

**From:** [kathy alm](#)  
**To:** [Planning and Zoning](#)  
**Subject:** March 1, 2024 meeting RE: Amendment to permit townhouses on "Sunset Drive"  
**Date:** Thursday, February 29, 2024 2:18:42 PM

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We have lived at 2106 Mark Drive for 45 years.

We are very happy here but **very upset** at the thought of the above amendment being permitted! Our neighborhood has consisted of single family homes since before we moved here in 1978! I am sure the MAJORITY of home owners here feel it should remain that way!!!

Why ruin our quiet community with so many extra units contributing to a lot of extra traffic which we DO NOT NEED???? 42 units times most likely 2 people with cars could likely be 84 vehicles coming in and out of our peaceful community every day!!! It makes no sense to me except for the fact that SOMEONE is going to make a lot of money with this development to the detriment of us single family homeowners!

Sincerely,  
The Alm Family

**From:** [Bill - Musgrave](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Digital Public Comment Card - Advisory Board Submission - Bill-Musgrave  
**Date:** Sunday, March 3, 2024 1:57:01 PM  
**Attachments:** [PCC -Bill-Name \(Last\) 3.6- Topic of Agenda Item on which you want to speak 12}.pdf](#)

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#### Which Board Meeting is this Comment For?

Planning and Zoning Board

#### Meeting Date

03/06/2024

#### Comment Topic

Sunset Property

#### Name

Bill Musgrave

#### Email

[billmusgrave@aol.com](mailto:billmusgrave@aol.com)

#### Address

2920 Lake Osborne Drive,  
102  
Lake Worth Beach, FL 33461  
United States  
[Map It](#)

#### 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

#### How would you like to participate?

I would like the city to read my comments below

#### Comments to be read into record

I oppose this project for several reasons, but particularly because:

1. The developer has no experience building a project like this. The city and Murry Hills should not be his guinea pigs.
  2. Does the developer have the financial wherewithal to successfully complete and manage this project for the long term. We have not been shown that he does.
  3. Is it in the city's best interest to do business with a developer who would bully the city with threats of law suits if he doesn't get his way. That's not the kind of business arrangement I could feel good about or defend to my constituents.
- For these, and the many other objections you have heard tonight, I urge the board to deny approval of

the Sunset Property development.

**Sherie Coale**

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**From:** Brian McDowell <deppurpleshirts@gmail.com>  
**Sent:** Tuesday, February 20, 2024 7:05 PM  
**To:** Planning and Zoning  
**Subject:** Sunset Property Development

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Good evening,

I am an owner/resident in the Murry Hills Condominium Association community. I am aware that Chris Raley (SCG Florida) has acquired the property located at 826 Sunset Drive and is seeking approval for the zoning of this property. His intent is to build 42 single family townhouses on this site.

When I was searching for a home to purchase as part of my retirement, five years ago I found the Murry Hills community. The setting was ideal - bordered by John Prince Park on one side, and by 826 Sunset Drive (containing two houses) on the other sides. Here was a community where I could find the quiet enjoyment necessary to achieving my retirement plans.

Chris Raley/SCG wants to take that away from me. Please deny the request for zoning this property. Mr. Raley and SCG can look for a better location to plan and build their workforce housing/rent-to-own development. Murry Hills is a 50 year old retirement/55+ community with 518 owners. Aren't our needs greater?

Thank you,

Brian McDowell

Catherine Cargill

3320 Lake Osborne Drive - Apt. 102  
Lake Worth Beach, FL 33461-5955  
**Phone:** 617-415-3296  
**E-Mail:** cathcarg@gmail.com

City of Lake Worth

JAN 19 2024

Building Division

January 13, 2024

Mr. William Waters  
Community Sustainability Director  
City of Lake Worth Beach  
1900 2<sup>nd</sup> Avenue North  
Lake Worth Beach, FL 33461

Dear Director Waters,

I am a resident of Murry Hills. My 517 neighbors and I are long-standing Lake Worth Beach taxpayers, utility users and patrons of our community's many stores, restaurants and amenities.

We **strongly oppose** the proposed development on the Sunset property adjacent to our community for many reasons. Among them:

The 42 proposed units will tower above our community, causing a loss of privacy, light pollution, trash, noise and other disruptions to our quiet, 55+ community.

The proposed buildings will threaten the integrity of a critical retaining wall that protects many of our homes and common buildings, thus affecting the safety of our residents and the value of our investments.

The proposed development will, for all intents and purposes, be a rental community *not* a "pathway to ownership" as the developer suggests. Rents of \$3,500 per month and purchase prices of over

\$450,000 are not consistent with the developer's claims of providing "affordable" housing.

The spot zoning of the property is inconsistent with the residential nature of the surrounding neighborhoods.

The developer has never built a "sustainable" community as he is proposing. We also question his financial wherewithal to build and maintain the property for many years to come, thus diminishing the value of our community over time.

Murry Hills residents have been good neighbors and taxpayers of Lake Worth Beach for three generations. We love our city and appreciate the quality leadership of our city staff and elected officials who have preserved the unique atmosphere and character of Lake Worth Beach.

In this spirit of neighborliness and community preservation, we strongly urge the city to **please** deny the Sunset Property development project. Your acknowledgement and response to my letter is greatly anticipated.

Respectfully,



Catherine Cargill  
cathcarg@gmail.com

## Sherie Coale

---

**To:** Scott Rodriguez  
**Subject:** RE: Sunset Property Project

Dear Mr. Rodriguez,

I am a resident of Murry Hills. I first came here in 2003 to visit my parents and in 2015 bought my own place and cared for them until they died in 2018 and 2021. My 517 neighbors and I are taxpayers and patrons of our community's many stores, restaurants and amenities.

We strongly oppose the proposed development on the Sunset property adjacent to our community for many reasons. Among them:

- \* The 42 proposed units will tower above our community, causing a loss of privacy, light pollution, trash, noise and other disruptions to our quiet, 55+ community.
- \* With only one parking place per home, there will surely be at least an additional 42 cars added to our streets, and more if they have company or additional drivers.
- \* Having only one ingress/egress is extremely dangerous—should emergency vehicles or something else ever block that one entrance, then what? Sprinklers will not take care of that situation.
- \* The proposed buildings will threaten the integrity of a critical retaining wall that protects many of our homes and common buildings, thus affecting the safety of our residents and the value of our investments. The water runoff alone will be devastating.
- \* The proposed development will, for all intents and purposes, be a rental community not a “pathway to ownership” as the developer suggests. Rents of \$3,500 - \$4,000 per month and purchase prices of over \$450,000 are not consistent with the developer's claims of providing “affordable” housing.
- \* The spot zoning of the property is inconsistent with the residential nature of the surrounding neighborhoods.
- \* The developer has never built a “sustainable” community as he is proposing. We also question his financial wherewithal to build and maintain the property for many years to come, thus diminishing the value of our community over time.

Murry Hills residents have been good neighbors and taxpayers of Lake Worth Beach for three generations. We love our city and appreciate the quality leadership of our city staff and elected officials who have preserved the unique atmosphere and character of Lake Worth Beach.

In this spirit of neighborliness and community preservation, we strongly urge the city to please deny the Sunset Property development project. Your acknowledgement and response to my email is greatly anticipated.

Respectfully,

Catherine Cargill  
3320 Lake Osborne Drive  
Apartment 102  
Lake Worth Beach, FL 33461

617-415-3296

**From:** [Christopher - Gatesman](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Digital Public Comment Card - Advisory Board Submission - Christopher-Gatesman  
**Date:** Tuesday, March 5, 2024 11:25:11 AM  
**Attachments:** [PCC -Christopher-Name \(Last\) 3.6- Topic of Agenda Item on which you want to speak 12}.pdf](#)

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<b>Which Board Meeting is this Comment For?</b>
Planning and Zoning Board
<b>Meeting Date</b>
03/06/2024
<b>Comment Topic</b>
Zoning Concern
<b>Name</b>
Christopher Gatesman
<b>Email</b>
<a href="mailto:chris.gatesman@gmail.com">chris.gatesman@gmail.com</a>
<b>Address</b>
2920 Cynthia Lane Building 17, Apt 205 Lake Worth Beach, FL 33461 United States <a href="#">Map It</a>
<b>Testimony Consent</b>
<input 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
<b>How would you like to participate?</b>
I would like the city to read my comments below
<b>Comments to be read into record</b>
<p>Although we are concerned about the Sunset Property on many different levels, I will focus my comments to the imposition of spot zoning in our neighborhood.</p> <p>We have lived at this address since 2003 and very much enjoyed the surrounding, one-story single-family homes that make up our neighborhood. If this property were to continue to honor this designation, we would welcome the development of these 4 acres. However, this plan does not honor the integrity of our neighborhood. The building of 42 units that would tower above its surrounding neighbors should not be permitted to go forward. This proposed development is completely out of character and would bring with it traffic congestion and safety concerns that cannot be ignored.</p>



With a plan that provides this development with one ingress and egress; we are very concerned about how this will meet emergency vehicle access to these units and what possible harm might occur to adjacent homes.

Assuming there could be as many as two or three vehicles per residence, how will this impact this small development and all of us who are living near it? This could easily be 100 or more additional vehicles in our neighborhood.

Murry Hills has significant retaining walls build at the edge of this proposed development. We are all very concerned about the possible compromise to the integrity of these walls if the Sunset Property should be approved.

These proposed structures built above the retaining walls around Murry Hills will tower above us. This will have a significant impact on the privacy we currently enjoy here in our homes. If the planning and zoning board would honor a one-story single family home plan for this property, most all of our concerns would be resolved.

We ask you to represent the residents who currently live around these 4 acres and approve a plan that is consistent with the design we have enjoyed here for multiple generations.

**From:** [William Waters](#)  
**To:** [Diane Barrette](#)  
**Cc:** [Sherie Coale](#); [Scott Rodriguez](#)  
**Subject:** RE: Comment for Sunset Project  
**Date:** Wednesday, March 6, 2024 9:26:37 AM  
**Attachments:** [image001.png](#)

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Good morning and your comment will be added to the record. Please note that according to PAPA data and Google mapping, most of the Murry Hills Condominium development is two story buildings. Thank you.

**William Waters, AIA, NCARB, LEED AP BD+C, GGP, ID, SEED  
Community Sustainability Director**



City of Lake Worth Beach  
1900 Second Avenue North  
Lake Worth Beach, FL 33461  
V: 561-586-1634  
[wwaters@lakeworthbeachfl.gov](mailto:wwaters@lakeworthbeachfl.gov)  
[www.lakeworthbeachfl.gov](http://www.lakeworthbeachfl.gov)

**Departmental Operating Hours**

Monday – Friday 8:00 am – 4:00 pm

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**From:** Diane Barrette <didibarrette@gmail.com>  
**Sent:** Wednesday, March 6, 2024 9:21 AM  
**To:** William Waters <wwaters@lakeworthbeachfl.gov>  
**Subject:** Comment for Sunset Project

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Lake Worth, 03-06-2024

Good morning,

My name is Diane Barrette from Murry Hills, building 16. I am in **opposition of the Sunset Development** that could harm our safety, quality of life and value our condo that we bought 2011.

Dropping a 42 units multi story townhouse development in a traditional single-family neighborhood is spot zoning that our city should avoid. The neighborhood surrounding and Murry Hills are classic one-story homes, owned and maintained by people who care about their community. The proposed development would be out of character with the neighborhood and surely bring traffic congestion and other nuisance to the area.

On the other hand, drainage from the project development onto Murry Hills and specially my condo, at 4 feet of the small wall, is currently an issue during heavy rains and storms. The addition of pavement from this project will exacerbate this issue.

For these reasons, I **ask the city to refuse any zoning** changes and to reject the Sunset Development.

Thanks to take my comment in consideration.

*Diane Barrette*

Diane Barrette

2840 Cynthia Lane, 16-111

Lake Worth, Fl 33461

**From:** [Dorothy - Brindle](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Digital Public Comment Card - Advisory Board Submission - Dorothy-Brindle  
**Date:** Tuesday, March 5, 2024 12:13:39 PM  
**Attachments:** [PCC -Dorothy-Name \(Last\) 3.6- Topic of Agenda Item on which you want to speak 12}.pdf](#)

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<b>Which Board Meeting is this Comment For?</b>
Planning and Zoning Board
<b>Meeting Date</b>
03/06/2024
<b>Comment Topic</b>
826 Sunset Drive Townhouse Project
<b>Name</b>
Dorothy Brindle
<b>Email</b>
<a href="mailto:dorothyb358@gmail.com">dorothyb358@gmail.com</a>
<b>Address</b>
702 Sunset Drive Lake Worth Beach, FL 33461 United States <a href="#">Map It</a>
<b>Testimony Consent</b>
<input 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
<b>How would you like to participate?</b>
I would like the city to read my comments below
<b>Comments to be read into record</b>
My name is Dorothy Brindle. I've been living at 702 Sunset Drive for 44 years. I STRONGLY object to this development because of the increase in traffic and noise with the many cars, trucks and garbage collection vehicles. We have a lot of speeding cars now, we don't need anymore. And there is only one road going off and on the property

**PUBLIC COMMENT  
CARD - ADVISORY  
BOARD - {AGENDA  
SECTION:10} - SAM -  
SMITH**



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

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

Planning and Zoning Board

**MEETING DATE**

03/06/2024

**COMMENT TOPIC**

Unfinished Biz - B - Ordinance 2024-03

**NAME**

Sam Smith

**EMAIL**

[samstersmithy@yahoo.com](mailto:samstersmithy@yahoo.com)

**ADDRESS**

109 north palmway  
Lake Worth Beach, FL 33460  
United States

**TESTIMONY CONSENT**

Consent not given.

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 very much against this proposed ordinance permitting townhome complexes in residential areas that are zoned single family. The proposed ordinance would be a major zoning change which would negatively impact current residents and homeowners who bought single family homes in neighborhoods that are presently zoned as single family. To do that would harm current residents who relied on single family home zoning when they purchased their homes. Putting large complexes (or even small ones) of townhomes in the middle of single family zoned historic homes would negatively impact those of us who live here and would greatly harm the character of our neighborhoods. Please reject this proposal.

George Adams  
3320 Lake Osborne Dr #201  
508 245 3415

I strongly disagree with 2024-03. Specifically:

- This update will impact the **underserved of the community**. I believe this will displace a significant part of the **marginalized community** in Lake Worth Beach as the more affordable properties where they are currently living will be transformed into unaffordable townhouses. And those who are displaced will add an additional burden to the city housing crisis. This zoning update has the potential to make our housing situation worse not better, by **displacing the underserved currently living in our community**.
- **Impact the Lake Worth Beach Architectural charm and culture**. Many communities like those found on Lake Osborne Dr run the risk of being transformed into rows of Townhouses, destroying the classic **Old South Florida Architecture** that has been so well preserved in Lake Worth Beach.
- **Litigation risks**. In my view, the city leadership should expect lawsuits from both developers wanting to create townhouses and residents desiring the status quo if this item is passed. In my view, this updated zoning law provides opportunities for developers to **litigate townhomes into unwanted areas of the city**.

Lake Worth February / 28 / 2024

City of Lake Worth

Good evening Ladies and Gentlemen...

My name is Helene Bergeron Darveau from MurryHills, 2960 Cynthia Lane.

My Condo is barely 6 Feet from the wall. A two stories high housing on top of an already High Wall, will affect directly our privacy.

The proposed structure will also look down on our community pool and recreation areas , reducing the enjoyment and privacy of our amenities.

Any work by heavy machinery will weaken that Wall and endanger our safety and reduce the value of ours units.

The proposed development will bring traffic congestion and added noise to our surroundings and is out of phase with the single-family neighborhood in the area.

Thank you for listening my fears.....

Helene Bergeron Darveau

Good evening ladies and gentlemen,

My name is Fernande Frechette, 2920, Lake Osborne Dr., enjoying the tranquility of Murry Hills. My husband, Serge Coté and I are in opposition of the Sunset Development that could harm our safety, quality of life and value our condo.

Due to the ground elevation of the Sunset property, the proposed townhouses will, in effect, tower almost five stories above where we live. The development will hover over Murry Hills casting long shadows all times of the day. In addition, it is necessary to add an important pollution by the added light, by the noise, the waste and the belongings stored outside the units will be constant annoyances.

These factors will lessen the value of our homes and the quality of life we have enjoyed over many years. For these reasons, I ask the Planning and Zoning Commission to refuse any zoning changes and to reject the Sunset Development.

Serge Coté, Fernande Fréchette

March 02/06/2024



January 21, 2024

MR. WILLIAM WATERS  
COMMUNITY SUSTAINABILITY DIRECTOR  
CITY OF LAKE WORTH BEACH  
1900 2ND AVENUE NORTH  
LAKE WORTH BEACH, FL, 33461

RECEIVED

JAN 24 2024

City of Lake Worth Beach  
Building Division

Please, also, forward this correspondence to all planning and zoning board members.

Lake Worth Beach Planning and Zoning board, before making any decisions regarding the proposed Sunset project at 826 Sunset Drive, Lake Worth Beach, I encourage you to do 2 things:

First, drive to the end of Sunset Drive and just imagine 100 people coming and going out of one small entrance into the surrounding quiet neighborhood.

Secondly, drive into the Murry Hills condo community and take a look at the approximately 14 foot retaining wall and see how close it is to our residential units.

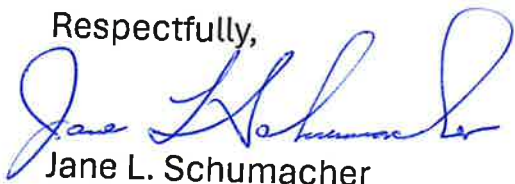
The construction activity could potentially apply pressure to this wall that was never intended, and observe the height differential that the new structures would impose.

Also, approving zoning for this project as an SR7 with 27 townhouses is a totally different presentation than the 42 townhouses proposed.

I believe this property is best suited to 1 – 8 single family homes.

Please give a lot of thought and consideration to the fact that 42 townhouses on this property is not the best use of this property and will have a devastating impact to the surrounding communities.

Respectfully,



Jane L. Schumacher

Murry Hills Condo

3402 Cynthia Lane, Unit 201

Lake Worth Beach, FL 33461

301 752 5777

January 15, 2024

Melissa Ann Coyne,

My name is Jane Schumacher and I am a resident of Murry Hills for 8 years. I and my 517 neighbors are long-standing Lake Worth Beach taxpayers, utility users and patrons of our community's many stores, restaurants and amenities.

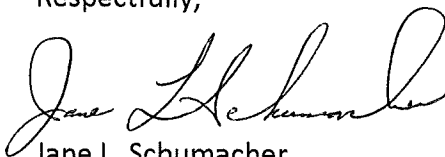
We strongly oppose the proposed development on the Sunset property adjacent to our community for many reasons. Among them:

- The 42 proposed units will tower above our community, causing a loss of privacy, light pollution, trash, noise and other disruptions to our quiet, 55+ community.
- The proposed buildings will threaten the integrity of a critical retaining wall that protects many of our homes and common buildings, thus affecting the safety of our residents and the value of our investments.
- The proposed development will, for all intents and purposes, be a rental community not a "pathway to ownership" as the developer suggests. Rents of \$3500 per month and purchase prices of over \$450,000 are not consistent with the developer's claims of providing "affordable" housing.
- The spot zoning of the property is inconsistent with the residential nature of the surrounding neighborhoods.
- The developer has never built a "sustainable" community as he is proposing. We also question his financial wherewithal to build and maintain the property for many years to come, thus diminishing the value of our community over time.

Murry Hills residents have been good neighbors and taxpayers of Lake Worth Beach for three generations. We love our city and appreciate the quality leadership of our city staff and elected officials who have preserved the unique atmosphere and character of Lake Worth Beach.

In this spirit of neighborliness and community preservation, we strongly urge the city to deny the Sunset Property development project. Your acknowledgement and response to our letter is greatly anticipated.

Respectfully,



Jane L. Schumacher  
Murry Hills Condo  
3402 Cynthia Lane, Unit 201  
Lake Worth Beach, FL 33461  
301 752 5777

**From:** [Scott Rodriguez](#)  
**To:** [Sherie Coale](#)  
**Subject:** RE: Sunset Property  
**Date:** Friday, February 23, 2024 4:47:32 PM

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But we need to submit this as part of the record, right? Do we read it at the meeting?

Scott Rodriguez, AICP, GGEP  
Assistant Director, Planning & Preservation  
Community Sustainability Department

City of Lake Worth Beach  
1900 Second Avenue North  
Lake Worth Beach, FL 33461  
T: 561-586-1705  
[smrodriguez@lakeworthbeachfl.gov](mailto:smrodriguez@lakeworthbeachfl.gov)  
[www.lakeworthbeachfl.gov](http://www.lakeworthbeachfl.gov)

Departmental Operating Hours  
Monday – Friday 8:00 am – 4:00 pm

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-----Original Message-----

From: Sherie Coale <[scoale@lakeworthbeachfl.gov](mailto:scoale@lakeworthbeachfl.gov)>  
Sent: Friday, February 23, 2024 4:45 PM  
To: Scott Rodriguez <[smrodriguez@LakeWorthBeachfl.gov](mailto:smrodriguez@LakeWorthBeachfl.gov)>  
Subject: RE: Sunset Property

Luckily it's not your decision but that of the Board of city residents.

Sincerely,

Sherie C Coale  
Executive Secretary - Department for Community Sustainability

City of Lake Worth Beach  
1900 2nd Ave North  
Lake Worth Beach, FL 33461

V: 561-586-1687  
V: 561-586-1633  
[scoale@lakeworthbeachfl.gov](mailto:scoale@lakeworthbeachfl.gov)

www.lakeworthbeachfl.gov

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-----Original Message-----

From: Scott Rodriguez <smrodriguez@LakeWorthBeachfl.gov>

Sent: Friday, February 23, 2024 4:42 PM

To: Sherie Coale <scoale@lakeworthbeachfl.gov>

Subject: FW: Sunset Property

FYI

Scott Rodriguez, AICP, GGEP  
Assistant Director, Planning & Preservation Community Sustainability Department

City of Lake Worth Beach  
1900 Second Avenue North  
Lake Worth Beach, FL 33461  
T: 561-586-1705  
smrodriguez@lakeworthbeachfl.gov  
www.lakeworthbeachfl.gov

Departmental Operating Hours  
Monday – Friday 8:00 am – 4:00 pm

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-----Original Message-----

From: john.hoogstrate jonixllc.com <john.hoogstrate@jonixllc.com>

Sent: Friday, February 23, 2024 4:38 PM

To: Scott Rodriguez <smrodriguez@LakeWorthBeachfl.gov>

Subject: Sunset Property

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Scott-

I am a resident of Murry Hills and have several concerns with regard to the development of the Sunset property.

1. The initial height of the grade is 50' above sea level. Two story townhouses would add 30' to this. Plantings on the roofs would essentially add another story making the total height 95' above sea level.

It is my understanding that because of the proximity of the airport to this property, both the FAA and the county government need to be aware of this development even though it is below the 200' threshold. Has this occurred?

2. Zoning shows that the property is zoned NZ (Not Zoned). In keeping with the current surrounding zoning, if zoning is changed, it ought to reflect the intent of the current surrounding zoning. Townhouses by definition would tower over the existing ranch style homes in the area making a once desirable neighborhood not so desirable.

3. Water runoff management for a project of this size can be challenging, not only once finished, but during construction. Stripping the land of vegetation during construction will only exacerbate the runoff challenges. Weather is predictable, but impacts from poorly managed runoff can be unpredictable. If runoff becomes an issue, Murry Hills, being lower than the proposed development, will feel the brunt of the mismanagement.

4. One ingress/egress into a forty two unit townhouse development seems underestimated and troublesome. A scenario can be imagined where simultaneous events occur blocking the ingress/egress while at the same time requiring emergency response within the development. I would expect that insurance coverage premiums for the individual units would take into account this issue, perhaps causing some insurers to back away from issuing policies.

5. The character of the Sunset property, once disturbed, can never be put back to its current, original condition. Let's think about that for a moment. A green space, hosting local wildlife and absorbing large quantities of rainfall will cease to exist. Aquifers used for lawn irrigation systems that rely on that absorption could be affected.

These are some of my concerns with regard to the Sunset property. Lake Worth needs to look inward, carefully understanding that this is a precedent setting decision. I would expect that there are several developers watching this with great interest. Your decision on this issue will reverberate through Lake Worth for many, many years to come.

Sincerely-

John Hoogstrate  
3080 Lake Osborne Drive  
Apt 107  
Lake Worth, Florida 33461

JR Hoogstrate JR  
(603) 852-6870

## Sherie Coale

---

**To:** William Waters  
**Subject:** RE: Sunset Property

---

**From:** Ruth Lynch <[ruthbeachwalker@hotmail.com](mailto:ruthbeachwalker@hotmail.com)>  
**Sent:** Wednesday, February 28, 2024 6:00:37 PM  
**To:** Melissa Coyne <[mcoyne@lakeworthbeachfl.gov](mailto:mcoyne@lakeworthbeachfl.gov)>  
**Subject:** Sunset Property

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My name is John T. Lynch DVM owner of Lake Osborne Animal Clinic, 1502 Lake Osborne Drive, Lake Worth and residence at 2802 Lake Osborne Drive, Lake Worth. I've been a resident of Lake Worth since 1976. I'd like to express my opinion concerning the Sunset Property in Lake Worth. I'm opposed to the development of 42 townhouses in a quiet single family residence neighborhood. The added traffic to Sunset Drive would be overbearing. Entrance to 6<sup>th</sup> Avenue South from Sunset Drive is already treacherous, added high volume traffic would exacerbate the problem. Please, do not consider any high density to the Sunset Property.

Thank you,

John T. Lynch DVM

**From:** [Jorma - peltola](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Digital Public Comment Card - Advisory Board Submission - Jorma-peltola  
**Date:** Tuesday, March 5, 2024 9:28:25 PM  
**Attachments:** [PCC -Jorma-Name \(Last\) 3.6- Topic of Agenda Item on which you want to speak 12}.pdf](#)

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<b>Which Board Meeting is this Comment For?</b>
Planning and Zoning Board
<b>Meeting Date</b>
03/06/2024
<b>Comment Topic</b>
PZB PROJECT NUMBER 23-00900001 (ORDINANCE 2024-02)
<b>Name</b>
Jorma peltola
<b>Email</b>
<a href="mailto:mr.peltola@gmail.com">mr.peltola@gmail.com</a>
<b>Address</b>
3362 Cynthia Lane Apt 104 Lake Worth, FL 33461 United States <a href="#">Map It</a>
<b>Testimony Consent</b>
<input 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
<b>How would you like to participate?</b>
I would like the city to read my comments below
<b>Comments to be read into record</b>
<p>It is my understanding that Sunset Holdings LLC is working with the City of Lake Worth to build nine, 2-story townhomes encompassing 42 condominium units to the referred Sunset Property. This is only feasible through changes from the current Medium Density Residential (MDR) land-use to that of a Single Family Residential (SF-R) zoning with special provisions &amp; amendments that allow this high dwelling density construction to otherwise single-family residential zoning category.</p> <p>While the undersigned understands the demands and needs for new housing for the local workforce, such developments should include necessary restrictions and compatibility standards to conform with the abutting neighborhood and residential areas.</p>

Pending City decisions to favor proposed development will impact Murry Hills in a number of concerning and critical ways. These include:

**Topographical differences.** Substantial elevation differences, approximately 50 feet, exist between Sunset Drive townhouses and many Murry Hills buildings. Such differences in very close proximity will lead to unavoidable non-harmonious development. More specifically, 2-story Sunset Property townhouses will be built very close to Murry Hills property line and Retainer Wall thus creating towering, shadowing and tunneling effects that are difficult to mitigate with plants, pushes and trees from either property.

**Residential Privacy.** As noted above, these elevation differences between Sunset and Murry Hills structures close to property line will diminish residential privacy not just in private homes but also Murry Hills common and recreational areas - swimming pool and deck areas for example.

**Retainer Wall.** The ability of the existing, 1960 built retainer wall that separates Murry Hills from the Sunset Drive Property to withstand new development plans is highly questionable. The impact of removing surface vegetation, deep root trees, use of heavy excavation equipment and weight of new building structures could cause walls to break. Retainer wall was not built for such a purpose. Breakage or collapse could have disastrous consequences for both properties.

**Property Values/Rental vs. Ownership.** Ownership tends to attract buyers that invest time and effort to keep properties in good and sound order. This would enhance property values at Sunset Drive and adjacent communities.

Thus, in conclusion, I am opposing the referred Sunset Drive Development that proposes development of 42 dwelling units; instead, I would support zoning changes that are characterized by lower building density per acre, single-family, single-story homes wherein qualitative development standards would be better met with the adjacent neighborhoods,



William Waters  
Community Sustainability Director  
[wwaters@lakeworthbeachfl.gov](mailto:wwaters@lakeworthbeachfl.gov)

Raymond and Susan Ludwig  
3402 Cynthia Lane  
Building 23 Unit 110  
Lake Worth Beach FL 33460

March 5, 2024

Re: Opposition to the current plan for the Proposed Sunset Development (Project) on Lake Osborne Drive.  
Public Hearing March 6 at 6:00pm

Dear Mr. Waters,

I read these clips from an article in the Palm Beach post quoting you on Lake Worth Beach in 2019 and I could not agree more. As a result I am opposed to this project as presented.

A city of 18 neighborhoods, to be exact. They're the building blocks of the community, each with a distinct identity of its own, from the architecture of its homes to the challenges its residents face. The strength of the city, William Waters, director for community sustainability said, resides within the neighborhoods.

**“What may be really bad in one neighborhood is not a problem in another neighborhood,” Waters said.** “So having a better understanding and a closer relationship with the neighborhood and what their expectations are ... will be very helpful, because then we can actually be successful and make a difference in their eyes. Because it is their neighborhood.”

**This project to utilize your quote” is really bad for one neighborhood”, Murry Hills, which were largely built in the 70’s. I believe my building, the last (23) was built in 1983.** My grandfather moved to Lake Worth to N E Street in 1972 and my brother still maintains his house today.

My name is Ray Ludwig. My wife Susan and I are the owners of Unit 110 in Building 23 in Murry Hills. I have owned this unit since February 2002. My building is right next door to the Proposed Sunset Project and will have an adverse impact on my living conditions. The construction alone will be disruptive for years, and I am not getting any younger. Let me start by saying I am not one to stymie reasonable growth, but this project is outside that scope for the planned location. I am confused some about the current zoning which I hear is single family. That does line up with most of the neighborhood along the lake drive. I am told that two story town houses are considered single family homes. That seems like a stretch from conventional planning.

I am sure you have taken the time to visit or plan to visit Murry and its proximity to the Project. The Project will tower over the Murry condos with the lower townhouse position on the same level as the roof of my building, 23. And I read of rooftop gardens? Lighting? Also the retaining wall which is original, will be compromised. I hear the contractor won't get a study for the wall.

The privacy factor to my unit and many others, as well as, the Pool and Recreation areas will be eliminated. These areas are what makes Murry Hills a special neighborhood community. There is always an events happening. I love Murry Hills. We will lose our quality of life, all 518 units.

**To quote you again:**

“So having a better understanding and a closer relationship with the neighborhood and what their expectations are ... will be very helpful, because then we can actually be successful and make a difference in their eyes. Because it is their neighborhood.”

Perfectly said, Murry Hills is our Neighborhood.

**There are a list of concerns outside of what I have described above, some notable:**

The Project will not be over 55 limited, noise pollution will impact our community.

The Project will not have initial owners or perhaps ever owned. This will lead to the lack of property upkeep.

100 cars plus, pets and children packed into a 3-4 acre parcel? Will they be parking along Lake Osborne drive? Appears to be Spot Zoning?

I am an animal and nature lover and that location I have noted over the years is home to many small animals and helps greatly with drainage in the area. A natural wind block.

I can't find anything for Chris Reilly at SCG Construction that's a comparable project.

We have had recent safety and security issue, this won't ease the situation of the residents

We have a history at Murry, many multi-generation owners. My mother was in my unit until she died in September. I am retiring this year to Murry, but that may change. I don't need 2-3 years of chaos next door.

In closing, I ask that you deny the necessary permits for this project as designed. We have over 1000 residents that have made their home at Murry Hills. To completely upend the neighborhood is just not what Lake Worth Beach is noted for. I have always loved this place since my first visit in 1974 as a teenager. I thank you for taking the time to read this and give this Project the proper oversight and scrutiny it deserves. It can't go forward at designed.

Sincerely,

Raymond Ludwig  
23-110 Murry Hills  
518-281-3194©

## Sherie Coale

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**From:** Rhonda - Ragen <ksullivan@lakeworthbeachfl.gov>  
**Sent:** Wednesday, February 28, 2024 10:06 AM  
**To:** Planning and Zoning  
**Subject:** Digital Public Comment Card - Advisory Board Submission - Rhonda-Ragen  
**Attachments:** PCC -Rhonda-{Name (Last)\_3.6- {Topic of Agenda Item on which you want to speak\_12}.pdf

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### Which Board Meeting is this Comment For?

Planning and Zoning Board

### Meeting Date

03/06/2024

### Comment Topic

Sunset Property Development

### Name

Rhonda Ragen

### Email

[kendrastropicalgifts@aol.com](mailto:kendrastropicalgifts@aol.com)

### Address

3160 Lake Osborne Drive  
#111  
Lake Worth Beach, FL 33461  
United States  
[Map It](#)

### 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

### How would you like to participate?

I would like the city to read my comments below

### Comments to be read into record

As a condo owner in Murry Hills I think that developing the Sunset property into townhouses is unsafe, will cost area single home as well as Murry Hills condo residents additional cost and uncomfortable living conditions for the following reasons.

- 1) The small area streets are unfit for this much additional traffic and will create a hazard for area residents especially in a hurricane evacuation.
- 2) Since there are one hundred year old trees on the Sunset property the roots to be removed will cause a settling and rain/ mud runoff problem to Murry Hills residents. The wall that is currently there won't hold up to building or townhouses.
- 3) The Sustainable Construction Group has done no prior townhouse projects per their website so they have no experience in

building this development.

In addition Murry Hills doesn't allow dogs per their rules for safety, barking and comfort of owners and Sunset townhouses plan to have a dog park.

The above items will also cause an increase in insurance for area single family and Murry Hills owners which has recently been increased by FL state new condo rules.

**From:** [Historic Preservation](#)  
**To:** [William Waters](#); [Scott Rodriguez](#)  
**Cc:** [Sherie Coale](#)  
**Subject:** FW: Historic 826 Sunset Drive home and property  
**Date:** Tuesday, February 27, 2024 11:05:51 AM  
**Attachments:** [image002.png](#)

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Annie Greening, GGEP  
Senior Preservation Planner | Community Sustainability Department



City of Lake Worth Beach  
1900 Second Avenue North  
Lake Worth Beach, FL 33461  
V: 561-586-1703  
[agreening@lakeworthbeachfl.gov](mailto:agreening@lakeworthbeachfl.gov)  
[www.lakeworthbeachfl.gov](http://www.lakeworthbeachfl.gov)

### **Departmental Operating Hours**

Monday – Friday 8:00 am – 4:00 pm

**“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”**

CITY OF LAKE WORTH BEACH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

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**From:** Ruth Lynch <ruthbeachwalker@hotmail.com>  
**Sent:** Tuesday, February 27, 2024 10:52 AM  
**To:** Historic Preservation <historicpreservation@LakeWorthBeachfl.gov>  
**Subject:** Historic 826 Sunset Drive home and property

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We want to bring to your attention that a 1923 historical clapboard home on 4 acres at 826 Sunset Drive on the highest point of the ridge overlooking Lake Osborne in the Lake

Osborne Heights neighborhood is at risk of being torn down. This is an amazing home, a 2 story clapboard with wrap around porch and a separate workshop/garage. Few people are aware of the existence of this historical gem. There are many old furnishings and tools/equipment. This unique and historical home is worth preserving and the artifacts worth saving for Lake Worth history. A developer is presenting at the March 6th Planning & Zoning Board meeting requesting high density zoning development. Please research this property for its value to you and Lake Worth. Your attention and assistance are requested on behalf of our neighborhood and Lake Worth history.

Thank you. Ruth & John Lynch

## Sherie Coale

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**Subject:** RE: Please Vote No on Sunset Property

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From: Ruth Lynch <ruthbeachwalker@hotmail.com <mailto:ruthbeachwalker@hotmail.com> >  
Sent: Wednesday, February 28, 2024 6:32:11 PM  
To: Melissa Coyne <mcoyne@lakeworthbeachfl.gov <mailto:mcoyne@lakeworthbeachfl.gov> >  
Subject: Please Vote No on Sunset Property

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To: Melissa Coyne, City Clerk Lake Worth Beach

Reasons to Vote No on Sunset Property

### Character

I live in the Lake Osborne Heights neighborhood and have enjoyed this wonderful quiet community for 20 years. Our homes were built between the 1950's and 1970's around the original Sunset property which was built in 1923. Any development of this land beyond single family home is simply out of character with the Sunset neighborhood.

### Geography

The 826 Sunset Drive property is unique in that it is located on the highest point of a remnant ridge at 50 feet that drops off steeply on 3 sides to the Murry Hills neighborhood at 14 feet. Due to the geography, any large or heavy development would be unsafe to the stability of the ridge and surrounding homes.

### Access

The only property entrance is through a single driveway between two existing homes, which severely limits safe access in and out. Emergency vehicles would have difficulty navigating the small loop road design.

### Unproven

This developer lacks a proven record with no previous developments and has no proof that his sustainability designs will work. Please do not experiment with our neighborhood.

### Traffic

Due to a flawed traffic study executed during the pandemic we have no idea how dramatic the proposed development will increase traffic at our already dangerous spot east of the bridge where we enter 6th Avenue South.

### Deny

This project negatively affects us all.  
On behalf of all my wonderful neighbors, please move to deny any high-density zoning beyond single family homes.

Thank you for all you do for Lake Worth Beach,

Ruthie Lynch

# PUBLIC COMMENT CARD - ADVISORY BOARD - {AGENDA SECTION:10} - RYAN - OBLANDER



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

<b>WHICH BOARD MEETING IS THIS COMMENT FOR?</b>	Planning and Zoning Board
<b>MEETING DATE</b>	03/06/2024
<b>COMMENT TOPIC</b>	Ordinance 2024-03
<b>NAME</b>	Ryan Oblander
<b>EMAIL</b>	<a href="mailto:lwb@oblender.33mail.com">lwb@oblender.33mail.com</a>
<b>ADDRESS</b>	1702 N A ST Lake Worth Beach, FL 33460 United States
<b>TESTIMONY CONSENT</b>	<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?
<b>HOW WOULD YOU LIKE TO PARTICIPATE?</b>	I would like the city to read my comments below
<b>COMMENTS TO BE READ INTO RECORD</b>	<p>I have witnessed the drastic change of the single family neighborhood over time by the overdevelopment of these townhouse projects within the city limits of eastern Fort Lauderdale. Increases in traffic, street parked vehicles, over occupancy, tenant turnover with mattresses and contents on the curb every week, stresses on city, school and emergency services, neighbor disputes, and a decrease in privacy, especially with the height that these buildings allow with reduced setbacks. Developers would assemble lots and demolish houses block by block just to build new projects, pocket the money, rinse and repeat, and the single family owners next door could do little if anything about it except watch their neighborhood slowly deteriorate in quality and character. I am against this proposed amendment.</p>



Date: March 6, 2024

To: Lake Worth Beach Planning and Zoning Board  
Re: PZB Project Number 23-00900001 (Ordinance 2024-02)  
(826 Sunset Drive Proposal)

Dear Planning Board Members

My name is Bill Yates. My spouse, Terri, and I have owned a condominium at 3120 Cynthia Lane since 2017, and it has been in my family for approximately 20 years. We oppose this Development for the reasons which I enumerate below. We strongly encourage this Board to deny the instant request. Our opposition to this proposal is based upon the plan to densely develop an environmentally sensitive lot where the risks to current homeowners exceed the proposed benefits to the city. It is indisputable that no benefits accrue to the current residents of Murry Hills, or the Sunset Drive neighborhood should this matter be approved.

Sunset Drive is not a **by-right development**. Accordingly, this matter is subject to public review in conformance with state statutes, rules, and local ordinances and codes. Townhomes are not currently permitted in Lake Worth Beach in the Single Family Residential (SF-R) zoning district.

On page 4 of the Planning and Zoning Board report, dated January 17, 2024, it states in part; "The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the city." The report concluded that the proposed development is consistent with the Comprehensive Plan, Strategic Plan, and land development regulations (LDRs). That finding, in my view, is badly flawed and unsupported by the facts.

Section 23.1 - 3 of Lake Worth Beach land development regulations (LDR) states in part that the purpose of the LDR is to implement the comprehensive plan of the City pursuant to F.S. 163 for the protection and promotion of the safety, health, comfort, morals, peace, prosperity, appearance, and general welfare of the city and its inhabitants. The morals element is not applicable in this instance.

The proposed development does not protect and promote the safety, health, comfort, peace, prosperity, appearance and general welfare of the city and its inhabitants. Let us look at these elements:

**Safety:** The 4.017 proposed development lot sits higher than the floor of my second story condominium. This mass of land is held back from my building by a fourteen-foot-tall retaining wall which is only six feet and four inches from the east side of my home. The retaining wall is a mere eight inches thick and exists on three sides of the lot, but at varying heights. No one is certain whether the retaining wall can survive the forces of the proposed development, nor can we forecast the extent to which this project presents a threat to our personal safety and/or property.

In researching Environmental Protection Agency (EPA) guidelines, I came upon a note that if a property to be developed is located on a hill even the most careful precautions may be insufficient to prevent

storm water runoff. The EPA for Florida notes that one precautionary step developers may consider is phasing the development so that the disturbance to the land is initiated in sections to mitigate the potential for damage to adjacent downhill properties. In this instance the developer has proposed a single-phase development which increases the risk of storm water runoff and damage to Murry Hills residents. The threat of chemical pollution through storm water runoff is particularly concerning because this property was used as a small farm during a time that DDT and other dangerous and currently banned chemicals were used for insect and weed control. We do not know what tearing up the trees and digging foundations will bring to the surface.

The number of vehicles that are forecast to be parked on this lot (over one hundred) and the single residential street (Sunset Drive) serving as the sole ingress and egress present significant safety concerns, including.

1. Fire and health risks to all residents of the proposed townhomes, Murry Hills, and to families living in the adjacent single family detached residences if emergency vehicles are unable to have unfettered access in the case of a health or fire emergency. The risks of fire damage are particularly concerning to Murry Hills residents as these proposed townhomes will tower over existing Murry Hills condominiums due to the height of the lot and their two-story construction.
2. The risks to children at play when construction vehicles begin pouring through what is currently a quiet Sunset Drive neighborhood. Even upon completion of the project increased car and truck traffic will present health and safety risks to children and families in the Sunset Drive neighborhood due to the decision to build a dense project on the innermost lot in the neighborhood.

**Health:** Since this property is up to approximately thirty feet above Murry Hills, storm water runoff will impact Murry Hills. Dirt, chemicals, oil, antifreeze, and other unknown contaminants resulting from current soil conditions, construction disturbance and equipment, and from over one hundred town home vehicles plus delivery trucks, moving vans, and maintenance vehicles that drip oil, gasoline, antifreeze, or other poisonous fluids which will invariably contribute to storm water runoff pollution.

The potential negative health impacts to children, and families are discussed in bullets one (1), and two (2), above in the **Safety** narrative.

**Peace:** This proposed project presents a major disruption to the peace of the adjacent neighborhoods.

For residents of Murry Hills the proposed project introduces light and noise pollution, changes views from beautiful trees and flowering shrubs to buildings towering over our community. It introduces a level of fear and risk to our lives regarding the ability of the retaining wall to withstand the forces of development and the ability of the developer to prevent storm water runoff.

For our detached single family home neighbors on the north side, town home vehicles must pass through the existing neighborhood while leaving and returning which when combined with additional traffic from moving trucks, delivery vehicles and maintenance vehicles will forever change the current peaceful Sunset Drive area.

**Prosperity:** The extent to which the prosperity of the current residents will be negatively impacted is unknown. However, the negative risks are identifiable for well over five hundred homeowners in Murry

Hills and adjacent neighborhoods. These negative risks include lower property values and the expense of dealing with:

- Failure of the perimeter retaining wall which sits on three sides of the building lot for Murry Hills residents.
- Storm water runoff carrying dangerous chemicals to downhill adjacent properties, with the possibility of ending up in Lake Osborne,
- Increased truck and automobile traffic through a currently quiet residential neighborhood,
- Town homes located close to property borders towering over existing condominiums, and
- A permanent loss of privacy to Murry Hills residents as well as an increase in noise and light pollution.

There are no beneficial risks to the residents of Murry Hills or to the detached single-family homeowners. The development will not increase property values, will not reduce traffic, will not reduce noise levels, improve health and safety, or enhance the general welfare. There are simply no benefits.

**Appearance:** I have no objection to the proposed appearance of the townhomes. However, I do object to the appearance of the project on the chosen lot. The site-plan pushes town home buildings to the edges of the 4.017- acre lot. Because the base height of the lot is already approximately two stories in height above Murry Hills, the townhomes will tower over the existing Murry Hills condominiums. This will dramatically change the views of the residents of Murry Hills in addition to introducing noise, and light pollution as well as disrupting the privacy of our residents. Town home residents will look down on the porches and into bedrooms of condominium units.

**General welfare of the City and its inhabitants:** It is a fact that approval of this project will bring additional tax dollars into the city, but at what cost to current taxpayers. There are over five hundred taxpayers in Murry Hills alone. Due to our fifty-five or older rules, we present the city with tax revenues, but not school cost burdens. We dine out frequently, attend the art shows, movies, theater, and unique events throughout the City and Palm Beach County. We spend our retirement dollars and contribute to the economic vitality of Lake Worth Beach. How would approval of this project enhance our general welfare? It does not. In fact, the converse is true. It victimizes us.

In conclusion: I think Mr. Chris Raley has presented the city with an exciting proposal, but not for the lot in question. The negative risks associated with locating the proposed project on this lot far exceed the value in additional taxes to be realized. Accordingly, I am requesting that the Board deny this request.

Sincerely

A handwritten signature in black ink that reads "WR Yates". The signature is written in a cursive, flowing style.

William R (Bill) Yates  
3120 Cynthia Lane  
Lake Worth Beach, FL 33461  
Mobile: 410-739-7630

cc:

Mayor Betty Resch

Commissioner Sarah Malega

Commissioner Christopher McVoy

Commissioner Kim Stokes

Commissioner Reinaldo Diaz

**From:** [TERRIEL](#)  
**To:** [Planning and Zoning](#)  
**Subject:** Comments on Sunset Drive Proposal  
**Date:** Wednesday, March 6, 2024 11:22:45 AM

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RE: PZB Project Number 23-00900001

How would you feel?

If you were a grandmother who spent many decades working, many times working more than one job, raising children, and helping raise grandchildren. You have had a good life and looked forward to retirement. In 2017 You find an ideal setting, quiet, peaceful, and affordable. You risk a good portion of your savings on a condominium home in Murry Hills, a wonderful place to spend your remaining years. The condominium is all that you hoped for. Your balcony porch overlooks the Sunset Drive property which contains flowering shrubs and mature trees. It affords both privacy and opportunities to view birds and flowering plants in a peaceful setting. Your condominium is separated from the property by a tall retaining wall that is as close as six feet and four inches from your porch.

And then you are told:

The lot adjacent to your porch has a purchaser... someone one who will take away the privacy, the beauty, and the peace. Instead, there will be a two plus story townhome building looming over your condominium, close to the wall. The mature trees will be torn out at an unknown cost to the integrity of the wall, and at risk for storm water runoff. You learn that the developer advised Murry Hill COA directors that the wall is not his concern. What if the wall succumbs to the pressure of the excavating, the soil disturbances, tree removal, weight of the buildings, road, and vehicles? Are the Murry Hills residents safe? Who will protect our existing Murry Hill community from the potential devastating effects of a development on an environmentally sensitive lot? Does the developer have experience with building on comparable sensitive landscapes? My fear is our sanctuary will be no more. Our safety could be at risk. Our way of life here will be altered irreparably.

Why are so many buildings (9) and units (42) proposed on a small four (4) acreage lot? Why in this quaint neighborhood would you build something that is towering over the existing ranch and condominium style homes? It will be a great intrusion on the privacy and peacefulness of so many of the existing residences. Like so many of the residents at Murry Hills I request that the proposed development plan for this property be denied, and instead the City adhere to the land use designation (SF-R), and instead permit a limited number of detached single family

homes to be constructed per current City guidelines and in conformance with the ROLO neighborhood.

How would you feel?

Terriel Yates  
3120 Cynthia Lane  
Lake Worth, Florida

Sent from [Mail](#) for Windows

**PUBLIC COMMENT  
CARD - ADVISORY  
BOARD - {AGENDA  
SECTION:10} - SAM -  
SMITH**



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

<b>WHICH BOARD MEETING IS THIS COMMENT FOR?</b>	Planning and Zoning Board
<b>MEETING DATE</b>	03/06/2024
<b>COMMENT TOPIC</b>	Unfinished Biz - B - Ordinance 2024-03
<b>NAME</b>	Sam Smith
<b>EMAIL</b>	<a href="mailto:samstersmithy@yahoo.com">samstersmithy@yahoo.com</a>
<b>ADDRESS</b>	109 north palmway Lake Worth Beach, FL 33460 United States
<b>TESTIMONY CONSENT</b>	<input checked="" type="checkbox"/> Consent not given. Do you swear and affirm the testimony you are about to give will be the truth, the whole truth and nothing but the truth?
<b>HOW WOULD YOU LIKE TO PARTICIPATE?</b>	I would like the city to read my comments below
<b>COMMENTS TO BE READ INTO RECORD</b>	I am very much against this proposed ordinance permitting townhome complexes in residential areas that are zoned single family. The proposed ordinance would be a major zoning change which would negatively impact current residents and homeowners who bought single family homes in neighborhoods that are presently zoned as single family. To do that would harm current residents who relied on single family home zoning when they purchased their homes. Putting large complexes (or even small ones) of townhomes in the middle of single family zoned historic homes would negatively impact those of us who live here and would greatly harm the character of our neighborhoods. Please reject this proposal.





Marie Adam de Villiers	5820 Lake Osborne Dr	Against	N - Unincorporated	Lake Osborne Estates -Traffic is bad; Progress should be thoughtful. Not dense townhome developments.
George Adams	3320 Lake Osborne Dr	Against		Displace many underserved people. Impact the charm of South Florida neighborhood.Public needs to be aware.
<b>SCOTT LEE</b>	<b>Attorney for Murray Hills</b>			The settlement agreement does not obligate the City to approve an Ordinance change. Suggests spot zoning.
Bill Yates	3120 Cynthia Ln #201	Against	Y- PT No Homestead	Concerned as presented without common knowledge. It could pass without consulting with residents. Do it in the daylight.
John Rentfrow	3280 Lake Osborne Dr #109	Against	Y - PT No Homestead	If approved, Developers could buy several single family homes and build townhomes.
James Pellegrino	3200 Lake Osborne Dr #101	Against	Y	Concerned with spot zoning; density; changing the character of neighborhood. That's how the elders voted.
Joe Egly	2880 Lake Osborne Dr #108	Against	Y- PT No Homestead	Respect the wishes of everyone here, don't delay and vote no.
Ruth Lynch	2802 Lake Osborne Dr	Against	N - Unincorporated	Doesn't meet LDR's; Townhomes are not Single Family Homes
Jane Schumacher	3402 Lake Osborne Dr	Against	Y	Other incentives such as those offered by Affordable Housing should not be available.
John Lynch	2802 Lake Osborne Dr	Against	N - Unincorporated	Any proposal less than 4-5 homes per acre should be denied as well as other high density proposals
Anthony Vivona	2920 Lake Osborne Dr #201	Against	Y	Just build single family homes
Chris Raley				MDR is the Future Land Use, this is why the Ordinance is being proposed. Surrounded by 30 units to the acre. The City brought forward the Ordinance.

**Spoke on Planned Development**

Anthony Vivona	2920 Lake Osborne Dr #201	Against	Y	Will a decision be made without resident input?
Daniel Morissette	3120 Cynthia Ln #202	Against	Y- PT No Homestead	Lives 8 feet from the wall, loss of privacy and devaluation; children playing and throwing rocks for the fun of it. It is a traditional single family neighborhood
Vita & Saverio Mazza	3200 Lake Osborne Dr #104	Against	Y- PT No Homestead	Traffic is difficult now with the construction at 6 <sup>th</sup> Ave S. Won't be able to cross the street.
Joe Egly	2880 Lake Osborne Dr	Against	Y- PT No Homestead	The City Commission will have to decide if they want to run the risk of increasing the tax base or de-annex, it will be up to the courts.
Jill Karlin	2381 Sunset Ave	Against	Y	Traffic studies during street closures is not accurate. Inappropriate place for the development. Murray Hills is 32 feet lower than the proposed development
Gene Sengstacken	2960 Cynthia Lane #210	Against	Y - PT No Homestead	There is no 30-foot buffer around all of the walls. Lightening strikes when you lie. Could you help with the traffic and setback. Why does everything need to be maximized?
Gaetan St-Hilaire	3200 lake Osborne Dr. #103	Against	Y- PT No Homestead	Losing the street serenity is biggest concern.
John Rentfrow	3280 Lake Osborne Dr	Against	Y -PT No Homestead	Traffic on one road with Amazon, USPS, UPS, moving trucks just parked in the road not to mention if an emergency vehicle that need to arrive.
James Pellegrino	3200 Lake Osborne Dr	Against	Y	A negative effect on the wall, 700 lbs per square feet added weight. Murray Hills lives in harmony with the single-family houses. Suggests the lights from the new units will be invasive no matter how many trees and shrubs are added.
President of HOA	3280 Lake Osborne Dr #102	Against	Y	Murray Hills is a retirement community as it is a peaceful area. The developer has no experience in developing environmentally friendly projects. Removal of trees and roots poses a danger.
Remi Barrette	3322 Cynthia Ln #112	Against	Y - PT No Homestead	With climate change will come torrential rains. The area acts as a sponge thanks to the exotic plants and lovely trees to be replaced with a large paved area. The water will flow to Murray Hills producing mudslides ultimately devaluing their properties.
JoAnn Gillies	719 Sunset Dr	Against	Y	Change the zoning to Single Family (SFR-7) don't compare this to Murray Hills, there will be only one entrance and exit through Sunset Drive single family structures

Tom Voss	3280 Cynthia Ln	Against	Y- PT No Homestead	wrong project wrong place.
Gunnar Malm	3240 Lake Osborne Dr #103	Against	Y - PT No Homestead	Looked at retaining wall, it is currently out of plumb by seven inches. New units will be added into the retaining wall setbacks. The short walls would be impacted. The structural study should take place prior to approving the layout.
Maureen Hughes	3160 Lake Osborne Dr #108	Against	Y	There area offers nothing as far as services, no walkability. Explains the affordability of the proposed homes, mortgages and mortgage payments, monthly incomes, and minimum wages. Setting people up to be house poor.
Yvonne Harmon	2840 Lake Osborne Dr #203	Against	Y- PT No Homestead	Concerns with elevation, density in a small constricted area. Concerns with bio-char; egress and ingress if there is an emergency is also a concern.
Phil Michalski	3360 Lake Osborne Dr #111	Against	Y - PT No Homestead	Not a good fit, situate it closer to bus lines. Shouldn't be higher than the single-family homes.
Mike Atchison	913 Snowden Dr	Against	Y	Has come to love the neighborhood, ask for a new traffic study after completion of several roadway projects.
Mariette Adam De Villiers	5820 Lake Osborne Dr	Against	N - Unincorporated	the project does not fit the site, architecture, density, safety concerns. No incentives should be provided. What about the animals on the site.
David Sims	715 North L Street	Against	Tenant	single egress not appropriate.
Jason LoPiccolo	2024 Collier Ave	Against	Y	Egress can be through Collier Ave but the street is narrow. When the bridge on 6 <sup>th</sup> Ave S opens traffic will be backed up to Congress.
Aaron Thum	2201 Collier Ave	Against	Y	Has concerns about the egress and ingress in the single-family neighborhood. The traffic impact is less in Murray Hills. Should be no more than 5 units per acre.
Stephanie LaRoche	2960 Cynthia Lane #111	Against	Y - PT No Homestead	has a fifteen foot setback to the highest retaining wall and the second retaining wall is closer than that. Drainage and runoff was a problem when the developer of her building was still present.
Susan Boneschansker	3000 Lake Osborne Dr #206	Against	Y- PT No Homestead	The existing neighborhood was never designed for this type of development. Looked up the 3 pillars of sustainable construction which are environmental, social and economic impacts. Developer will move on once the project is complete.
Robert Feero	3280 Lake Osborne Dr#102	Against	Y	Cannot find any development by the applicant. The proposal contains all hot topic sustainable practices. SCG does not have any experience
Karen Risch	2960 Cynthia Lane #204	Against	Y - PT No Homestead	The buildings will loom over her unit. Currently no noise, plenty of peace and quiet. Noise, trash, 80 + people and pets. The HOA rules will change once he leaves
Karen Dares	3360 Lake Osborne Dr #201	Against	Y - PT No Homestead- BL active	Shocked that the applicant has no experience building a sustainable communities. Does not want to be at the forefront of experimentation, not guinea pigs. Land could be utilized in many other ways. Believes it to be a rental community, renters do not have the same pride of ownership because they are not owners.
Michael Hoagland	3360 Lake Osborne Dr #101	Against	Y	- It is necessary for the City to grow, but does not believe it is the right project at this place and time.
George Adams	3320 Lake Osborne Dr #201	Against	Y - PT No Homestead	Reviewed the staff report published online, disagrees with the analysis provided by staff and various departments according to LDR's.
Bill Yates	3120 Cynthia Ln #102	Against	Y - PT No Homestead	Disagrees with analysis provided in staff report according to the Land Development Regulations.
Rheena Balan	913 Snowden Dr	Against	Y	
Carol Michalska	3360 Lake Osborne Dr #111	Against	Y - PT No Homestead	details too vague; how much will the rent be? How can that allow renters to build toward downpayment?
Audrey Voss	3280 Cynthia Ln	Against	Y- PT No Homestead	too much density for small area; concerned about run-off
Eddy Ramirez	2029 Collier Ave	Against	N- Unincorporated	Wildlife living there;negative effect on property value. If it would be for SFR it would be different.

Eddy Ramirez	2029 Collier Ave	Against	N- Unincorporated	42 units will bring high volume traffic; kids playing in the street-unsafe
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