



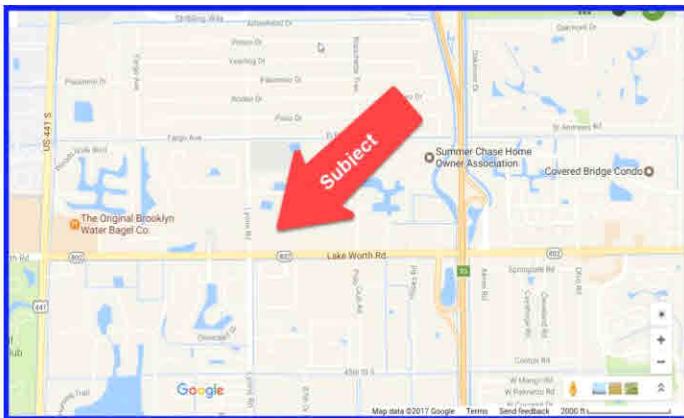
Telephone (561) 964-0700 • CELL (561) 629-4999
dplewis@dplewis.com

Lic. Real Estate Broker

35^{+/-} Acres RESIDENTIAL/ COMMERCIAL – Zoned for 103 Res. Units Lake Worth Road and Lyons Road just West of Florida Turnpike



8765 LAKE WORTH RD., JUST WEST OF TURNPIKE AT LYONS ROAD

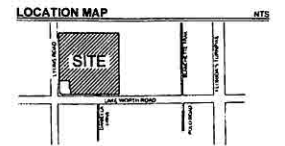
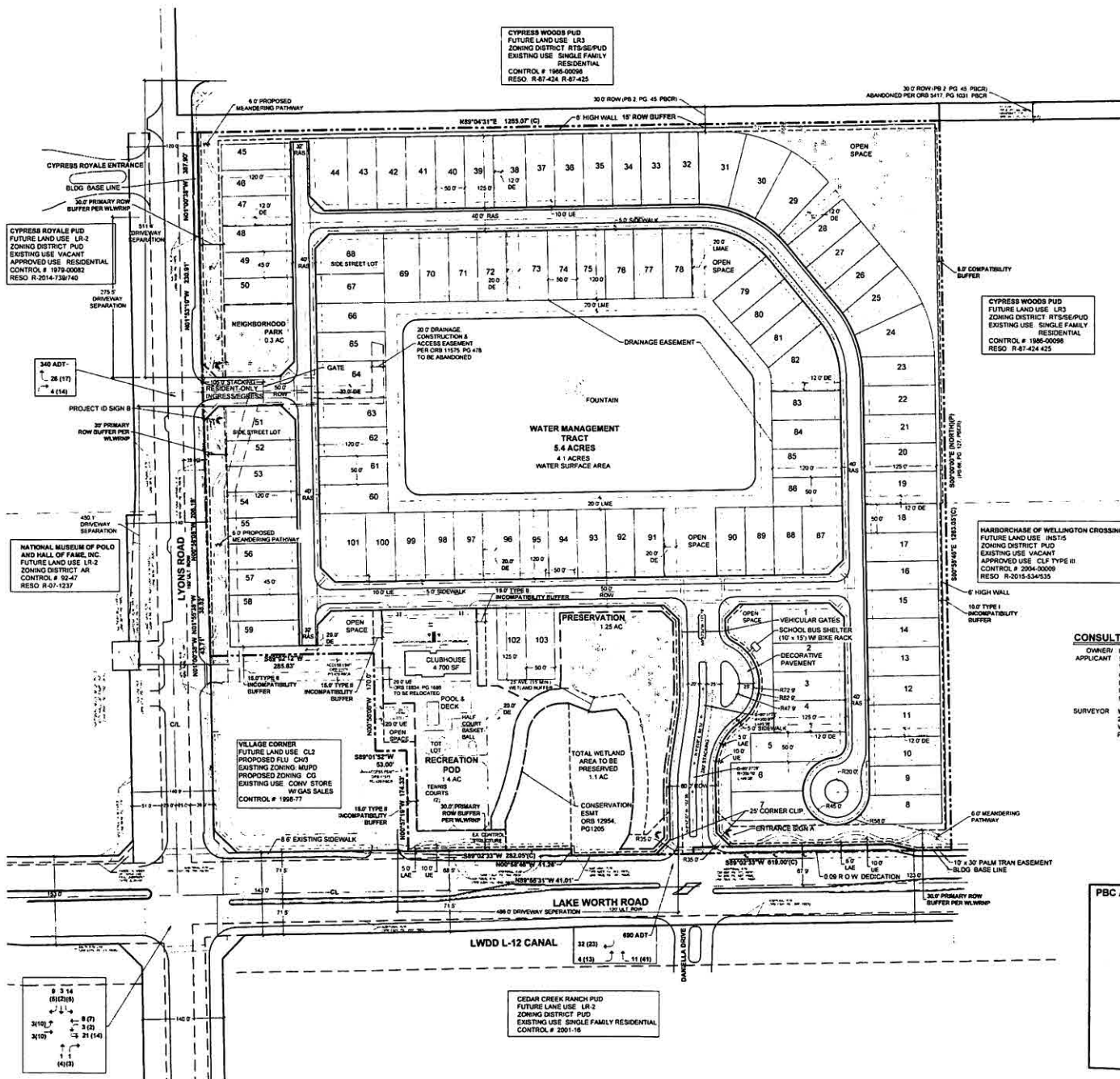


35^{+/-} Ac. Zoned for 103 Residential Units

- Two Parcel Assemblage
- There are 15 lots at 45' and 88 lots at 50'. The site plan can be changed to suit the Buyer at Buyers expense
- 9 +/- work-force housing units
- Some Road Right of Way dedications, water and sewer with a lift station
- Underlying Commercial Land Use
- **\$9,995,000.00 REDUCED**

**For Personal Inspection or Additional Information, please call: LEWIS REALTY GROUP, LLC
Daniel P. Lewis, SIOR, CCIM 561-964-0700 or 561-629-4999**

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITY, HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE. PRICE SUBJECT TO CHANGE WITHOUT NOTICE.



SITE DATA

APPLICATION NAME	HAMLET ESTATES AT LAKE WORTH
APPLICATION NO.	P00-016-01732
CONTROL NUMBER	20156-00119
PROJECT NO.	TBD
SEC APPROVAL DATE	-
RESOLUTION NO.	-
TIER	URBAN / SUBURBAN
EXISTING LAND USE DESIGNATION	CL2
PROPOSED LAND USE DESIGNATION	CH3 & CL3
EXISTING ZONING DISTRICT	AR MUPD
PROPOSED ZONING DISTRICT	PUD
OVERLAY	WEST LAKE WORTH ROAD NEIGHBORHOOD PLAN
PROPERTY CONTROL NUMBERS (PCN)	00-42-44-19-08-023-0000 00-42-44-19-08-001-0010 00-42-43-27-00-001-0010
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
GROSS SITE AREA:	34.56 AC (1,506,433.8 SF)
R.O.W. DEDICATION:	0.09 AC
NET SITE AREA:	34.47 AC
DENSITY PROPOSED	2.99 DU/AC
TOTAL UNITS PROPOSED:	103 DU
ZERO LOT LINE	103 DU
WHP UNITS REQUIRED	9 DU
WHP UNITS PROVIDED	9 DU (TO BE PROVIDED ON-SITE)
REQUIRED PARKING (2 PER DU)	206 SPACES
PROPOSED PARKING	206 SPACES
BUILDING HEIGHT REQUIRED	35 MAX
BUILDING HEIGHT PROPOSED	35 MAX
RECREATION POOL AREA REQUIRED	0.82 AC
RECREATION POOL AREA PROPOSED	1.40 AC
CIVIC POOL AREA REQUIRED	0.89 AC
CIVIC POOL AREA PROPOSED	0'
*MIN. PUBLIC CIVIC POOL REQUIREMENT PER TABLE 3 E 2 C 5	
LESS THAN 1.5 ACRES - REQUEST TO HAVE DEDICATION WAIVED BY FD&D	
TRAFFIC ANALYSIS ZONE (TAZ)	1013

CONCURRENCY APPROVAL

ZERO LOT LINE DEDICATION UNITS

CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

OPEN SPACE TABULAR

	ACREAGE	PERCENT
OPEN SPACE REQUIRED (40% OF 34.47)	13.79 AC	40%
OPEN SPACE PROVIDED	14.37 AC	41.5%
RECREATION POOL	1.40 AC	
LAKE MANAGEMENT TRACTS	5.4 AC	
BUFFERS / OPEN SPACE	7.27 AC	
NEIGHBORHOOD PARK	0.30 AC	

CONSULTANT TEAM

OWNER: HERBERT F. KAHLERT
500 S AUSTRALIAN AVENUE, SUITE 710
WEST PALM BEACH, FL 33401

APPLICANT: GERALD M. BARRITO DD JCL BISHOP OF
DIOCESE OF PALM BEACH
PO BOX 109690
PALM BEACH GARDENS, FL 33410

TRAFFIC ENGINEER: SIMMONS & WHITE
METROCENTRE BOULEVARD WEST, SUITE 3
WEST PALM BEACH, FL 33407
PHONE: (561) 478-7848

SURVEYOR: WANTMAN GROUP, INC.
2025 META PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
PHONE: (561) 667-1110

PLANNER: URBAN DESIGN KILDAY STUDIOS
810 CLEMENS STREET, SUITE C022
WEST PALM BEACH, FL 33401
PHONE: (561) 366-1100

- NOTES**
- CURB CUT REQUIRED WHERE ACCESS AISLE MEETS SIDEWALK
 - BASE INFORMATION BASED ON A SURVEY PROVIDED BY WANTMAN GROUP, INC AND DATED 08-18-2015
 - FFFOCAL POINT
 - PURSUANT TO LUDC ART. 31.1.1.1, PUD'S MAY BE DEVELOPED IN MULTIPLE PHASES IN COMPLIANCE WITH ART. 2 E MONITORING. IT IS THE INTENT OF THE APPLICANT TO DEVELOP THIS PROJECT IN MULTIPLE PHASES AS ALLOWED BY CODE PURSUANT TO ART. 2 E.1.B.1. INSTALLATION OF REQUIRED LANDSCAPING MAY BE PHASED TO THE CONSTRUCTION OF THE PROJECT.
 - THE PRELIMINARY SUBDIVISION PLAN PROPOSES 5 STREETS PLUS A MAXIMUM OF 408 OR 2 STREETS ARE PERMITTED TO END IN CURB DE SACS OR DEAD-ENDS. THE PRELIMINARY SUBDIVISION PLAN PROPOSES 1 CUL DE SAC OR DEAD-END STREET.

PBC Amendments:

PBC Zoning Stamp:

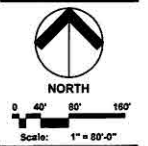


Urban Design Kilday Studios
Urban Planning & Design
Landscape Architecture
Communication Graphics

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#LCC000038

Concept: All ideas, design, arrangements, and plans submitted by the planning firm owned by and for the protection of the planning firm. These ideas, design, arrangements or plans shall not be used by or disclosed to any person, firm or corporation without the written permission of the designer.

Hamlet Estates at Lake Worth
Preliminary Subdivision / Street Layout Plan
Palm Beach County, Florida



Date: 2016-11-25
Project No.: 10-015-004
Designed By: WJT
Drawn By: WJT
Checked By: KGT

Revision Dates:
10-28-2015 DRG SUBMITTAL
10-28-2015 DRG SUBMITTAL
11-11-2015 DRG SUBMITTAL

PSBP-1