus benghalensis</i>	Ficus Tree	25 "	18 '	27 '	No
11	<i>Sabal palmetto</i>	Sabal Palm	11 "	11 '	14 '	Yes
12	<i>Sabal palmetto</i>	Sabal Palm	10 "	12 '	14 '	Yes
13	<i>Sabal palmetto</i>	Sabal Palm	12 "	12 '	14 '	Yes
14	<i>Mangifera indica</i>	Mango Tree	15 "	32 '	28 '	No



Arborist Disclosure and General Limitations

This report has been prepared by an Arborist certified by the International Society of Arboriculture. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, the results of remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.

Tree assessment provided is based on visual recording at the time of inspection. Visual records do not include testing or analysis and do not include aerial or subterranean inspection. Arborist is not responsible for discovery or identification of hidden or otherwise non-observable conditions or risks. Records may not remain accurate after inspection due to variable deterioration of inventoried material and site disturbance. Arborist provides no warranty with respect to the fitness of the urban forest for any use or purpose whatsoever or for future outcomes of the assessed trees. Clients may choose to accept or disregard recommendations or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.

Arborist offers no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above.