

Pinnacle on Sixth

Ordinance 2026-12

Meeting Date: September 1, 2026

City Commission – 1st Reading

Quasi-Judicial Public Hearing



PZB Project Number 26-01000001 (Ordinance 2026-12): Consideration of a request for Mixed Use Urban Planned Development approval for the “Pinnacle on Sixth,” including the following associated applications: Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program, and two (2) waivers. The subject parcels are located in the Mixed use – Dixie Highway (MU-DH) zoning district and have a future land use designation of Mixed-Use East (MU-E). The proposed development will consist of two (2) mid-rise residential structures, one five (5) stories in height and one four (4) stories in height, with a total of 92 dwelling units.

Background/Proposal

The applicant, Pinnacle on Sixth, LLC, is requesting approval of the following for the project commonly referred to as “Pinnacle on Sixth”:

- **Mixed Use Urban Planned Development (Residential Only)** to construct 2 buildings, one 5 stories in height and the second 4 stories in height with 92 dwelling units.
- **Major Site Plan** to construct a residential development with more than 7,500 square feet.
- **Conditional Use** to establish a multi-family residential use greater than 7,500 square feet.
- **Sustainable Bonus Program Incentive Program** for additional density, intensity and height.
- **Affordable/Workforce Housing Program** for additional density and intensity above the MU-DH zoning district and Sustainable Bonus Program allowances, utilizing 5 CRA bonus units, along with a 25% parking reduction.
- **Two requested LDR waivers:**
 - 1) Section 23.4-10 (j) Minimum Parking Dimensions to reduce the required depth of parking spaces, and
 - 2) Section 23.6-1 (c)(2)(b) to reduce the required five (5) foot landscape strip adjacent to an alley to zero feet.
- **The applicant is also seeking a waiver of the required 50% Sustainable Bonus Incentive Payment of \$273,600 required by Resolution No. 23-2021.**

Project Overview

- **Addresses:** 610, 615, 617, 621, 622, 625, 626, 629, 630, and 702 South H Street
- **PCNs:** 38-43-44-21-15-203-0100, 38-43-44-21-15-203-0130, 38-43-44-21-15-203-0140, 38-43-44-21-15-203-0150, 38-43-44-21-15-203-0160, 38-43-44-21-15-205-0010, 38-43-44-21-15-205-0020, 38-43-44-21-15-205-0030, 38-43-44-21-15-205-0040, 38-43-44-21-15-223-0080
- **Size:** 2.01 Acres combined.
 - Parcel A: 47,250 sq. ft.
 - Parcel B: 33,750 sq. ft.
 - Parcel C: 6,750 sq. ft.
- **General Location:** South of the intersection of 6th Avenue South and South H Street and the intersection of 7th Avenue South and South H Street
- **Existing Land Use:** Mixed residential
- **Current Future Land Use Designation:** Mixed Use – East (MU-E)
- **Zoning District:** Mixed Use – Dixie Highway (MU-DH)



Site Plan

- 2 Buildings, 3 parcels:

Building A – 57 Units, 62,234 sf

- 5 stories (3-story SBIP and PD Bonus)
- 61 on-site parking spaces
- 32 indoor bicycle storage spaces/4 exterior
- Fitness room, activity/game room, business center, covered open air gathering space

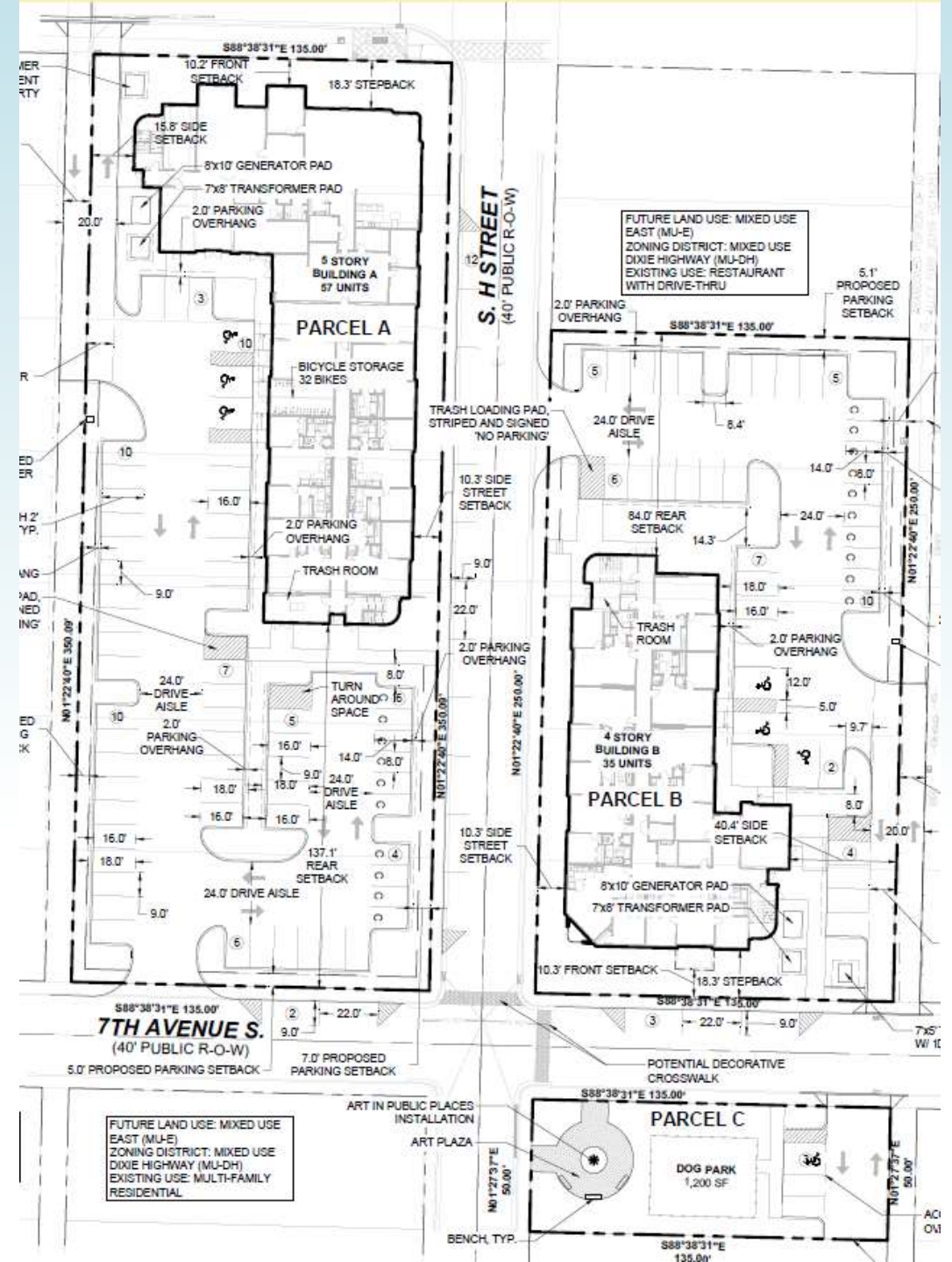
Building B – 35 Units, 34,728 sf

- 4 stories (2-story SBIP)
- 39 on-site parking spaces, 4 exterior bike spaces

Parcel C – 6,750 sf open space with art sculpture, 1,200 sf dog park, and 3 parking spaces

- Site Total: 2.01 Acres

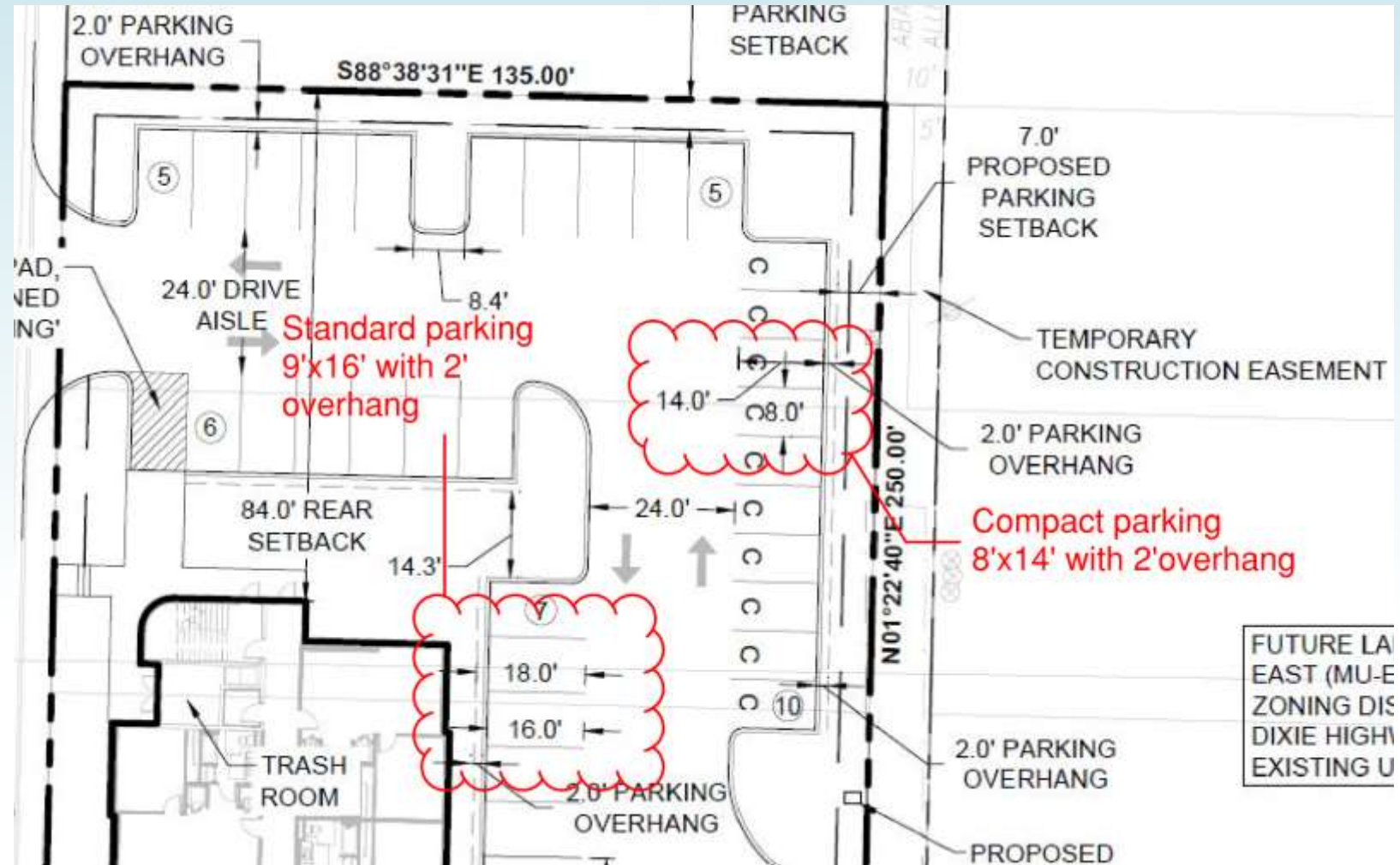
- 109 required parking spaces (25% AWHP reduction) – 128 provided:
- 76 standard on-site spaces
- 20 compact spaces
- 8 alternate bicycle spaces
- 7 ADA spaces
- 17 on-street spaces



Site Plan – Planned Development Waivers

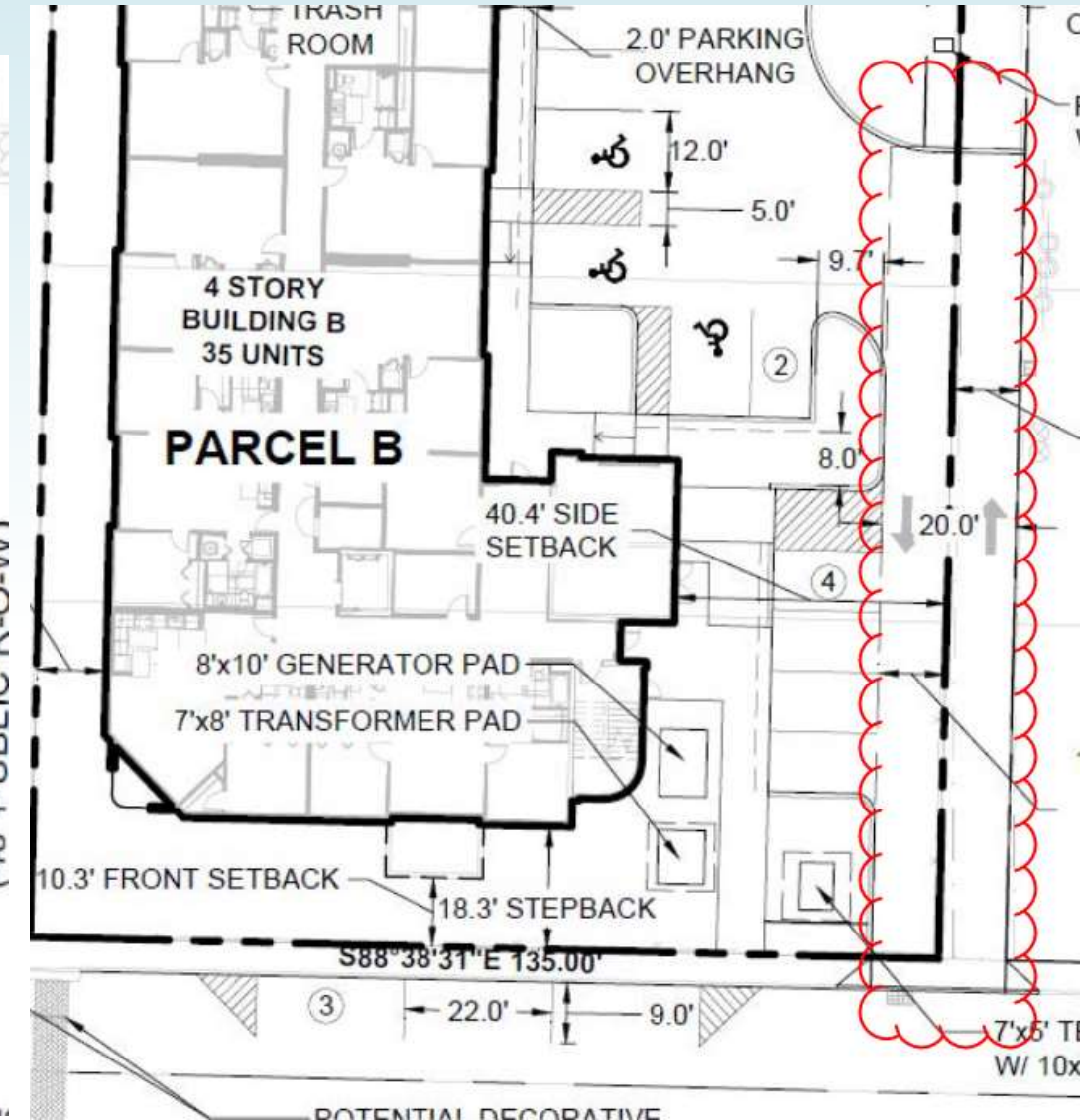
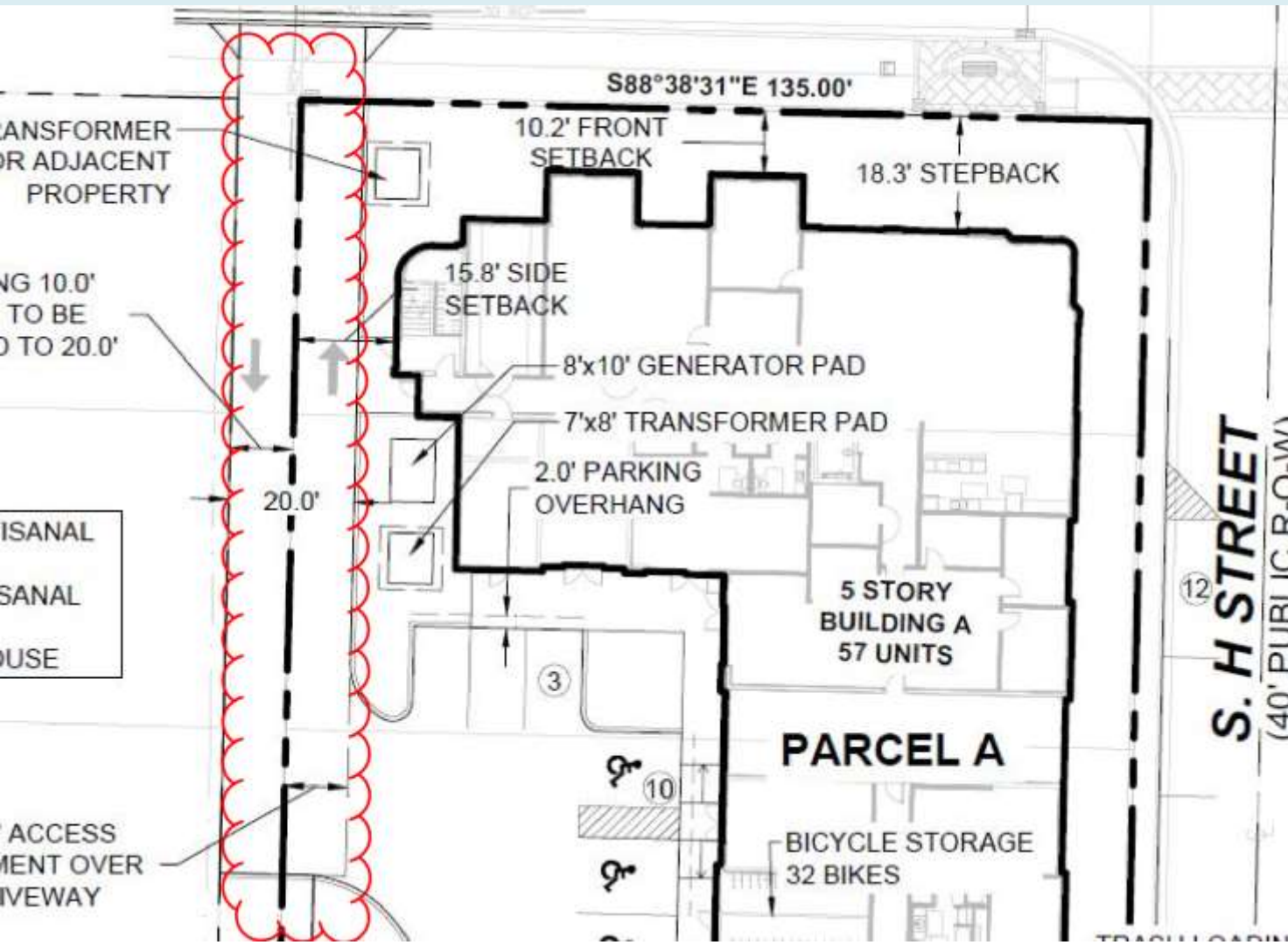
Section 23.4-10 (j) Minimum Parking Dimensions

To reduce the required
depth of parking spaces
by 2 feet with 2-foot
overhang



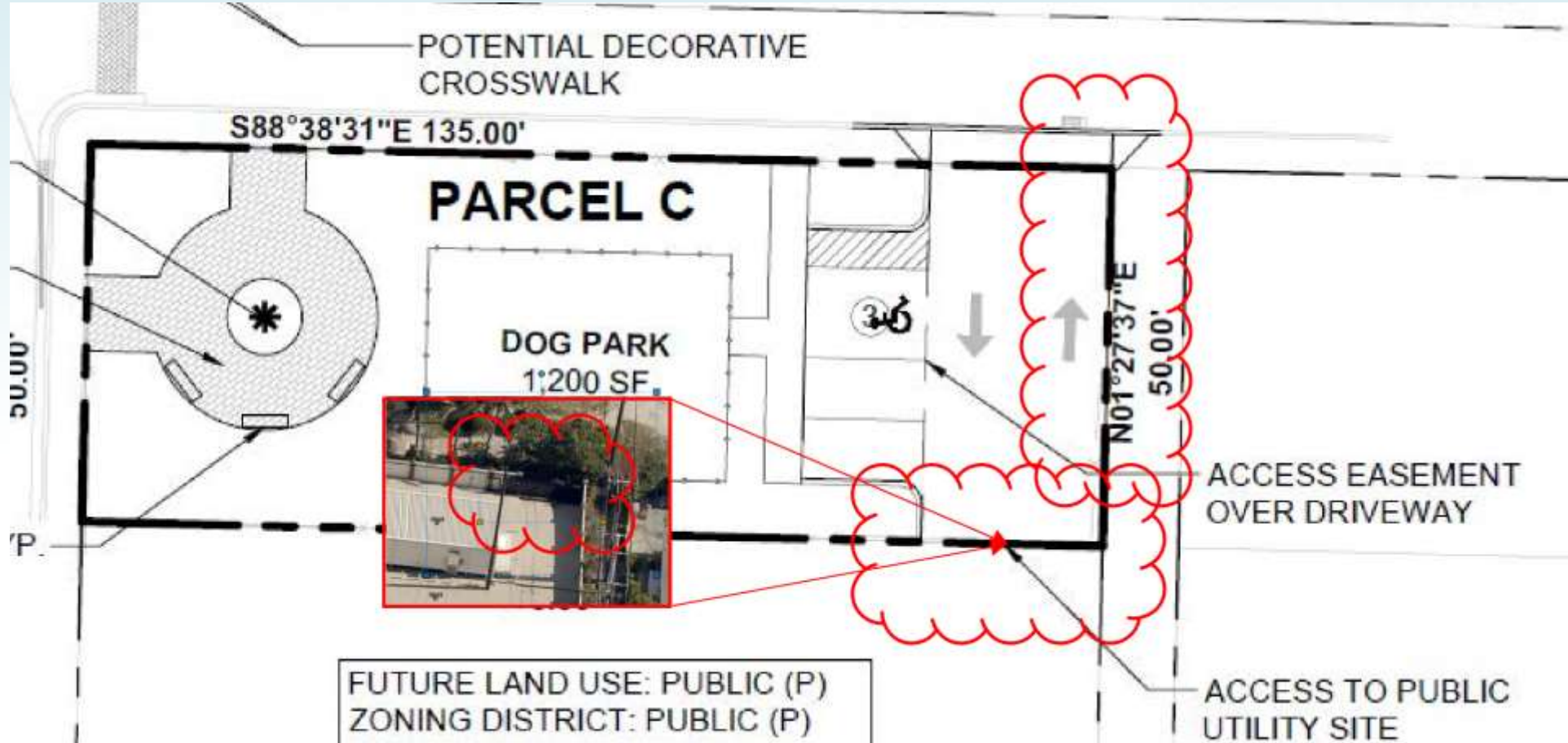
Site Plan – Planned Development Waivers

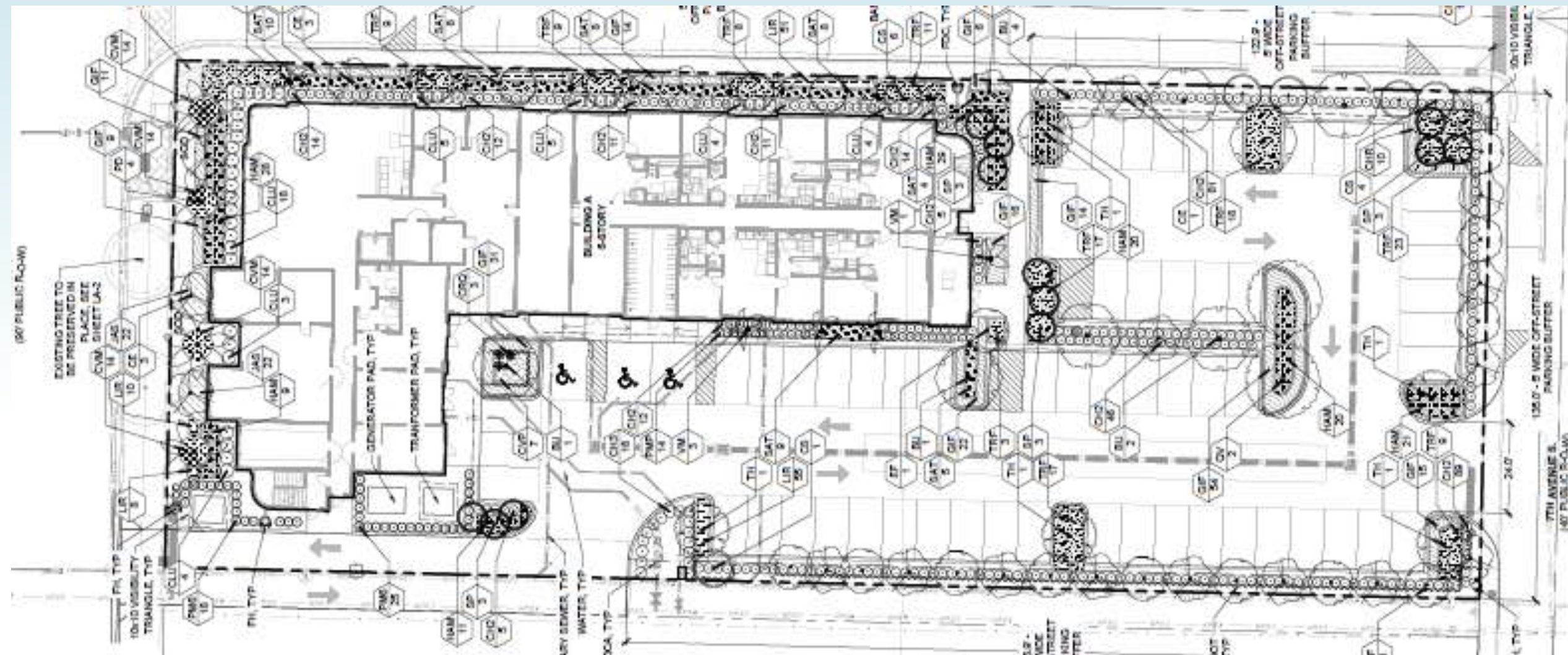
Section 23.6-1 (c)(2)(b) to reduce the required five (5) foot landscape strip adjacent to an alley to zero feet.



Site Plan – Planned Development Waivers

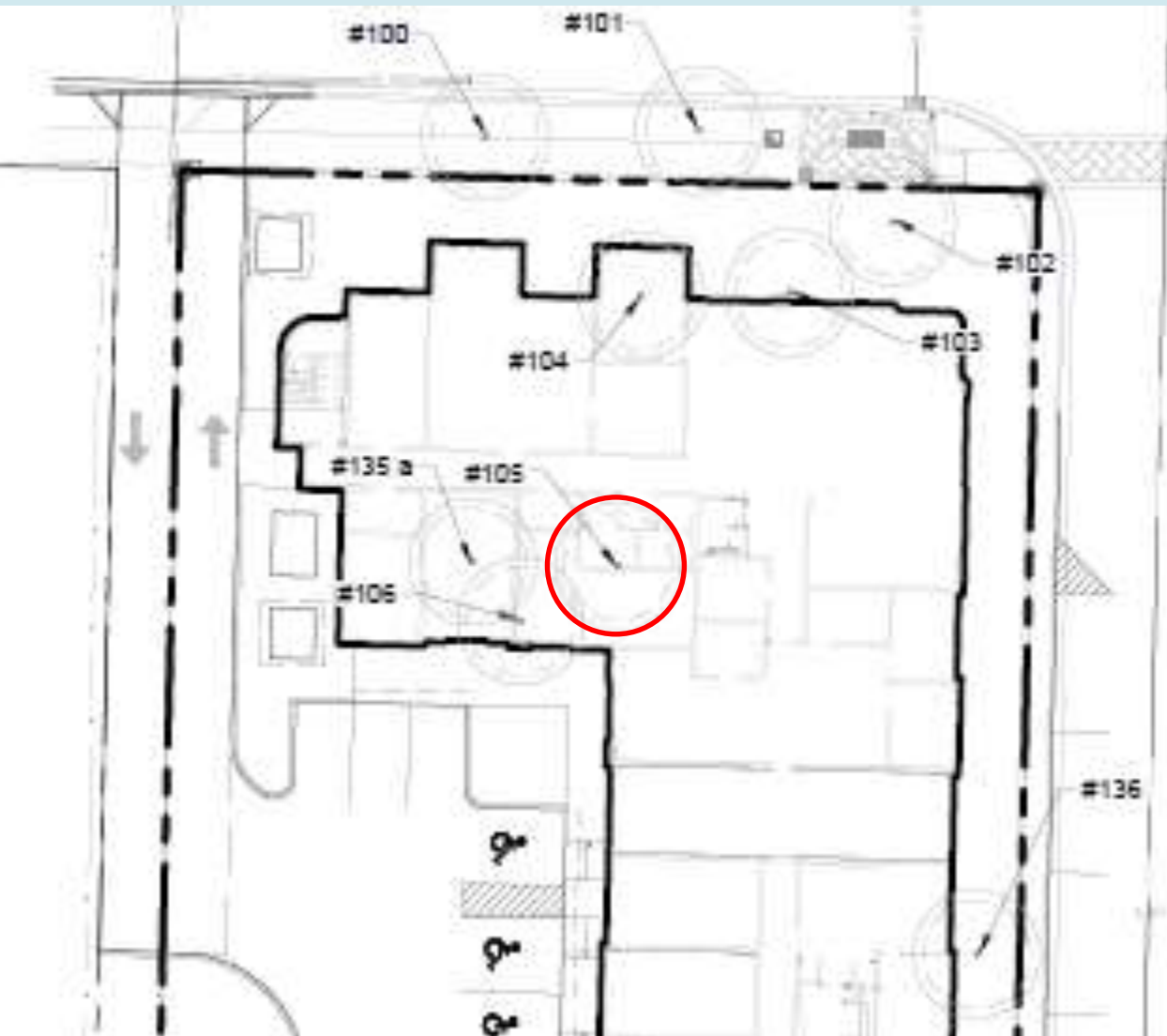
Section 23.6-1 (c)(2)(b) to reduce the required five (5) foot landscape strip adjacent to an alley to zero feet.



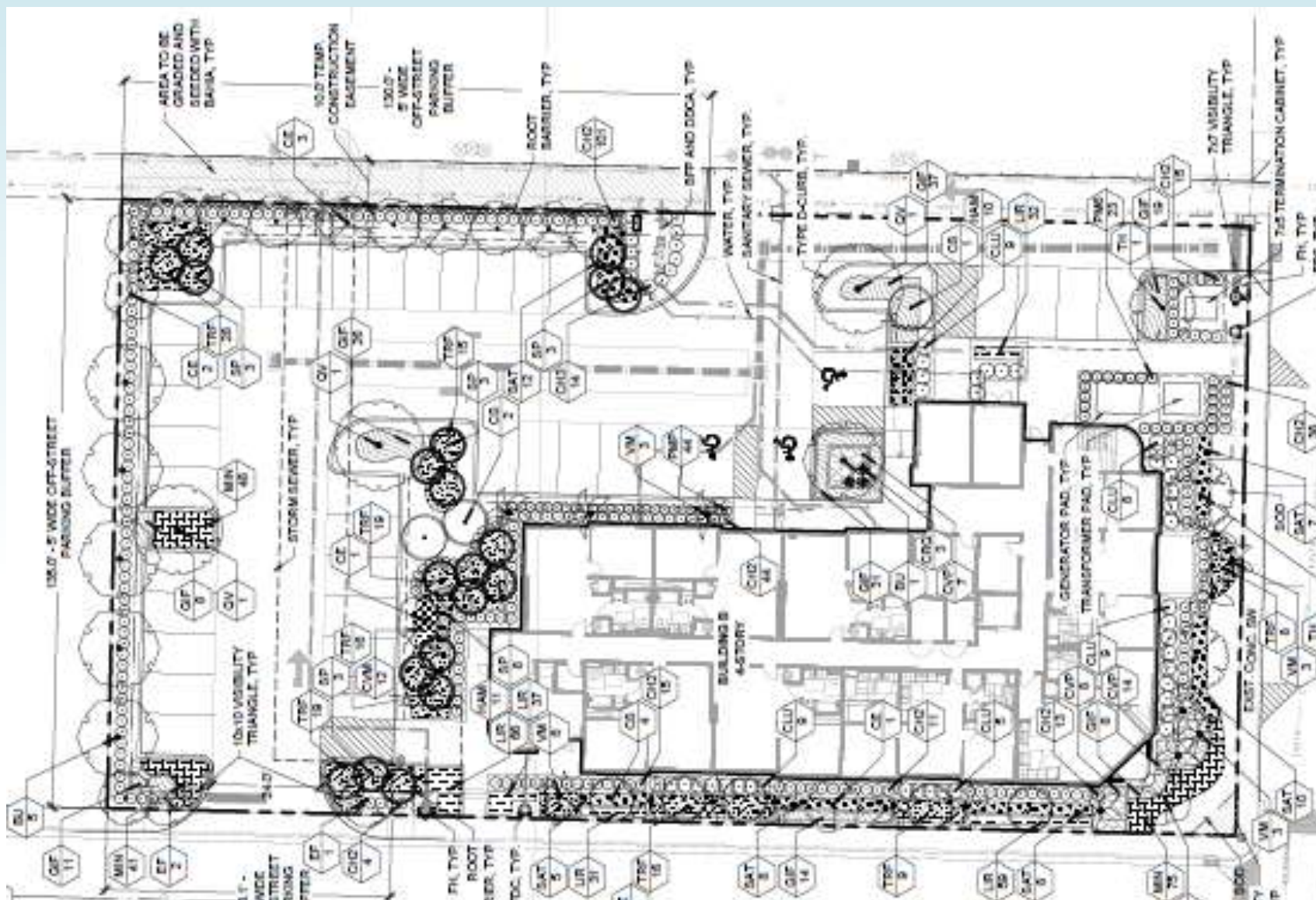




Tree Disposition Plan – Parcel A

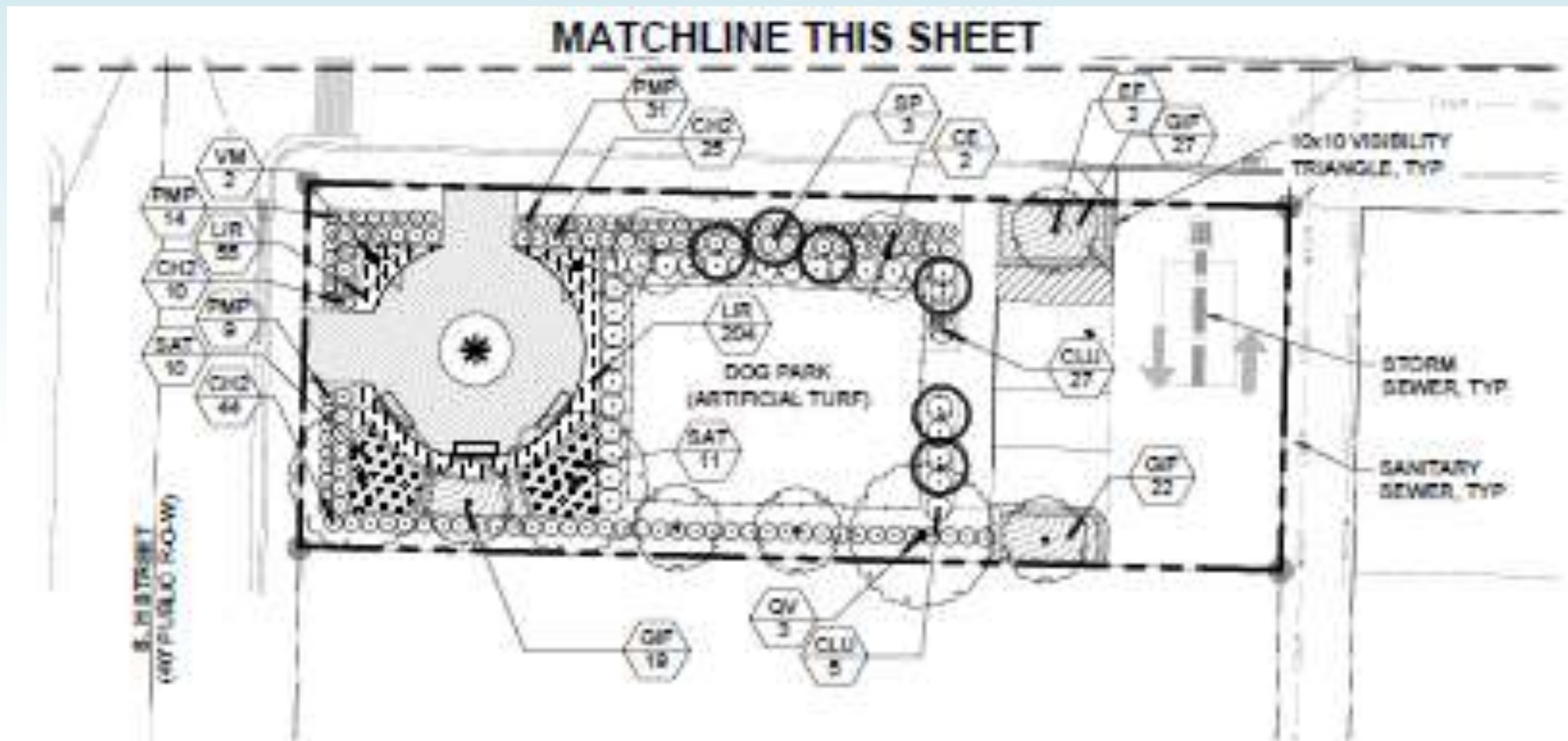


- Tree 105 is a 78" Banyon originally determined in 50%/fair condition
- During the PZB Hearing:
 - Several residents spoke in support of relocation
 - PZB recommended that the CC review the preservation/relocation of the tree
 - PZB noted that inability to save it should not preclude approval due to the need for affordable housing
- The City and the Applicant separately contracted the services of a certified arborist
- Both arborists observed multiple structural defects
- Suitability for preservation was determined to be poor, and relocation is not recommended
- Trees with structural defects are not suitable for preservation and represent an ongoing liability
- Should 100% Sustainability Bonus waiver be approved, Pinnacle would pay the City \$60,000 to be placed in the City's Tree Canopy Restoration Fund
- Alternatively, Pinnacle could pay \$60,000 of the Sustainable Bonus to the City and requests that the remaining amount be waived as compensation for the loss of the tree

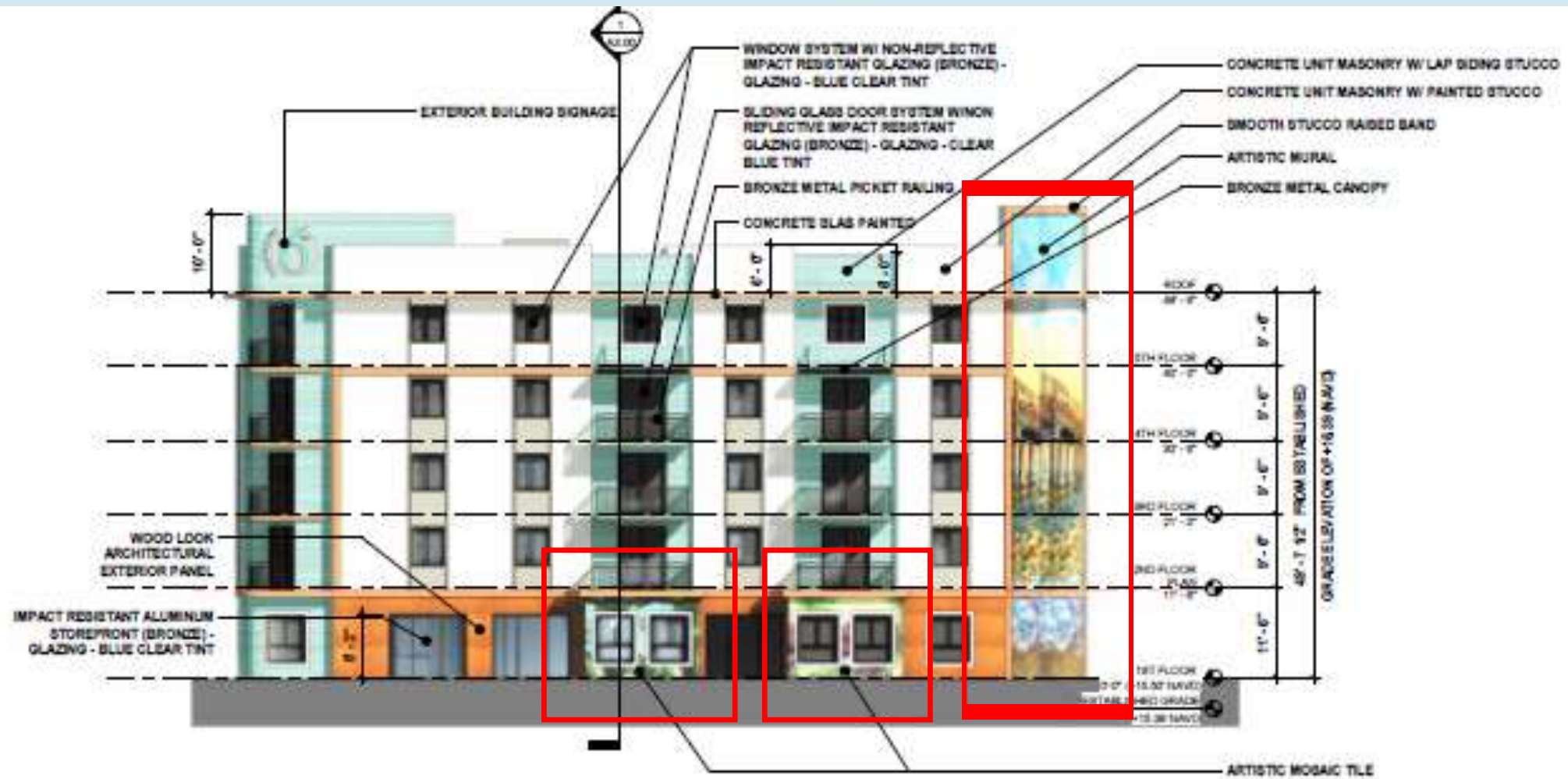




Landscape Plan – Parcel C



Architectural Elevations – Building A North



Architectural Renderings



Architectural Renderings



Architectural Renderings



Original Color Palette



ORIGINAL COLOR SCHEME



MAIN BUILDING:
Sherwin Williams
SW 7006 Extra White



SCORED STUCCO:
Sherwin Williams
SW 6937 Tantalizing Teal



ACCENT BANDS:
Sherwin Williams
SW 6356 Copper Mountain



ACCENT PANELS:
Sherwin Williams
SW 7655 Stamped Concrete



DECORATIVE REVEALS:
Sherwin Williams
SW 7075 Web Gray

Please note that colors shown in the renderings may differ from the actual material colors. Rendered colors are affected by lighting conditions, shadows, reflections, surrounding materials, screen settings, and the quality of the rendering software.

Alternate Color Palette



PROPOSED COLOR SCHEME



MAIN BUILDING:
Sherwin Williams
SW 7006 Extra White



SCORED STUCCO:
Sherwin Williams
SW 6937 Tantalizing Teal



ACCENT BANDS:
Sherwin Williams
SW 9100 Umber Rust



ACCENT PANELS:
Sherwin Williams
SW 7655 Stamped Concrete



DECORATIVE REVEALS:
Sherwin Williams
SW 7075 Web Gray

Please note that colors shown in the renderings may differ from the actual material colors. Rendered colors are affected by lighting conditions, shadows reflections, surrounding materials, screen settings, and the quality of the rendering software.

Alternate Color Palette

Option 1B



Please note that colors shown in the renderings may differ from the actual material colors. Rendered colors are affected by lighting conditions, shadows, reflections, surrounding materials, screen settings, and the quality of the rendering software.

Materials



ARCHITECTURAL EXTERIOR PANEL - WOOD LOOK
PRODEMA Rustik / NATURCLAD-W



MAIN BUILDING:
Sherwin Williams
SW 7006 Extra White



SCORED STUCCO:
Sherwin Williams
SW 6493 Ebbtide



ACCENT BANDS:
Sherwin Williams
SW 9100 Umber Rust



ACCENT PANELS:
Sherwin Williams
SW 7655 Stamped Concrete



DECORATIVE REVEALS:
Sherwin Williams
SW 7075 Web Gray

Affordable/Workforce Housing Program

- **Comprehensive Plan Policy 3.1.2.2:** The City shall support increased densities and/or a decrease of living area requirements for innovating designs of up to 15 percent in order to promote affordable housing projects.
- One-bedroom units are proposed with 694-832 square feet
- Two-bedroom units are proposed with 946 square feet
- 100% of the 92 units will be income restricted
- Applicant is partially utilizing the 25% parking reduction incentive: 109 spaces required, 128 proposed

Affordable/Workforce Housing Program

92 dwelling units are proposed of which 100% will be affordable/workforce housing.

According to the City's AWHP provisions:

- The development will utilize five (5) of the CRA platted lot units which must comply with the City's AWHP program.
- SBIP requires 15% of the 25% density bonus to also comply, for a total of 2.26 dwelling units.
- 100% of the 15% density bonus under Tier 2 of the SBIP must comply, for a total of 11.3 dwelling units.
- As such, a total of 19 dwelling units must comply with the City's AWHP.

Sustainable Bonus Incentive Program

- Policy 1.2.3.4 of the City's Comprehensive Plan permits a planned development to obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan.
- The Applicant is seeking the following bonus incentives:
 - Additional height above the 30' base zoning district height, proposed at 55.8' for building A, up to 56.25' with 5 stories
 - Additional density above the 30 du/ac of 45.67 units per acre (32 bonus units)
 - A floor area ratio (FAR) of 1.1 above the 0.9 FAR permitted

Sustainable Bonus Incentive Program

- Total Sustainable Bonus Fee Required = \$547,200
- 50% required to be paid to the City = \$273,600
- 50% will be provided in improvements equal in value to no less than \$273,600
 - The entire value can be satisfied with the 92 **affordable housing units** which exceeds the 15% minimum required by the Affordable/Workforce Housing Program.
 - The project will be constructed in accordance with **National Green Building Standards**
 - Public amenities in the form of **public art and open space** are proposed which count towards the qualifying features of improvements.
- The applicant is requesting that the 50% sustainable bonus incentive payment of \$273,600 be waived by the City Commission.

Sustainable Bonus Incentive Program

Sustainability Bonus Calculation						
Above Level 2	Building A - Square Feet			Building B - Square Feet		
	SF	Tier I	Tier II	Total	Tier I	Tier II
Level 3	13,410	26,820	13,410	9,660	19,320	
Level 4	13,410			9,660		
Level 5	13,410					
TOTALS	40,230			19,320		
Rate		\$7.50	\$15.00		\$7.50	
SBIP Fee	\$547,200	\$201,150	\$201,150		\$144,900	
City Fee - 50%	\$273,600					
Site Features	\$273,600					

Analysis

Subject request is consistent as conditioned with:

- Comprehensive Plan
- Strategic Plan
- Major Thoroughfare Design Standards
- Land Development Regulations:
 - LDR Section 23.2-29(d): Consistent with the general findings to harmony with the LDRs and protection of public interest
 - LDR Section 23.3-25(c): Criteria for planned development districts
 - LDR Section 23.2-31(c): Qualitative Development Standards
 - LDR Section 23.2-31(l): Community Appearance Criteria
 - LDR Section 23.2-29(e): Specific standards for all conditional uses
 - LDR Section 23.2-33(c): Review/decision criteria for SBIPs
 - LDR Section 23.2-39(c): Review/decision criteria for AFWHP

Planning and Zoning Board Recommendation

The Planning and Zoning Board (PZB) considered the project at their meeting on August 5, 2026, and voted unanimously to recommend approval of the proposed planned development with the staff recommended conditions. The PZB further recommended:

- The CC carefully review the preservation and relocation of the 78 inch Banyan Species (referred to as Tree 105) prior to any final decision noting that every effort should be made to save the tree, but the inability to save the tree should not preclude the approval of the proposed development due to the significant need for affordable housing.

Both the City and the Applicant subsequently engaged the services of a certified arborist to assess the condition of the tree and make a recommendation on the viability of relocating the tree. The City's arborist, Chen Moore Associates (CM), found:

- Multiple structural defects that may reduce the suitability for retention and/or relocation.
- The tree was estimated to be mature and the suitability for preservation was determined to be poor.
- Relocation of Tree 105 is not recommended.
- Retention of Tree 105 may be feasible; however, current industry standards indicate that trees with structural defects including but not limited to decayed wood, crown structural defects, or poor branch attachment are not suitable for preservation in areas where people and/or property may be damaged or injured.

The applicant's arborist, Rogers, made similar observations and recommended that the tree not be relocated due to the extent of visible trunk decay and unacceptable arboricultural and safety risk.

- As such, leaving the tree in its current location is not an option for the project to move forward. Maintaining the tree as-is would require a significant project redesign. It also would represent an ongoing liability and risk due to structural deficiencies whether it remains in place or is relocated.

Subsequent to PZB Recommendation

Potential Modified Conditions for Approval:

- Should 100% Sustainability Bonus waiver be approved, Pinnacle would pay the City \$60,000 to be placed in the City's Tree Canopy Restoration Fund

Or:

- Pinnacle to pay \$60,000 of the Sustainable Bonus to the City and the remaining amount be waived as compensation for the loss of the tree
- Prior to the issuance of a final certificate of occupancy, documentation shall be submitted to the Department of Community Sustainability that the project qualifies ~~at a minimum~~ as a National Green Building Standard (NGSB) ~~silver~~ certification or equivalent certification to fulfill the City's project performance standards listed in LDR Section 23.2-31.

Motions

I move to **approve on 1st reading with conditions** of Ordinance 2026-12 for a Residential Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program with two (2) requested waivers: 1) Section 23.4-10 (j) Minimum Parking Dimensions to reduce the required depth of parking spaces, and 2) Section 23.6-1 (c)(2)(b) to reduce the required five (5) foot landscape strip adjacent to an alley, to construct a 92 dwelling-unit multi-family residential development at the subject site based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing.

Consequent Action: Final decision by the City Commission.

Conditions

Planning & Zoning

Incentive Programs Conditions of Approval

1. Fifty percent of the sustainable bonus fee shall be paid to the City within two years of approval, or prior to the issuance of the building permit, whichever comes first. Alternatively, the City Commission may approve to waive the fee.
2. The applicant shall provide qualifying sustainable bonus features equal to fifty percent of the sustainable bonus fee, or shall be required to pay the remaining portion of the fifty percent of the incentive value prior to the issuance of a certificate of occupancy.
3. All units shall be restricted for affordable/workforce housing in accordance with the City's Affordable/ Workforce Housing Program (or an alternative program as restrictive or more) prior to the issuance of a Certificate of Occupancy for the building.
4. Final plat approval, with all requested easements, is required prior to the issuance of a Certificate of Occupancy.

Site Conditions of Approval

1. The building facades shall include the tile mosaic and mural artwork as depicted on the architectural renderings to create visual interest. This public art shall be reviewed by both the Planning and Zoning Board and the CRA's LULA program prior to installation. The murals shall be approved and installed prior to the certificate of occupancy being issued for each phase.
2. Prior to the issuance of any building permits, a minor site plan shall be required to address the following:
3. Provide an updated landscape plan that meets the mitigation requirements of the Land Development Regulations.
4. Submit an updated photometric plan demonstrating that the exterior lighting complies with dark sky lighting guidelines. www.darksky.org Specifically, the lighting fixtures shall be reviewed at building permit for consistency with the dark sky guidelines and the architecture of the buildings.
5. Wheel stops shall be provided when the parking spaces would encroach on landscape areas, walkways, accessible routes, and other rows of parking.
6. Update site data table errors.
7. Provide the proper building height measurement.

Conditions

Planning & Zoning

Site Conditions of Approval

1. Temporary fencing: Per LDR Section 23.4-4(j), 1. Screening details shall be submitted with the temporary construction fence permit application. Wind screening shall be substantial enough to avoid rips or tears due to wind or sun, and shall have no less than eighty-five (85) percent opacity. Screening shall be maintained in good condition at all times. Screening graphics shall be approved with a permit pursuant to the provisions of section 23.5-1, signs, of the zoning and land development regulations of this Code; 2. Temporary construction fencing must be associated with an active building permit unless approved by the development review official in lieu of a permit. The development review official may require the removal of a temporary fence in absence of an active permit or for safety issues; and 3. Acceptable materials include screened chain link and any other permitted materials identified in section 23.4-4(c).
2. Prior to the issuance of a certificate of occupancy, documentation shall be submitted to the Department of Community Sustainability that the project qualifies at a minimum as a National Green Building Standard (NGSB) silver certification or equivalent certification to fulfill the City's project performance standards listed in LDR Section 23.2-31.
3. Buildings A and B shall be built to the ten (10) foot and eighteen (18) foot build-to lines. A site plan modification will be required once final materials are selected.
4. The site plan shall be revised to provide four (4) bicycle parking spaces on both Parcel A and B.
5. Any future ground signs shall comply with Section 23.5-1 Signs and shall be designed to complement the architectural theme of the development.

Conditions

Planning & Zoning

Plat Requirements

1. Applicant shall receive City approval of a replat of the property unifying ownership and control of all three parcels of land.
2. The applicant shall agree that the declaration of *unity* of title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the parties thereto and their heirs, successors and assigns, and all persons claiming under them until such time as the declaration may be released or amended by a properly authorized representative of the city. The parties to a *unity* of control declaration likewise shall agree that the declaration of *unity* of control shall constitute a covenant running with the land, as provided by law, and shall be binding upon the parties thereto and their heirs, successors and assigns, and all persons claiming under them until such time as the declaration may be released or amended by a properly authorized representative of the city.
3. Agreements, contracts, or deed restrictions and covenants shall be provided to the city to ensure that the development will occur in accordance with the master development plan; and that the developer, his successors, assignees, or heirs, are responsible for the continued maintenance and operation of common areas and facilities, including sodding, watering down and fencing of undeveloped areas earmarked for future stages of development that are disturbed during development.
4. The proposed art park shall be deed restricted as required public open space for the planned development until such time as the planned development is redeveloped or demolished, and the City agrees to release the deed restriction.

General Conditions of Approval

1. At building permit, documentation shall be submitted to demonstrate that the material utilized for the semi-pervious parking areas has a percolation rate of at least fifty (50) percent relative to the ground percolation rate.
2. An address application shall be required to be submitted prior to application for building permit.
3. A video security system shall be required for the property.

Conditions

Utilities (Water, Sewer & Stormwater)

1. During the building permit application:
2. Since the site is larger than one (1) acre, NPDES ERP and CGP permitting are required. Please provide an update of the permitting.
3. Please provide the cross-sections for each of the property line showing how the stormwater will be stopped from flowing to the neighborhood properties.
4. Identify all the utility crossings/conflicts and provide conflict elevations.

Conditions

Public Works

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under the jurisdiction of the Department of Public Works.
3. Prior to the issuance of a building permit, contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
4. Prior to the issuance of a certificate of occupancy, alleyways improvements consisting of new base, asphalt and header curbs shall be constructed from 7th Ave S to 6th Ave S, in compliance with the Public Works Construction Standards and Policy and Procedures Manual.
5. Prior to the issuance of a certificate of occupancy, ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction. A pre-construction video of the entire perimeter shall be performed and submitted to the City.
6. Coordinate with the Solid Waste and Recycling Division to determine the number of containers required and the designated placement location on scheduled collection days. The Division may be contacted by email at SolidWasteInfo@lakeworthbeachfl.gov.
7. Prior to the issuance of a Certificate of Occupancy, broom sweep all areas of the affected right of way and removal of all silt and debris collected as a result of construction activity.
8. Prior to performing work in the City Right-of-Way (ROW), apply for and receive issuance of a "Right of Way/Utility Permit" application.
9. Prior to the issuance of a Certificate of Occupancy, restore the right of way to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
10. Prior to the issuance of a Building Permit, the applicant shall submit an approved FDOT Permit for the driveway / sidewalk work at 6th Ave S.

Conditions

Electric Utility

1. Before or at the time of application for a Building Permit, Developer must provide the load calculation, voltage requirements and riser diagram. If a pad mount transformer is requested, we will need to know the location of the pad-mount transformers for the building. The transformer locations must be accessible to our vehicles and must have 10-ft minimum clearance in front of them and 5-ft clearance to the side or rear, including landscaping. They also must not be under or inside any structure.
2. Before the issuance of a Building permit, if pad-mount transformer will be requested, we will need a 10-ft wide utility easement for the underground electric, transformers and other equipment that will need to be installed to provide power to this project shall be provided on the resubdivision plat.
3. Before the issuance of a Certificate of Occupancy, the utility easement must be recorded.
4. Developer will be responsible for installing their own lighting for the parking areas.
5. Developer will be responsible for the cost of Lake Worth Beach's materials and labor for this project.
6. Before the issuance of a Certificate of Occupancy (CO) a final electrical inspection must be done.
7. The applicant shall work with the Electric Utility regarding the final design and construction of the necessary undergrounding of utilities, and pay the City for the materials and labor for the work outlined in the Contribution in Aid of Construction estimate dated May 15, 2026.



CITY OF LAKE WORTH BEACH

Community SustainabilitySM