

**MINUTES  
CITY OF LAKE WORTH BEACH  
CITY COMMISSION WORK SESSION  
CITY HALL COMMISSION CHAMBER  
TUESDAY, MAY 18, 2021  
IMMEDIATELY FOLLOWING THE REGULAR MEETING**

The meeting was called to order by Mayor Resch on the above date at 7:46 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

**ROLL CALL:** Present were Mayor Betty Resch; Vice Mayor Herman Robinson and Commissioners Sarah Malega, Christopher McVoy and Kimberly Stokes. Also present were City Manager Michael Bornstein, City Attorney Glen Torcivia and City Clerk Deborah M. Andrea.

**UPDATES / FUTURE ACTION / DIRECTION**

**A. Lake Worth Development Context - Envision**

William Waters, Community Sustainability Director, announced that he would be doing a presentation about the LWB Development Context, marrying Historic, Cultural and Environmental Sensibilities with Economic, Financial and Market Forces to foster an overall sustainable city. He said that a brochure entitled Envision was put together in 2014 to show what the city could be. He said that the intent was to attract the broadest array of residents possible, providing a wide variety of different housing types at varying price points. He spoke about the city's path towards its vision starting with the Citizen Master Plan in 2007 through 2021's Sustainable Bonus Program Review. He displayed the 2040 Future Land Use Map and said that low density areas applicable to single family residential had been expanded, multi-family areas were made smaller, some commercial was condensed, high traffic industrial was moved to the Park of Commerce and the industrial areas on the railroad tracks were made artisanal. He reported that there was a lot of interest in development and investment in the city. He introduced Elizabeth Plater-Zyberk, founder and principal of DPZ Partners and CoDesign of Miami, who would facilitate the rest of the work session.

Ms. Plater-Zybeck said that LWB was in the position to balance preservation with development. She pointed out that the historic districts were desired and supported by the residents and the city had mixed density and sought larger development to raise revenue. She said that it seemed difficult that a city made up of one-story houses and one-story businesses could maintain itself and that the idea of a city as a bedroom community with people working closer to home was desirable with retail as the life-blood of a community. She said that internet purchasing took off during the pandemic, but an advantage of the city was its appeal to localized retail, which would need help in determining how to invite a mix of retailers. She opined that parking might be part of the issues with retail downtown. She stated that the commission had the tools of design, policy and management and that policies had been set up to preserve certain areas as well as encourage development in desired areas. She said that some residents might be disappointed in the developments that had been built and money was spent on the design of large buildings, but it was difficult to

find quality in normal everyday architecture.

Mayor Resch welcomed Ms. Plater-Zyberk and stated that there was an opportunity for the city to design property downtown appropriately for the city. She said that there was one owner for four blocks downtown and asked for insight into the future regarding 100 year old empty retail spaces.

Ms. Plater-Zyberk replied that having one owner had advantages with centralized management such as a mall. She suggested having conversations about the city's vision.

Vice Mayor Robinson asked if a parking structure had been built in Naples.

Ms. Plater-Zyberk answered that the strategy was to add spaces without building a parking structure.

City Manager Bornstein said that he remembered the issues in West Palm Beach and inquired how to balance the uniqueness of the city with needed development.

Ms. Plater-Zyberk said that having four blocks to revitalize was a limited supply that people would want to be part of. She responded that it would be a question of scale; there were specific sites in specific locations to test the options and model options out to allow for discussion.

Commissioner McVoy stated that it was an honor to have Ms. Plater-Zybeck sharing her expertise. He asked if the modeling out should be on the financial or the design side.

Ms. Plater-Zybeck replied that the modeling should be presented simultaneously and every successive building should be more valuable.

Commissioner Stokes inquired about creating a sustainable economy and said that a balance had to be determined regarding density.

Ms. Plater-Zybeck said that there was a fear that once development started, it would never stop, but the city had documents in place to address the issue. She stated that there should be a conversation with the property owner and there was a multiplier to justify how much bigger a new development would have to be than a building it's replacing.

Mayor Resch asked for clarification regarding the modeling.

Commissioner McVoy replied that the architectural design to please the residents and the financial numbers to please the bankers had to be done simultaneously.

Ms. Plater-Zybeck stated that the modeling would cost money; she suggested using college students and having the design done in public as much as possible.

Commissioner Malega said that she was a small business owner and asked if the examples in the Envision brochure were modeling.

Mr. Waters replied that the examples referenced modeling and indicated what the zoning would allow.

Vice Mayor Robinson asked if there was ever enough money from parking fees to pay for minimal transit.

Ms. Plater-Zybeck replied that she could not answer the question. She said that some cities implemented trollies and Coconut Grove had a large golf cart that people could call for rides. She suggested having experts in various areas come to speak to the commission along with the property owner.

Commissioner Stokes said that she was having a problem seeing how current residents were not priced out when new developments came in.

Ms. Plater-Zybeck replied that the envelope could be restricted to make it difficult to tear down buildings and rebuild; the most affordable housing was original housing. She said that there could be a policy put in place to slow things down or maintain the status quo.

City Manager Bornstein asked if there was advice regarding a healthy balance between the different income levels in the city.

Ms. Plater-Zybeck said that cities were constantly changing and there were always surprises. She stated that the city had a lot of single family housing and mused that perhaps there would be a better way to distribute it; where would the transit be where people could walk.

Vice Mayor Robinson asked how much was too much relating to incentives.

Ms. Plater-Zybeck replied that there was a minimum number of units to justify the incentives.

Mayor Resch stated that there was great opportunity in the city.

Mr. Waters iterated that there blocks set up to implement what Ms. Plater-Zybeck had discussed and code set up to address the issues. He said that the city now had a track record of success with the Mid and other developments coming in and it was time to ask more of the developers. He said that the commission could stipulate that a certain number of units in a development had to be dedicated to affordable housing and all of the original developments after the LDRs were written were affordable housing. He reminded the commission that there was very little vacant land left and there could only be a certain number of projects downtown.

Mayor Resch said that it would be imperative to get the L & M Street project right.

Vice Mayor Robinson asked if it would be possible to have cooperative shuttles and there should be a discussion of transportation with any developer receiving incentives.

Mr. Waters replied that the cost would be approximately \$250,000 a year per route.

City Manager Bornstein stated that the city had not reached the critical mass necessary. He advised the commission to follow the recently filed case regarding impact fees which could turn into mobility fees and complimented staff for their experience and knowledge base which was ahead of the curve.

Mayor Resch expressed interest in being involved in the process to set up a series for public input regarding upcoming development in the city.

Commissioner Stokes said that the commission should speak with the downtown property owners to relay the types of businesses that were desired.

**ADJOURNMENT:**

The meeting adjourned at 9:42 PM.

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Betty Resch, Mayor

ATTEST:

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Melissa Ann Coyne, Interim City Clerk

Minutes Approved: July 20, 2021