

**MINUTES
CITY OF LAKE WORTH BEACH
REGULAR MEETING OF THE CITY
TUESDAY, FEBRUARY 18, 2020 - 6:00 PM**

ROLL CALL: Present were Mayor Pam Triolo; Vice Mayor Andy Amoroso; and Commissioners Scott Maxwell, Omari Hardy and Herman Robinson. Also present were City Manager Michael Bornstein, City Attorney Glen Torcivia and City Clerk Deborah M. Andrea.

INVOCATION OR MOMENT OF SILENCE: on behalf of Commissioner Omari Hardy.

PLEDGE OF ALLEGIANCE: led by Commissioner Scott Maxwell.

AGENDA - Additions/Deletions/Reordering:

There were no changes to the agenda.

PRESENTATIONS: (there was no public comment on Presentation items)

A. Mayor Triolo read the Proclamation in memory of Deputy Pierre Rouzeau.

COMMISSION LIAISON REPORTS AND COMMENTS:

Vice Mayor Amoroso: stated that he was honored to attend the TPA Smart Street Summit and had just returned from Tallahassee, where he chased money for Lake Worth Beach. He said that Tallahassee wanted to make the rules for all the cities about short term rentals and that our City should make the decisions for itself and its residents. He reported that he was following a couple of bills that might affect businesses in all communities as well as the residential area of the City. He announced that he would be the Grand Marshall for St. Patrick's Day parade this year and was working on green initiatives.

Commissioner Robinson: said that it was critical who represented the City in Tallahassee. He announced that the Lake Worth Business Committee would had a presentation about the Historic Gulfstream Hotel on the February 26 in the Casino Ballroom. He said that there was a lot of exciting growth happening in Lake Worth and extended his condolences to Deputy Pierre's family stating that he was a fine man, a family man and a Lake Worth man.

Commissioner Hardy: stated that it was African American History Month, which celebrated the achievements and struggles of the African American people. He said that many persecuted ethnicities could find commonalities with the African American experience and vice versa. He urged everyone to find the commonalities, bridge any differences and work together to become a more tolerant, and open county.

Commissioner Maxwell: expressed how much Deputy Rouzeau would be missed.

Mayor Triolo: said that she had met Deputy Rouzeau when she first ran for office and that the City was blessed to have had him in LWB. She stated that the City was working on convincing the State of Florida to allocate \$2.5 million dollar for the ocean current energy project, which was important for making consistent energy harnessing the power of the current; it was the wave of the future and would bring jobs and renewal energy for the world. She spoke about the importance of the Census and for City residents to be properly counted in order to get services for the community. She explained that if the City residents were undercounted, the City could not get the funding and urged everyone to be counted.

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:

No one from the public spoke.

The meeting recessed at 7:36 PM and reconvened at 7:46 PM.

NEW BUSINESS:

A. **Letter of Intent with 1017 Lake Ave, LLC, for The Bohemian**

Action: Motion made by Commissioner Maxwell and seconded by Vice Mayor Amoroso to approve the Letter of Intent with 1017 Lake Ave, LLC, for the Bohemian.

William Waters, Community Sustainability Director, introduced the applicants from Affiliated Development who had a small presentation.

Jeff Burns, CEO, said that there had been a groundbreaking for the Mid and their company believed in Lake Worth Beach. He spoke about a new project called the Bohemian, which was a mixed use transit oriented multifamily development located on East Coast Street by the railroad tracks, and included a public parking garage. He said that the amenities would be high end, the site was three parcels currently under contract and would bring in half a million dollars in tax revenue. He stated that the project was a unique opportunity for the southern end of the City. He spoke about timeline being on a fast track, looking to begin construction in April 2021. He said that the project would have a great economic impact for the City and be good for downtown with 120 public parking spaces for City events. He announced that they would request GATT funding from the CRA and the County and would seek a density bonus and utility incentives from the City. **He explained the master lease for the parking garage with the first payment due perhaps in 2022; they were asking for \$2,458,958 in year one with the certificate of occupancy, \$72,000 in years two through eight and \$144,000 in years nine through thirty-five.**

Comments/requests summary:

1. Commissioner Hardy stated that the Mid was great thing for the City and expressed pleasure that the applicants were committing to the City.
2. Commissioner Robinson congratulated the applicants on their creativity although he was not ready to vote on allocating all the money at the meeting. He expressed concern about investing in parking structures.
3. Commissioner Robinson asked more about the funding and if the tax revenue would go to CRA then what would happen after the CRA ended. He cautioned about spending money wisely.
4. Mayor Triolo reminded the Commissioners that this was a transit-oriented development with a platform for people to get off the train and walk around; it was near the train that would eventually stop in all the communities.

Mr. Burns said that the rail company was looking for density, commuters riding the train to where they lived and where they worked. He stated that the site excited them because they believed in public transportation and public parking.

5. Vice Mayor Amoroso thanked the applicants for bringing a second project to the City. He said that he trusted both the CRA and City staff regarding the numbers. He stated that the City had let too many projects go and that this project should move ahead.
6. Commissioner Hardy asked about the size of the site.

Mr. Burns replied that it was just over two acres.

7. Commissioner Hardy said that the density would be 85 units per acre, which was exactly what the City needed.

Mayor Triolo announced that this was the time for public comment.

Mayor Triolo read the comments written by AnnaMaria Windisch Hunt. Ms. Hunt wrote that the building could be higher in that part of town, a Grandview-type would be better between Lake and Lucerne Avenues and that East Coast Avenue was too far to walk.

Todd Velez requested a granite marker for Ira Stanphill, an icon in the City.

Vote:

Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell and Hardy. NAYS: Commissioner Robinson.

- B. Ordinance No. 2020-02 - amending Chapter 23 Entitled "Land Development Regulations" of the Code of Ordinances and setting the second reading and public hearing for March 3, 2020

City Attorney Torcivia read the ordinance by title only.

ORDINANCE NO. 2020-02 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 ENTITLED "LAND DEVELOPMENT REGULATIONS" OF THE CODE OF ORDINANCES BY AMENDING ARTICLE 1 "GENERAL PROVISIONS" RELATING TO DEFINITIONS; ARTICLE 3 "ZONING DISTRICTS" BY CREATING A CULTURAL ARTS DISTRICT OVERLAY; AND FOR OTHER PURPOSES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Action: Motion made by Commissioner Hardy and seconded by Commissioner Maxwell to approve Ordinance 2020-02 amending Chapter 23, Article 1, Definitions and Article 3, Division 9, Section 23.3-29 of the City of Lake Worth Beach Code of Ordinances and setting the second reading and public hearing for March 3, 2020.

William Waters, Community Sustainability Director, reminded the Commission that the idea for a Cultural Arts Overlay was discussed in May 2018, at which time the Commission gave clear direction to reduce the overlay district area and have the dwelling units owner-occupied only. He reported that the Commission had approved the amendment to the Comp Plan in April 2019, which included the Arts and Culture Master Plan and a provision for a cultural arts overlay. He stated that the proposed ordinance would implement several aspects of the Arts and Culture Master Plan, including an overlay district. He showed a map illustrating what the district could be under the Comp Plan and the revised boundaries under the proposed ordinance. He stated that any changes could be incorporated between the first and second readings.

Comments/requests summary:

1. Commissioner Maxwell asked how many residences could be involved within the boundaries.

Mr. Water responded that there were about four dozen homes.

Commissioner Maxwell said that less than 50 single-family homes would be involved.

2. Commissioner Hardy said he was in favor of the district as approved in the Comp Plan and although he would not vote against the district, it should have gone east of Dixie Highway.