



**LAKE WORTH**  
**COMMUNITY REDEVELOPMENT AGENCY**  
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**VI.b.**

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**MEMORANDUM**

**TO:** Chair, Vice Chair and Members of the Board  
**FROM:** Rachel A. Bach, Executive Director  
**DATE:** October 24, 2006  
**SUBJECT: CRA Comments for Vive Verde South (phase II) Office Building**

**RECOMMENDATION:**

The Lake Worth CRA staff has reviewed all site plan documents for the proposed Vive Verde South (phase II) office building to be built west of Dixie Hwy and immediately south of Vive Verde (phase I) office building. This "green" building will offer additional office space in the downtown business district and feature first floor retail space fronting South H Street. The structure will also provide a parking garage for employees conducting business in the Vive Verde complex and will include a pedestrian skyway connecting phase II with phase I.

This 65 foot tall building will contain 24,000 sq. ft. of office space, 2,500 sq. ft. of retail space and 34,000 sq. ft. of parking (79 spaces).

CRA staff believes that this building completely promotes the CRA objectives of redevelopment and business attraction in the downtown business district. Staff also feels that the Vive Verde complex will significantly promote "green" building practices in the City of Lake Worth.

CRA Staff recommends the following:

- When occupied, the CRA recommends that the first floor be limited to retail only with operating hours on the weekend until at least 9:00 p.m.
- Provide at least 4 bicycle parking spaces (based on Gateways zoning of 1 per every vehicle parking space).

Also be aware that specific businesses occupying Phase I or Phase II can qualify for Brownfield's job bonus tax refunds. For more information please contact the CRA office at 561-493-2550.

Recommended by: \_\_\_\_\_  
Rachel A. Bach, Executive Director