



Pinnacle on 6th
Lake Worth Beach
City Commission Hearing
September 1, 2026

ABOUT PINNACLE



Founded in 1997, Pinnacle is a Miami-based family of companies dedicated to full-service real estate development and construction. Pinnacle focuses on providing best-in-class housing communities, and Pinnacle's development portfolio now approaches nearly 11,000 multi-family units located in Florida, Texas and Mississippi.

Pinnacle enhances neighborhoods through quality design, green building techniques and environmentally-friendly features to energize and improve the communities in which it operates. Pinnacle has extensive experience in urban in-fill redevelopment as well as public/private partnership ventures. Pinnacle has a long track record of exceeding the expectations and needs of our partners and stakeholders, whether they are equity investors, lenders, non-profit organizations or the public sector. Pinnacle is noted for its quality of design, enhancement of the communities we serve, promotion of “art in public places” and high-quality resident services.



Pinnacle's development portfolio spans over 10,000 multi-family units including local projects such as:

- o Berkeley Landing - Riviera Beach
- o Pinnacle Palms- West Palm Beach
- o Pinnacle 441 - Hollywood
- o Pinnacle at Tarpon
Lauderdale



DEVELOPMENT HIGHLIGHTS - BERKELEY LANDING



Berkeley Landing is a newly completed residential community in the City of Riviera Beach. This joint venture between Pinnacle Communities and Wendover Housing Partners is a destination community for families and emerging members of the workforce along the revitalized Broadway corridor.

Berkeley Landing contains 110 affordable units and 2 additional market-rate units attached to ground floor live/workspaces facing Broadway. This development is a showcase in the City's "Reimagine Riviera Beach" initiative and was selected as the Roy F. Kenzie Award Winner for the Outstanding Housing Development for 2024 by the Florida Redevelopment Association.

Berkeley Landing contains two civic plazas at either end of the development, with sculpture art from the Pinnacle collection, include one from internationally-renowned artist Romero Britto.



Proposed Rent Structure

Projected Affordable Set-Asides

(subject to adjustment in final design and financial modeling, rents must be affordable at an average of 60% Area Median Income (AMI) pursuant IRS Code, Chapter 42)

Bedroom Size	AMI Level	Net Rent *
1 Bedroom	30%	\$577
1 Bedroom	60%	\$1,235
1 Bedroom	70%	\$1,454
2 Bedroom	30%	\$683
2 Bedroom	60%	\$1,472
2 Bedroom	70%	\$1,735

*Rent charged to residents, net of utility allowances, adjusted annually based on area-wide median income data published by HUD.

***30% AMI income
limits:***

***2 person household -
\$30,850***

4 person household -

***60% AMI income
limits:***

***2 person household -
\$61,680***

4 person household -

***70% AMI income
limits:***

***2 person household -
\$71,950***

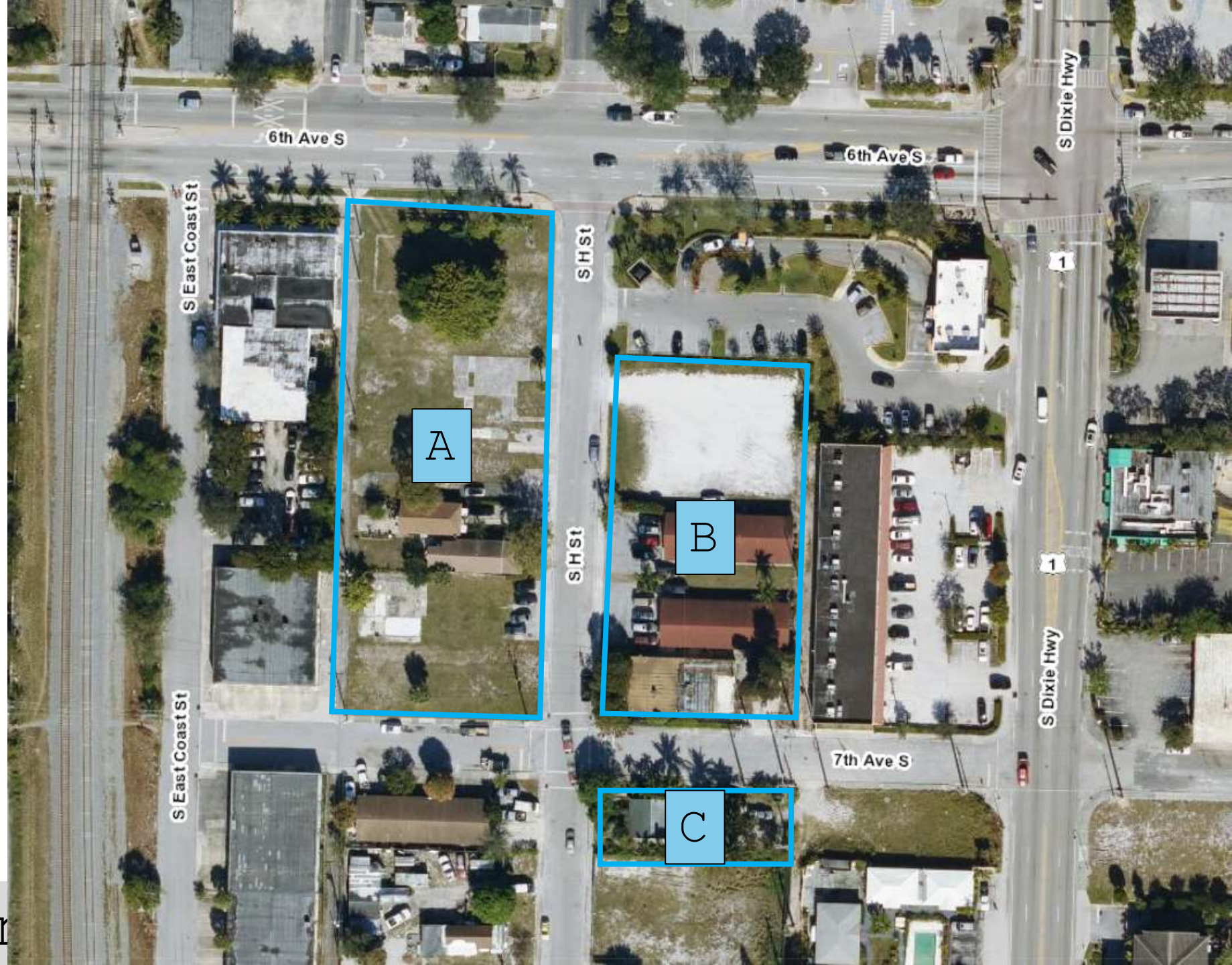
4 person household -



- o 3 Parcels
- o Total Area - 2.01 Acres
- o Abutting non-residential

o All parcels are cleared of structures.

Site Location





- o Mixed Use Urban Planned Development (MUUPD) proposing two buildings
 - one 5 stories (Building A) - 57 units
 - one 4 stories (Building B) - 35 units
 - total of 92 dwelling units, affordable / workforce apartments.
- o Major Site Plan and a Conditional Use Permit for residential use greater than 7,500 square feet.
- o Sustainable Bonus Program Incentive Program for additional density, intensity (FAR), and height.
- o Affordable/Workforce Housing Program (AWFH) for additional density, reduction in the gross living area for dwelling units, and reduction of the required parking.
- o Waivers:
 1. "Minimum Parking Dimensions to reduce the required depth of parking spaces" - allows for wider landscape area for car overhang
 2. "Reduction of the required 5 foot landscape strip adjacent to alley." - allows for wider alleys



TOTAL PROJECT 92 Units - 100% Affordable

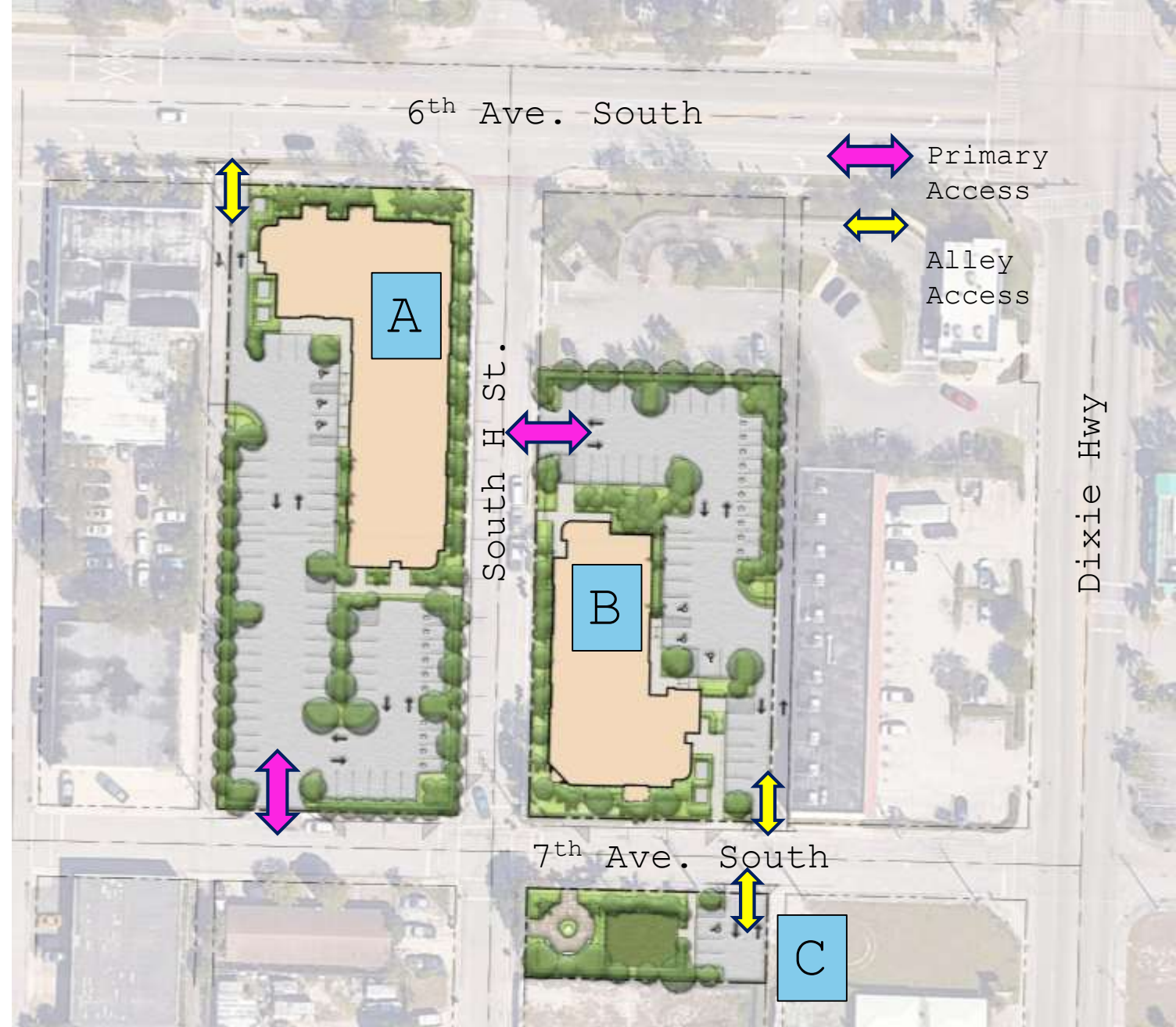
Unit Breakdown

- 14 Units (1BR - 10/ 2BR-4) | 30% AMI
- 36 Units (1BR-26/ 2BR-10) | 60% AMI
- 42 Units (1BR-30/ 2BR-12) | 70% AMI

o Parcel A 57 Units
 5 Stories
 65 Spaces

o Parcel B 35 Units
 4 Stories
 42 Spaces

o Parcel C Passive Park
 3 Spaces



Proposed Site Plan



2 BUILDING A SOUTH



2 BUILDING A EAST



1 BUILDING A - NORTH



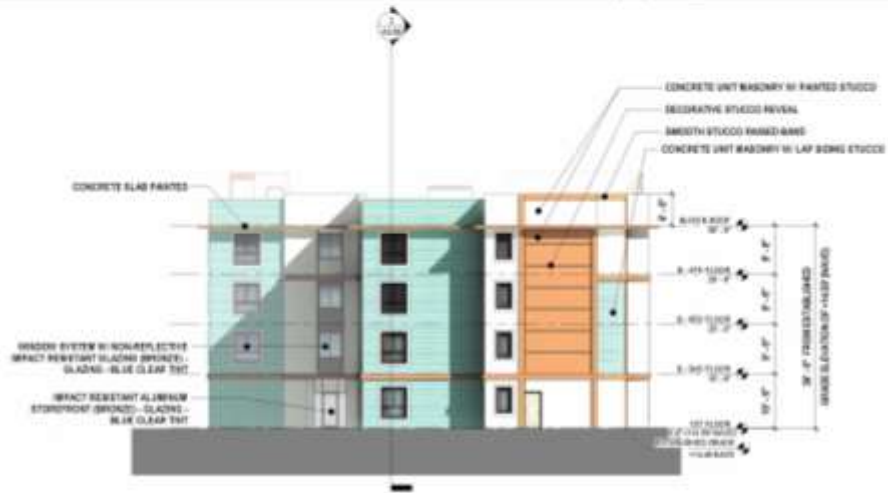
1 BUILDING A - WEST



2 BUILDING B - SOUTH



4 BUILDING B - EAST



1 BUILDING B - NORTH



3 BUILDING B - WEST



Building A

- o 57 Total Units
- o 1- & 2-Bedroom Units
- o 5 Stories
- o Lobby, Fitness & Business Center, etc.
- o Open Air Covered Patio
- o Indoor/Outdoor Bicycle Parking



Floor Plans



Building B

- o 35 Total Units
- o 1- & 2-Bedroom Units
- o Resident Lounge





TYPICAL UNIT AMENITIES

- Worry-free impact-resistant windows and doors with interior corridors
- Durable hard-surface countertops and floors with modern European-style cabinets
- Energy Star rated appliances
- Builder grade PVC blinds or solar shades in each window
- Handicapped adaptable and accessible for ADA requirements





TYPICAL
COMMON
AMENITIES





Renderings – Building A looking South



Renderings – Building A looking Southwest



Renderings – Building B looking North



Renderings – Building B looking Northeast



Note: Mural mosaic and sculpture subject to approval on final City approval.

Renderings – Park and Mural



Aerial – Looking South



Aerial – Looking East



Aerial – Building A looking South



Aerial – Looking Northeast

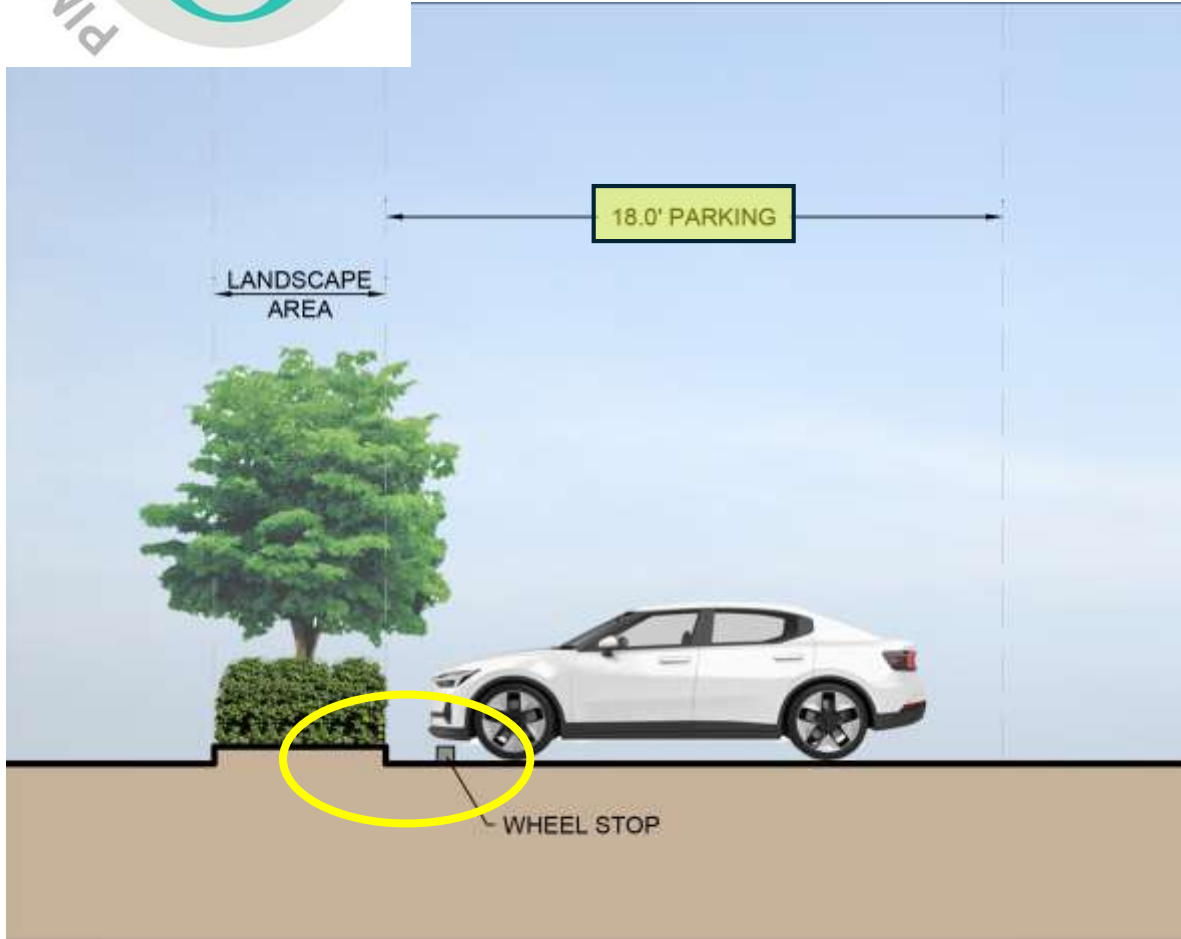


Renderings – Building B



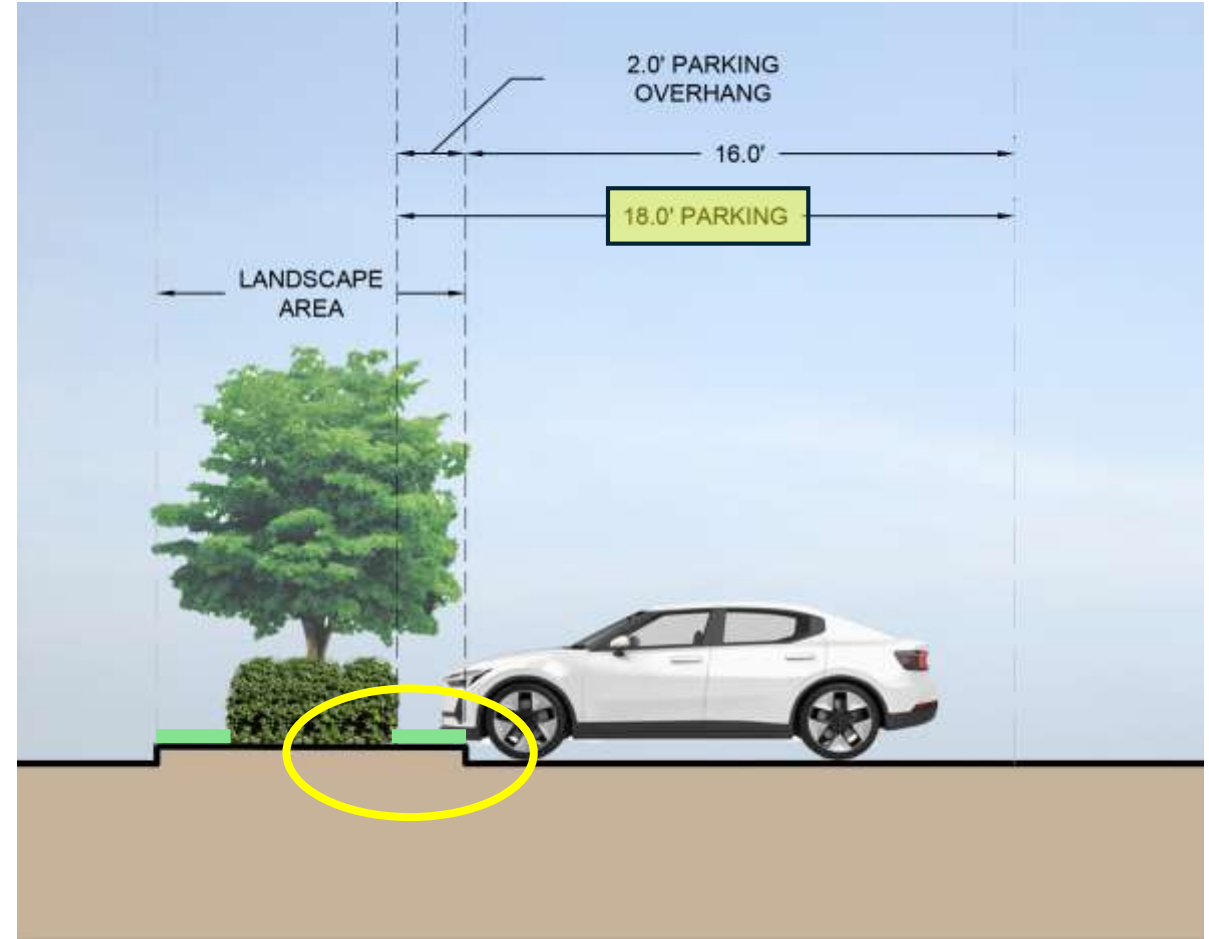
CODE REQUIRED

- Parking space is 18' deep w/ wheel stop
- Car overhang area is paved



PROPOSED

- Parking space is 18' deep with curb
- Car overhang area over widened landscape area





CODE REQUIRED

- 5' Landscape buffer adjacent to alley

PROPOSED

- Partially widening alleys for better emergency access
- Shifting landscape buffer to east in Parcel A
- Eliminating landscape buffer for parking backout and

Alley access in Parcel B &





Request for 100% Credit for SBIP Fees

- To achieve the proposed height, intensity and density, the applicant is using SBIP Tier I & II program
- The related fees total \$547,200. LDRs allow for 50% credit by right.
- LDR Sec. 23.2-33 d) allows the Applicant to request remaining 50% waiver of (\$273,600) based on the value provided by numerous project features and improvements.

Justification for 100% Credit

- Committed to providing **92 (100%) Affordable Housing units**
- Designed to obtain NGBS green certification. **LDR's allow 100% credit for this alone.**
- Parcel C will provide passive open shaded park.
- Redevelopment eliminates blighted properties and creates new housing for the area.
- Architectural design includes distinctive urban form, contemporary style and art in public places.
- Providing indoor & outdoor bike storage
- Proximity to alternative means of transportation.
- Enhanced accessibility and adaptability.
- Energy Star Appliances
- Storm ready with emergency generators to provide power for services even in both buildings

Sustainable Bonus Incentive Program – 100%

Neighborhood Meeting Requirements

(1) The applicant shall discuss and answer questions regarding the following:

- a. The nature of the proposed development, including land use types and densities, as well as residential unit types; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; the proposed parking areas; the internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.
- b. Conformity of the proposed development with the comprehensive plan, the strategic plan, this chapter and other applicable regulations.
- c. Any variances, sustainable bonuses, development rights transfers, planned development relaxation, exceptions or waivers or other incentives being requested under the LDRs for the development as of the time of the meeting.
- d. Any direct and indirect public benefits associated with the project that support the requested sustainable bonuses, development rights transfers or other incentives being utilized under the LDRs for the development known at the time of the meeting.
- e. Any new city revenue projections associated with the project including but not limited to ad valorem taxes and utility revenues.
- f. Any provision of affordable or workforce housing including proposed unit types, estimated rental or sale parameters and projected commitment term.
- g. Estimate of development schedule.

Responses

- a. Proposed development has been presented.
- b. City Staff has confirmed compliance with the Comprehensive Plan, Strategic Plan and LDRs.
- c. No variances are being requested. Two waivers are being requested: 1) Minimum Parking Dimensions, and 2) Reduction of the five (5) foot landscape strip adjacent to an alley.
- d. Sustainable bonuses have been used for density and building height. Project provides 100% - 92 affordable/workforce apartments, with NGBS construction, etc.
- e. No new City revenue projections.
- f. Estimated rental prices range from \$543 to \$1,735 per month.

Primary Discussion

Points:

- Application Process
- Eligibility for Units
- Project Amenities/Features
- Project Security
- **Existing Banyan Tree**

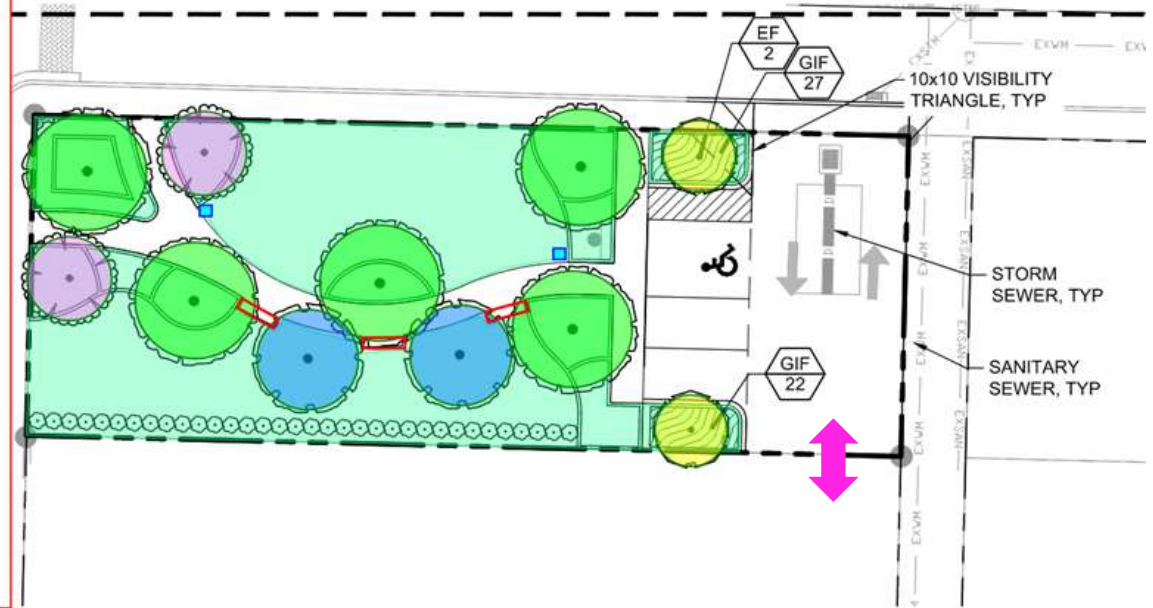
PROPOSED



- Provides more shaded open space park
- Maintains access to City Electric station to the south



ALTERNATIVE





Pinnacle on 6th

Lake Worth Beach

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- Approval of a Mixed Use Urban Planned Development
- Approval of Major Site Plan & Conditional Use
- Approval of Sustainable Bonus Incentive Program and 100% waiver of related fees.
- Approval of Affordable/Workforce Housing Program
- Waiver to allow widened landscape area as parking overhang.
- Waiver to eliminate 5' buffer adjacent to widened alleys.
- Approval of alternative design to Parcel C.

Questions?



Sustainable Bonus Incentive Program – LDR