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**ORDINANCE NO. 2022-15 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF AN URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 930 NORTH G STREE TO CONSTRUCT AN APPROXIMATELY 5-STORY, 91-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE TRANSIT ORIENTED DEVELOPMENT - EAST (TOD-E) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF TRANSIT ORIENTED DEVELOPMENT (TOD) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A CONDITIONAL USE PERMIT; APPROVING HEIGHT AND DENSITY BONUS INCENTIVES THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM; APPROVING A MAJOR SITE PLAN FOR THE DEVELOPMENT OF A MIXED USE URBAN PLANNED DEVELOPMENT; PROVIDED FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE**

WHEREAS, the City Commission of the City of Lake Worth Beach, Florida, pursuant to the authority granted in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by the City of Lake Worth Beach, is authorized and empowered to consider petitions relating to zoning and land development orders; and

WHEREAS, Chapter 23, Article 3, Division 6. – Planned Development of City of Lake Worth Beach’s Land Development Regulations allows for the creation of planned development districts to incentivize innovative development through the utilization of incentive programs and flexible dimensional and use requirements that are defined within and occur in conformity with an approved master development plan; and

WHEREAS, Bridge Holding, LLC (the applicant) has petitioned the City of Lake Worth Beach (the City) for creation of an Urban Planned Development District to allow for the construction of an approximately 5-story, 91-unit mixed use development (on a site located at 930 North G Street (PCNs 38-43-44-21-15-274-0080; 38-43-44-21-15-274-0070; 38-43-44-21-15-274-0040; 38-43-44-21-15-274-0030; 38-43-44-21-15-274-0020; and 38-43-44-21-15-272-0100) as further described in Exhibit A (the Property) within the TOD-E Zoning District and the TOD Future Land Use designation, which, if approved, shall constitute an amendment to the City’s official zoning map; and

WHEREAS, the applicant requests use of the City’s Sustainable Bonus Incentive Program to allow for additional height to be considered in conjunction with the applicant’s request for approval for a major site plan for the construction of a mixed-use development currently known as “Lake Worth Station” and containing approximately 81 residential units to be constructed on this site;

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WHEREAS, on August 3, 2022, the Lake Worth Beach Planning and Zoning Board (PZB) considered the subject application for a Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program and recommended that the City Commission approve the creation of this residential planned development subject to specific district development standards and certain enumerated conditions; and

WHEREAS, on xxx, 2022, the City Commission voted to approve on first reading the subject application for a Urban Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program subject to specific district development standards and enumerated conditions herein; and

WHEREAS, the City Commission has considered all of the testimony and evidence and has determined that the Urban Planned Development District, Major Site Plan, Conditional Use Permit, and Sustainable Bonus Incentive Program including the development regulations and conditions, meets the requirements of the Land Development Regulations, Section 23.3-25.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:**

Section 1. Recitals. The foregoing recitals are true and correct and are hereby affirmed and ratified.

Section 2. The Urban Planned Development District located within the TOD-E Zoning District with a future land use designation of TOD, as described more particularly in **Exhibit A**, is hereby approved. This approval includes the approval of the following elements to be known as the Master Development Plan: (a) Residential Planned Development; (b) Major Site Plan; (c) Sustainable Bonus Incentive Program; (d) Conditional Use Permit; (e) district development standards (**Exhibit B**); (f) conditions of approval (**Exhibit C**); (g) required plans including the site plan, landscape plan, and civil & drainage plans; (h) supplemental supporting documents, as well as all agreements, provisions and/or covenants which shall govern the use, maintenance, and continued protection of the residential planned development and any of its common areas or facilities. The applicant is bound to all elements and requirements of the Master Development Plan.

Section 3. The City's zoning maps shall be updated to reflect the changes to the property described in **Exhibit A**.

Section 4. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Severability. If any provision of this ordinance or the application thereof is held invalid by a court of competent jurisdiction, the invalidity shall not affect other

provisions of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 6. Effective Date. This ordinance shall become effective ten (10) days after its final passage.

The passage of this ordinance on first reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2023.

The passage of this ordinance on second reading was moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Kimberly Stokes
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

LAKE WORTH BEACH CITY COMMISSION

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Ann Coyne, City Clerk

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## Exhibit A

DEPARTMENT FOR COMMUNITY SUSTAINABILITY  
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION  
PROPERTY DESCRIPTION & LOCATION MAP

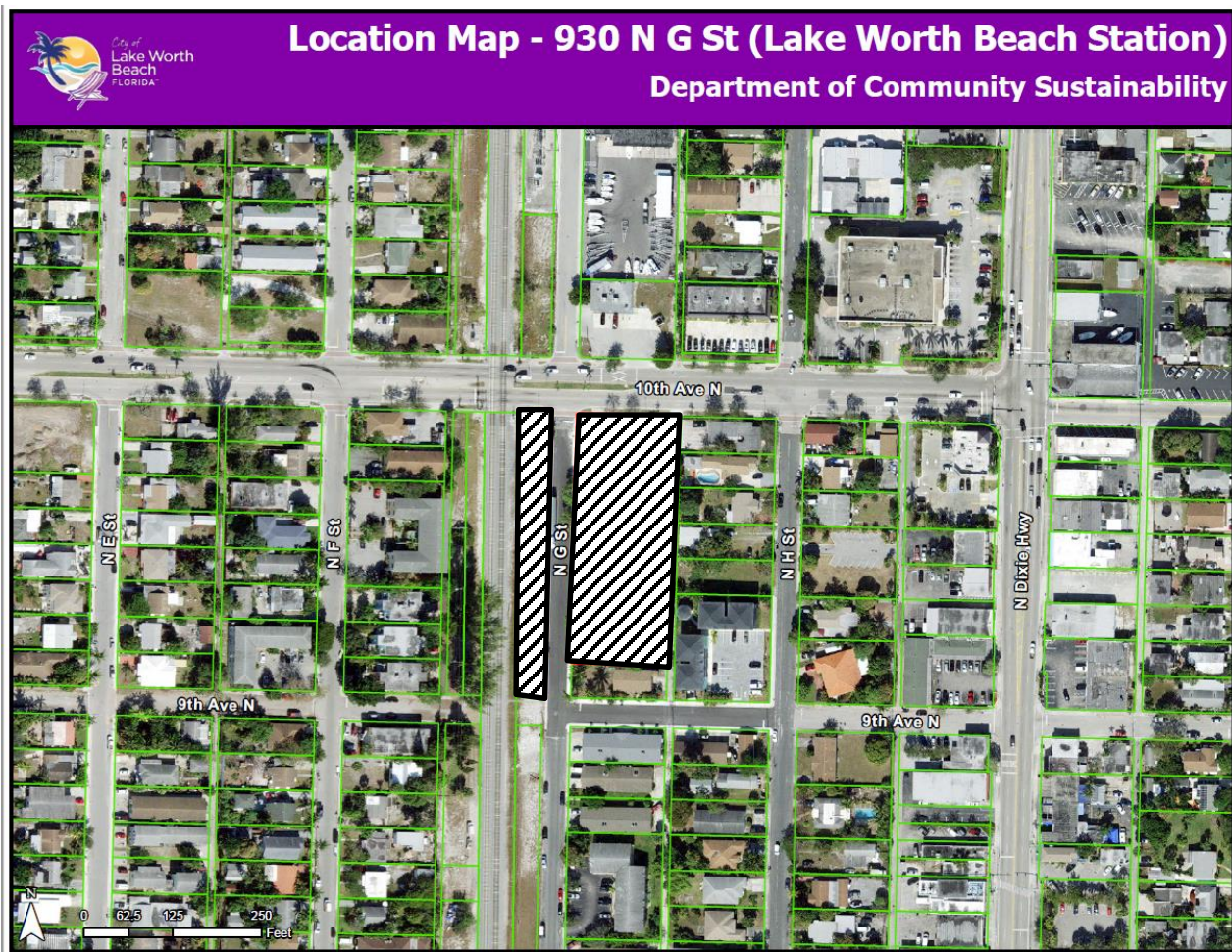
137 **Address:** 930 N G Street

138 **PCNs:** 3838-43-44-21-15-274-0080; 38-43-44-21-15-274-0070; 38-43-44-21-15-274-0040; 38-43-44-21-15-274-  
139 0030; 38-43-44-21-15-274-0020; and 38-43-44-21-15-272-0100

140  
141 **Size:** approx. 1. 438 acres

142 **General Location:** Corner of 10<sup>th</sup> Avenue and North G Street

143 **Legal Description:** See boundary survey in the Master Development Plan supporting documentation



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## Exhibit B

### DEPARTMENT FOR COMMUNITY SUSTAINABILITY PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION DEVELOPMENT STANDARDS

Development Standard		Base Zoning District Transit Oriented Development - East (TOD-E)	Urban Planned Development in TOD-E w/ Sustainable Bonus Incentive Program(SBIP)	Updated Plans 12/12/22
Lot Size (min) In square feet (sf)		13,000 sf	0.5 acres min	1.438 acres (62,640 sf)
Lot Width (min)		100'	100'	135'
Setbacks	Front (min)	10'	18' - 22' <sup>1</sup>	<b>15'*</b>
	Rear (min)	10'	18'-22' <sup>1</sup>	84.4'
	Street Side (min) – west (North G Street)	10'	10'	10'
	Alley Side (min) – east	0'	0'	13'
Impermeable Surface Coverage (maximum)		65%	65%	65%
Structure Coverage (max)		50%	50%	28%
Density (max)		40 du/acre (43 units- Old Plan/57 units – New Plan)	75 du/acre <sup>4</sup> (107 units – New Plan)	63.28 du/acre (91 units)
Building Height (max)		30' (max. 2 stories)	68.75' <sup>4</sup> (30' Plus 25' = 55' x 25%)	54'-8" 5 stories - N. G Street side 4 stories – 10 <sup>th</sup> Ave N. side
Maximum Wall Height at Side Setback		30'	68.75 <sup>4</sup>	50'
Floor Area Ratio (FAR) (max)		1.1	3.313 <sup>4</sup>	1.32

Development Standard		Base Zoning District Transit Oriented Development - East (TOD-E)	Urban Planned Development in TOD-E w/ Sustainable Bonus Incentive Program(SBIP)	Updated Plans 12/12/22
Living Area (minimum)	Studio	400 sf	400 sf	507 sf
	One-bedroom units	600 sf	600 sf	600 sf
	Two-bedroom units	750 sf	750 sf	888 sf
	Three-bedroom units	900 sf	900 sf	1,232 sf
Parking		- Efficiency – 1.25 spaces per unit - 1-Bed – 1.5 spaces per unit - 2-Bed – 1.75 spaces per unit - Greater than 2-Bed – 2 spaces per unit	107 spaces	110
Flood Zone / Wellfield Zone		Flood Zone X not in floodplain / Wellfield Zone 4	NA	NA
Workforce / Affordable Housing		NA	15% of all units	14 units – Required (15% of all units) 39 units – Proposed deed restricted

147 \*A relaxing or waiving of zoning district requirements was requested with the previous plan for two  
148 requirements. The new plan requires one (1) waivers or modifications to the zoning district requirements  
149 to reduce the build-to-line (front setback). This is requested by the applicant as the building needs to be  
150 moved forward to allow for the preservation of the pines.

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## -Exhibit C

### DEPARTMENT FOR COMMUNITY SUSTAINABILITY PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION CONDITIONS OF APPROVAL

153 **Planning & Zoning**

- 154 1. Fifty percent (50%) of the sustainable bonus fee and any portion of the remaining sustainable  
155 bonus fee (up to an additional 50%) after qualifying improvements are deducted shall be paid to  
156 the City within one year of approval, or prior to the issuance of the building permit, whichever  
157 comes first.
- 158 2. Prior to building permit application,  
159 a. A Unity of Title will be required for all applicable parcels.  
160 b. An address application shall be required to be submitted prior to application for building  
161 permit.
- 162 3. Prior to the issuance of a building permit, the applicant submit an updated tree mitigation table  
163 to determine the final mitigation payment if any into the City's Tree Canopy Restoration fund.
- 164 4. Prior to issuance of a building permit, the applicant shall submit the final School District  
165 Availability Determination from the PBC School District and shall pay all applicable fees to PBC  
166 prior to the issuance of a building permit.
- 167 5. The proposed mixed-use project shall comply with Palm Beach County's Unified Land  
168 Development Best Management Practices for Wellfield Protection.
- 169 6. All lighting shall comply with lighting code regulations in LDR Section 23.4-3. Further, lighting  
170 fixtures shall comply with dark skies fixture recommendations, including a 3000K light tone or less  
171 for LED lighting, and shall be consistent with the architectural style of the project as determined  
172 by the Development Review Official.
- 173 7. The 14 proposed compact/tandem spaces located at the south end of the building shall be  
174 assigned to the multifamily two-bedroom units.
- 175 8. A public access/sidewalk easement shall be required on the west property line.
- 176 9. A video security system shall be required for the property.
- 177 10. Prior to the issuance of building permit for commercial signage, a Minor Site Plan amendment to  
178 establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the  
179 City's Land Development Regulations is required. Directional signage shall be exempt from the  
180 minor site plan requirement provided that is appropriately scaled and architecturally consistent.
- 181 11. A minor site plan amendment shall be required to implement site modifications related to  
182 changes based on City Commission direction at the public hearings. Staff will conduct a full  
183 technical review to ensure consistency across all plans and with the direction of the Commission.  
184

185 **Public Works**

186 **Standard Conditions of Approval:**

- 187 1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code  
188 and all other applicable standards including but not limited to the Florida Department of  
189 Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake  
190 Worth Public Works Construction Standards and Policy and Procedure Manual.



- 191 2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied  
192 under jurisdiction of the Department of Public Works.  
193 3. In the event of a legal challenge to this approval, the applicant/owner shall be responsible for all  
194 costs to defend the action of the city in approving any and all permits related to this application.  
195 Should the applicant fail to enter into an agreement to fund the costs of litigation, the city, at its  
196 discretion, may rescind this approval and revoke all permits issued.  
197

198 **Additional Conditions of Approval**

- 199 1. Prior to issuance of a building permit:  
200 a. The applicant shall contact the Lake Worth Drainage (LWDD) District’s Engineering  
201 Department and obtain any required permit(s), if necessary, and furnish to the City.  
202 b. The applicant shall contact the South Florida Water Management District’s (SFWMD)  
203 Engineering Department and obtain any required permit(s), if necessary.  
204 c. The applicant shall meet with a representative from Public Works Solid Waste and  
205 Recycling Division to confirm dumpster enclosure location, accessibility and demand on  
206 property and that it is compatible with the requirements of the Department of Public  
207 Works. Solid Waste and Recycling Division contact number is 561-533-7344.  
208 d. The applicant shall submit an Erosion Control plan and indicate the BMP’s and NPDES  
209 compliance practices.
- 210 2. Prior to the issuance of a certificate of occupancy:  
211 a. To accommodate the proposed on-street parking for this project, as it is depicted in the  
212 site plan, it will be necessary to shift the center line of North G Street to maintain travel  
213 lanes of adequate and equal width. To accomplish this the road will need to milled and  
214 resurfaced to move the crown of the road and change the centerline.  
215 b. New striping will be required from the intersection of North G Street and 9th Avenue  
216 North to the intersection of North G Street and 10th Avenue North, including stop bars  
217 and reflective pavement markers at the intersections.  
218 c. The west ROW of North G Street shall be improved with the addition of 5-foot-wide  
219 sidewalk, if determined to be required by the Public Works Director at building permit,  
220 and conforming to City specification from the intersection of North G Street to the  
221 intersection of 9th Avenue North. The sidewalk will meet ADA requirements and  
222 terminate at both intersections with ADA compliant ramps and tactile surfaces.  
223 d. A stop sign shall be installed at the intersection of North G Street and 9th Avenue North  
224 facing southbound traffic.  
225 e. “No Parking Any Time” signs shall be installed along the west ROW of North G Street but  
226 will not be installed any further south than the point along North G Street where the  
227 property line of the project ends.  
228 f. A cross-section showing the existing 40’ ROW of North G Street in its current condition  
229 and a cross section showing the ROW after the change of the centerline of North G Street  
230 will need to be provided prior to adoption by the City Commission.  
231 g. Alleyway improvements consisting of 4-inch asphalt millings, graded and compacted, shall  
232 be constructed from 10<sup>th</sup> Avenue North to 9<sup>th</sup> Avenue North.  
233 h. The applicant shall ensure the entire surrounding off-site infrastructure inclusive of the  
234 roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes,  
235 manholes, landscaping, striping, signage, and other improvements are in the same  
236 condition as prior to construction. A pre-construction video of the entire perimeter shall  
237 be performed and submitted to the City.  
238 i. The applicant shall fine grade and sod all disturbed areas with bahia sod.



- 239 j. The applicant shall broom sweep all areas of the affected right of way and remove of all  
240 silt and debris collected as a result of construction activity.
- 241 k. The applicant shall restore the right of way to a like or better condition. Any damages to  
242 pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
- 243 3. Prior to performing work in the right of way, the applicant shall apply for and receive issuance of  
244 a "Right of Way/Utility Permit" application.
- 245 4. The sidewalk on the east side of North G Street that is bisected by the project property line shall  
246 be maintained solely by the property in perpetuity and the City will not be held legally responsible  
247 for injuries associated with it.  
248

249 **Utilities – Water & Sewer**

- 250 1. Prior to building permit issuance, capacity fees are due.
- 251 2. Provide a public access easement along the sidewalk that is outside the N G Street right of way.
- 252 3. Prior to approval of the required minor site plan:
- 253 a. The project is proposing sidewalk on private property located on the residential lot south of  
254 the development. This needs to be revised.
- 255 b. The driveway access configuration off 10th Ave N shall be sent in for review to Palm Beach  
256 County traffic along with a traffic study. Provide the County's TPS review prior to minor site  
257 plan approval. The access use for emergency and sanitary waste vehicles require the driver  
258 to transverse parallel travel lanes to enter the site. Additionally, the signage plan essential  
259 proposes this access as one-way. To make this street a one-way, additional discussion is  
260 required. While the existing condition of 10 ft is improved, there is not enough room at this  
261 location for two-way traffic as proposed. The radius return proposed at 10th Ave N is 10 feet  
262 may not be adequate. Provide a traffic flow plan. Resident traffic may need to be limited to  
263 N. G Street only with garbage and fire access is from the alley.
- 264 c. Provide additional information on the fences located in the alleyway access will be addressed.
- 265 d. Identify if decorative crosswalk in 10th Ave N be damaged by the proposed curb and sidewalk  
266 work? Please address. If so, the applicant will be required to restored to a like or better  
267 condition.
- 268 e. Clarify the location of note #10 that discusses the right of way taking. Please see note callout  
269 at intersection of 10th Ave N and N. G St.
- 270 f. The note regarding the modifications drainage structure in North G Street near 10th Ave N  
271 (east) is not adequate. Detailed information must be provided. This can be addressed during  
272 building permit. The limits of the valley gutter installation in N. G St. are not shown in the  
273 PGD plan. The curb transition located in the southwest side of N G St is not  
274 constructible. With this proposed transition there will be raise curb in front a parking space.
- 275 g. Callout the conflict crossing elevations at both locations where the storm main crosses the  
276 12-inch watermain.
- 277 h. An easement agreement must be executed for the west side property where parking is  
278 proposed along the entire strip of the 5-foot-wide utility easement.
- 279 i. Install a catch basin in the dumpster enclose that connects to an oil and grease interceptor  
280 box that discharges to CB2.
- 281 j. There appears to be a significant amount of runoff in the North East corner of the proposed  
282 project that will not be contained or treated. Additionally, on the east parcel there is no  
283 containment or treatment to north and/or west of the building. On the west parcel is  
284 completely missing a stormwater containment area. This area is likely using a pervious system

- 285 but there is contradicting information in the plans. The PGD plan calls this area as asphalt  
286 surface. Clarify and provide corrected plans.
- 287 k. Pedestrian mobility shall be addressed at the sidewalk located on the west side of N G St at  
288 9th Ave N. An ADA ramp shall be installed on the west side of the intersection to make a cross  
289 walk to the ramp located at the NE corner.
  - 290 l. Revise the callout on the type of material of the existing gravity sewer to be VCP. The  
291 condition to line the sewer main remains as noted. The gravity sewer located in the alleyway  
292 from 10th Ave N to 9th Ave N is found to be in poor condition and it's not scheduled to be  
293 replaced by the water department. This development shall line the interior of the pipe with  
294 a cured in place liner from the manhole just south of the 10th Ave N ROW to the manhole just  
295 north of the 9th Ave N ROW.
  - 296 m. The domestic potable water meter shall be constructed to match the utility design standard  
297 of a Siamese configuration. Show the lay length accurately on the plans. The lay length of  
298 the meter strainer, meter and spool pipe is a 49-inches. This lay length does not include the  
299 required RPZ and dual gate valves.
  - 300 n. Provide verification that the single 6-inch sewer lateral is adequate for all the apartment units  
301 proposed in this project.
  - 302 o. Depending on the final driveway alignment the existing fire hydrant may need to be relocated  
303 (extend underground pipe away from access).
  - 304 p. Add the DDCA detail for the fire line.

#### 305 **Electric Utilities**

- 307 1. Prior to application and the issuance of a building permit, Electric Utilities is requesting the  
308 following:
- 309 2. Items in regards to the facility's Electrical Site Plan drawings (Electrical Details - E21\_222028 BH)  
310 are needed to more accurately determine the location of the Electrical Equipment, the Electrical  
311 Connections, and Wiring, including Underground (UG)
- 312 3. An appropriate Power Distribution Planning to ensure that there is adequate capacity (transformer  
313 capacity and feeder capacity) to meet the load demands of the facility shall be specified
- 314 4. The facility's potential annual electric energy (power consumption) shall be determined
- 315 5. If Electric Vehicle (EV) Chargers are considered: Please provide the number of EV chargers to be  
316 installed as well as type of chargers. For example, does the applicant intend to install Level II  
317 charger or Level III DC Fast chargers? Quantities of each type? And will these be connected from  
318 the facility's main meter or connected directly to the City's electric utility distribution system?
- 319 6. The Electric Utility Dept. is requesting a review meeting with the developer & electrical engineers  
320 to review and clarify any additional electrical related items.

#### 321 **Prior to the issuance of a building permit:**

- 322 7. Show the location of the Padmount Transformers, Automatic Transfer Switch (ATS), and the meter  
323 banks. The Padmount Transformer locations will need to be in an accessible location to our trucks  
324 and will need 8-ft (8 feet) of minimum clearance in the front and 3-ft (3 feet) of minimum clearance  
325 on the sides and rear. This clearance includes landscaping. None trees, plants, shrubs or  
326 vegetations are allowed within the clearance
- 327 8. Provide the electric riser diagrams for all buildings, the proposed electrical loads and the voltages  
328 required, including proposed Electrical Cable Schedules
- 329 9. Provide the Amp Sizes and Voltages for any other services needed than the commercial units, such  
330 as lighting, irrigation, etc. If any meter is over 320 amps for Single Phase, and over 200 amps for 3

- 331 Phase, a CT Cabinet and CT Meter Can will need to be installed. All meters and CT Cabinets will  
332 need a minimum of 36" (36 in) of clearance in front of them
- 333 10. Provide a 10-ft (10 feet) wide utility easement for the underground electric lines, Padmount  
334 Transformers & Switchgear that will serve this project. The Main Electric Line Routing from the  
335 Poles to the Padmount Transformers will be determined by the Lake Worth Beach design engineer
- 336 11. Transformer & Electrical Equipment Box Pad Elevations shall be FEMA 100 yr. Flood-Plain Elevation  
337 + 1-ft (1 feet)
- 338 12. Provide details for Temporary Power during construction, Voltage & Amps and approximate  
339 Location of service point
- 340 13. Complete payment to Lake Worth Beach for electrical infrastructure costs for labor & materials to  
341 serve this project
- 342 14. The customer will be responsible for installing any Secondary Conduit at a minimum of 24" (24 in)  
343 deep from the Secondary Winding of the Transformer of the property to the building
- 344 15. The customer will be responsible for Any and All labor and material costs for providing electric  
345 service to this project.
- 346 16. The CLWB will procure one (1) Padmount Transformer and Box Pad to serve the facility, the  
347 owner/developer is responsible for the reimbursement costs to the City. The City will procure one  
348 (1) Spare Padmount Transformer at the City's expense.
- 349
- 350 **Prior to the issuance of a Certificate of Occupancy:**
- 351 17. Provide copy of recorded Utility Easement.  
Note that No permanent power can NOT be provided until a Final Electrical Inspection is done.