



January 29, 2024
Revised February 2, 2024

Mr. James Murphy
Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Re: **221 Worth Avenue – Traffic Impact Analysis**
Palm Beach, Florida
Kimley-Horn #241107001

Dear James:

Kimley-Horn and Associates, Inc. was retained to provide a traffic impact evaluation for the proposed development to the above referenced site. The site is located at 219 / 221 Worth Avenue in the Town of Palm Beach, Florida. The site was previously a restaurant, the proposed development includes an expansion of the restaurant space. Currently there is 5,130 square feet of fine dining use (with 2,556 square feet of storage). The proposed use will expand the restaurant to 6,253 square feet of fine dining use (with 2,556 square feet of storage remaining).

The PCN for the site is 50-43-43-23-05-015-0340. *Figure 1* illustrates the location of the site. For the purposes of the traffic impact evaluation, a buildout date of 2028 has been evaluated.

A traffic analysis has been performed to quantify the traffic impacts of the proposed changes based upon Traffic Performance Standards (TPS) requirements defined in Article 12 of the Palm Beach County Unified Land Development Code (ULDC), as well as specific analysis requirements of the Town of Palm Beach. The proposed site plan and PCN information have also been attached for reference.

TRIP GENERATION ANALYSIS

A trip generation determination was prepared to determine the potential impacts of the proposed redevelopment. Rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*, were used to determine the trips generated by the existing and proposed land use.

For the existing and proposed land use, trip generation rates and equations for a Fine Dining Restaurant (Land Use 931) were used. As shown in *Table 1*, the proposed redevelopment results in a net increase of 53 net new external daily trips, 0 net new external AM peak hour trips (0 inbound, 0 outbound), and 5 net new external PM peak hour trips (+4 inbound, +1 outbound).

Table 1: Trip Generation Calculations

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing Scenario >5 Years									
Fine Dining Restaurant	7.686	ksf	644	6	3	3	60	40	20
		Subtotal	644	6	3	3	60	40	20
Driveway Volumes			644	6	3	3	60	40	20
Net New External Trips			361	3	2	1	34	22	12
Proposed Scenario									
Fine Dining Restaurant	8.809	ksf	739	6	3	3	69	46	23
		Subtotal	739	6	3	3	69	46	23
Driveway Volumes			739	6	3	3	69	46	23
Net New External Trips			414	3	2	1	39	26	13
Proposed Net External Trips-Existing Net New External Trips			53	0	0	0	5	4	1
Radius of Development Influence:			Directly Accessed Links						
Land Use	Daily	AM Peak Hour			PM Peak Hour			Pass By	
Fine Dining Restaurant	83.84 trips/ksf	0.73 trips/ksf (50% in, 50% out)			7.8 trips/ksf (67% in, 33% out)			44.0%	

TRAFFIC ASSIGNMENT AND SITE CIRCULATION

As defined in Article 12 of the Palm Beach County ULDC, the radius of development influence is the directly accessed links. It was assumed that 15% of the trips will access the site to/from the west, 75% access the site to/from the south, and 10% access the site to/from the north. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network.

ROADWAY LINK ANALYSIS - TEST 1 & 2 ANALYSES

Based upon criteria published in Article 12 of the Unified Land Development Code (ULDC), significantly impacted thoroughfare roadways are to be evaluated in comparison to LOS D thresholds. For the purposes of the Test 1 analysis, the roadway links within the radius of development influence are significantly impacted if project generated trips are greater than one percent (1%) of the adopted LOS D threshold. As indicated in Table 2, no roadways will be significantly impacted under Test 1 criteria. Therefore, no further capacity analysis is required per Test 1 standards. Additionally, because no roadway segments would be significantly impacted under Test 1 standards, none of the segments will be significantly impacted under the Test 2 - Five Year Buildout standards.

Table 2: Test 1 Peak Hour Significance Analysis

ROADWAYFROMTO			COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS						
					PROJECT % ASSIGNMENT	TRIPS		% IMPACT			
AM PEAK HOUR											
						NB	SB	NB	Sig?	SB	Sig?
County Road	S Ocean Boulevard	Worth Ave	2L	880	10%	0	0	0.00%	No	0.00%	No
County Road	Worth Ave	Royal Palm Way	2L	880	75%	0	0	0.00%	No	0.00%	No
						EB	WB	EB	Sig?	WB	Sig?
Worth Avenue	County Road	Project Site	2LO	2,350	100%	-	0	-	-	0.00%	No
Worth Avenue	Project Site	Hibiscus Ave	2LO	2,350	100%	-	0	-	-	0.00%	No
PM PEAK HOUR											
						NB	SB	NB	Sig?	SB	Sig?
County Road	S Ocean Boulevard	Worth Ave	2L	880	10%	0	0	0.00%	No	0.00%	No
County Road	Worth Ave	Royal Palm Way	2L	880	75%	1	3	0.11%	No	0.34%	No
						EB	WB	EB	Sig?	WB	Sig?
Worth Avenue	County Road	Project Site	2LO	2,350	100%	-	1	-	-	0.04%	No
Worth Avenue	Project Site	Hibiscus Ave	2LO	2,350	100%	-	4	-	-	0.17%	No

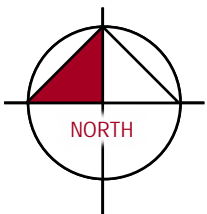


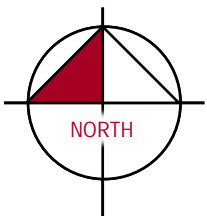
LEGEND

 Site Location

FIGURE 1

221 Worth Avenue
KH#241107001
Site Location





LEGEND

- Site Location.
- Inbound Assignment/[AM (PM)] Gross Driveway Volumes
- Outbound Assignment/[AM (PM)] Gross Driveway Volumes
- Off-Street Parking

FIGURE 2

221 Worth Avenue
KH#241107001
Site Circulation

MOBILITY & TRANSIT

Palm Beach County operates a public transportation system (Palm Tran). There are no existing or planned transit routes along Worth Avenue. As noted previously, the nearest bus stop is located on Royal Palm Way and serves Route 41, which provides service from the West Palm Beach Tri-Rail station to the north end of Palm Beach. This site is approximately 0.41 miles from that transit stop.

No dedicated bicycle lanes are provided on Worth Avenue. Given the presence and extensive use of parallel parking along both sides of Worth Avenue, along with the relatively narrow lane widths on Worth Avenue, this roadway is not designed for or promoted as a bicycle route.

However, Worth Avenue does experience significant pedestrian activity. The sidewalk throughout this corridor, including adjacent to this building, includes several pedestrian-friendly features. Adjacent to this site, portions of the sidewalk are covered with canvas awnings, to provide protection from inclement weather. Additionally, the sidewalk is approximately 8 feet in width, exceeding ADA minimum requirements and providing room for a larger volume of pedestrians. Furthermore, the sidewalk is separated from the edge of curb and the adjacent parallel parking spaces by an approximately 3.5-foot-wide planting strip (with intermittent concrete connections to the curb), creating a pedestrian zone that is buffered from vehicular activity. Crosswalks are provided across all legs of the nearby intersection of Worth Avenue and S County Road.

CONCLUSION

This analysis was prepared to address the requirements of the Palm Beach County TPS and Town of Palm Beach Standards associated with proposed interior modifications at the 221 Worth Avenue site. The foregoing analysis demonstrates that the TPS requirements are met.

Please contact me via email at chris.heggen@kimley-horn.com or via telephone at 561-840-0248 if you have any questions regarding the information provided herein.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Christopher W. Heggen, P.E.
Transportation Engineer

Florida Registration
Number 58636

Registry No. 35106

Attachments

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Property Detail

Location Address 219 WORTH AVE
 Municipality PALM BEACH
 Parcel Control Number 50-43-43-23-05-015-0340
 Subdivision ROYAL PARK ADD TO P B IN
 Official Records Book 32358 Page 955
 Sale Date MAR-2021
 Legal Description ROYAL PARK ADD LTS 34 TO 37 INC BLK 15

Owner Information

Owners	Mailing address
219 WORTH AVENUE HOLDINGS LLC	516 E HYMAN AVE STE B ASPEN CO 81611 1875

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2021	\$23,760,000	32358 / 00955	WARRANTY DEED	219 WORTH AVENUE HOLDINGS LLC
JUL-1998	\$15,475,000	10513 / 01237	WARRANTY DEED	LOVE LLC
JAN-1992	\$100	07101 / 01338	WARRANTY DEED	
SEP-1983	\$3,200,000	04058 / 01463	WARRANTY DEED	
JAN-1969	\$318,000	01775 / 00395		

Exemption Information

No Exemption information available

Property Information

Number of Units 0
 *Total Square Feet 12904
 Acres 0.2870
 Use Code 1200 - STORE/OFFICE/RESIDENTIAL
 Zoning C-WA - COMMERCIAL WORTH AVE (50-PALM BEACH)

Appraisals

Tax Year	2023	2022	2021
Improvement Value	\$6,284,130	\$5,393,750	\$4,964,900
Land Value	\$10,951,788	\$9,839,848	\$7,508,113
Total Market Value	\$17,235,918	\$15,233,598	\$12,473,013

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023	2022	2021
Assessed Value	\$16,756,958	\$15,233,598	\$10,508,109
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$16,756,958	\$15,233,598	\$10,508,109

Taxes

Tax Year	2023	2022	2021
Ad Valorem	\$254,658	\$236,046	\$184,004
Non Ad Valorem	\$44,611	\$41,362	\$39,092
Total tax	\$299,269	\$277,408	\$223,096

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
C.O. = CLEAN OUT
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W. = DRIVEWAY
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
G.A. = GUY ANCHOR
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = MEASURE
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O/H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S. = OFFSET
P. = PLANTER
(P) = PLAT BOOK 4, PAGE 1
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.N. = PARCEL CONTROL NUMBER
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O. = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.M.H. = SANITARY MANHOLE
S.R. = STATE ROAD
STY. = STORY
S/W. = SIDEWALK
T.O.B. = TOP OF BANK
TOW. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
⌀ = BASELINE
⌀ = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
● = IRON PIPE FOUND (AS NOTED)
● = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
P. = PROPERTY LINE
P. = UTILITY POLE
R. = FIRE HYDRANT
M. = WATER METER
M. = WATER VALVE
X. = LIGHT POLE

ALTA/NSPS LAND TITLE SURVEY FOR:
219 WORTH AVENUE HOLDINGS, LLC A DELAWARE
LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property and associated loan related transactions.

219 Worth Avenue Holdings, LLC, a Delaware limited liability company
225 Worth Avenue Holdings, LLC, a Delaware limited liability company
Chicago Title Insurance Company
Athene Annuity and Life Company, an Iowa corporation, its successors and assigns
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Dentons US LLP
Stewart Title Guaranty Company

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated herein.

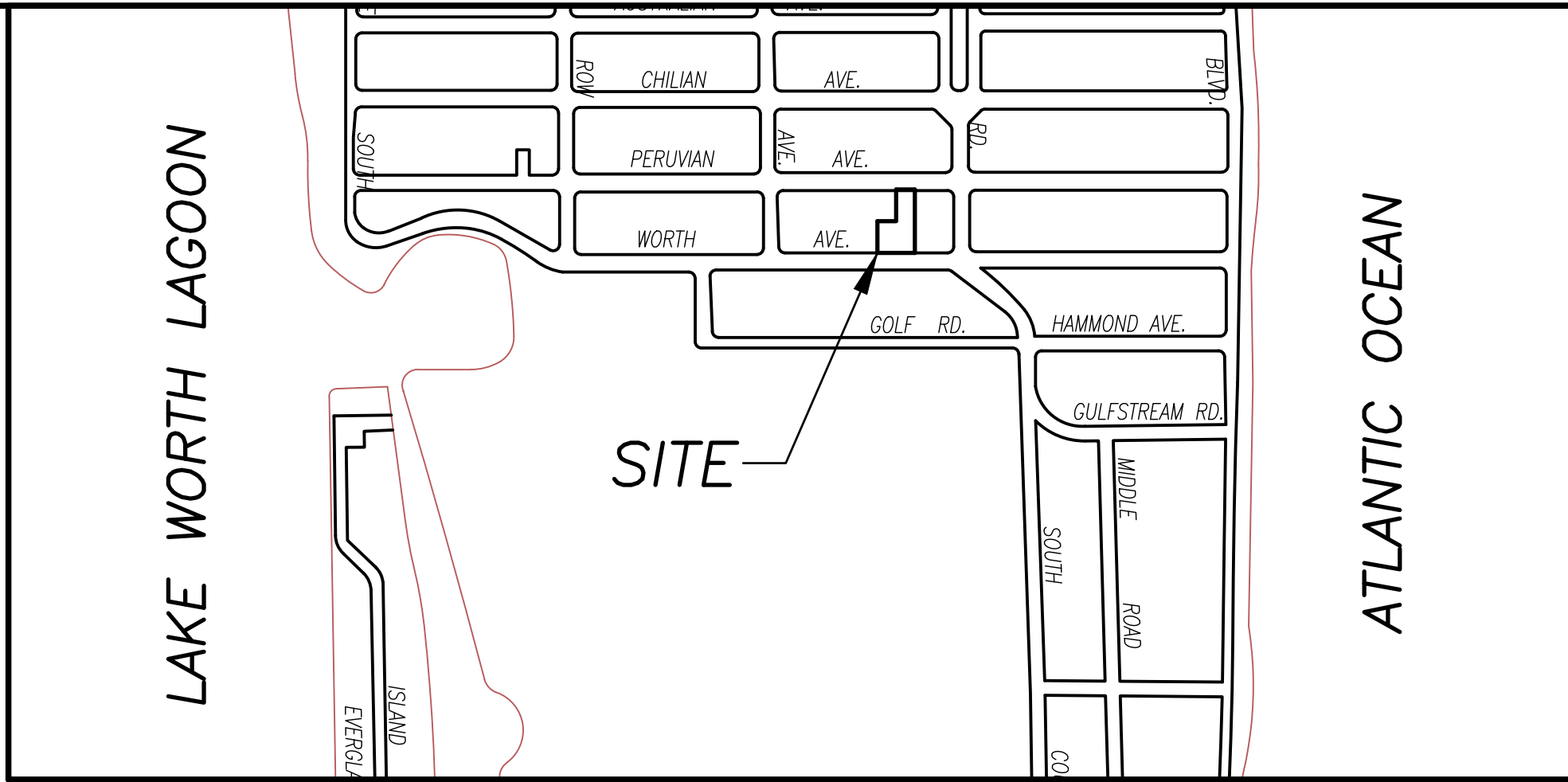
PROPERTY ADDRESS:
219 Worth Avenue and 220 Peruvian Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 34, 35, 36 and 37, Block 15, **ROYAL PARK ADDITION**, according to the Plat thereof, on file, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.

AND
Lots 20 and 21, Block 15, **ROYAL PARK ADDITION**, according to the Plat thereof, on file, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.

FLOOD ZONE: This property is located in Flood Zone AE (EL. 6), according to current F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017, which is the current Flood Insurance Rate Map for the community in which said surveyed property is situated.

- NOTES:
- The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment, Order No. 11042492, with an effective date of March 14, 2023, and that all easements, covenants and restrictions referenced in said title commitment or apparent from physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property. This office has made no search of the Public Records. Ownership information of adjoining property was obtained from the Palm Beach County Property Appraiser.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569. Survey is for the benefit of Athene Annuity and Life Company, its successors and/or assigns.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research. Omitted information is outside of the survey boundary. This survey meets the stated standards and items covered by the certification.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
 - Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein.
 - At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.
 - At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
 - At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
 - The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.
 - The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.
 - The boundary line dimensions as shown on this survey from a mathematically closed figure within +0.01 foot.
 - There are no encroachments either across property lines or across easement boundaries except for the following:
 - Encroachment of building corner on the East by 0.2'
 - Encroachment of metal stairs attached to the extending outside of property.
 - Encroachment of Town of Palm Beach tabby concrete sidewalk surface onto surveyed property and up to the South building face.
 - Encroachment of two concrete slabs on the North by 2.3' and 13.5' respectively.
 - Encroachment of concrete columns by 0.1' and 0.2' on South side of Peruvian Avenue.
 - Encroachment of meta; awning 1.8' over South property line.
 - Encroachment of concrete wall 0.2' East on East property line.
 - The real property described herein has access to and from a paved and dedicated public road(s) known as: Worth Avenue (pedestrian and vehicular).
 - There are no monitoring or other wells located upon the real property described herein.
 - The parcels described by the legal description herein are contiguous to each other along their common boundaries, and taken as a tract, constitute one parcel of land.
 - There are 14 striped parking spaces onsite.



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW - Lots 20, 21, 34, 35, 36 & 37, Block 15					
CLIENT: 219 Worth Avenue Holding, LLC, a Delaware limited liability company & 225 Worth Avenue Holdings, LLC, a Delaware limited liability company		COMMITMENT NO. : 11042492	DATE: 03/14/23		
REVIEWED BY: Craig Wallace		JOB NO. : 85-803.14			
B2 ITEM NO	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-4	N/A	Standard Exceptions			•
5	PB 4 PG 1	Easement over the rear 2 1/2 feet of all Lots facing North and South and a 5 foot strip is reserved at the rear of all lots facing East and West for the purposes of sewer and water mains and transmission lines as shown on the Plat of Revised Map of Royal Park Addition to Palm Beach	•		
6	ORB 5557 PG 84 ORB 5557 PG 88	Consent to attachment of roof flashing	•		
7	ORB 5582 PG 917	General Release and Hold Harmless Agreement		•	
8	ORB 12325 PG 1999	Agreement by Love LLC in favor of the Town of Palm Beach	•		
9	ORB 31527 PG 638	Underground Easement granted in favor to Florida Power and Light Company	•		
10	ORB 31527 PG 634	Underground Easement granted in favor to Florida Power and Light Company	•		
11	ORB 26326 PG 529	Terms and provisions of that Lease wherein Graf Diamonds Inc., a New York limited liability company, is evidence in the public records by that SIDA			•
11a	ORB 32373, PG 770	As affected by that Subordination, Non-Disturbance and Attornment Agreement by and between LOANCORE CAPITAL CREDIT REIT LLC, and tenant, dated March 31, 2021, filed April 12, 2021.			•
12	N/A	Standard Exception			•
13	ORB 5777, PG 654	Terms, conditions, covenants and other matters as set forth in the Mutual Consent to Attachment of Roof Flashing recorded August 17, 1988			•
14	ORB 5615, PG 1068	Terms, conditions, covenants and other matters as set forth in the General Release and Hold Harmless Agreement recorded March 28, 1988			•
15	ORB 31527, PG 641	Underground Easement (Business) in favor of Florida Power & Light Company recorded on June 28, 2020			•
16-17	N/A	Standard Exceptions			•

ZONING INFORMATION: 219 Worth Avenue				
Zoning Designation: C-VIA - Worth Avenue District				
Job Number: 85-803.15		Source of Information: BBG Assessments, LLC		
Permitted Use:	Retail / Office / Storage	Address:	Locations Nationwide	
Current Land Use:	In conformance	Person Contacted:	Rosetta Taylor	
		Email Address:	rtaylor@bbgassess.com	
Conformance Status: Legal Conforming		Report Date:	April 11, 2023 and updated June 6, 2023	
		Phone Numbers:	678-690-1044	
Category	Reference Section	C-VIA Requirements	Existing	Conclusion
MINIMUM LOT REQUIREMENTS				
Lot Area	134-1163	4,000 Square Feet	0.432 acres (18,816 SF)	Legal Conforming
Lot Width	134-1163	30 Feet	100.01 Feet (Worth Ave)	Legal Conforming
Lot Depth	134-1163	90 Feet	125 Feet	Legal Conforming
Floor Area	134-1163	a. For one-story buildings, the maximum gross floor area of buildings is 10,000 square feet	11,967 square feet	Legal Conforming
Minimum Setback / Yard Requirements				
Front	134-1163	All buildings shall be set back so as to provide at least a ten-foot-wide pedestrian walkway between the street curbline and the building, exclusive of beautification strips, not more than five feet of which may be on the town street right-of-way, where appropriate, and additionally to provide for the minimum building front yard setback, which shall be measured from the inside (lot side) of the required pedestrian walkway. Where no front yard building setback is approved or required, two feet of the required ten-foot-wide pedestrian walkway adjacent to the inside (lot side) of the walkway, may be landscaped by placement of potted plants or removable planters. Such potted plants or planters shall include wintercape landscaping, whenever possible.	3.7 feet	Legal Non-Conforming
Side	134-1163	There is no minimum side yard required for one-story structures, but a side yard shall be five feet if provided.	Building lies on property line.	Legal Conforming
Rear	134-1163	The minimum rear yard setback is ten feet.	5.5 feet	Legal Non-Conforming
Maximum Building Size				
Lot Coverage	134-1163	4,000 square feet of gross assessable area (not used) a. For one-story buildings, the maximum lot coverage is 75 percent.	64%	Legal Conforming
Length	134-1163	a. For one-story buildings, the maximum building length is 150 feet.	125 feet	Legal Conforming
Density	134-1163	10 units per acre (if residential use is associated with commercial property.)		
Building Height	134-1163	a. For one-story buildings, the maximum building height is 15 feet.	1 story	Legal Conforming
Minimum off-street parking				
Off-Street Parking	134-2176	Retail, commercial and personal services establishments and banks and financial institutions, excluding brokerage and trust companies.	14 parking spaces	Legal Non-Conforming

REVISIONS:

09/09/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 85-803-14 PB353/18
05/17/23 SPOT ELEVATIONS J.C./S.W. 85-803.15 PB350/6

ALTA/NSPS LAND TITLE SURVEY FOR:

219 WORTH AVENUE HOLDINGS, LLC A
DELAWARE LIMITED LIABILITY COMPANY



FIELD#	J.C.	JOB NO#	85-803.14	F.B#	PB348	PG.	3
OFFICE#	M.B.	DATE#	05/03/23	DWG. NO.	85-803-4		
C'K'D#	C.W.	REF#	85-803-4-DWG	SHEET	1	OF	2

CERTIFICATION:

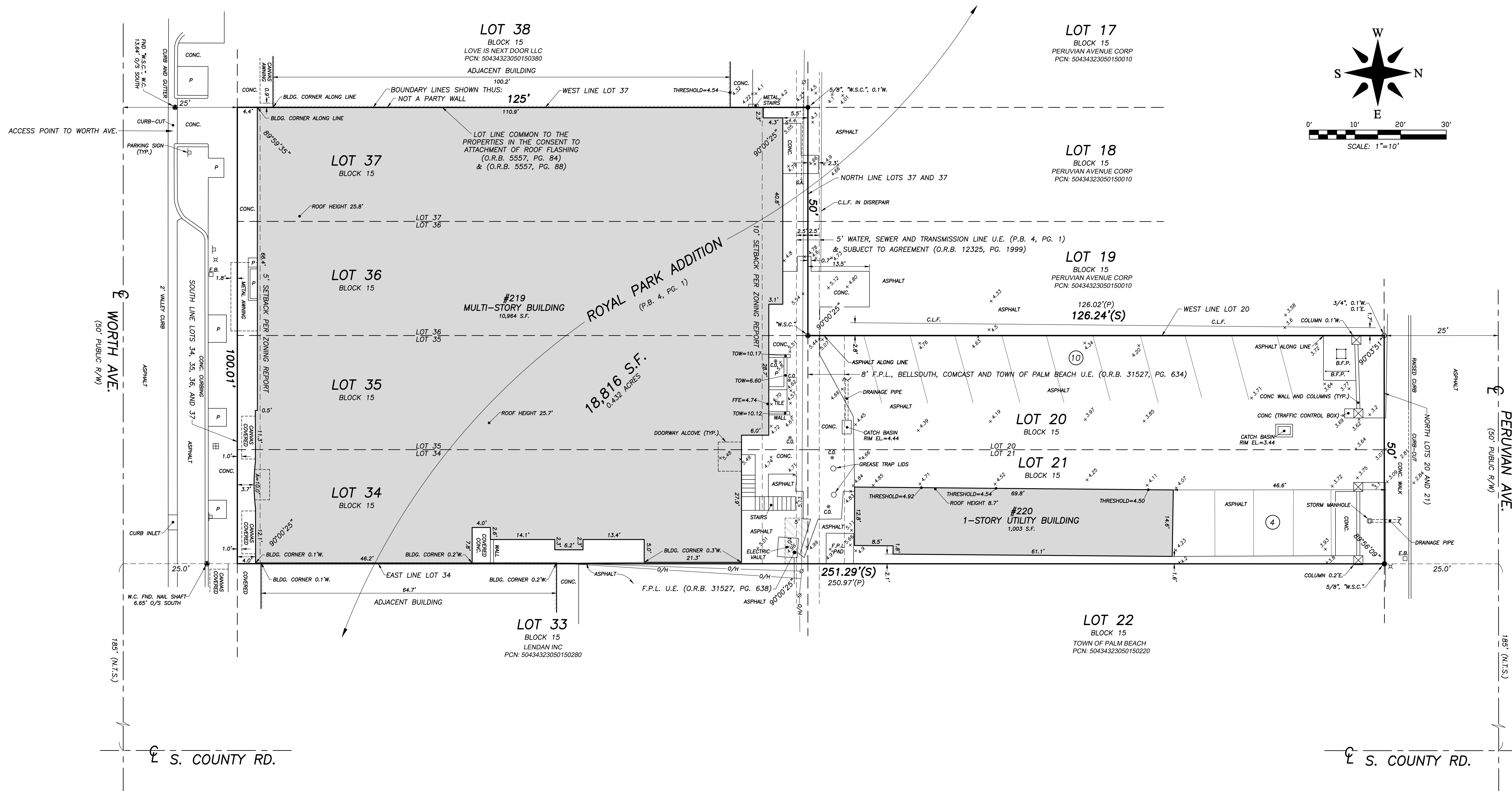
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

To: 225 Worth Avenue Holdings, LLC, a Delaware limited liability company
219 Worth Avenue Holdings, LLC, a Delaware limited liability company
Chicago Title Insurance Company
Athene Annuity and Life Company, an Iowa corporation, its successors and assigns
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Dentons US LLP
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10 (a), 11, 13, 14, 16, 17, 19 and 20 (\$1,000,000) of Table A thereof. The field work was completed on September 9, 2023.

DATE OF LAST FIELD SURVEY: 9/9/2023

Craig L. Wallace
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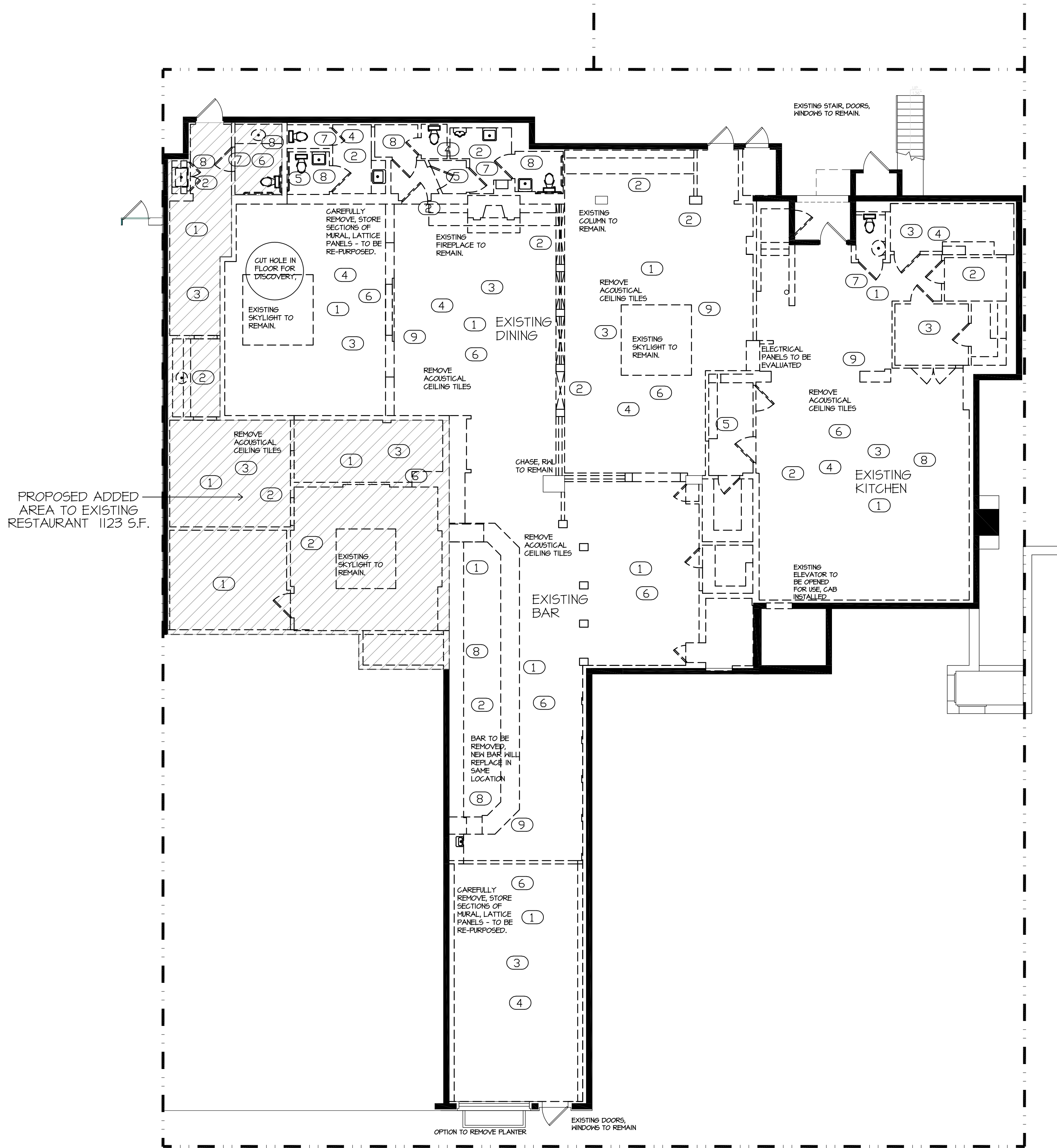
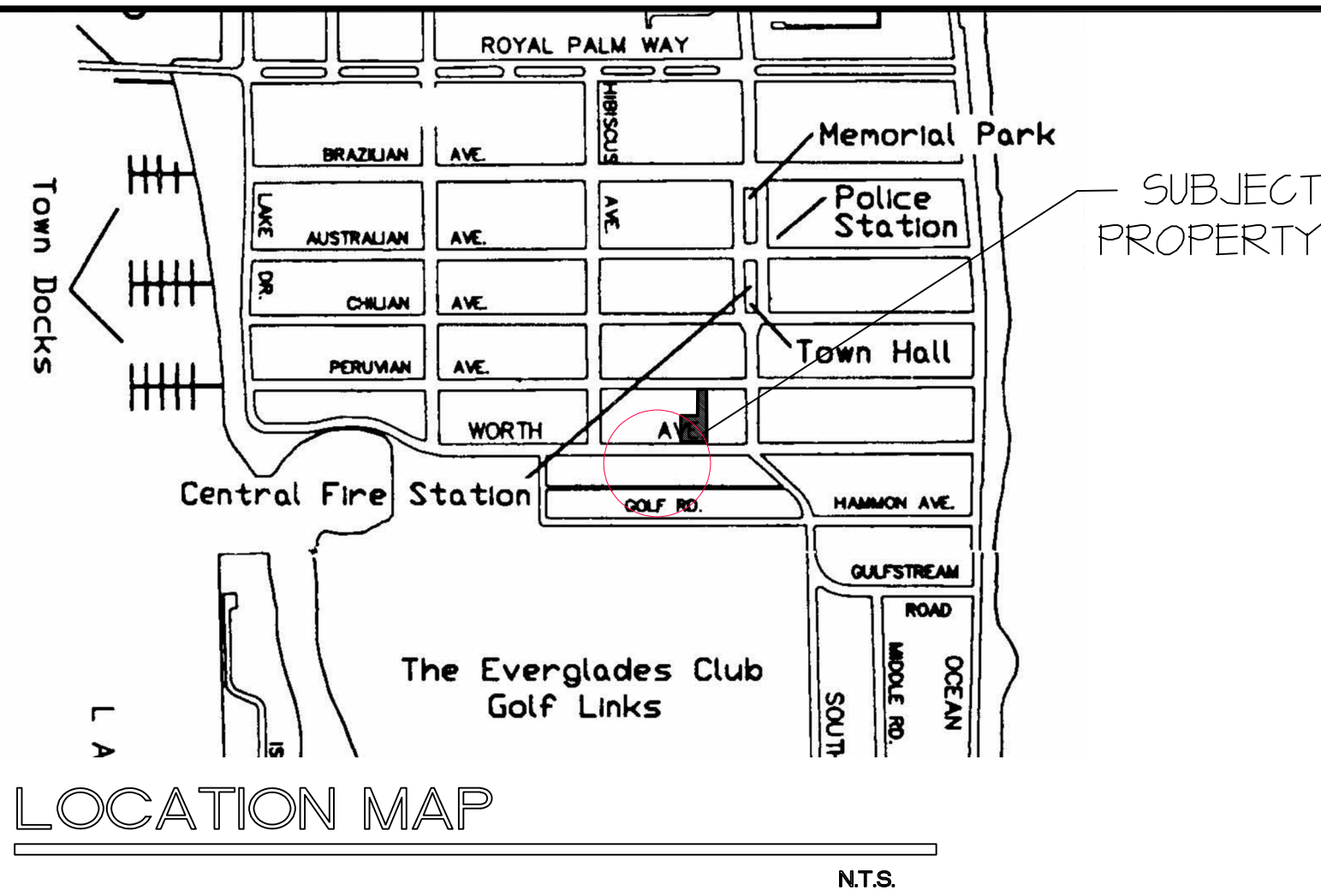


ALTA/NSPS LAND TITLE SURVEY FOR:

219 WORTH AVENUE HOLDINGS, LLC A
DELAWARE LIMITED LIABILITY COMPANY



FIELD	J.C.	JOB NO.	85-803.14	FILE	PB348	PG.	3
OFFICE	M.B.	DATE	05/03/23	DWG. NO.	85-803-4		
CHECKED	C.W.	REF.	85-803-4.DWG	SHEET	2	OF	2



SELECTIVE DEMOLITION INTERIOR
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK, AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
2. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
3. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
4. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
5. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
6. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
7. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
8. WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE NOT NOTED TO BE REMOVED SHALL BE PROTECTED FROM DAMAGE. ERECT AND MAINTAIN DUSTPROOF PARTITIONS, COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
9. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
11. GENERAL CONTRACTOR SHALL VERIFY CONDITION OF ALL SUBSTRATES AND FRAMING AT NET AREAS AFTER THE REMOVAL OF BUILDING FINISHES AND PRIOR TO COMPLETION OF DEMOLITION. IF ANY MATERIAL SHOWS SIGNS OF DEFECT, DETEIORATION, MOLD, MILDEW, ETC., THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
12. REMOVE AND STORE ALL PLUMBING FAUCETRY, PLUMBING ACCESSORIES, DOOR HARDWARE, AND ANY OTHER ITEMS OF INTEREST TO THE OWNER. G.G. TO COORDINATE WITH OWNER FOR DIRECTION ON ITEMS TO BE RETAINED, SOLD OR DONATED.
13. PROVIDE PLYWOOD PROTECTION AROUND FLOORS, WALLS, IDENTIFIED TO REMAIN. LEAVE PLYWOOD PROTECTION IN PLACE AFTER DEMOLITION AND THROUGHOUT CONSTRUCTION TO PROTECT FROM DAMAGE.

SCOPE OF WORK

- 1- SELECTIVE DEMOLITION OF INTERIOR FLOOR, CEILING FINISHES, FIXTURES, NON-LOAD BEARING PARTITIONS.
- 2- SAFE OFF ALL ELECTRICAL. REMOVE ELECTRIC IN DEMO AREAS.
- 3- EXPOSE HVAC DUCTWORK.

DEMOLITION
REMODEL LEGEND:

- DEMOLITION OF EXISTING
- EXISTING WALL TO REMAIN
- EXTERIOR WALL TO REMAIN
- CUT HOLES IN DRYWALL FOR DISCOVERY
- CUT HOLE IN DRYWALL CEILING FOR DISCOVERY

GENERAL KEY NOTES:

- 1 CAP EXISTING ELECTRICAL AS REQUIRED
- 2 REMOVE EXISTING MILLWORK, CABINETRY, SHELVES, DECORATIVE COLUMNS.
- 3 REMOVE EXISTING FLOOR MATERIAL, WALLS, TRIM, CEILING FRAMING, FINISHES, ACOUSTIC, DRYWALL.
- 4 REMOVE EXISTING SOFFITS, LIGHT FIXTURES, CEILING TRIM.
- 5 REMOVE NON LOAD BEARING PARTITIONS AS REQUIRED.
- 6 SHORE EXISTING STRUCTURE EVALUATE EXISTING STRUCTURAL CONDITIONS.
- 7 REMOVE INTERIOR DOOR.
- 8 CAP OFF EXISTING PLUMBING REMOVE PLUMBING FIXTURES CURRENTLY LEAKING.
- 9 EXPOSE HVAC DUCTWORK FOR EVALUATION.

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

PROPOSED TENANT REMODEL AT:

221 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00114

DATE: 09-18-2023
DRAWN: MJS

REVISIONS:
• 10-31-2023 REFINE SCOPE
• PRE APP 2 JAN, 4, 2024

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SEAL

ROGER P. JANSSEN AR-14785

DRAWING NO.

D-1.01

JOB NUMBER: 23-116