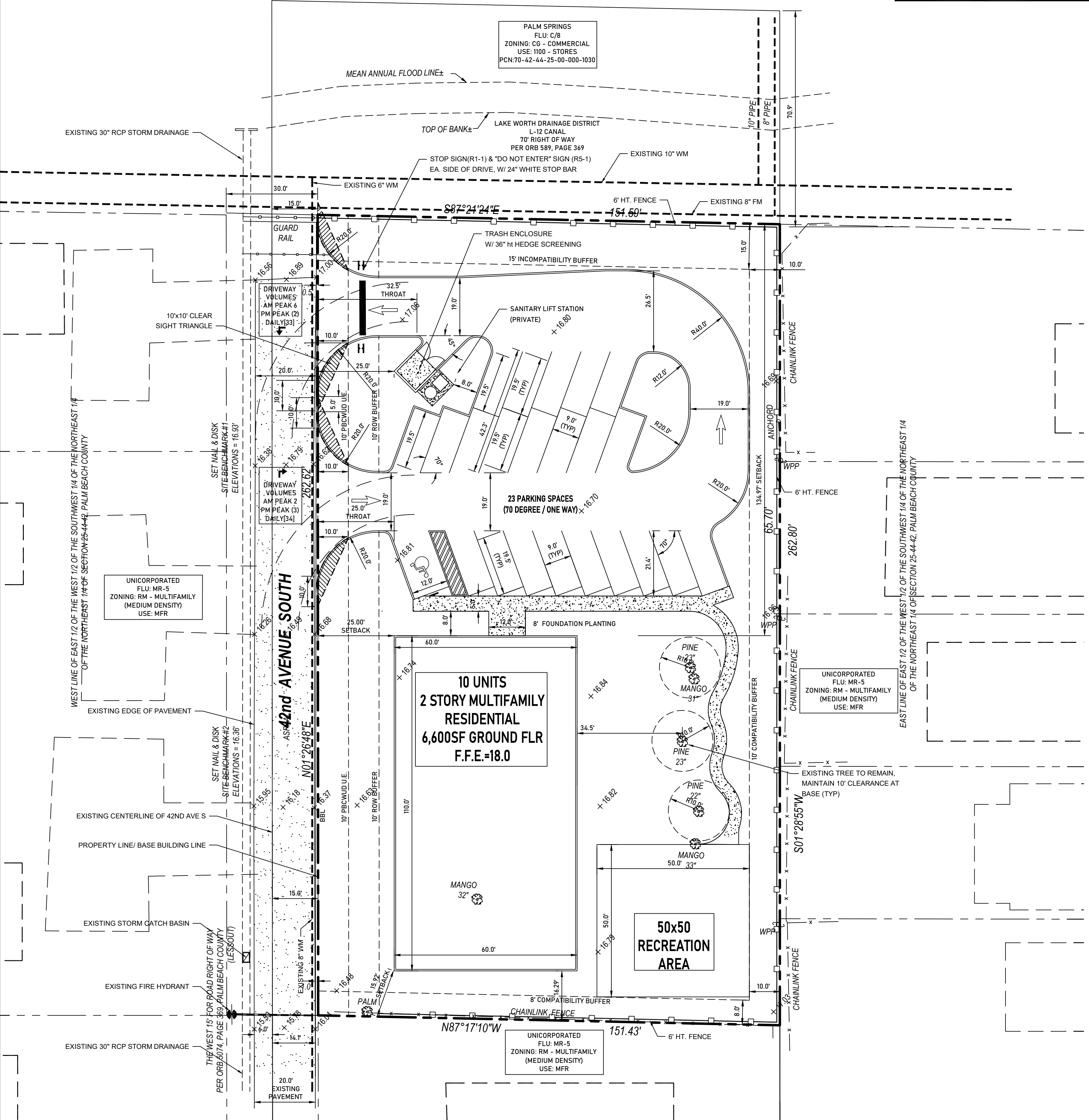
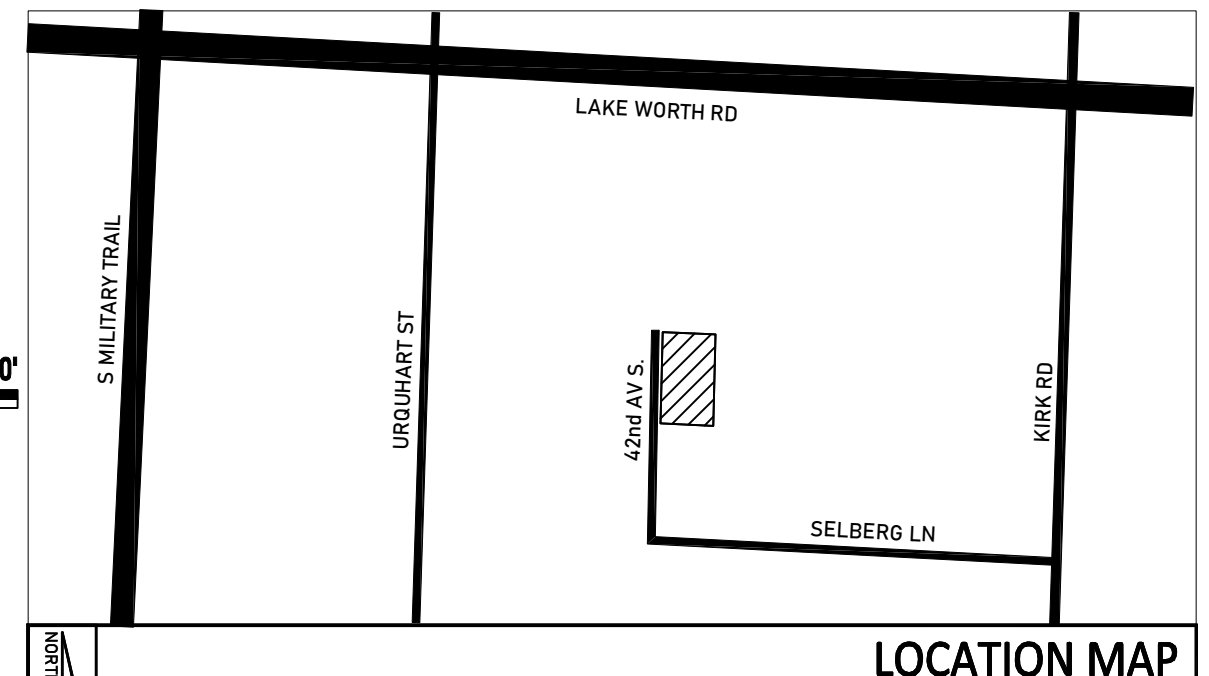
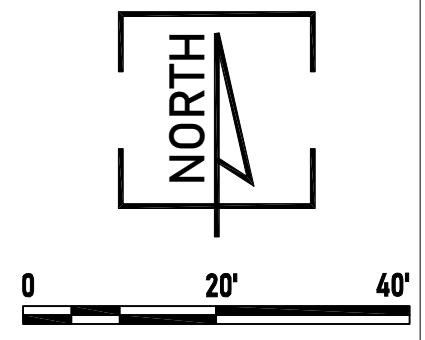


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| VARIANCE REQUEST | | | |
|-------------------|--|---|--|
| ULDC CODE SECTION | REQUIRED | PROPOSED | VARIANCE |
| TABLE 11.E.2.A.2. | 60' R/W W/ SIDEWALKS ON BOTH SIDES OF STREET (SELBERG LANE); 40' R/W W/ SIDEWALK ONE SIDE OF STREET (42ND AVE S) | 55' R/W & 60' R/W WITH NO SIDEWALKS (SELBERG LANE); 30' R/W WITH NO SIDEWALK (42ND AVE S) | 5' R/W W/ SIDEWALKS ON BOTH SIDES OF STREET (SELBERG LANE); 10' R/W W/ SIDEWALK ON ONE SIDE OF STREET (42ND AVE S) |

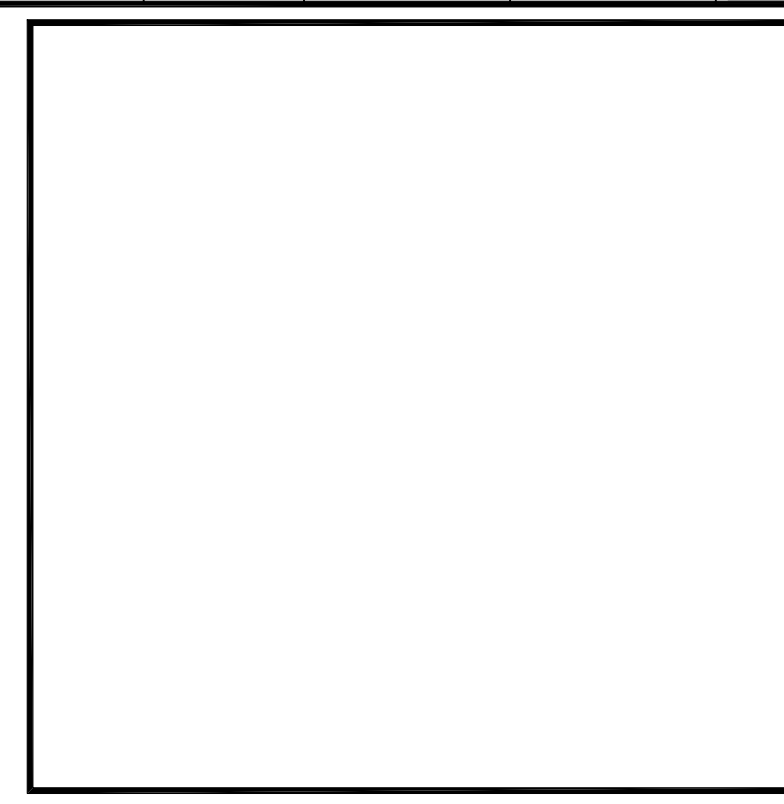
| CONCURRENCY RESERVATION | |
|-------------------------|-------|
| MULTIFAMILY RESIDENTIAL | 10 DU |



| SITE DATA | |
|--|-------------------------------|
| APPLICATION NAME | CONSTRU AMERICAN 4160 |
| ADDRESS | 4160 42 AVENUE S. |
| APPLICATION NO | CA-2024-00760 |
| CONTROL NO. | 2023-00029 |
| PROJECT NO | UNKNOWN |
| LAST ZC/BCC APPROVAL DATE | NONE |
| RESOLUTIONS | NONE |
| PROPERTY CONTROL NUMBER(S) | 00-42-44-25-00-000-1040 |
| ZONING | RM |
| FUTURE LAND USE | MR-5 |
| EXISTING USE | VACANT |
| PROPOSED USE | MULTIFAMILY RESIDENTIAL |
| TIER | URBAN/SUBURBAN |
| TRAFFIC ANALYSIS ZONE (TAZ) | 356 |
| OVERLAYS | CCRT #68 LAKE WORTH WEST AREA |
| SITE AREA (GROSS) | 39,795.07 SF .91 ACRES |
| | REQUIRED PROVIDED |
| BUILDING HEIGHT /STORIES | 35' MAX. 25' (2 STORY) |
| REC AREA | 0.057 ACRES 0.057 ACRES |
| TOTAL NUMBER OF UNITS | 10 |
| TDR'S REQUESTED (ON-SITE, FOR RENT) MULTIFAMILY | 5 |
| WHP TDR'S REQUIRED (34%) | 2 |
| TOTAL WHP REQUIRED/PROVIDED (ONSITE, FOR RENT (ORB./PG. TBD) | 2 |

| PARKING DATA | | | | |
|---|-------|------------------------------|------------------|------------------|
| USE | RATIO | RESIDENTIAL BUILDING (UNITS) | PARKING REQUIRED | PARKING PROVIDED |
| MULTIFAMILY RESIDENTIAL | 1.75 | 10 | 18 | |
| GUEST (1 PER 4 UNITS) | 4 | 10 | 3 | |
| OVERALL TOTALS | | 10 | 21 | 23 |
| ADA REQUIRED 1 SPACE FOR 1 TO 25 TOTAL SPACES | | | | 1 ADA PROVIDED |

| PROPERTY DEVELOPMENT REGULATIONS (PDR) | | | | | | | | | |
|--|------|----------|----------|--------|-------------------|----------|---------|---------|--------|
| ZONING DISTRICT | SIZE | WIDTH | FRONTAGE | DEPTH | MAX BLDG COVERAGE | FRONTAGE | | | |
| | | | | | | FRONT(W) | SIDE(S) | SIDE(N) | REAR |
| REQUIRED | RM | - | 65' | 65' | 40% | 25' | 15' | 15' | 15' |
| PROVIDED | RM | 39,795SF | 262.6' | 262.6' | 21% | 25' | 16' | 134' | 43.48' |



PROJECT #: 05978-000
 CONTROL #: 2023-00029
 APPLICATION #: DROE- 2025-00410
 RESOLUTION #: R-2025-0235,
 ZR-2025-0003

EXHIBIT #: 1
 SUPERSEDES #: N/A
 DATE APPROVED: 10/24/2025
 PROJECT MANAGER:
 M. Boyd

SCHEFFER MOTE & RICKS
 CIVIL ENGINEERING | PLANNING
 888 EAST LAS OLAS BOULEVARD, SUITE 201
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FLORIDA LICENSED ENGINEERING BUSINESS NO. 37125
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4/25/2025

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CLIENT:
CONSTRU AMERICAN, LLC
 824 LAKE WORTH AVENUE SUITE 390
 LAKE WORTH BEACH, FLORIDA 33460

PROJECT NAME:
CONSTRU AMERICAN 4160

SITE LOCATION:
**4160 42ND AVENUE S
 LAKE WORTH, FL 33461**

SHEET TITLE:
FINAL SITE PLAN

PROFESSIONAL SEAL:
 Alexander D. Scheffer
 Florida P.E. No. 73802
 April 25, 2025

PROJ. NO.:
23-0034.01

PHASE:
PERMIT

SHEET:
FSP-1
 SHEET OF

DRC - FINAL SITE PLAN