

**LAKE WORTH**  
**COMMUNITY REDEVELOPMENT AGENCY**  
 29 SOUTH J STREET  
 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:** Joan C. Oliva, Executive Director

**DATE:** January 26, 2016

**SUBJECT:** Site Plan Approval for West Village

### EXPLANATION:

In April 2015, the Board approved a conceptual site plan and development proposal for 110 N F Street (**Exhibit "A"**). Neighborhood Renaissance (NR) and the CRA executed a Memorandum of Understanding (MOU) in April 2014 in preparation for the development of an NSP-funded project, West Village. A development agreement was executed by both parties in August of 2015 and amended in December 2015. In Section 2.4 of the Agreement, it states:

*"Site Plan" means the plans pertaining to the overall building design and general placement of same on the Premises, the initial version of which is contained in the Proposal which attached hereto as **Exhibit "B"** subject to changes as may be required by NRI and/or permitting agencies. The CRA shall be entitled to review all revisions to the Site Plan. The CRA's approval shall be required for any material revisions to the Site Plan. Material Revisions include changes to the numbers of units, square footage of commercial space, changes to the exterior façade, and relocation of parking or buildings on the Premises.*

*Also Section 3.1 states the following:* The Property shall be developed in substantial conformance to the Site Plan contained within the Proposal, which is attached hereto as **Exhibit "B"**, and contain the following elements ("Specifications"):

- Up to eleven (11) residential live/work units for sale to
- Up to 3000 sq. ft. of commercial space;
- Garages for unit owners, and parking areas for visitors;
- The development must include green building elements including, but not limited to, Energy Star Appliances, ceiling fans, tile floors, drought tolerant landscaping and any additional elements, making the project eligible to meet Florida Green Building Standards. Once complete the project will be Florida Green Building Coalition certified.

As a partner in the development of West Village, the CRA is contributing the land and an additional \$700K to help defray development costs. The \$700K in NSP funds will be used to pay for impact fees, permit fees, water and sewer connections and other necessary fees and infrastructure costs such as recording and closing costs, engineering and architectural fees, the bond application, utility relocation and other fees that all constitute NSP-2 eligible expenses.

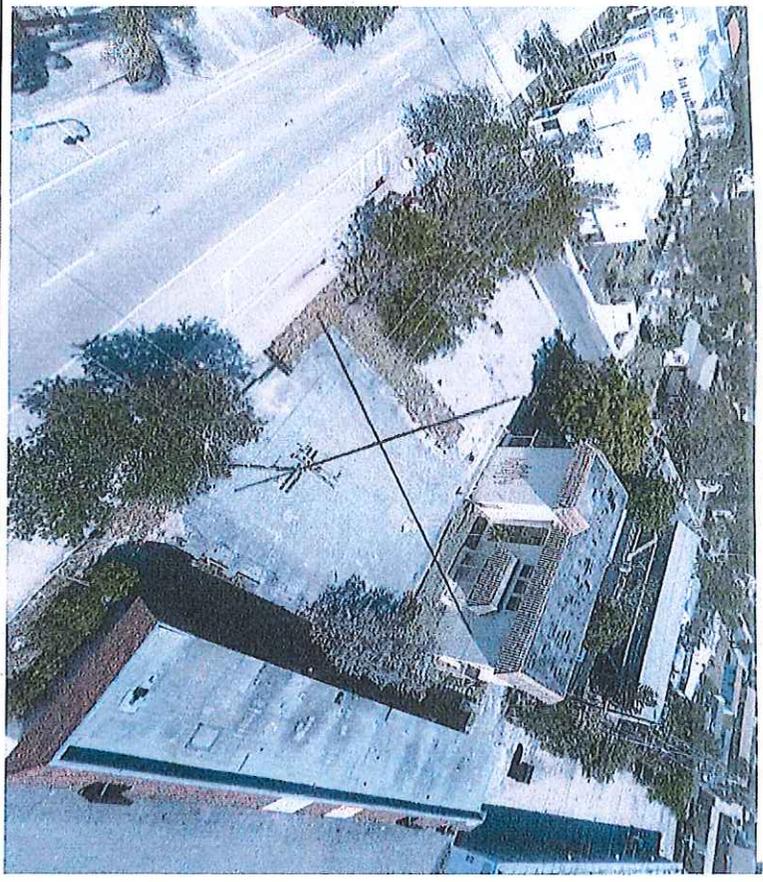
Staff is in favor of the newly designed Plan and will continue to work closely with Neighborhood Renaissance to ensure the development receives the required approvals and is developed within the approved time frame. A copy of the revised site plan and project summary are attached as **Exhibit "C"** for the Boards review and approval.

**REQUEST:**

Staff requests the Board approve the Site Plan for West Village.



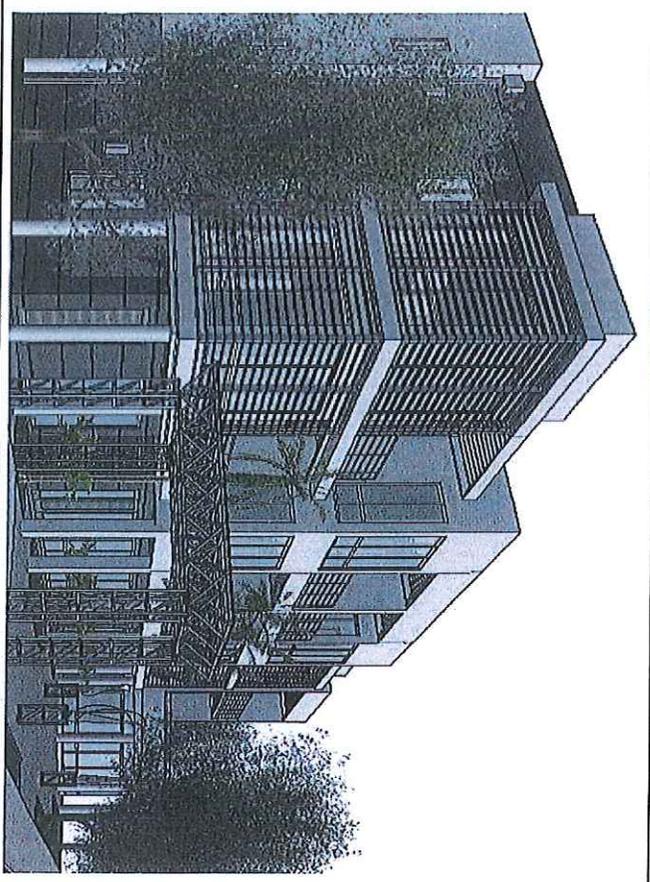
Existing site to be cleared – Arts Lofts Phase 1 in background on left



New 8 unit affordable Arts Lofts with outdoor stage and sculpture garden



**EXHIBIT "B"**





<p>    <b>A106</b> </p>	<p> <small>           PROJECT NO. _____            DATE: 02/11/16            CHD: _____            CSD: _____         </small> </p>	<p style="text-align: center;"> <b>LAKE WORTH - CRA</b>  <small>LAKE WORTH, FL</small>  <b>LAKE WORTH - CRA</b> </p>	<p>    <b>jp architectural design, inc.</b>  <small>6530 NE 21 Road - Fort Lauderdale, Florida 33308</small>  <small>phone: (954) 609-1980 email: <a href="mailto:jpm@jpadi.com">jpm@jpadi.com</a></small>  <small><a href="http://www.jpadi.com">www.jpadi.com</a></small> </p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> <small>LICENSE NO. 1234</small> </p>
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EXHIBIT "C"



Project #: 15035  
Schematic Design

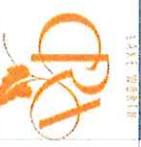
West Village Art Lofts  
Lake Worth, FL  
January 22, 2016





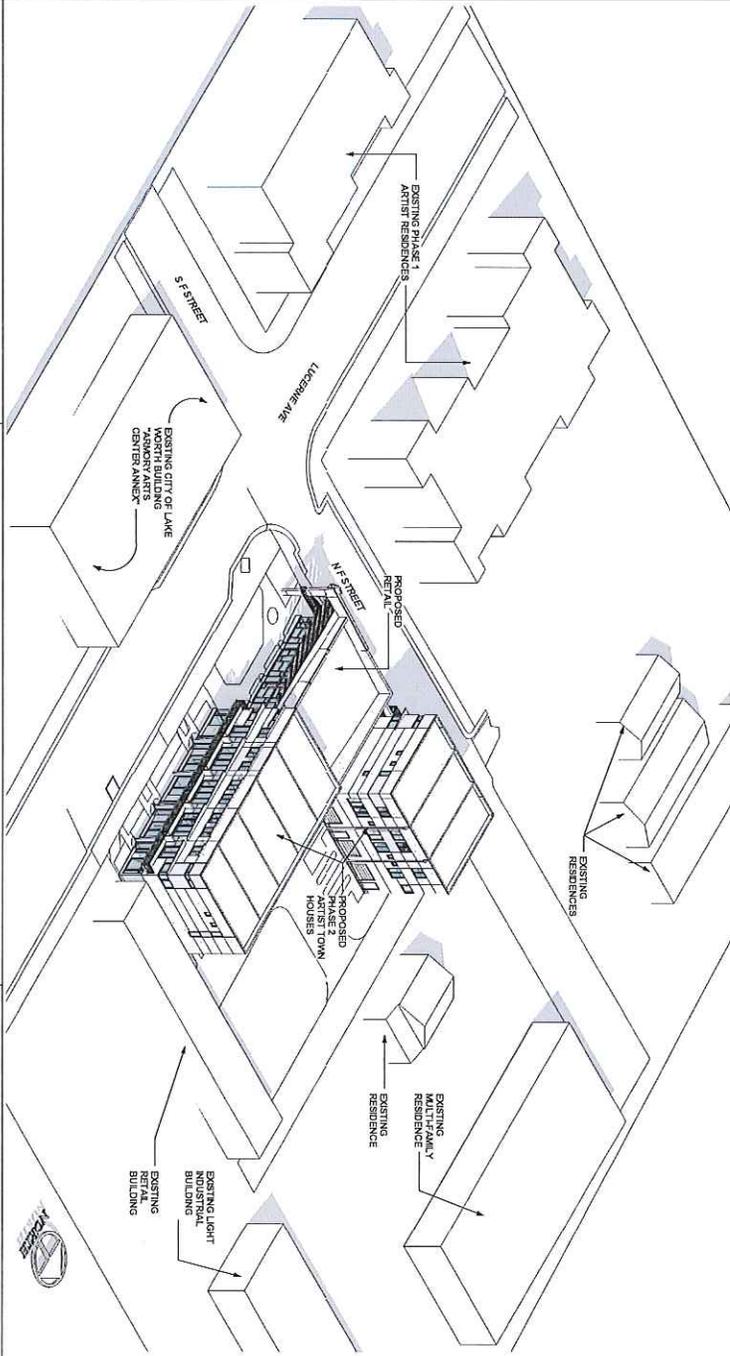
Project #: 15035  
Schematic Design

West Village Art Lofts  
Lake Worth, FL  
January 22, 2016



# WEST VILLAGE ART LOFTS

110 North "P" Street Lake Worth, FL 33460



Schematic Design  
JANUARY 18, 2016



**OWNER'S NAME**  
LAKELAND, FLA.  
23 South Street, Suite 1  
Lake Worth, FL 33460  
REGENTHOOD RENAISSANCE, INC.  
300 Dunhill Street, West Palm Beach, FL 33401  
Phone: 561-855-2111 Fax: 561-855-5548

**ARCHITECT**  
REC ARCHITECTS - INTERIORS - PLANNERS, INC.  
Rick Gonzalez, AIA, President  
300 Dunhill Street, West Palm Beach, FL 33401  
Phone: 561-855-2111 Fax: 561-855-5548

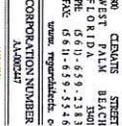
**CONSULTANTS**

**Sheet List - Presentation**

Sheet Number	Sheet Name
REC-01	Site Plan
REC-02	Site Plan
REC-03	Site Plan
REC-04	Site Plan
REC-05	Site Plan
REC-06	Site Plan
REC-07	Site Plan
REC-08	Site Plan
REC-09	Site Plan
REC-10	Site Plan
REC-11	Site Plan
REC-12	Site Plan
REC-13	Site Plan
REC-14	Site Plan
REC-15	Site Plan
REC-16	Site Plan
REC-17	Site Plan
REC-18	Site Plan
REC-19	Site Plan
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REC-39	Site Plan
REC-40	Site Plan
REC-41	Site Plan
REC-42	Site Plan
REC-43	Site Plan
REC-44	Site Plan
REC-45	Site Plan
REC-46	Site Plan
REC-47	Site Plan
REC-48	Site Plan
REC-49	Site Plan
REC-50	Site Plan



EST. 1988  
RICK GONZALEZ, AIA  
PRESIDENT  
WEST PALM BEACH  
FLORIDA 33401  
PH: 561-855-2111  
FAX: 561-855-5548  
www.regenthood.com  
CORPORATION NUMBER  
AA00047



110 North "P" Street  
Lake Worth, FL 33460

West Village Art  
Lofts

NO. DATE DESCRIPTION  
A/ 1/18/16  
**PROGRESS**

DATE: 01/20/2016  
SCALE: NTS  
DRAWN: RWDG  
CHECKED: DEREG  
REC #: 1985

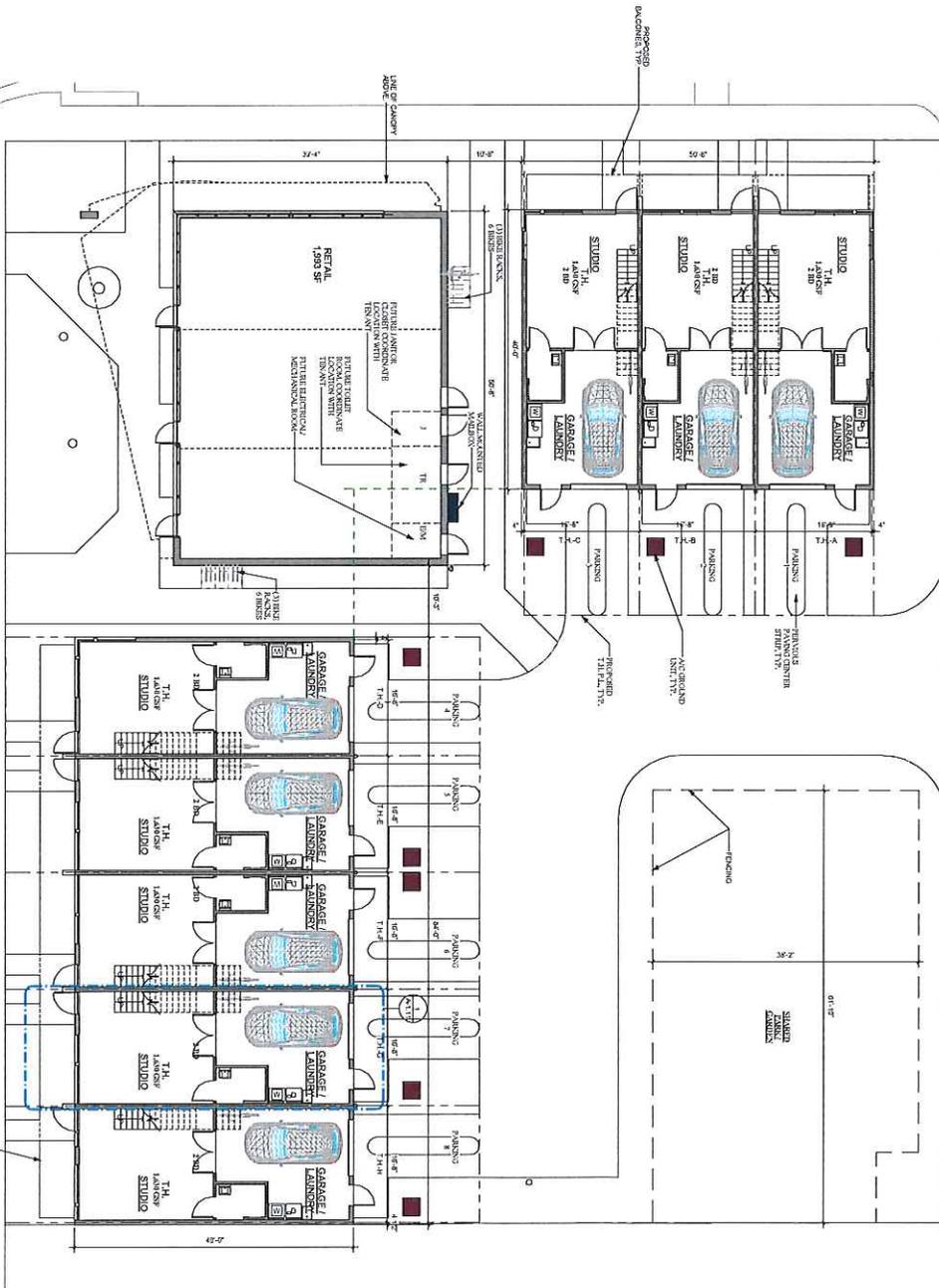
COVER SHEET

A-0



### FLOOR PLAN LEGEND

	EASEMENT		WALL ASSEMBLY
	WOOD LAY IN AND/OR LAYER SHIFT		WOOD FLOORING
	PROPERTY LINE		TILE
	CONCRETE		PROPERTY LINE
	RAIN COLLECTOR		MECHANICAL
	SLOPE		MASONRY
	RAIN COLLECTOR		INCLUDED ON AS-BUILT FLOOR
	SLOPE		MASONRY



1 Overall Plan - Retail & Studio Level  
1/8" = 1'-0"



**REG**  
ARTISTS  
INTERIORS  
INCORPORATED

EST. 1988

RON GONZALEZ, AIA  
110 North 7th Street  
100 Clematis Street  
West Palm Beach  
Florida 33401  
PH: (561) 455-2383  
FAX: (561) 458-3548  
www.reginteriors.com

CORPORATION NUMBER  
AA 0002437  
DATE 08/08/11

110 North 7th Street  
West Palm Beach, FL 33401

**West Village Art Lofts**

Neighborhood  
Residential

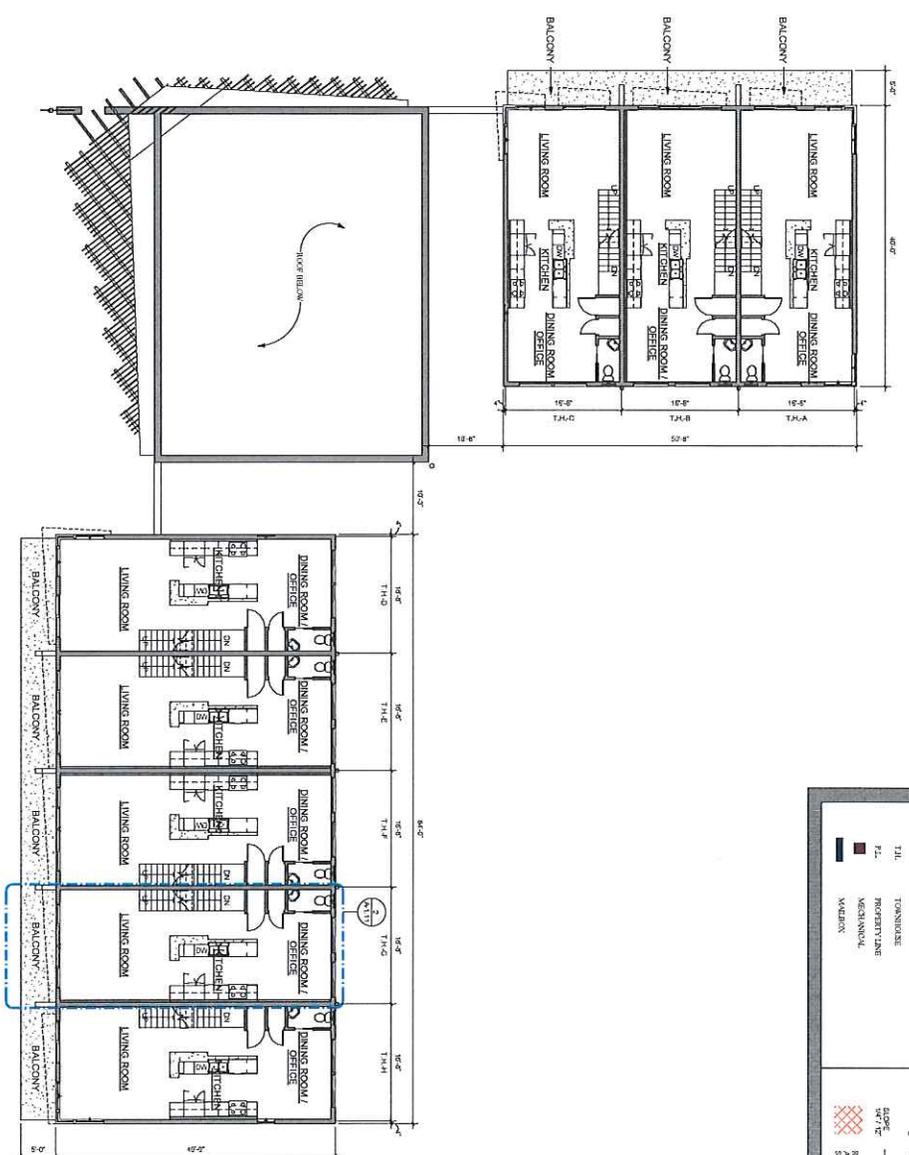
1441 08/08/11

NO.	DATE	DESCRIPTION
		<b>PROGRESS</b>
1	01-24-2016	
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNER: DEBNA  
DATE: 1/25/15

Overall Retail & Studio Level Plan  
SHEETKIT DESIGN  
A-1.1

02 - Overall Plan - Living Level



### FLOOR PLAN LEGEND

	EXHAUST		PROPERTY LINE
	BROOD LAY FIBER AND/OR LAMIN SHEETS		TILE
	WOOD ASSEMBLY		TONGUE & GROOVE
	WOOD FLOORING		PROPERTY LINE
	MECHANICAL		MECHANICAL
	MECHANICAL		MECHANICAL
	MECHANICAL		MECHANICAL



NO.	DATE	DESCRIPTION
1	01/20/2018	PRELIMINARY
2	01/20/2018	REVISED
3	01/20/2018	REVISED
4	01/20/2018	REVISED
5	01/20/2018	REVISED
6	01/20/2018	REVISED
7	01/20/2018	REVISED
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99	01/20/2018	REVISED
100	01/20/2018	REVISED

Overall Living Level Plan  
A-12

110 North T Street  
Lakewood, FL 33469

West Village  
Art Lofts

REG  
ESTABLISHED 1988  
ARCHITECTS  
INTERIORS  
CORPORATED

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