



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
CITY HALL COMMISSION CHAMBER
WEDNESDAY, NOVEMBER 16, 2022 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES: Present were: Juan Contin, Chairman; Daniel Walesky, Vice-Chair; Mark Humm; Edmond LeBlanc, Zade Shamsi-Basha; Alexander Cull; Evelyn Urcuyo (6:02 pm). Also present: Scott Rodriguez, Principal Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA None

APPROVAL OF MINUTES:

A. PZB November 2, 2022 Regular Meeting Minutes

Motion: M. Humm moves to approve the November 2, 2022 minutes as presented; E. LeBlanc 2nd. **Vote:** Ayes all, unanimous.

CASES:

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

PROOF OF PUBLICATION

- 1) 7 North B Street
Residences at Lake Worth Beach

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. **PZB Project Number 22-01400004 (Ordinance 2022-17):** A request for a Residential Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use, and Sustainable Bonus for the project commonly referred to as "Residences of Lake Worth," to construct three (3) mid-rise residential structures that are 5-stories in height

with a total of 195 dwelling units. The sustainable bonus request is for an additional 3-stories in height.

Staff: E. Sita- The various applications submitted by the applicant include participation in the Workforce Housing Initiative. Thirty units are required, with a proposed additional 18 for a total of 48 (26 one-bedroom units, 22 two-bedroom deed restricted units). Of those only the 18 can be considered for the Sustainable Bonus. The Sustainable Bonus Incentive will include a 50% payment to the City (\$571,095.00) with an equivalent amount due in the event of non-performance. Amenities/features include a walkway around the lake and a dog park, fully gated and fenced with 298 parking spaces including alternate spaces of bike racks and compact spaces. There will be a recreational building with pool and leasing office on-site.

Applicant/Owner/Project Managers: Brian Terry- Insite Studios, Jesse Woeppel from the Richman Group. Simmons and White-Engineering, Behar Font-Architects. The communication tower will remain on the site. The site design involved bringing a presence to the streetscape by orienting two (2) of the buildings towards 2nd Ave N. Consistent with the south side of 2nd Ave, there will be some on-street parking spaces. The neighborhood informational meeting was conducted on November 1, 2022. There is also a link on the developer website.

Board: Are all the Workforce units aggregated in one building? Was there a traffic count or study? **Applicant:** Distribution of units are undecided at this time. Board suggests the addition of a few motorcycle parking spaces.

Applicant: There will be a left turn lane eastbound on 2nd Ave North.

Public comment: None

Board: E. Urcuyo questions if the noticing radius could be expanded?

Staff: E. Sita explains for Board meetings all sites have site signs posted a minimum of 10 days in advance of the meeting; a legal ad is placed in a local newspaper a minimum of 10 days in advance; the applicant mails courtesy notices to property owners within a 400 ft radius of the site a minimum of 10 days in advance of the meeting (a statutory requirement).

In addition to the newly required Neighborhood Meeting conducted by the applicant in advance of the Board meeting (which again requires sign posting and courtesy mailings), any project going to City Commission for consideration, follows the same noticing process for Board.

In totality, the property owners are notified by mail a minimum of three times, signs are posted for the duration, there are a minimum of three legal notices and an informational meeting. There is a limit to what the City can ask of the applicant and land owner.

Board: E. LeBlanc inquires about the impermeable surface percentage? Which certification is being sought? Lastly, what is proposed as far as workforce housing?

Project Manager: The lake is for retention with a tremendous amount of underground storage (beneath parking); National Green Building Standard.

Staff: E. Sita explains options are available to deed restrict through either the County program or City Program. If they choose to restrict through the county, it must be equal to or better than the City requirements. Must be equal to or better than our price point in the City. This would be something that would be worked out by the City Attorney Office.

Board Attorney: The County program is based upon a range and buy-in date; the City program is based upon type of unit and how many occupants and is adjusted annually.

Board: A. Cull asks for additional information to compare the County and City programs. Staff can send the City Ordinance. E. LeBlanc asks for fence detail.

Applicant: Five (5) foot black aluminum picket along 2nd Ave North., the balance of the perimeter will be black, vinyl coated chainlink set into the landscape.

Board: M. Humm asks what other developments are in Palm Beach County, and do they maintain the apartments? **Response** -Yes, and they do maintain the development after construction. Was a flood determination or risk analysis done on the property?

Staff: C-51 basin is one of the major east-west drainage canals in the County. This specific site has the compensation of the lake. Staff explains the BFE (base flood elevation) and the City participation in the FEMA program. This enables property owners to purchase flood insurance at a discounted rate. Civil Engineer from Simmons and White speaks regarding the site.

Motion: D. Walesky moves to approve PZB 22-01400004 (Ordinance 2022-17) with staff recommended conditions based upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing; A. Cull 2nd.

Vote: Ayes all, unanimous

B. PZB Project Number 22-01400016: Consideration of a Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “The Perch” located at 7 North B Street. The project proposes to construct a 3-story, 18-unit multifamily development consisting of a 9-unit apartment-style building and a 9-unit townhouse-style building. The sustainable bonus request is for additional height.

This item is being continued to the December 14, 2022 PZB meeting.

Motion: D. Walesky moves to continue PZB 22-01400016 to the December 14, 2022 meeting; J. Contin 2nd. **Vote:** Ayes all, unanimous.

PLANNING ISSUES: None

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: *Reminder- The next PZB meeting will be held on December 14, 2022.*

BOARD MEMBER COMMENTS: E. Urcuyo expresses concern with regard to increasing social outreach to include more areas surrounding projects, one of her primary reasons for joining the Board. Doesn't like the term “workforce housing”.

Board Attorney reminds all that social media outreach cannot contain any messages that construe bias. The projects are quasi-judicial. A copy of any social communication should be provided to staff. It is possible one might be required to recuse themselves from the discussion and vote.

J. Contin states the project with the modern architecture is refreshing and adds diversity. Nearly every other municipality requires informational meetings. D. Walesky mention more opportunities exist for property owners to participate with Commission review; terminology regarding Workforce Housing and/or Affordable Housing and Market rate is standardized.

ADJOURNMENT: 6:57 PM