

**MINUTES  
CITY OF LAKE WORTH BEACH  
REGULAR MEETING OF THE CITY COMMISSION  
TUESDAY, DECEMBER 3, 2019 -- 6:00 PM**

The meeting was called to order by Mayor Triolo on the above date at 6:01 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

1. **ROLL CALL:** Present were Mayor Pam Triolo; Vice Mayor Andy Amoroso; and Commissioners Scott Maxwell, Herman Robinson and Omari Hardy. Also present were City Manager Michael Bornstein, City Attorney Christy Goddeau and City Clerk Deborah Andrea.
2. **INVOCATION OR MOMENT OF SILENCE:** on behalf of Mayor Pam Triolo.
3. **PLEDGE OF ALLEGIANCE:** led by Commissioner Scott Maxwell.
4. **AGENDA - Additions/Deletions/Reordering:**  
There were no changes to the agenda.
5. **PRESENTATIONS:** (there is no public comment on Presentation items)
  - A. Update of Highland Elementary School: Elena Villani, Principal at Highland Elementary School, reported about activities and programs at the school including the K-5 dual language program, advanced math classes, VPK and Head Start programs, and a world-class music program. She stated the demographics of the school, 96% of whom received a free or reduced lunch program, and about 110 students who were considered homeless. She said that the parents participated at all events, spoke about all the wonderful things at the school including the partnerships and grants and announced the wish list for the school.  
  
Commissioner Hardy asked about the retention percentage. He commented that there was a district and statewide teacher retention problem due to low pay.  
  
Ms. Villani replied that 13% of students had been retained due to the 3<sup>rd</sup> grade assessment.
  - B. Mayor Triolo read and presented a proclamation to James Barrow to commemorate his retirement from the Electric Utility department and Walt Gill, Electric Utility Assistant Director of Transmission & Distribution, presented a plaque.
  - C. Mayor Triolo read the proclamation declaring December 1, 2019 as World AIDS Day and presented it to members of Compass Community Center.

6. **COMMISSION LIAISON REPORTS AND COMMENTS:**

Commissioner Robinson: wished everyone the happiest of holidays and thanked Capt. Baer, City Manager Bornstein, Mayor Triolo and William Waters for trying to make improvements in the South Palm Park Neighborhood. He said that he looked forward to the Christmas parade, the street painting festival and the New Year.

Vice Mayor Amoroso: reported that he had challenged the Tree Board in April to plant 200

trees by 2020 and they had already planted 375 trees. He announced that the Farmers Market was open on Saturdays, bonfires were back, there would be a night market for holiday shopping, and the holiday parade. He stated that the tree lighting was great and he attended the Palm Beach and Florida League of Cities meetings. He said to remember the 2020 census and extended big birthday wishes to Greg Rice.

Commissioner Hardy: about a survey that had been sent to teachers regarding housing and said that it was depressing that teachers could not afford homes and there should be more affordable housing in the city. He reported that there was a bill in the legislature regarding allowing ADUs in all residential areas and he spoke about the County receiving the full Sadowski funding for affordable housing next year.

Commissioner Maxwell: stated that tree lighting ceremony had a great crowd and the City had the best Santa in the County. He urged everyone to attend the Christmas parade, which was one of the best in south Florida and wished everyone happy and festive holidays.

Mayor Triolo: said that the TPA had many meetings and was trying to separate from the County. She said that there had been many impact fee discussions regarding the money going to the County and not the City that was most affected. She thanked everyone for coming out to the tree lighting and encouraged everyone to attend to the holiday parade.

**7. PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA:**

Cheryl Raskin spoke as the president of the South Palm Park Neighborhood Association to invite the residents to the lighting of the median on South Palmway.

Todd Townsend said that a parking study guru was not needed; the City needed a one-story parking garage behind the theater going to Federal Highway. He spoke in opposition to a hotel at the beach, expressing preference for a visitors' center with an observation tower to look at the Atlantic Ocean.

Ramsay MacLeod spoke about concerns and problems created by fixing the roads and said that she had not heard back from anyone in the City. She stated that they want to know the city was responding to the neighborhood and how the money was being spent.

**8. APPROVAL OF MINUTES:**

**Action:** Motion made by Commissioner Maxwell and seconded by Vice Mayor Amoroso to approve the following minutes:

- A. Regular Meeting - October 15, 2019
- B. Work Session - October 17, 2019
- C. Special Meeting - October 29, 2019

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

**9. CONSENT AGENDA: (public comment allowed during Public Participation of Non-Agendaed items)**

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve the Consent Agenda.

- A. Agreement with USA Services of Florida, Inc. for the Citywide Street Sweeping services
- B. Resolution No. 67-2019 - approve and authorize the adoption of the 2020 Palm Beach County Local Mitigation Strategy
- C. Authorize Drinking Water State Revolving Fund Amendment 2 to Loan Agreement DW501730 for the 2-inch watermain phase 4 replacement project
- D. Authorization for Acquisition of Real Property for the Development of the Royal Poinciana Neighborhood Park
- E. Resolution No. 68-2019 - authorizing the Lake Worth Beach Community Redevelopment Agency to issue a non-revolving credit facility in the amount of up to \$1,500,000
- F. Resolution No. 69-2019 - 2nd Budget Amendment for FY 2020 Budget

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

**10. PUBLIC HEARINGS:**

- A. Ordinance No. 2019-10 - Second Reading - Ballot language for up to a 30 year lease on Municipal Beach Complex by referendum on March 17, 2020

City Attorney Goddeau read the ordinance by title only.

ORDINANCE NO. 2019-10 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, CALLING FOR A REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY OF LAKE WORTH BEACH TO BE HELD ON MARCH 17, 2020, AS TO WHETHER ARTICLE II, SECTION 3 OF THE CITY OF LAKE WORTH BEACH CHARTER, ENTITLED "CITY-OWNED PROPERTY EAST OF THE A1A ROADWAY", SHALL BE AMENDED TO ALLOW FOR A LEASE OF UP TO 30 YEARS; PROVIDING FOR NOTICE AND ADVERTISING OF THE REFERENDUM; PROVIDING FOR REFERENDUM CANVASSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING LAWS; PROVIDING FOR AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve Ordinance No. 2019-10 Ballot language for up to a 30 year lease on Municipal Beach Complex by referendum on March 17, 2020.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell Hardy and Robinson. NAYS: None.

- B. Ordinance No. 2019-12 - Second Reading - Ballot language for up to a 30 year lease on

Parks, City-Owned Waterfront Property and City-Owned Downtown Property by referendum on March 17, 2020

City Attorney Goddeau read the ordinance by title only.

ORDINANCE NO. 2019-12 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, CALLING FOR A REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY OF LAKE WORTH BEACH TO BE HELD ON MARCH 17, 2020, AS TO WHETHER ARTICLE II, SECTION 4 OF THE CITY OF LAKE WORTH BEACH CHARTER, ENTITLED "SALE OF PARKS, CITY-OWNED WATERFRONT PROPERTY, AND CITY-OWNED DOWNTOWN PROPERTY ONLY BY REFERENDUM", SHALL BE AMENDED TO ALLOW FOR A LEASE OF UP TO 30 YEARS; PROVIDING FOR NOTICE AND ADVERTISING OF THE REFERENDUM; PROVIDING FOR REFERENDUM CANVASSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING LAWS; PROVIDING FOR AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve Ordinance 2019-12 - Ballot language for up to a 30 year lease on Parks, City-Owned Waterfront Property and City-Owned Downtown Property by referendum on March 17, 2020. The Motion and Second were withdrawn and this item was postponed until December 12, 2019.

City Manager Bornstein told the Commission that the issue did not poll favorably and he did not recommend going forward.

Comments/requests summary:

1. Commissioner Robinson asked if there would be an opportunity to have the item on the November ballot or to have the item on the ballot twice.

City Manager Bornstein replied that the current window was for the March 17, 2020 ballot and there would be an opportunity to reconsider the issue later next year. He stated that the polling consultant advised that the issue could hurt the previous one that would move forward.

Commissioner Hardy withdrew his motion and Vice Mayor Amoroso withdrew his second.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to postpone the issue until the December 12, 2019 meeting.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell Hardy and Robinson. NAYS: None.

- C. Ordinance No. 2019-11 - Second Reading - Ballot language to extend the Jewell-Steinhardt Cove Nature Preserve lease with Palm Beach County to a total term of 99 years

City Attorney Goddeau read the ordinance by title only.

ORDINANCE NO. 2019-11 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, CALLING FOR A REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY OF LAKE WORTH BEACH TO BE HELD ON MARCH 17, 2020, AS TO WHETHER TO EXTEND THE LEASE TERM TO ALLOW PALM BEACH COUNTY TO MANAGE THE JEWELL-STEINHARDT COVE FOR A TOTAL TERM OF NINETY-NINE (99) YEARS; PROVIDING REQUISITE BALLOT LANGUAGE FOR SUBMISSION TO THE VOTERS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve Ordinance No. 2019-11 on second reading - Ballot language to extend the Jewell-Steinhardt Cove Nature Preserve lease with Palm Beach County to a total term of 99 years.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

- D.** Ordinance No. 2019-13 - Second Reading - Amending Chapter 23, "Land Development Regulations," to authorize adoption of new Major Thoroughfare Design Guidelines by Resolution to replace the existing 2001 design guidelines

City Attorney Goddeau read the ordinance by title only.

ORDINANCE NO. 2019-13 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, REPEALING THE 2001 "DESIGN GUIDELINES FOR OLD TOWN HISTORIC DISTRICT AND MAJOR THOROUGHFARES" IN ITS ENTIRETY; AMENDING CHAPTER 23, "LAND DEVELOPMENT REGULATIONS", ARTICLE 2, "ADMINISTRATION", DIVISION 3 "PERMITS" SECTION 23.2-31 "SITE DESIGN QUALITATIVE STANDARDS" AND SEVERAL SECTIONS OF ARTICLE 3, "ZONING DISTRICTS" TO REMOVE ALL REFERENCES TO THE MAJOR THOROUGHFARES GUIDELINES FROM THE CODE OF ORDINANCES AND PROVIDING FOR THE ADOPTION OF NEW MAJOR THOROUGHFARE DESIGN GUIDELINES BY RESOLUTION; PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Commissioner Maxwell to approve Ordinance No. 2019-13 – Amending Chapter 23 Land Development Regulations to authorize adoption of new Major Thoroughfare Design Guidelines by Resolution to replace the existing 2001 Design guidelines major thoroughfares.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

**E. Ordinance No. 2019-14 - Second Reading - Amendments to Chapter 23, "Land Development Regulations," of the City of Lake Worth Beach Code of Ordinances**

City Attorney Goddeau read the ordinance by title only.

ORDINANCE 2019-14 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 "LAND DEVELOPMENT REGULATIONS," ARTICLE 2 "ADMINISTRATION" DIVISION 3, "PERMITS," SECTION 23.2-33 "CITY OF LAKE WORTH SUSTAINABLE BONUS INCENTIVE PROGRAM" TO COMPLY WITH THE CITY'S COMPREHENSIVE PLAN AND BY AMENDING SECTION 23.2-35 "DEVELOPMENT OF SIGNIFICANT IMPACT" TO INCREASE REVIEW THRESHOLDS; BY AMENDING ARTICLE 3 "ZONING DISTRICTS," DIVISION 6, "PLANNED DEVELOPMENT," SECTION 23.3-25 "PLANNED DEVELOPMENT DISTRICT" TO INCLUDE A TRANSFER DEVELOPMENT RIGHTS PROGRAM; BY AMENDING ARTICLE 4 "DEVELOPMENT STANDARDS," SECTION 23.4-13 "MEDIUM AND HIGH INTENSITY CONDITIONAL USES," TO ELIMINATE LOT SIZE REQUIREMENTS IN INDUSTRIAL/MANUFACTURING FACILITIES AND CREATE REGULATIONS FOR RECYCLING FACILITIES; AND FOR OTHER PURPOSES; AND PROVIDING FOR SEVERABILITY, THE REPEAL OF LAWS IN CONFLICT, CODIFICATION, AND AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve Ordinance No. 2019-14 – amendments to Chapter 23 of the City of Lake Worth Beach Code of Ordinances.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

**11. UNFINISHED BUSINESS:**

There were no Unfinished Business items on the agenda.

**12. NEW BUSINESS:**

**A. Resolution No. 66-2019 - Adoption of new Major Thoroughfare Design Guidelines to replace 2001 major thoroughfare design guidelines**

City Attorney Goddeau did not read the resolution.

RESOLUTION NO. 66-2019 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, ADOPTING THE CITY OF LAKE WORTH BEACH MAJOR THOROUGHFARE DESIGN GUIDELINES AS A SUPPLEMENT TO THE CITY'S LAND DEVELOPMENT REGULATIONS, CHAPTER 23 OF THE CODE OF ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Maxwell and seconded by Commissioner Hardy to approve Resolution No. 66-2019 - adopting new major thoroughfare design guidelines.

Mayor Triolo announced that this was the time for public comment. No one from the public commented.

Comments/requests summary:

1. Commissioner Robinson spoke in favor of consistency and not making changes on a yearly basis.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

- B.** Ordinance No. 2019-16 - First Reading - approve Ballot question about Gulfstream Hotel block height and set the second reading and public hearing for December 12, 2019

City Attorney Goddeau read the ordinance by title only.

ORDINANCE NO. 2019-16 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, CALLING FOR A REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY OF LAKE WORTH BEACH TO BE HELD ON MARCH 17, 2020, AS TO WHETHER ARTICLE IV, SECTION 11 OF THE CITY OF LAKE WORTH BEACH CHARTER, ENTITLED "BUILDING HEIGHT LIMITATION", SHALL BE AMENDED TO ALLOW A MAXIMUM HEIGHT LIMITATION OF 87 FEET (WHICH MATCHES THE HEIGHT OF THE HISTORIC GULFSTREAM HOTEL) INSTEAD OF 65 FEET, FOR THOSE PROPERTIES LOCATED NORTH OF 1ST AVENUE SOUTH AND SOUTH OF LAKE AVENUE AND EAST OF SOUTH LAKESIDE DRIVE AND WEST OF SOUTH GOLFVIEW ROAD AND AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR NOTICE AND ADVERTISING OF THE REFERENDUM; PROVIDING FOR REFERENDUM CANVASSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ALL CONFLICTING LAWS; PROVIDING FOR AN EFFECTIVE DATE.

**Action:** Motion made by Commissioner Hardy and seconded by Vice Mayor Amoroso to approve Ordinance No. 2019-16 on first reading - approving Ballot Language for Gulfstream Hotel block height by referendum on March 17, 2020 and setting the second reading and public hearing for December 12, 2019.

Comments/requests summary:

1. Commissioner Hardy expressed pleasure that the item had polled well and said that it was essential to move forward.
2. Commissioner Robinson suggested changing the wording to not to exceed the existing heights.

City Manager Bornstein stated that the consultant would be available for questions at the December 12 meeting but the Commission could still vote to move the ordinance as it was to the second hearing.

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

Lynn Anderson asked how this ordinance was different from the one passed in 2013 that

was not enacted because of a State law. She said she was in favor of only one ballot question for March, for term limits.

Todd Townsend said that the spot behind the hotel would be a great place to build a hotel that would join the beach to the town and it should be able to be very high.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Hardy and Robinson. NAYS: None.

**13. CITY ATTORNEY'S REPORT:**

City Attorney Goddeau did not provide a report.

**14. CITY MANAGER'S REPORT:**

City Manager Bornstein did not provide a report:

**15. ADJOURNMENT:**

**Action:** Motion made by Commissioner Hardy and seconded by Commissioner Maxwell to adjourn the meeting at 7:11 PM.

**Vote:** Voice vote showed: AYES: Mayor Triolo, Vice Mayor Amoroso and Commissioners Maxwell, Robinson and Hardy. NAYS: None.

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Pam Triolo, Mayor

ATTEST:

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Deborah M. Andrea, CMC, City Clerk

Minutes Approved: January 7, 2020

A digital audio recording of this meeting will be available in the Office of the City Clerk.