

VIII.a.

LAKE WORTH
COMMUNITY REDEVELOPMENT AGENCY
29 SOUTH J STREET, SUITE 1
LAKE WORTH, FLORIDA 33460-3787
www.lakeworthcra.org

Phone: (561) 493-2550
Fax: (561) 493-2549

MEMORANDUM

TO: Chair, Vice-Chair and Members of the Board

FROM: Chris Dabros, Project Manager

DATE: November 18, 2014

SUBJECT: *Lucente* Townhomes – New Development Update

EXPLANATION:

For nearly a decade, the 1.5 acre block located at the corner of 2nd Ave. North & North 'J' Street has sat vacant (located behind the Post Office). However, thanks to the rebounding economy and a renewed interest in our City's vibrant downtown, this lot will soon be redeveloped. Two years ago, the northwest quadrant of this lot was purchased for future commercial use. In addition, this past summer, Kennedy Homes LLC purchased the remaining portion of this block (approximately 1.2 acres) for new residential construction.

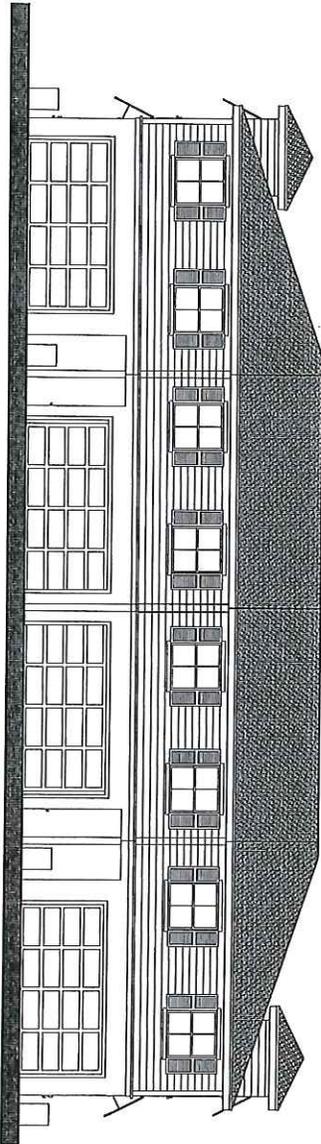
Kennedy Homes LLC is proposing to build *The Lucente*, a 23-unit, owner occupied townhouse community in which each unit will contain 3 bedrooms and 2.5 baths. Each unit will also have its own two-car garage. This will not be a gated community and no additional security features are currently proposed at the site. According to the developer's website, the project is expected to begin construction in 2015 with prices of units to start in the mid \$200,000's.

This project is currently in the site plan review and approval process with City of Lake Worth Staff. Once all revisions have been made to the initial plan, the applicant will request formal approval from the Lake Worth Planning & Zoning Board of Commissioners (assuming there are no variance requests). Although the CRA is not providing financial incentives to this development, we support the applicant as they seek approval and look forward to the redevelopment of this area in our downtown.

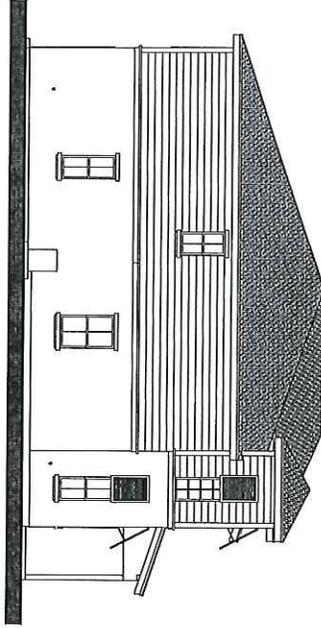
Preliminary renderings, elevations, floor plans and a site plan have been included for your review.



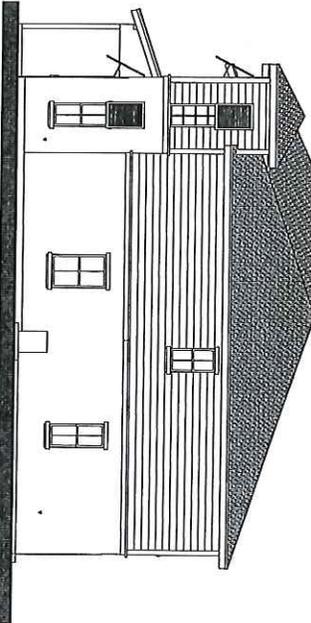
Lucente



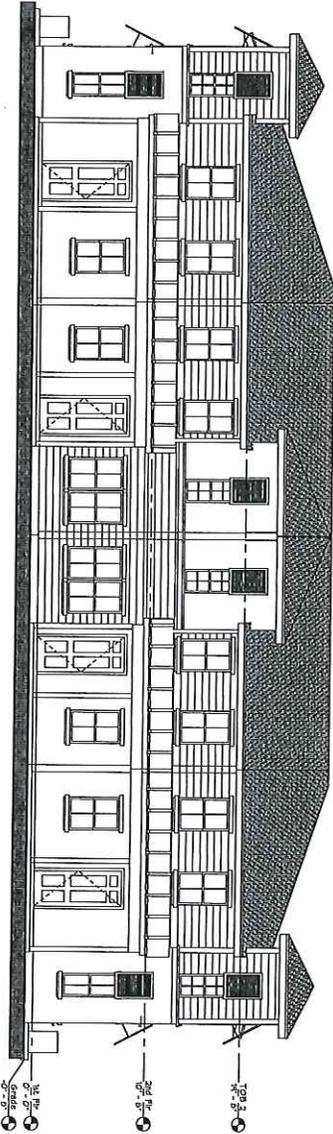
② REAR ELEVATION
SITE # 1/14



③ LEFT SIDE ELEVATION
SITE # 1/14



④ RIGHT SIDE ELEVATION
SITE # 1/14



① FRONT ELEVATION
SITE # 1/14

DATE: 01/14/14
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

ELEVATIONS

PROJECT INFORMATION

LUCENTE
LAKEWORTH, FLORIDA

SHEET INFORMATION

4-UNIT
A-C-C-A

CLIENT INFORMATION

KENNEDYHOMES, LLC

8409 CONGRESS AVE
SUITE 200
BOCA RATON, FL 33481

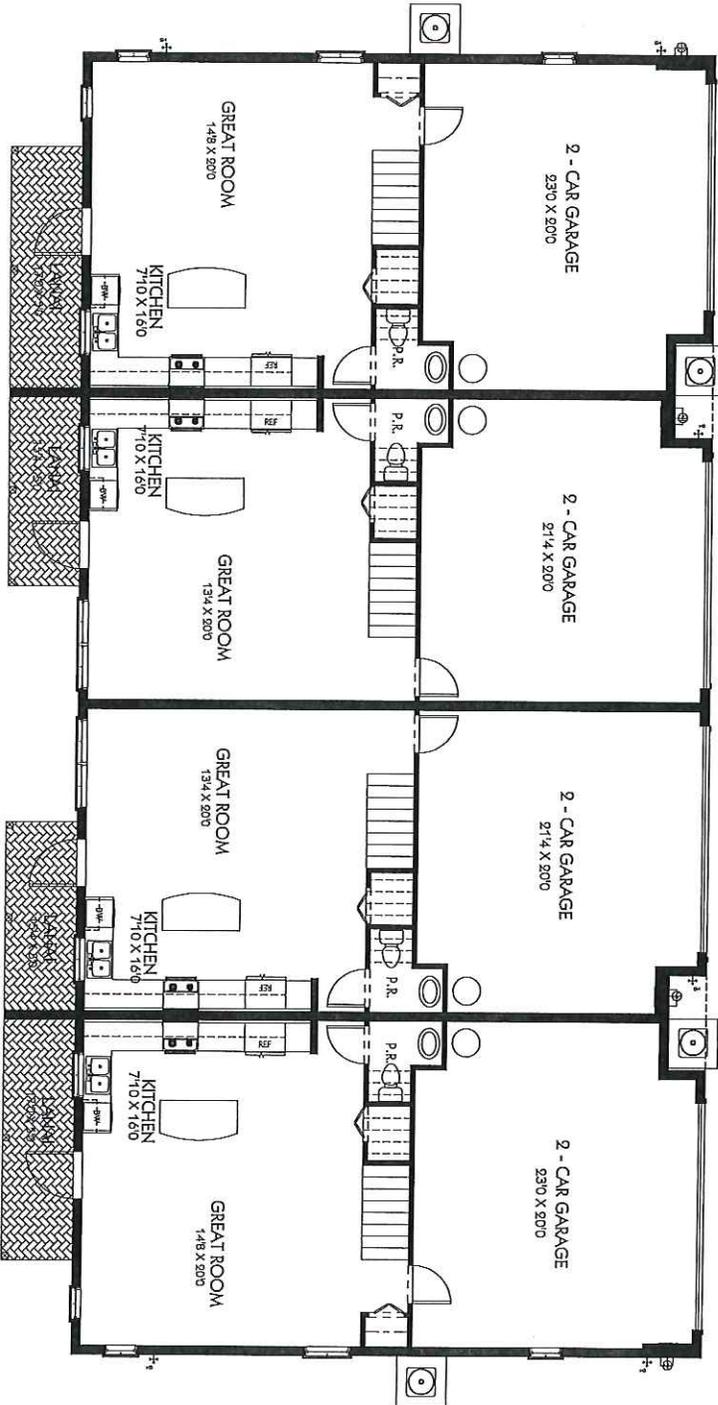


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APPROVED BY: [Name]

SHEET #
A3



1ST FLOOR PLAN
1/8" = 1'-0"

Duval
PLAN 'A'
A/C AREA 1,634 S.F.
TOTAL AREA 2,200 S.F.

Mallory
PLAN 'C'
A/C AREA 1,497 S.F.
TOTAL AREA 2,003 S.F.

Mallory
PLAN 'C'
A/C AREA 1,497 S.F.
TOTAL AREA 2,003 S.F.

Duval
PLAN 'A'
A/C AREA 1,634 S.F.
TOTAL AREA 2,200 S.F.

DATE: 12/08/10
SCALE: 1/8" = 1'-0"
SHEET: A1

FLOOR PLANS

PROJECT INFORMATION

LUCENTE
LAKEWORTH, FLORIDA

SHEET INFORMATION

4-UNIT
A-C-C-A

CLIENT INFORMATION

KENNEDYHOMES, LLC

6400 CONGRESS AVE
SUITE 200
BOCA RATON, FL 33451

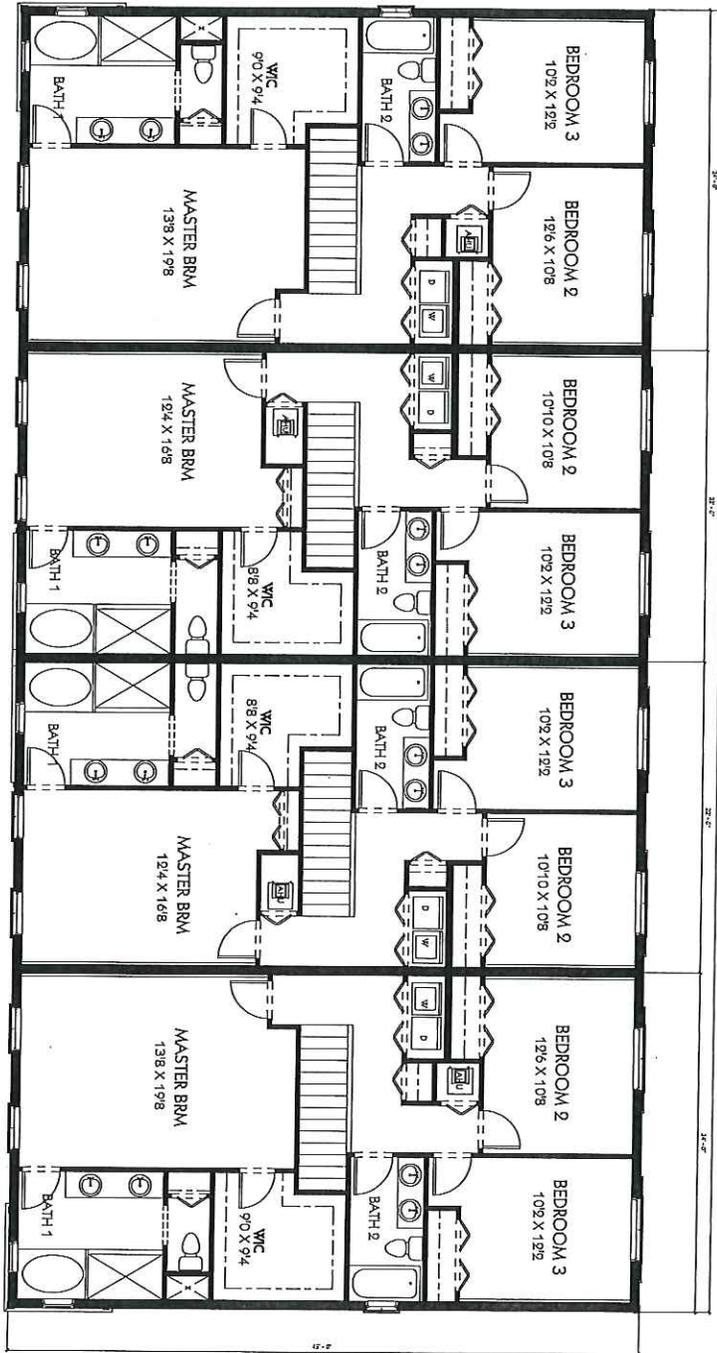


DATE: 12/08/10
SCALE: 1/8" = 1'-0"
SHEET: A1

12/08/10
Checked
Author

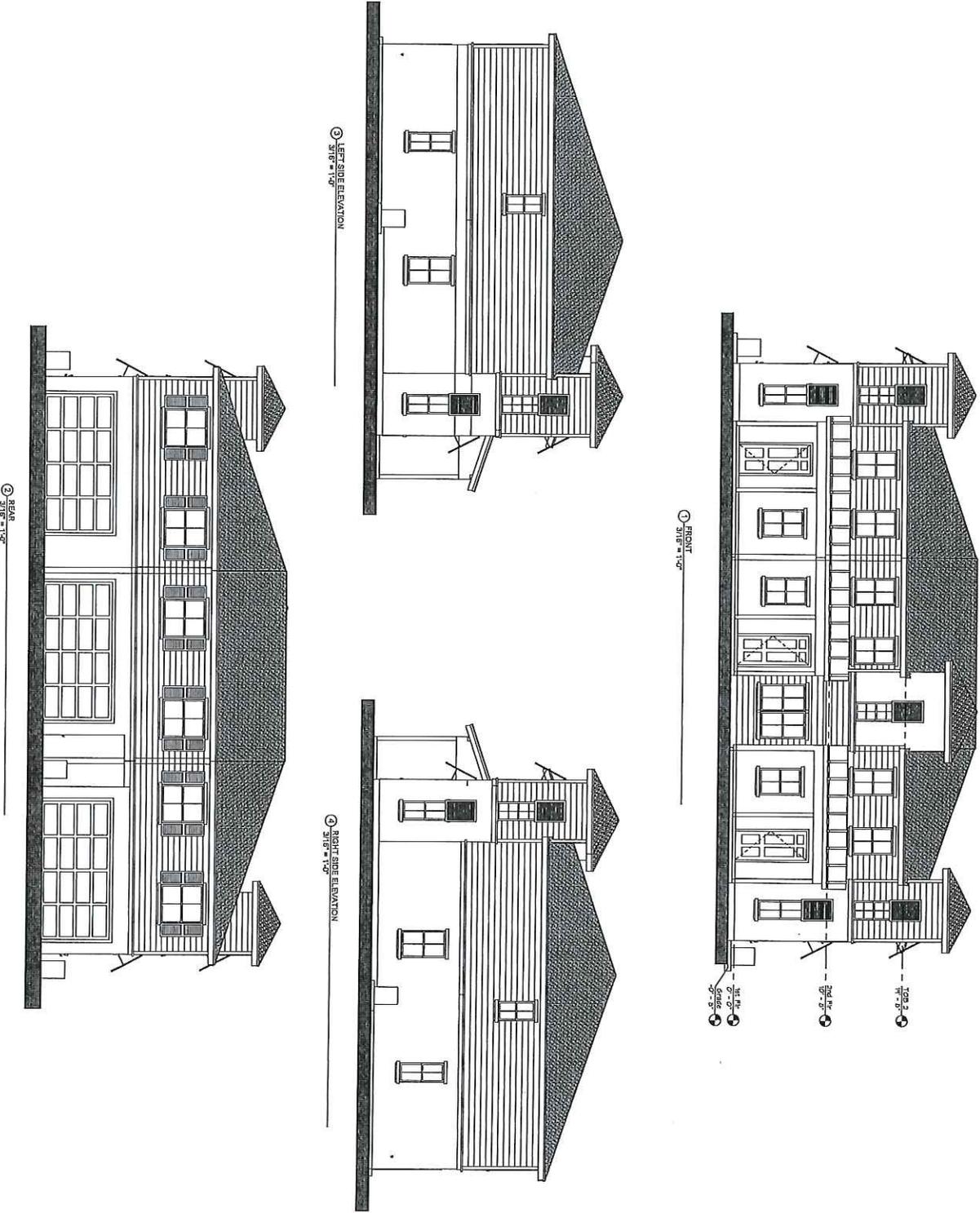
SHEET #

A1



2nd Fl.
1/16" = 1'-0"

<p>SHEET # A2</p>	<p>CLIENT INFORMATION KENNEDYHOMES, LLC 6400 CONGRESS AVE SUITE 250 BOCA RATON, FL 33431</p>	<p>2ND FLOOR PLAN</p>	
		<p>PROJECT INFORMATION LUCENTE LAKEWORTH, FLORIDA</p>	<p>SHEET INFORMATION 4-UNIT A-C-C-A</p>
<p>DATE 08/24/14</p> <p>CHECKER Author</p>	<p>DESIGNED BY Author</p>	<p>SCALE 1/16" = 1'-0"</p>	<p>PROJECT NO. 14-00000000</p>



1 FRONT
SITE #102

3 LEFT SIDE ELEVATION
SITE #102

4 RIGHT SIDE ELEVATION
SITE #102

2 REAR
SITE #102

DATE: 01/21/14
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

ELEVATIONS

PROJECT INFORMATION

LUCENTE
LAKEWORTH, FLORIDA

SHEET INFORMATION

3-UNIT
D-C-D

CLIENT INFORMATION

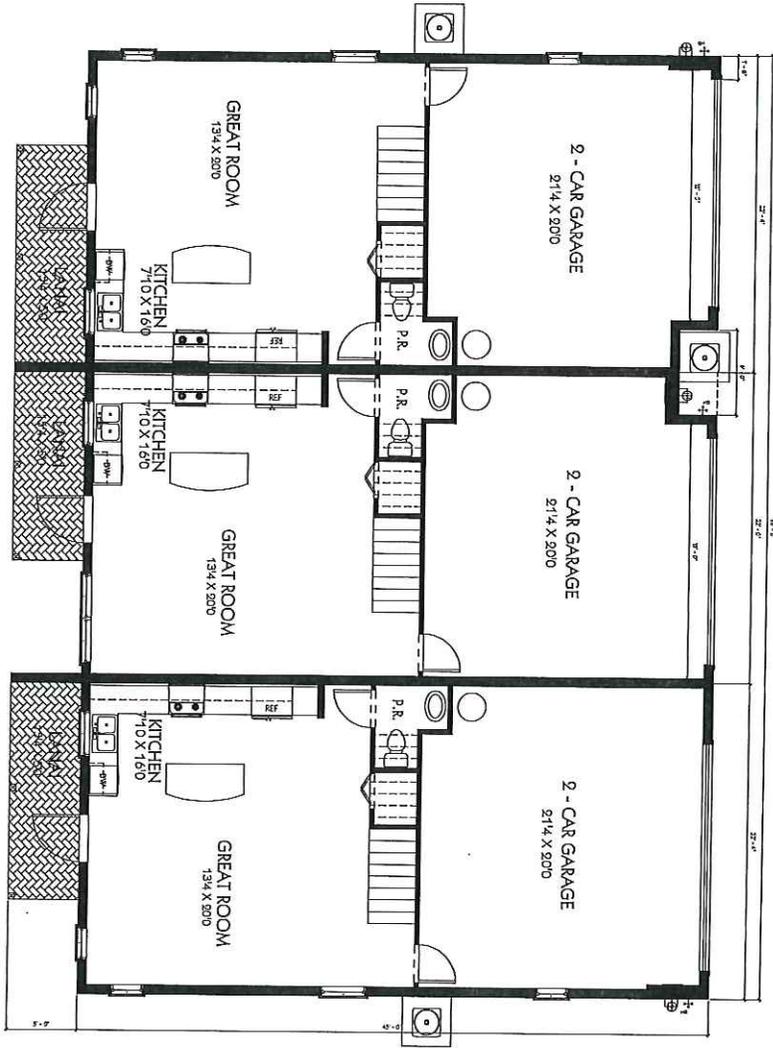
KENNEDYHOMES, LLC

6400 GORING AVENUE
SUITE 250
BOCA RATON, FL 33491



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APPROVED BY	[Name]

SHEET #
A3



① 1ST FLOOR PLAN
7/6" = 1'-0"

Hemingway

PLAN 'D'
A/C AREA 1,519 S.F.
TOTAL AREA 2,041 S.F.

Mallory

PLAN 'C'
A/C AREA 1,497 S.F.
TOTAL AREA 2,003 S.F.

Hemingway

PLAN 'D'
A/C AREA 1,519 S.F.
TOTAL AREA 2,048 S.F.

FLOOR PLANS

PROJECT INFORMATION

LUCENTE
LAKEWORTH, FLORIDA

SHEET INFORMATION

**3-UNIT
D-C-D**

CLIENT INFORMATION

KENNEDYHOMES, LLC

6400 CONGRESS AVE
SUITE 230
BOCA RATON, FL 33431

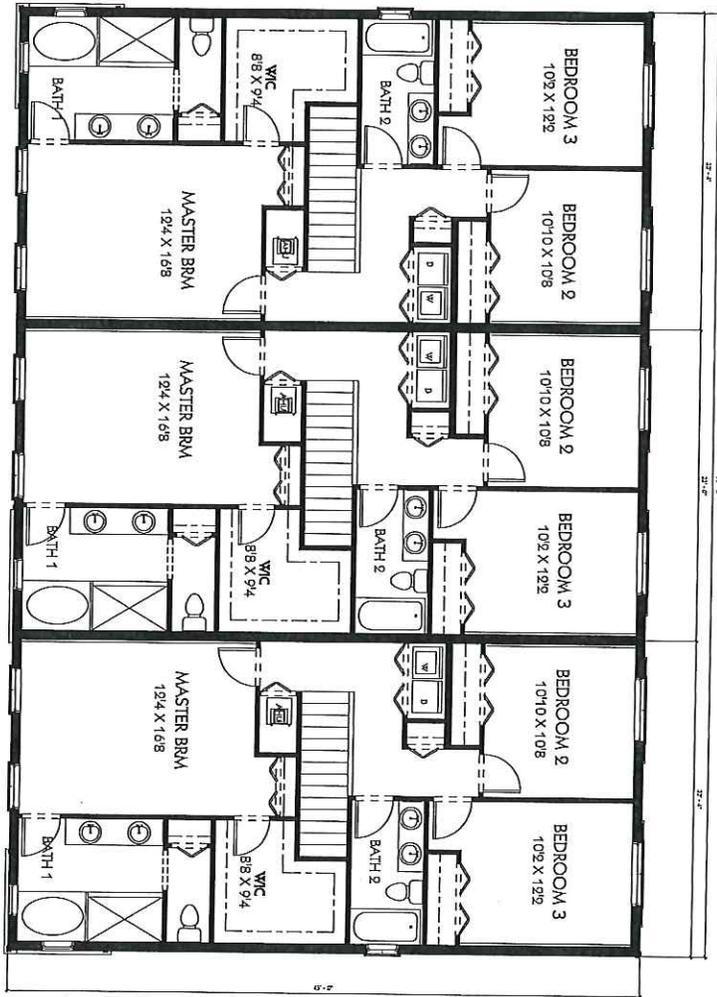


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AUTHOR: [Signature]

A1



① 2nd Fl.
1/16" = 1'-0"

SHEET # A2	DATE: 09/24/14 CHECKER: AUTHOR:	TITLE: 2ND FL.	CLIENT INFORMATION KENNEDYHOMES, LLC 6400 CONGRESS AVE SUITE 230 BOCA RATON, FL 33431	2ND FLOOR PLAN	
				PROJECT INFORMATION LUCENTE LAKEWORTH, FLORIDA	SHEET INFORMATION 3-UNIT D-C-D

