

115 Inlet Way

Town of Palm Beach Shores

Drainage Summary:

Existing conditions

Existing conditions were considered prior to the site being cleared. The existing land use was multifamily. The pervious and impervious areas were estimated to be 0.12 ac of pervious and 0.37 ac impervious, based on an aerial image from the County Property Appraiser. The existing soil is Pomello fine sand with a hydrological group "A" per NRCS Web Soil Survey. The site falls within FEMA flood zone X as delineated on FEMA FIRM 12099C0395G effective 12/20/2024. The site has a weighted curve of 84 and produces a runoff of 1.57 cfs as calculated in Storm wise.

Existing requirements

The design criteria for the management of stormwater quality are in accordance with the FDEP Applicant's Handbook Volume I (2024 revision) as follows. *"All stormwater treatment systems shall provide a level of treatment sufficient to accomplish the greater of the following nutrient load reduction criteria: (a) an 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project; or (b) a reduction such that the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading."*

Since the post-development condition average annual loading of nutrients does not exceed the predevelopment condition nutrient loading, 80% (TP) and 55% (TN) reduction will be required. For attenuation the post-development runoff for the 25YR-72HR storm event must be less than the existing runoff.

Proposed Stormwater Management System

A proposed stormwater system will consist of exfiltration trench installed between catch basins to provide treatment and attenuation prior to bubbling up inside the property line with the ability to positively drain to the road right-of-way. The estimated trench is 5 feet deep and 7 feet wide with a 15 inches diameter perforated pipe placed at the SHWT elevation. The length of pipe and trench were considered equal for these calculations. To achieve the required level of nutrient removal, a minimum of 240 feet of trench length is necessary as calculated using BMP Trains. The system was modeled in Storm wise using a SHWL, hydraulic conductivity, depth of aquifer and other parameters estimated using a nearby existing project and averages for the area. The results show that the maximum stage within the system for the 25YR-72HR storm event is within acceptable levels.

The post-development has a curve number of 78 and discharges 1.31 cfs which is less than the 1.57 cfs for the pre-development which is acceptable.

Drainage Conclusion

Based on preliminary calculations using assumed parameters, the water treatment and attenuation requirements for the proposed conceptual plan can be achieved utilizing exfiltration trench as the primary detention mechanism. Final calculations will be completed once site-specific geotechnical information is obtained.

Land Use, Zoning & Development Standards Summary

The following is a general summary of the land use, zoning and land development standards for the subject site.

Future Land Use Plan Designation: Multi-Family Residential & Hotel – 21 Units / Net Acre
Zoning Designation: District “B”

Below are the District “B” Land Development Regulations:

Permitted Uses:

- (1) Any use permitted in District “A”.
- (2) Multiple-family dwellings and two-family or duplex dwellings.
- (3) Accessory buildings and uses, including private garages when located on the same building site.
- (4) Group home facilities as defined in Section II must be confined to a single lot of record existing as of May 17, 1999; and must be separated from any lot located in Zoning District "A" by a minimum of three hundred fifty (350) feet and from any other lot on which another such facility is located by a minimum of five hundred (500) feet. Distance requirements shall be measured from property line to property line along the public streets.

Special Exception Uses.

Parking lots connected with a hotel located adjacent thereto or immediately across the street therefrom may be allowed as an off-site accessory use by special exception only. Application for this special exception Use may be allowed only if no property adjacent thereto is being utilized as a single-family detached dwelling unit. All standards as set forth in Section XV. Pf. 15.7. must be met.

Boarding houses and/or rooming houses, as defined at Pf. 2.7. are prohibited in this zoning district.

Building Height:

The maximum height of any building in this district that does not utilize underground/depressed parking pursuant to Pf. 12.6 to contain all required parking for residents of the structure shall be twenty-nine (29) feet and the top of the beam shall not exceed twenty-four (24) feet measured from the grade elevation.

The maximum height of any building in this district that utilizes underground/depressed parking pursuant to Pf. 12.6 to contain all required parking for residents of the structure shall be thirty (30) feet and the top of the beam shall not exceed twenty-five (25) feet measured from the grade elevation

No building shall have more than two (2) stories.

The maximum height of any accessory building in this district shall be fifteen (15) feet

No roof structures shall be permitted above the applicable height limit except as set forth herein. Working chimneys shall be allowed to exceed the maximum permitted height but shall not be greater in height than required for compliance with any other applicable code.

The minimum roof pitch shall be 4/12 and maximum roof pitch shall be 12/12. All structures with a flat roof shall also contain a visible roof pitch along the roof perimeter in order to conceal the flat roof.

Building Site Area:

The minimum building site area shall be one (1) platted lot. The maximum building site area shall be two (2) adjoining platted lots as set out on the plat of Palm Beach Shores, as amended.

Maximum Lot Coverage; Lot Coverage Calculation:

Lot coverage. The maximum percentage of coverage of a lot by buildings as set forth in Pf. 2.13., including all accessory buildings and garages that are not underground or depressed shall be forty (40) percent for one (1) story buildings and thirty-six (36) percent for two (2) story buildings. However, any two-story building that utilizes underground/depressed parking pursuant to Pf. 12.6, or a combination of underground/depressed parking pursuant to Pf. 12.6 and surface level enclosed private garage parking, to contain all required parking for residents of the structure, and that contains dwelling units with a minimum floor area of one thousand seven hundred (1,700) square feet, may increase its maximum percentage of coverage of a lot by buildings to forty-five (45) percent.

District specific calculation requirements. A maximum square footage equal to seven (7) percent of the floor area total per dwelling unit may be utilized as uncovered cantilevered balconies above the first floor, or as uninhabitable architectural features on any floor projecting beyond the exterior face of exterior walls or supporting columns without being included in the calculation for lot coverage, up to a maximum dwelling unit size of two thousand (2,000) square feet.

Dwelling Unit Density:

Maximum dwelling unit density shall not be greater than twenty-one (21) units per acre. In the calculation of number of dwelling units permitted on a specific lot, determination shall be made by dividing the total square footage of the lot by a factor of 2074.28. A remaining fraction of one-half or greater shall entitle the developer to one additional dwelling unit, but there shall be no additional entitlement for a remaining fraction of less than one-half.

Front Yard:

There shall be a front yard not less than fifteen (15) feet in depth. No building or part of a building hereinafter erected or structurally altered shall project beyond the front building line except architectural features as set forth at Pf. 6.8.1 and eaves, which may project two (2) feet beyond this line. Parking on the adjacent street is strictly prohibited as set forth in section 70-52 of the Town Code. Additionally, parking in the adjacent ten (10) foot strip of Town property shall be prohibited as set forth in Pf. 6.9 below.

Rear Yard:

There shall be a rear yard not less than fifteen (15) feet in depth. No building or any part of a building shall project beyond the rear building line, except architectural features as set forth at Pf. 6.8.1 and eaves, which may project two (2) feet beyond the rear building line.

Side Yard

On both sides of every building site there shall be a side yard having a minimum width of ten (10) feet, except on corner lots where the side yard along the outer side lot lines shall have a minimum width of fifteen (15) feet. Width of the side yards shall be measured at right angles to the side lines. No building or part of a building shall project beyond the side building lines except architectural features as set forth at Pf. 6.8.1 and eaves, which may project a maximum of two (2) feet beyond this line.

Any two story building that utilizes underground/depressed parking pursuant to Pf. 12.6, or a combination of underground/depressed parking pursuant to Pf. 12.6 and surface level enclosed private garage parking, to contain all required parking for residents of the structure, and that contains dwelling units with a minimum floor area of one thousand seven hundred (1,700) square feet, may reduce the side yard setback abutting either Lake Avenue or Ocean Avenue by a maximum of five (5) feet when a licensed engineer has certified in writing that such setback reduction is needed to accommodate vehicle access from the front of the property into a rear entry depressed parking level. The engineers' report shall address the use of the depressed parking level, the access to same from the rear of the building and the necessity of adequate turning radii for vehicle ingress from and egress to the front of the property. Parking on the adjacent street (Lake Avenue or Ocean Avenue) is strictly prohibited as set forth in section 70-52 of the Town Code. Additionally, parking in the ten-foot strip of Town property adjacent to Lake Avenue or Ocean Avenue shall be prohibited as set forth in Pf. 6.9 below.

Town Property:

The ten-foot strip of Town property on both sides of the streets may be used by the owner of the abutting property with the same restrictions as to use for front yards in this district; provided, however, that no fences, walls, or other structures above or below ground may be placed in this ten-foot strip of Town property. Pavement for driveways and parking area approaches (including driveway pavers subject to the requirements of subsection (c) below) may be placed in this ten-foot strip, which may also be used for temporary parking but may not be counted as a part of the required minimum off-street parking area. If, in the future, this ten-foot strip shall be needed by the Town for any purpose, any improvement placed in this area may be removed by the Town without liability to the Town.

Except as hereinafter permitted, parking in this ten-foot strip is prohibited, unless within the permitted driveway and parking area approach located in this ten-foot strip as permitted in subsection (a), above.

Lots that have, as of the adoption of the ordinance from which this section is derived, a parking area adjacent to the street within this ten-foot strip may continue to use said parking area, subject to the provisions of this section. However, no double parking shall be permitted thereon (see also section 70-32(4) of this Code), and no alteration of any such parking areas shall be permitted, except that such parking areas may be improved by replacing existing asphalt or concrete with driveway pavers, or otherwise as required by law or ordinance.

To install pavers within the ten-foot Town strip, a limited agreement for construction in road right-of-way must be executed by both the property owner and the Town and recorded in the public records. Such agreement shall be executed and recorded prior to building permit issuance.

The parking areas to which subsection (c) above applies, shall terminate and such parking areas shall be removed and replaced with approved pavement for driveways and parking area approaches, and landscaping pursuant to chapter 78, vegetation, at the lot owner's expense, in accordance with the occurrences set forth at Pf. 5.98.d.1. through 4. for any property whose principal building is a single-family structure; and upon the construction of a new principal (meaning non-accessory) building or upon a change in use for all other properties

In order to provide all current lot owners, and any other parties who have or may acquire an interest in property in District "B" with proper notice of these regulations, the Town shall provide each current lot owner in District "B", as listed in the Tax Collector's Office for tax notices, with written notice of same, and shall record a copy of this ordinance in the Public Records of Palm Beach County, Florida.

Easement Use:

Any improvement in the area placed in the area of the utility easement shall be so arranged that it permits unhindered access to utility installations in this area. Such improvements in the area may, if necessary for repair, maintenance and service of utility installations, be removed by the utility company without any liability to said company.

Off-Street Parking.

Multiple-family residences shall have a minimum of one and one-quarter ($1\frac{1}{4}$) off-street parking spaces for each hotel and motel room, one bedroom or efficiency apartment. One and one-half ($1\frac{1}{2}$) parking spaces for two-bedroom apartments and one-half ($\frac{1}{2}$) space for each additional bedroom. Off-street parking spaces shall be paved and marked with a minimum size of nine by twenty (9×20) feet and so arranged that any vehicle may be parked and removed without moving any other vehicle. Parking area and arrangement of spaces shall be shown on the original building plans submitted to the Planning and Zoning Board. The ten-foot strip of Town property may be paved for driveways and parking area approaches and used for temporary parking but may not be counted as a part of the required minimum off-street parking area.

No parking is permitted in any yard area except in approved parking spaces, and except as allowed by the Town Code at chapter 70, traffic and vehicles.

For all residences built in this district off-street parking spaces shall be provided for a minimum of two (2) automobiles. Such spaces may only be in a private garage, carport, or other paved area or a combination of such facilities.

No parking is permitted in any yard area except in approved parking spaces, and except as allowed by the Town Code at chapter 70, traffic and vehicles.

Restrictions for All Zoning Districts:

No building or structure shall hereafter be erected or altered in any manner contrary to the provisions of this Zoning Code, and especially but without limitation thereto:

To exceed height, bulk, or floor area.

To provide a greater number of dwelling units per lot or parcel.

To provide less lot area per dwelling unit or to occupy a smaller lot; or

To occupy a greater percentage of lot area.

Or to provide narrower or smaller yards, courts, or other open spaces.

Or lesser separation between buildings or structures or portions of buildings or structures.

Grade Elevations:

Generally, the grade elevation of any building site at the building foundation, and to a minimum distance of two (2) feet from the foundation outwards, shall be a minimum of one and one-half (1½) feet and a maximum of two (2) feet above the mean elevation of the crown of the adjacent street or streets, except that in the event of construction of an addition to a single-story structure located in Zoning District A which contains no portion of the parcel located in a Special Flood Hazard Area, an area not to exceed fifty percent (50%) of the square footage of the existing structure shall be allowed to be constructed to match the existing grade elevation.

However, for any single story structure in Zoning District B, C or D that utilizes underground/depressed parking pursuant to Pf. 12.6 to contain all required parking for residents of the structure, the grade elevation at the building foundation, and to a minimum distance of two (2) feet from the foundation outwards, may be increased to a maximum of three (3) feet above the mean elevation of the crown of the adjacent street or streets.

For any multiple story structure in Zoning District B, C or D that utilizes underground/depressed parking pursuant to Pf. 12.6 to contain all required parking for residents of the structure, the grade elevation at the building foundation, and to a minimum distance of two (2) feet from the foundation outwards, must be three (3) feet above the mean elevation of the crown of the adjacent street or streets. All ingress and egress ways for the underground/depressed parking level shall retain the grade slope to the greatest extent possible. Where it is necessary to facilitate the underground/depressed parking level, retaining walls may be utilized to comply with grade elevation requirements, however, the use of any such retaining wall must be specifically approved by the Planning and Zoning Board as part of the site plan review process.

The elevation of the finished first floor of any building shall be a minimum of one-half (½) feet and a maximum of one and one-half (1½) feet above the highest grade elevation of the building site or no less than the 100-year flood level, whichever is the highest, except that in the event of construction of an addition to a single-story structure located in Zoning District A which contains no portion of the parcel located in a Special Flood Hazard Area, an area not to exceed fifty percent (50%) of the square footage of the existing structure shall be allowed to be constructed to match the existing finished first floor. However, for any multiple story structure in Zoning District B, C or D that utilizes underground/depressed parking pursuant to Pf. 12.6 to contain all required parking for residents of the structure.

The elevation of the finished first floor of the building shall be no higher than seven (7) feet above the mean elevation of the crown of the street at the front of the lot. All ingress and egress ways for the first floor shall be set at or between the grade elevation at the building foundation, and the elevation of the finished first floor.

At the boundary lines, the building site shall be graded to a reasonable match with abutting properties. The balance of the building site, including all surface parking areas, shall be graded from the high level located two (2) feet outward from the building foundation to the low levels at the boundary lines, with a continuous gradual slope.

Summary:

It is strongly recommended to comply with the minimum and maximum development standards for this project to achieve success. Requesting any variances, waivers and deviation to the Land Development Code is strongly discouraged.

115 Inlet Way Town of Palm Beach Shores

Location Aerial



115 Inlet Way Town of Palm Beach Shores Street View

North View from Inlet Way (South Elevation)



East View of Inlet Way



West View of Inlet Way



CFN 20240058504
OR BK 34840 PG 1861
RECORDED 2/21/2024 1:12 PM
AMT: \$5,150,000.00
DEED DOC \$36,050.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1861 - 1862; (2pgs)

This Instrument Prepared by:

Mendy Lieberman, Esq.
20801 Biscayne Blvd., Suite 304
Miami, Florida 33180
Our File No.: 3301.112

and Return to:

Southcastern Title Company LLC
3363 Sunny Isles Blvd., Suite 801
North Miami Beach, FL 33160

Property Appraisers Parcel Identification (Folio) Number: 54-43-42-27-04-000-0030.

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the day of February, 2024 by **115 Inlet, LLC a Florida limited liability company**, whose post office address is 331 Rutledge St., #208, Brooklyn, NY 112, herein called the Grantor, to **AMASS GROUP INC., a Florida corporation**, whose post office address is **115 Inlet Way, Palm Beach Shores, FL 33404**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a Limited Liability Corporation)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Palm Beach County, State of Florida, viz.:

**Lots 3 and 4, Palm Beach Shores, according to the Plat thereof, recorded in Plat Book 23, Page(s) 29, of the Public Records of Palm Beach County, Florida.
Address: 115 Inlet Way, Palm Beach Shores, FL 33404**

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

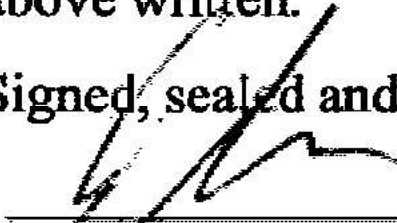
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

Continued next page

IN WITNESS WHEREOF, the said Gra
above written.

Signed, sealed and delivered in the presenc



Witness #1 Signature



Witness #1 Printed Name

283 Skillman st. #2 Brooklyn

Witness #1 Address



Witness #2 Signature

JOSEPH WESS

Witness #2 Printed Name

48 GARDEN TER

Witness #2 Address

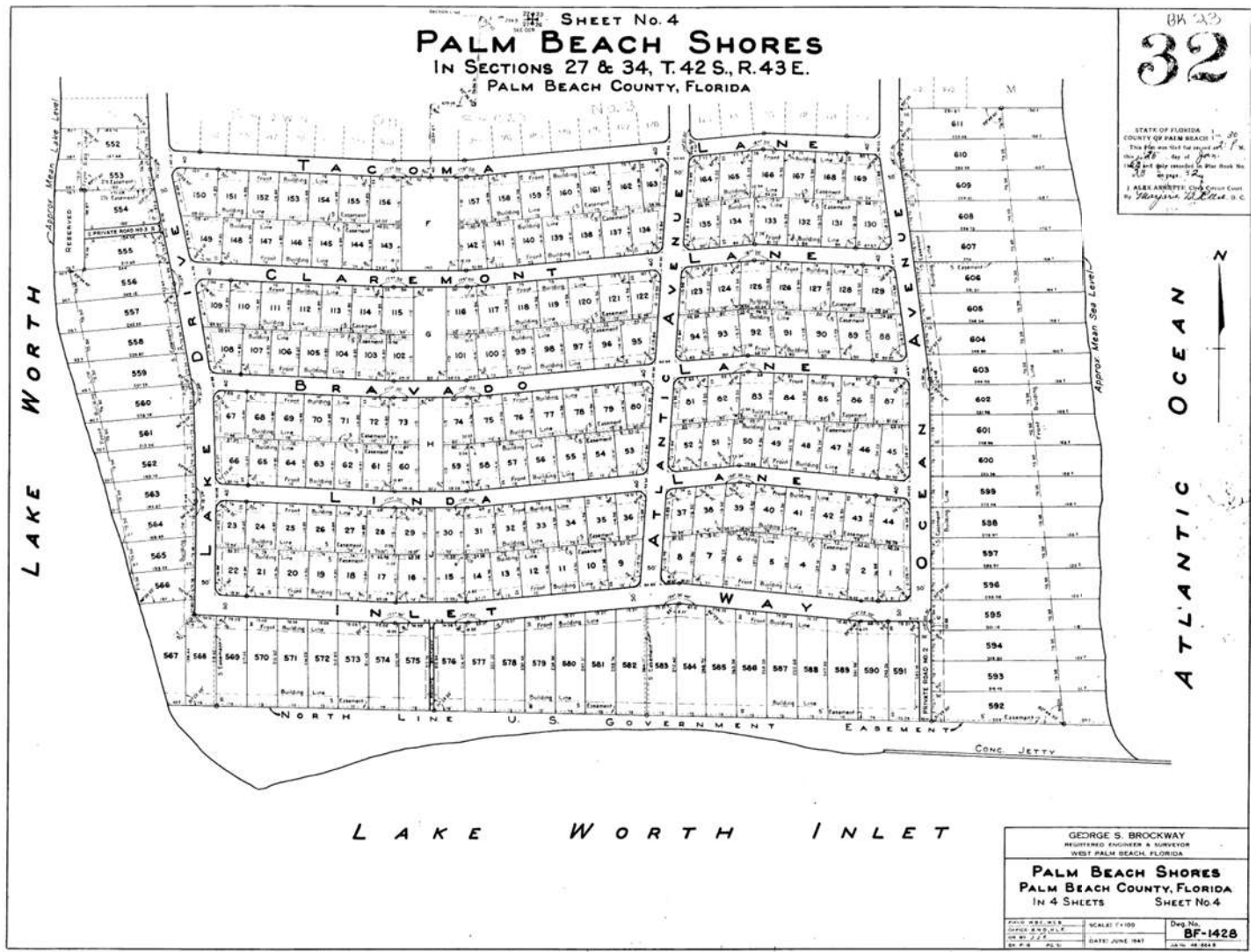
State of FL
County of Polk

The foregoing instrument was acknowledged by Mendlovic, Manager of 115 Inlet, LLC a Florida Limited Liability Company, in my presence or online notarization and has been duly executed.

SEAL

My Commission Expires:

115 Inlet Way Town of Palm Beach Shores Plat Map Plat Book 23, Page 29-32



Property Detail

Location Address : 115 INLET WAY
Municipality : PALM BEACH SHORES
Parcel Control Number : 54-43-42-27-04-000-0030
Subdivision : PALM BEACH SHORES IN PB 23 PGS 29 TO 32 INC
Official Records Book/Page : 34840 / 1861
Sale Date : 02/08/2024
Legal Description : PALM BEACH SHORES LTS 3 & 4

Owner Information

Owner(s)	Mailing Address
AMASS GROUP INC	115 INLET WAY RIVIERA BEACH FL 33404 6213

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/08/2024	\$5,150,000	34840 / 01861	WARRANTY DEED	AMASS GROUP INC
03/10/2022	\$4,280,000	33443 / 01907	WARRANTY DEED	115 INLET LLC
01/28/2020	\$3,000,000	31218 / 00322	WARRANTY DEED	JLZPBS LLC
08/09/1996	\$625,000	09400 / 00268	WARRANTY DEED	EMMA LTD

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : .50
Property Use Code : 1000—VACANT COMMERCIAL LAND
Zoning : B—MULTI-FAMILY (MEDIUM DENSITY) (54-PALM BEACH SHORES)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI FAMILY	B	0.4952

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$1,616,127	\$1,616,030	\$1,630,470	\$1,516,280	\$1,292,182
Land Value	\$2,604,698	\$2,157,100	\$1,942,253	\$1,849,713	\$1,186,405
Total Market Value	\$4,220,825	\$3,773,130	\$3,572,723	\$3,365,993	\$2,478,587

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$4,220,825	\$3,773,130	\$3,572,723	\$2,726,446	\$2,478,587
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$4,220,825	\$3,773,130	\$3,572,723	\$2,726,446	\$2,478,587

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$82,670	\$73,943	\$70,527	\$59,132	\$51,282
NON AD VALOREM	\$2,736	\$2,568	\$2,472	\$2,400	\$2,304
TOTAL TAX	\$85,406	\$76,511	\$72,999	\$61,532	\$53,586

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpar.com