

STAFF REPORT REGULAR MEETING

AGENDA DATE: September 15, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2026 - 12 - Second Reading – Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program, for the project commonly referred to as the “Pinnacle on Sixth”

SUMMARY:

Pursuant to Section 23.2-16(k) of the City’s Land Development Regulations, this item was heard on first reading at a quasi-judicial hearing. Based on the action taken at that meeting, this second reading is procedural in nature with the Commission, as the quasi-judicial body, ratifying and affirming its prior decision. If new evidence is introduced which, if brought to the attention of the Commission at the first reading, would have had a material impact on its decision, the Commission may reopen the quasi-judicial hearing and give all parties the opportunity to address the new evidence. The applicant, Pinnacle on Sixth, LLC, is requesting approval of the following:

- **Mixed Use Urban Planned Development (Residential Only)** to construct two (2) buildings, one five (5)-stories in height and the second four (4) stories in height with 92 dwelling units total.
- **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 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 of 13 CRA bonus units, along with a 25% parking reduction.
- **Two (2) 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.
- **The applicant is also seeking a waiver of the required 50% Sustainable Bonus Incentive Payment of \$273,600 required by Resolution No. 23-2021.**

The applicant is proposing a multi-family development on a 2.01-acre site with the purpose of providing affordable housing. The site is comprised of three separate assemblages of land along South H Street, two of which will be developed with apartments and associated surface parking. The third parcel will be developed with a dog park, three (3) parking spaces, and public art in the form of a sculpture. The buildings will contain a mix of one (1) and two (2) bedroom units. The one (1) bedroom units will range in size from 694-832 square feet, and the two (2) bedroom units will be 946 square feet in size.

The proposed building design is contemporary with Art-Moderne inspired detailing. The exterior finishes use smooth stucco, scored stucco, strong accent bands, flat roof forms, vertical elements, bronze framed glazing, bronze canopies and railings, wood-look exterior panels, mosaic tile, and an integrated mural, creating a vibrant tropical façade that reflects both the City’s contemporary corridor vision and Lake Worth Beach’s historic design. Both buildings feature a flat roof and similar building designs. Overall, the building design is contemporary while honoring the Art-Moderne design which is one of Lake Worth Beach’s prevailing architectural styles.

Public art is an important feature of this project. A mural, yet to be designed, will be featured on the northwest, rounded corner of the building (the current design is a placeholder). The covered, first floor patios along 6th Avenue will feature mosaic tiles, and a sculpture will be placed in the 6,750 square foot park parcel.

BACKGROUND AND JUSTIFICATION:

The subject property includes 13 parcels addressed as 610, 615, 617, 621, 622, 625, 626, 629, 630, and 702 South H Street. The subject parcels currently consist of a mix of residential uses and vacant lots.

The applicant has requested incentives for increased density, intensity and height along with two waivers of certain

Land Development Regulations through the planned development provisions, the City's Sustainable Bonus Incentive Program, and the Affordable/Workforce Housing Program. Full details can be found in the attached PZB staff report.

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), and for consistency with the Comprehensive Plan. The proposed Residential Planned Development, Major Site Plan, Conditional Use, Sustainable Bonus Incentive Program, and Affordable/Workforce Housing Program requests are consistent with the Comprehensive Plan, Strategic Plan, and LDRs, as conditioned, and, therefore, **a staff recommendation of approval with conditions** was provided to the Planning and Zoning Board.

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. In addition, the PZB further recommended that the City Commission carefully review the preservation and relocation of the seventy-eight (78) inch Banyan Species (referred to as Tree 105 below) 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), made the following findings:

"Arborists observed 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. Therefore, relocation of Tree 105 is not recommended. Retention of Tree 105 may be feasible; however, further examination of the large wound with a cavity at a major branch union is warranted. CM recommends an aerial inspection is performed to inspect the extent of the cavity prior to either relocation or retention of Tree 105. The opinion of probable cost (Attachment 3) estimated the relocation cost at \$58,240.00. There are many elements required to successfully relocate or retain a tree of this size, prior to, during, and following the transplanting process. Improper execution at any step may result in the loss of the tree. The estimated survival rate of Tree 105 post relocation, if all appropriate measures are taken, is low to moderate."

The City's arborist further noted "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. Please note that retaining Tree 105 in place may require additional considerations for risk associated with the structural defects described above and the new site/occupancy conditions."

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.

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.

FIRST READING

At the first reading public hearing, the City Commission voted to add to or amend the conditions of approval as follows:

- The proposed site plan shall be amended to reflect the modified plan for parcel C as presented at first reading (added).
- The applicant shall pay \$30,000 to the City's Tree Restoration Fund, and \$30,000 to the City's Sustainable Bonus Improvement Program within two years of approval, or prior to the issuance of the building permit, whichever comes first (amended).
- Building A shall be designed and constructed to have two elevators (added).
- 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) certification or equivalent certification to fulfill the City's project performance standards listed in LDR Section 23.2-31 (amended).

MOTION:

Move to approve/disapprove Ordinance 2026-12 on second reading.

ATTACHMENT(S):

Ordinance 2026-12

City Arborist Tree Relocation Assessment

Applicant's Tree Relocation Assessment

PZB Staff Report

Application Package (survey, site plan package, architectural plans & supporting documents)