



City of
**Lake Worth
Beach**
FLORIDASM

DRAFT

Planning Zoning Historic Preservation Division
1900 2nd Avenue North
Lake Worth Beach, FL 33461
561.586.1687

**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING AND ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, SEPTEMBER 01, 2021 -- 6:18 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Greg Rice, Chairman (virtual); Mark Humm; Juan Contin; Laura Starr; Edmond LeBlanc; Zade Shamsi-Basha (virtual). Absent: Anthony Marotta, Vice-Chair. Also present were: Debora Slaski, Principal Planner; Erin Sita, Asst. Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE Led by Zade Shamsi-Basha.

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. August 4, 2021 Regular Meeting Minutes

Motion: M. Humm motioned to approve the August 4, 2021 Regular meeting minutes as presented; J. Contin 2nd.

Vote: Ayes all, unanimous.

CASES:

PROOF OF PUBLICATION

1) PZB 21-00500005 - 701 N Dixie Hwy - Ragtops

PZB 21-00300001 & 21-01300001 - Land Use Map and Zoning Map Amendment - Barton Rd

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered oath to those wishing to give testimony.

WITHDRAWALS / POSTPONEMENTS None

CONSENT None

PUBLIC HEARINGS:

BOARD DISCLOSURE: L. Starr-no disclosures to be made; E. LeBlanc and Zade Shamsi-Basha-have no disclosures to be made; G. Rice spoke with Bernard Guthrie regarding Burckle Place and it will not affect his decision. M. Humm spoke over the phone with Bernard Guthrie regarding Burckle Place and it will not influence his decision. J. Contin lives across the street from proposed Burckle Place.

Board Attorney explains disclosures as it relates to the quasi-judicial process. As a Board member is coming to the meeting with some knowledge Board members should provide the name who the conversation was with whether an expert, applicant or person with an opinion on the project and nature of the conversation.

UNFINISHED BUSINESS:

- A. PZB Project Number 20-01400036:** A request by Cotleur & Hearing, a land development firm, on behalf of The Lord's Place, Inc. for consideration of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, and Right of Way Abandonment to allow the construction of a seven-unit, multi-family residence at 825 South Federal Highway, 827 South Federal Highway, and a portion of 9th Avenue South, within the Mixed Use – Federal Highway (MU-FH) zoning district commonly known as “Burckle Place III.”

Staff: E. Sita provides a brief re-cap of the project as presented to the Board earlier this year and explains and shows depictions of changes to the projects. This proposal includes a request for a Residential Urban Planned Development for a seven (7) unit multifamily development; A Major Site Plan and Conditional Use permit. The Right of Way Abandonment request will be presented to the City Commission for consideration and decision. Changes in this revision include: Elevation changes and the re-location of the parking to the north of the site to better re-align with the Major Thoroughfare design guidelines; a decrease in number of units, of note a Planned Development allows for certain codes to be relaxed, in particular the minimum living area. Code requires 900 sq. feet and the proposed is 636 sq. feet. Total combined living area will have 941 square feet. This allows the project to meet the parking requirement. The landscape proposal now includes a predominately native ratio of trees, shrubs and groundcover to address concerns of the Board and residents. Public outreach to the Pineapple Beach and South Palm Park Neighborhood Associations by the applicant occurred from 2020 through February of 2021. The project has been found to be consistent with the City Comprehensive Plan, Strategic Plan, Major Thoroughfare Design Guidelines, LDR's if approved as a Planned Development, Residential Urban Planned Development Criteria, Community Appearance Criteria, Conditional Use criteria and in general findings as to harmony with the LDR's and protection of public interest.

Agent for the Applicant: David Milledge of Cotleur & Hearing, Senior Project Manager
Applicant: Kerry Dias- COO of the Lord's Place on behalf of Diane Stanley. Introduces Scott Witzel- Facilities Director, John Glidden and Randy Hansen, Architects. Explains this is about transforming lives, not just providing housing. This would include 21 beds (with over half for women over 50). The combination of the older women with younger provides intergenerational support while job training, placement, tutoring and residing in the program for approximately 24 months resulting in a 96% success rate of being re-integrated into society on their own upon completion.

Mr. Milledge: The site is compliant with parking code with seven (7) dwelling units each at 636 square feet. The re-designed site provides greater engagement with Federal Highway with the side load parking, the landscape is overly abundant. Coastal modern style architecture. The floor plan depicts the living area of each unit. The living area of each unit in combination with the combined living area results in a total of 941.4 square feet per unit. This includes common dining, living and kitchen areas. This is the only waiver being sought.

Affected Party Portia Culley: Presentation was helpful and is difficult to go against what they are doing, helping older women who need help. Doesn't believe this is a case of NIMBY, as the town

seems to be more liberal, but believes it should be subject to the same development standards as other developments in the area. Believes the major issues with the previous plan was the parking and the Right-of-Way abandonment. Residents have been parking in the R-O-W for 15 years. Now the R-O-W is not up for consideration. Months ago was shown a rendering depicting paved parking on the R-O-W for the public, was told by Kerry Dias, the R-O-W was a no-go by the City. Is 'giving away' the R-O-W a foregone conclusion? She does not want to be the one fighting the Lord's Place. Restore parking to those who were using it prior to the City installation of the no parking signs.

Agent for the applicant has no questions of the Affected Party or staff but available for rebuttal. Portia Culley has no questions of staff or agent for the applicant.

Public Comment: Board Secretary states the Board has received a copy of the comments from the August 4 meeting in addition to those received since as well as those received during this meeting. Those comments received since the meeting began are read into the record. All comments will be part of the minutes regardless of multiple comment submittals, those comments to be read or spoken will be limited to 3 minutes.

Board: J. Contin- As an architect who has come before the Boards on multiple occasions has been subject to constraints of City code. Important is the two-story requirement; despite the no parking signs, no vehicles have been towed and people continue to park there indicating a need for parking. Should Sun-Gate redevelop this could happen again as there won't be access unless through the side. Garbage pick-up is noisy as it is adjacent to the apartment complex on the northside and odiferous. The elevation renderings do not fully depict the entire site, excluded is the parking area. Does it meet all major thoroughfare guidelines? **Staff response:** Yes, the parking is side loaded, rear loaded is encouraged. J. Contin suggests the paving of 9th Avenue, would provide some public parking and redesign to place the dumpster in the area. The paving of the Right-of-Way was done across the street. **Staff response:** The R-O-W is the purview of the Public Works Dept.. The square footage of the unit may not allow the application to meet ADA requirements. Z. Shamsi-Basha would like more detail on the communal spaces. Kerry states the concept is to share the communal space, where the therapy occurs, this is where all the programming occurs. Is it truly communal, a shared living room. Not a clubhouse that closes at 10 pm.. E. LeBlanc has a question about Condition #7 (the total east elevation). **Staff Response:** That Condition should be stricken, it was met with this re-submittal. E. LaBlanc asks for clarification on the dumpster enclosure, landscape plan and what is the setback from the north property line for the enclosure? **David Milledge:** Concrete block with metal louvered doors. Location, size and materials were approved by Public Works. It appears to be a ten (10) foot setback to the north and five (5) foot from the west. J. Contin questions if it was known there was a 2-story building to the north with people sitting on their terrace? David Milledge notes there is a 2-story building with an open walkway to the north. Approval was received by the professional staff of Public Works for the location, materials and access. Have satisfied the Code requirements for those items. E. LeBlanc questions how the R-O-W functions. Staff clarifies- this segment of the 9th Ave S was never utilized as a road nor does the City intend to pave it and use it as such. It is unimproved and has historically been used for overflow parking, although never intended for the purpose. J. Contin asks if the site would qualify as a Planned Development without the extra square footage to make it over .5 acres? M. Humm- parking is needed everywhere and the City is just giving it away. L. Starr asks where the population will come from? Kerry states the referrals come in many ways, screened to make sure they are appropriate for this program. L. Starr- prison, rehabs? Kerry – neighbors, self-referrals, the county homeless clearing center. Do they have vehicles, are they permitted to have vehicles? Response: Yes they do. Potentially there could be 21 cars plus staff, and they are allowed visitors. Not everyone

has a vehicle and public transportation is the majority mode. Are there curfews? **Response:** Yes, on-site by a certain time, not in the room. It's supportive housing that the residents agree to. L. Starr is there a reason the larger unit size cannot be met? There would be no reason to prevent another development from asking for the same concession as they would have a clubhouse, kitchen and other common areas. John Glidden: All the residents would be in their room if the spaces was larger. The waiver is needed to accommodate the program that can house the residents hoping to become independent citizens of the community. J. Contin asks about the ADA building codes, fire codes and narrow hallways. John Glidden states the exiting requirements and life safety codes are met. This is not a traditional apartment situation, it is part of the communal process. David Milledge- the parking code has been met and it should not be the burden of the Lord's Place to account for parking deficiencies by other developers or the City as a whole. J. Contin- if the R-O-W was not obtained, would it qualify as a Planned Development? No, the unit size waiver would not be available, waivers and variances are different.

Public Comment: B. Guthrie-827 S. Palmway- If it were approved as a Planned Development, it meets code. The project was re-drawn after the March meeting. It was out of context for the neighborhood. Asks for the new drawings to be submitted for the record as well as a drawing of the R-O-W to the Pineapple Grove area. The 9th Ave abandonment will take away precious parking. The eastern portion of the roadway was paved and marked for parking. The building will be there for decades and resembles prison cells with a congregate area. It could turn into a low-income housing structure.

J. Contin welcomes a better plan that changes the dumpster location, resolves the R-O-W abandonment and parking issue. It's the execution of the plan, not the premise of the Lord's Place. At the last Board meeting they were asked to bring a more amenable plan.

Motion: J. Contin moves to recommend denial of PZB 20-01400036 to the City Commission as the project does not meet the applicable criteria for the following reasons: Parking; Substandard apartment size; not meeting the Major Thoroughfare Design Guidelines with respect to the two-story structure; Motion is amended to include that the dumpster be relocated as much as possible away from the current location; 2nd to the amendment L. Starr.

J. Contin- relocate the dumpster enclosure to the south west side of the site.

M. Humm – against giving away the Right-of-Way.

Z. Shamsi-Basha – the only issue is if the waiver should be granted, the program explains the reason for the size reduction.

E. LeBlanc-Unit size no issue as the program is different, that is what they do. Agrees the dumpster location is at issue.

L. Starr – disagree with the opinions that the unit size is the only issue, it is setting a bad precedent.

Vote: L. Starr Yea; J. Contin Yea; M. Humm Yea; Z. Shamsi-Basha Nay; E. LeBlanc Nay; G. Rice Yea. Motion carries to recommend denial 4/2.

NEW BUSINESS:

A. PZB Project Number 20-00500005: Consideration of a Conditional Use Permit request to establish a Special Interest Dealership use in the Mixed-Use Dixie Highway (MU-Dixie)

at **701 North Dixie Highway**. The request is to establish the proposed use within the current 8,425 square feet commercial building.

Additional Board Disclosures: G. Rice knows the owner of the parcel, Shanon Materio, but it will not influence his decision. M. Humm is a neighbor to the subject parcel.

Staff: D. Slaski presents case findings and analysis. The Special Interest Dealership will house an accessory museum and gallery use for private events or for anyone to visit the establishment during normal business hours. There are 18 parking spaces. Conditions of Approval would limit the private events to 2 per month and no more than 24 per year. No outdoor storage or servicing of vehicles is proposed or allowed. A minor site plan approval is required to improve site appearance to the furthest extent possible.

Applicant: Ty Houck- Has been in the business for 41 years, most recently in the West Palm Beach area; the current property owner has been at this location for 29 years. The memorabilia for purchase will be "things that people don't need". The antique and special interest car collection will also be for sale. Explains the logic behind how many events could be held, how some of the events may be more seasonable. Has utilized a valet service in the past to park the events.

Board: Concerns about limiting the events to 2 per month. E. LeBlanc questions the nearby TOD zoning? It was identified as a potential area for the Coastal link. Board member who has attended an event states it was phenomenal. All agree it could be a nice addition to the area.

Public Comment: None

Motion: L. Starr moves to approve PZB 21-00500005 with staff recommended Conditions of Approval, excluding the limitation on number of events, based upon competent substantial evidence provided in the staff report and in the testimony at the public hearing; J. Contin 2nd.

Vote: Ayes all, unanimous.

B. PZB/HRPB 21-00300001 & 21-01300001: City-initiated small-scale Future Land Use Map (FLUM) amendment and Zoning Map amendment (rezoning) on behalf of the PBC School District requesting: (1) a FLUM amendment from the Single Family Residential (SFR) FLU to the Public (P) FLU, and (2) a rezoning from the Single-Family Residential (SF-R) zoning district to the Public (P) zoning district on properties located at 1509 Barton Road, 1511 Barton Road, 1515 Barton Road, and 1421 Barton Road.

Staff: E. Sita provided a brief history of the use of the property. This is a corrective action bringing the parcels in to closer alignment with the Land Use.

Applicant: Michael Owens, Senior Planner for PBC School District and James Gavrilos, Administrator of Red Apple Supplies explains the program. It is the signature program. Every teacher may shop at this location twice yearly for supplies without dipping into their own pocket. There is a staff of seven. It is a facility to house supplies. The intent is to eventually serve all 179 schools. This year 63 Title One schools are being served. \$1,100,000 of school supplies were disbursed last year.

Public Comment: Erika Kotala Bell of 1406 Tropical Drive has concerns regarding the use of the alley behind the site and a plan to offset the loss of natural habitat on the property.

Board: L. Starr asks why the alley is needed.

Staff: This is for the Rezoning and Future Land Use Map Amendment only, not a site plan. Palm Beach County School Board Planning Staff can reach out to the neighborhood when a site

plan amendment is brought forward. Currently there are portables on one of the parcels and none of the single family homes have been demolished. With regard to the northern parcel, a tree disposition plan would accompany any site plan modification.

Motion: M. Humm moves to recommend approval of **PZB 21-00300001 & 21-01300001** for the proposed amendments to the Future Land Use Map and Zoning Map based on the data and analysis in the staff report and the testimony at the public hearing.

Vote: Ayes all, 6/0 unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS:

ADJOURNMENT: 8:55 PM

Attachment: Public Comment for **UNFINISHED BUSINESS: A.** PZB Project Number 20-01400036

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} - JAMES
- KUKLA**



{Topic of Agenda Item on
which you want to
speak:12}

**WHICH BOARD MEETING IS THIS
COMMENT FOR?**

Planning and Zoning Board

MEETING DATE

09/01/2021

COMMENT TOPIC

Supporter of Burckle Place III

NAME

James Kukla

EMAIL

Jkukla@kuklapartners.com

ADDRESS

701 Warren Drive
Jupiter, FL 33458
United States

TESTIMONY CONSENT

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

**HOW WOULD YOU LIKE TO
PARTICIPATE?**

I would like the city to read my comments below

COMMENTS TO BE READ INTO RECORD

This project is important and meets the requirements of the Planning and Zoning codes. Notwithstanding those that wish to invite higher density and more disruptive developments in the neighborhood I stand in support of the project

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
PANAGIOTI -
TSOLKAS**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Planning and Zoning Board
MEETING DATE	09/01/2021
COMMENT TOPIC	Burckle Place
NAME	Panagioti Tsolkas
EMAIL	panagioti.e.tsolkas@gmail.com
ADDRESS	822 N C St Lake Worth, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	Please support Burckle Place. This is a way to show support for everyone in our community.

PUBLIC COMMENT CARD - ADVISORY BOARD - {AGENDA SECTION:10} - SUE - WELCH



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Planning and Zoning Board
MEETING DATE	09/01/2021
COMMENT TOPIC	Burckle Place
NAME	Sue Welch
EMAIL	suestevensart@gmail.com
ADDRESS	1331 N Palmway Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	I encourage the board to support this project. The Lord's Place is a cornerstone in our county for providing support to people with a comprehensive understanding of the nuances of our region. This project aesthetically fits with what exists in adjacent properties and makes sense for our community. I would welcome a similar project in my back yard as the Lord's Place has proven time and again that they are good for the community and good neighbors.

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
DANNA - TORRES**

{Topic of Agenda Item on
which you want to
speak:12}



WHICH BOARD MEETING IS THIS COMMENT FOR?	Planning and Zoning Board
MEETING DATE	09/01/2021
COMMENT TOPIC	PZB Project Number 20-01400036
NAME	Danna Torres
EMAIL	dannactorres@gmail.com
ADDRESS	631 N J St Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	Good evening, my name is Danna. I fully support this project and hope it is processed as expeditiously as the Deco Green project because poor people deserve dignified housing too.

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
JACQUELINE -
MARKIS**



{Topic of Agenda Item on
which you want to
speak:12}

WHICH BOARD MEETING IS THIS COMMENT FOR?	Planning and Zoning Board
MEETING DATE	09/01/2021
COMMENT TOPIC	Burckle Place II
NAME	Jacqueline Markis
EMAIL	jamarkis@gmail.com
ADDRESS	1224 16th Avenue N Lake Worth Beach, FL 33460 United States
TESTIMONY CONSENT	<input checked="" type="checkbox"/> I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
HOW WOULD YOU LIKE TO PARTICIPATE?	I would like the city to read my comments below
COMMENTS TO BE READ INTO RECORD	I am an outreach worker that serves the homeless community and would like to say that I support the city voting yes for the Burckle Place project. We need more affordable housing, and more options for our homeless neighbors transitioning back into a normal routine.

817 South Federal Highway
Lake Worth Fl 33460

31 Aug, 2021

Department for Community Sustainability
1900 2nd Ave North
Lake Worth Beach, FL 33461
561-586-1687

RE: Project Name: Burkle Place 3 PZB Project Number 20-01400036

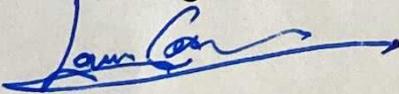
Dear Sirs:

I have an apartment at 817 South federal Highway and have been informed of the development happening at 825-827 South Federal Highway known as Burkle Place 3, by the Lord's Place. The way the current project is presented is a badly planned with a garbage dumpster directly next to our buildings fence. To make it worst the garbage truck will come starting 6:00am twice per week with additional smells, rats and other pests.

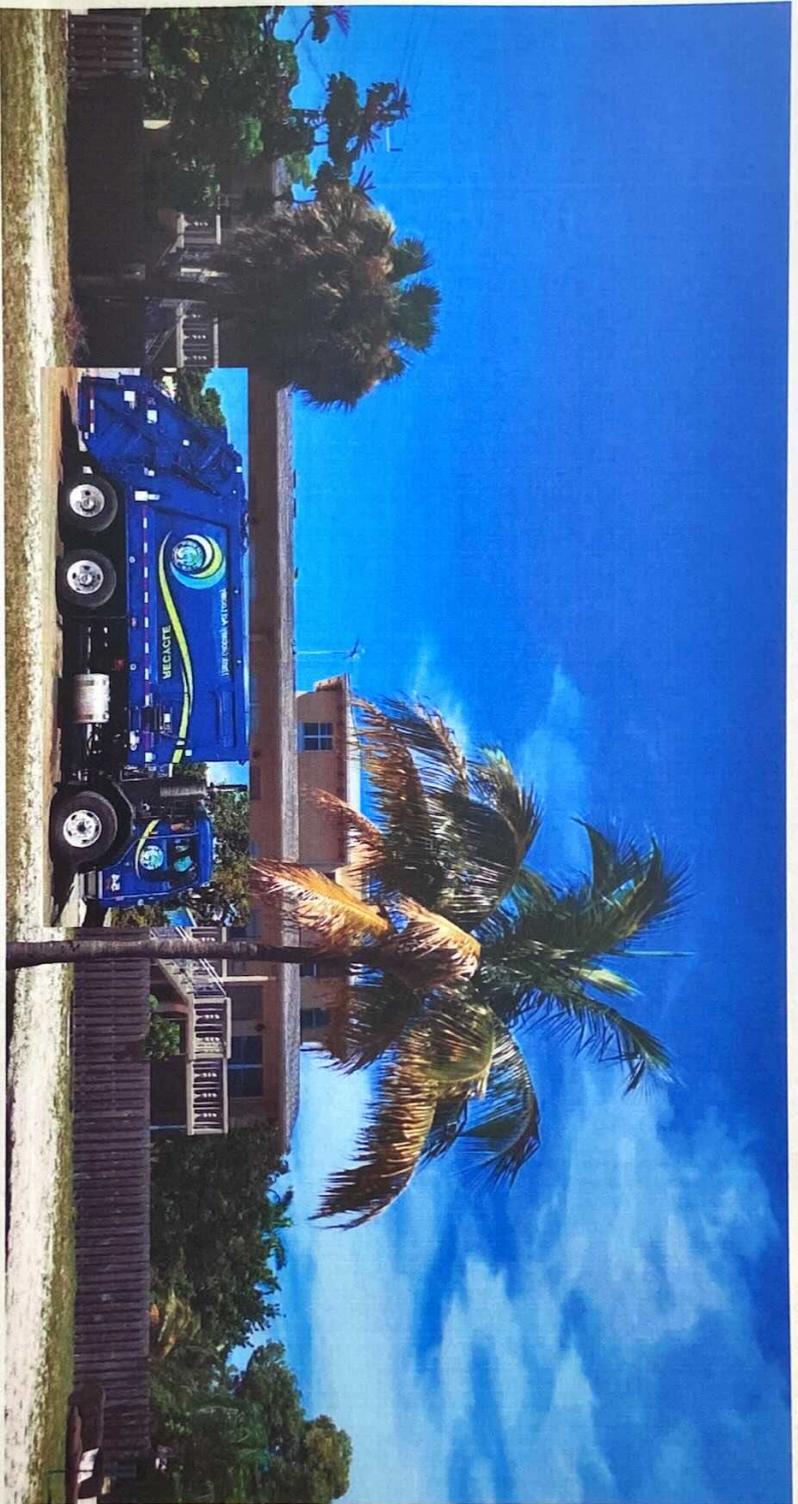
This is the worst planning that I have ever seen especially when there is a right of way with a street that can be developed for utilities and parking. The Lords place is thinking of themselves by using the existing parking apron and not wanting to pay to make a proper sidewalk and garbage collection area where they should be off of a public right of way and away from the neighbors.

This project cannot possibly go forward like this as it will set Lake Worth back many years. I urge the planning Board to reject this proposal for a better though out project that thinks of the neighbors and the future of Lake Worth.

Best Regards,



Lauren Castilla



SAY NO! TO THE GARBAGE TRUCK!

WE LIVE HERE! PLEASE RESPECT

NAME _____

ADDRESS 417 S. Freeman

From: [Bill Robeson](#)
To: [Planning and Zoning](#)
Cc: [Herman Robinson](#)
Subject: Lord's Place agenda item
Date: Tuesday, August 31, 2021 1:32:48 PM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

In general terms I am opposed to ANY project that gives away city property to ANY developer - for profit or not for profit. In this case it appears that the developer must have the gift of property to make the project meet zoning requirements. As tightly as the city enforces zoning rules for those of us who are property owners it appears there is a desire to force this project into a space that is too small for its current design.

William & Bonnie Robeson
822 S Palmway
Lake Worth Beach

[Sent from the all new AOL app for iOS](#)

From: [Jonas King-Holzsager](#)
To: [Sherie Coale](#); [Planning and Zoning](#)
Subject: Lord's Place Hearing 09/01/21
Date: Tuesday, August 31, 2021 9:53:31 AM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Sherie,

My wife and I live at 814 S Federal Hwy, and I would like to protest the following issues with the Lord's Place land development:

1. The Lord's Place is not making any concessions for the loss of parking on 9th Ave S. Their proposal requests an easement of the street which will remove valuable parking spaces in an already limited area.
2. The facade of the proposed building does not meet the height requirements other developers were required to meet.
3. The living conditions for the women that will be housed in the proposed building are smaller than normally allowed, which will lead to cramped conditions for women in need. Adding possible mental health stress to an already stressful situation seems irresponsible, especially in the manner it was granted.

Please add my opposition to the meeting at 09/01/21. I will also be attending the meeting, and am happy to speak to the council in detail about my concerns via zoom if you are able to provide a link to the meeting.

Thank you,

--

Jonas King-Holzsager
SharePoint Administrator/Developer
Phone: 757-880-3362
Email: jkholsa@gmail.com

Project Name: Burckle Place 3

PZB Project Number 20-01400036

30 Aug, 2021

Sherie C Coale
Executive Secretary
Department for Community Sustainability
1900 2nd Ave North
Lake Worth Beach, FL 33461
561-586-1687
561-586-1633

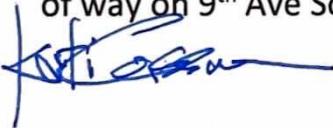
Planning and Zoning MEETING ON 1st of SEPT

Dear Sirs:

I am writing with concerns about the new development going before you as Burckle Place 3 (PZB Project Number 20-01400036). The current form of the project does not take into account the parking that has been historically used by the residents on and around Federal Highway and 9th Ave South, Lake Worth. For this project and the City planners to allow the developer to take this parcel of land would be devastating to our community as we have no place to park.

Other developers have been obligated to work with the community to provide items like parking and sidewalks and there should not be an exception for the Lords Place.

Please look for a way for this development to save the parking in the right of way on 9th Ave South and federal highway.



Best Regards,

Kati Cassiani

Pineapple Village (902 South Federal Highway, Lake Worth)

From: [Robert Collins](#)
To: [Planning and Zoning](#); [Sherie Coale](#)
Subject: The Lord's Place
Date: Tuesday, August 31, 2021 6:03:38 PM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

Parkings, seems to be one of my greatest concerns. I live at 802 South Federal Highway. On any given night, I witness different vehicles parking on 8th Ave South. These different vehicles park on both sides (north and south) on 8th Ave South, East side of Federal Highway. Along with both ends of my address, from the alley to South Federal Highway. They are not the same vehicles. Sometimes they are parked there, in the same location for up to a week at a time. At times, I have witnessed these people exiting their vehicle going in different directions as not know which place they are living, or going to. Another problem is the backing out onto South Federal Highway. This is hazardous, as may vehicles speed up and down South Federal Highway Especially on the weekends. On another issue, it seems by their name, this is a ministry for the hurting. "IF" this is true, they are setting a very poor example for what a ministry is all about, which includes honesty, integrity, and loyalty to God's word as it States in the 13 Chapter of Romans. This is setting a very poor example for the people which profess to be helping, along with the citizens of Lake Worth Beach. They need to go back to the drawing board, and set the example, and not be the example. Thanks for your time, Robert Collins.

817 South Federal Hgy. Lake Worth

8/31/21

**City of Lake Worth
Planning and Zoning
1900 2nd Ave North
Lake Worth , FL 33461**

P&Z MEETING ON 1st of SEPT .

RE: PZB Project Number 20-01400036

Dear Board:

I have been living here in Lake Worth for 12 years. I know that there are a lot of new projects happening but I have not seen one project that puts a garbage dumpster directly next to a neighbor. The garbage truck will also come and make noise and smell. This is not right.

I am considering moving if this project happens. It goes to show that no one at the City level is looking out for the people that live in Lake Worth. This project is horrible.

Thanks,


Rodolfo Ledem

**PUBLIC COMMENT
CARD - ADVISORY
BOARD - {AGENDA
SECTION:10} -
BERNARD - BUSH**



{Topic of Agenda Item on
which you want to
speak:12}

**WHICH BOARD MEETING IS THIS
COMMENT FOR?**

Planning and Zoning Board

MEETING DATE

08/04/2021

COMMENT TOPIC

Burkle Place / The Lords Place

NAME

BERNARD BUSH

EMAIL

benard.bush3@gmail.com

ADDRESS

4528 S HAVERHILL ROAD APT 202
LAKE WORTH, FL 33463
United States

TESTIMONY CONSENT

I swear and affirm the testimony I am about to give will be the truth, the whole truth and nothing but the truth
Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?

**HOW WOULD YOU LIKE TO
PARTICIPATE?**

I would like the city to read my comments below

COMMENTS TO BE READ INTO RECORD

I have been a employee of the Lords Place for over 10 years and over that time i have seen this agency help the less fortunate. This is a big need in this community and every community in palm beach county. This Board needs to show what The Lords Place shows everyday for the less fortunate that is COMPASSION!!!! and allow the construction of this building

July 30, 2021

Planning & Zoning Board
1900 2nd Avenue North
Lake Worth Beach, FL 33460

Dear Members of the Planning and Zoning Board,

I'm writing in support of The Lord's Place Burckle Place 3 project, which will provide a beautiful addition to our community and a needed place for women to call home. This multi-family home will house 21 women working toward their independence and who have already successfully graduated from The Lord's Place other programs. The building provides a safe, supportive place to call home and provides a family-like central "living room" that allows the program's intergenerational nature to operate. Half of the women will be 50 and over, and the other half will be between 18 and 30 years old.

There has been opposition to the project for a few reasons, which The Lord's Place has successfully addressed, including what the building will look like from Federal Highway, the size of the units, where the parking is located, and the number of parking spots. As a resident of Lake Worth Beach, this is all I could ask of a good neighbor.

The women who live at the other Burckle Place homes in our city are contributing members of our community. The buildings are beautifully maintained and a credit to Lake Worth Beach. The new Burckle Place 3 will also be a positive addition to our City, and I encourage you to support this project's approval.

Sincerely,

A handwritten signature in cursive script that reads "Penny Darling".

Penny Darling
1701 North D St
Lake Worth Beach, FL 33460

7/30/21

Planning & Zoning Board
1900 2nd Avenue North
Lake Worth Beach, FL 33460

Dear Members of the Planning and Zoning Board,

As a 19 year resident of Lake Worth Beach and someone who has volunteered at Burckle Place over the years I would like to express my fervent support for The Lord's Place Burckle Place 3 project. Not only does The Lord's Place have a reputation in our county for being a leader in the efforts to address the needs of unhoused members of our community, but they also provide stellar services and are a benefit to the community as a whole. The Burckle Place project specifically has not only helped many women transition from extreme housing crisis to housing stability, but has also been a wonderful neighbor where the other programs are located.

I understand there is opposition to this project from those who have expressed concern that this project, which serves community members in need, perhaps couched in a concern around parking or some other reason, should not be permitted to proceed. The Lord's Place as a responsive and responsible neighbor and organization in our county has adequately addressed the concerns that were raised. My understanding is that they have made clear what it would look like from Federal Highway, the dimensions of the units, and the location and the number of the parking spots.

As a city we are responsible to look out for all members of our community. It is clear that Lake Worth Beach has a growing number of folks who are experiencing houselessness, and while this is not unique to Lake Worth Beach we are in the unique position to be part of the solution rather than simply acknowledging we have rising numbers but then saying "Not in my backyard" when presented with an opportunity to address the problem. I want to emphasize the fact that the existing Burckle Place programs are beautifully maintained homes with women who are a great benefit to their community. We not only owe it to those who will be participating in the Burckle Place 3 program in the future, but also to our city to demonstrate that we are a city that embraces equity and inclusion and doesn't participate in housing discrimination. The new Burckle Place 3 will be a positive addition to our city, and I encourage you to support this project's approval.

Sincerely,

Noam Brown
1701 N D St.
Lake Worth Beach

August 2, 2021

Planning & Zoning Board
1900 2nd Avenue North
Lake Worth Beach, FL 33460

Dear Members of the Planning and Zoning Board,

I'm writing in support of The Lord's Place Burckle Place 3 project, which will provide a beautiful addition to our community and a needed place for women to call home. This multi-family home will house 21 women working toward their independence and who have already successfully graduated from The Lord's Place other programs. The building provides a safe, supportive place to call home and provides a family-like central "living room" that allows the program's intergenerational nature to operate. Half of the women will be 50 and over, and the other half will be between 18 and 30 years old.

There has been opposition to the project for a few reasons, which The Lord's Place has successfully addressed, including what the building will look like from Federal Highway, the size of the units, where the parking is located, and the number of parking spots. As a resident of Lake Worth Beach, this is all I could ask of a good neighbor.

The women who live at the other Burckle Place homes in our city are contributing members of our community. The buildings are beautifully maintained and a credit to Lake Worth Beach. The new Burckle Place 3 will also be a positive addition to our City, and I encourage you to support this project's approval.

Sincerely,

Jill Lavetsky
520 North D Street
Lake Worth Beach, FL 33460

From: [christa hauss](#)
To: [Planning and Zoning](#)
Subject: Burckle Place III
Date: Friday, July 30, 2021 2:18:02 PM

Caution: *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

July 30, 2021

To the Planning and Zoning Board,

I urge the Board to deny the variance the Burckle Place III project is seeking to reduce the per unit Living Area.

The Regulations included in the Zoning Designation of MU-FH intend for "low density multi-family uses". The applicant has reduced the per unit living area by approximately 30% and thus can no longer claim a "low density" use. Instead they now have less than 600 sf. for three bedrooms. Justification for the large reduction of living area per unit is the claim that "the facility anticipates residents to spend the majority of their time outside of their units". The applicant offers no explanation of the crowded consequences which will occur should the occupants stay within their units. The availability of "common areas" does not compel their use nor offer any relief from the overcrowded personal living areas.

Should the Board accept the reasoning that per unit minimum living area can be waived because the developer believes that the units will be unoccupied "the majority" of the time, then the entire Zoning Regulation addressing minimum living area is without validity. Ultimately the applicant shows no vehicle for enforcing its claim that the "residents spend the majority of their time outside their units". Should this claim impress the Board, I believe that any future applicant could challenge any square foot requirement just by asserting that the occupants are working away from home during the day, or will probably be at the pool or gym. Common space is no substitute for private living area.

Thank you,

John Wright
112 S. J St.
Lake Worth, FL 33460
812hauss@gmail.com
443-480-1102

Shauna Coolican
1629 S Lakeside Drive
Lake Worth Beach FL 33460

2 June 2021

Herman Robinson, District 4
7 North Dixie Highway
Lake Worth beach FL 33460

Dear Herman

I recently became aware of the proposed Burckle Place 3 project to be built by The Lord's Place, just north of the New Sun Gate "Motel of the Stars" on Federal Highway. I was pleased to hear that this will not be an emergency shelter, but supervised, phased, housing for women transitioning back to independent living.

I live in South Palm Park, near the proposed project, so I contacted The Lord's Place to find out more about it. I was glad to hear that residents will be women only, no children, and that half will be over 55 years-old, which will enhance stability. Those of us living south of 6th Avenue South are familiar with the domestic dramas that often play-out in the parking lots of the budget motels along Federal.

I understand that The Lord's Place will also be paying much needed property taxes to the City of Lake Worth Beach. The property will be fenced and landscaped to maintain a low profile. This project is preferable to maintaining another vacant lot along Federal Highway. I support the Burckle Place 3 project.

Amiably,



Shauna Coolican

CC: Planning & Zoning

July 31, 2021

Planning & Zoning Board

1900 2nd Avenue North
Lake Worth Beach, FL 33460

Dear Members of the Planning and Zoning Board,

As a former volunteer at Burckle Place I'm writing in support of The Lord's Place Burckle Place 3 project, which will provide a beautiful addition to our community and a needed place for women to call home.

During the many months that I volunteered as a Massage Therapist at Burckle Place, I experienced firsthand how Burckle Place helped many women to turn their lives around and to have another chance for a productive life with dignity and quality. I realized that many of these brave ladies were people like any of us, but through life circumstances - often health related - they had not only lost their income but also their home and their place in society. I strongly believe that a Project like Burckle Place 3 deserves the support of our community.

Burckle Place 3 will be a multi-family home and will house 21 women working toward their independence and who have already successfully graduated from The Lord's Place other programs. The building provides a safe, supportive place to call home and provides a family-like central "living room" that allows the program's intergenerational nature to operate. Half of the women will be 50 and over, and the other half will be between 18 and 30 years old.

There has been opposition to the project for a few reasons, which The Lord's Place has successfully addressed, including what the building will look like from Federal Highway, the size of the units, where the parking is located, and the number of parking spots. As a resident of Lake Worth Beach, this is all I could ask of a good neighbor.

The women who live at the other Burckle Place homes in our city are contributing members of our community. The buildings are beautifully maintained and a credit to Lake Worth Beach. The new Burckle Place 3 will also be a positive addition to our city, and I encourage you to support this project's approval.

Sincerely,

Sibyll Hoch

Dear P&Z Board, Madam Mayor, Commissioners and staff:

As a long time resident of South Palm Park neighborhood, I would like to go on record as supporting the proposed new Burckle Place proposal for Federal Hwy. From conversations with neighbors, it appears that concerns about this project arise mainly due to blending the negative impact of some of the less well managed "sober homes" on Federal with the The Lord's Place, operators of two Burckle facilities in our City. TLP is a long time good neighbor and can be counted on to properly vet their residents (who will be women), and run a quality operation that will have a positive impact on the redevelopment of Federal Hwy, SPPNA and our City as a whole. See below for further details.

Thanks for your consideration of this worthy project,
Ted Brownstein
1016 S Lakeside Drive

For your consideration.....

August 4, 2021

To: Planning and Zoning board

RE: Burkel house application

Dear Board,

Let me begin by thanking each and every one of you for your service to the city. It is time consuming and often thankless. But so important.

I am not able to join you tonight, but wanted to give you my input on this project. (I will try to listen via zoom tonight.)

Please support and approve this project. I have visited the original Burkle place on South J Street, which has been in existence for quite some time. I met and spoke with the residents; their commitment to the program was impressive and heartwarming.

In that instance they took a derelict building which had been a problem in my neighborhood for many years, improved it and have maintained it immaculately for years.

I am also very impressed by the fact that the Lord's Place holds the philosophy of paying their way in our city; they could avoid the ad valorem taxes, and yet they choose to pay them.

They have responded to your comments regarding parking in front, for example. As to your suggestion that they go to two floors, as a senior citizen with multiple joint replacements and orthopedic issues, I understand how just even one flight of stairs can be formidable.

Please consider approving this most valuable project.

Thank you,

Very truly yours,

Betty Resch

