



**MINUTES
CITY OF LAKE WORTH BEACH
PLANNING & ZONING BOARD REGULAR MEETING
VIRTUAL MEETING
WEDNESDAY, MAY 27, 2020 6:34 PM**

ROLL CALL and RECORDING OF ABSENCES:

Present were: Greg Rice, Chairman; Anthony Marotta, Vice-Chair; Mark Humm, Michael Glaser, Daniel Tanner, Brock Grill and Laura Starr.

Also present: Alexis Rosenberg, Senior Community Planner; Andrew Meyer, Senior Community Planner; Erin Sita, Asst. Director for Community Sustainability; William Waters, Director for Community Sustainability; Pamala Ryan, Board Attorney and Sherie Coale, Board Secretary.

PLEDGE OF ALLEGIANCE

Due to virtual meeting, this requirement is

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA: None

APPROVAL OF MINUTES None

CASES:

SWEARING IN OF STAFF AND APPLICANTS: The Board Secretary administered oath to those wishing to give testimony who were visually identified.

PROOF OF PUBLICATION

Provided in the meeting packet.

WITHDRAWALS / POSTPONEMENTS: None

CONSENT: None

PUBLIC HEARINGS:

BOARD DISCLOSURE : M. Glaser spoke with the Traffic Engineer for the project.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. The Bohemian 20-00900001-A request by Jeffrey Burns of Affiliated Development on behalf of 1017 Lake Ave, LLC for consideration of a Development of Significant Impact, Mixed Use Urban Planned Development, Major Site Plan, Conditional Use Permit, Sustainable Bonus Program Incentive and a Transfer of Development Right Incentive to construct a transit-oriented, mixed-use, multifamily development within the Transit

Oriented Development-East (TOD-E) and Artisanal Industrial (AI) zoning district. The subject properties PCN's are 38-43-44-21-15-500-0030; 38-43-44-21-15-500-0010 and 38-43-44-28-44-001-0000.

Staff: A. Rosenberg presented the case findings and analysis as found in the staff report and attachments. Consisting of three (3) main buildings- commercial, residential and parking garage, the commercial building will occupy the northwest corner of the lot fronting on Lake Avenue with a covered pedestrian plaza to the east of the plaza. The seven story residential building will house 200 units further south is the parking garage with 367 total spaces. Additional features include a fitness center, dog park, resort-style pool, a rooftop observation deck, three electric vehicle charging stations, bike rentals and ride sharing drop off area to promote alternative modes of transportation.

Applicant: Jeffrey Burns gave a brief overview of the project, and is excited, after the construction of the Mid, to present something a bit different. A place for young, urban professionals in a convenient urban environment. The site was discovered while riding Brightline and believes it to be a "keyhole" to the City of Lake Worth Beach. The complex will have 200 units, a combination of 1 and 2 bedroom units with luxury finishes, a recreational area and pool for tenants. The project also features a five (5) story parking garage. The lease agreement with the city is being finalized. It is an important element for downtown businesses. The repurposing of some of the buildings in a somewhat Industrial area of the city is a challenge as the buildings did not come with sufficient parking. Believes it to be the first urban infill project in the City. The parcel fronting on Lake Avenue will be a commercial use, ideally a restaurant or café. It is a stand alone building and will be easier to sell to any potential buyer should the opportunity arise. On the residential building there is a rooftop observation deck for residents, The mural on the west façade is the name of the building in a vertical orientation. The sidewalks on the east façade, along East Coast Street will encourage walkability. The project will provide housing opportunities, be good for the downtown parking, and have an economic impact as studies have shown renters spend more of their disposable income than owners. It is hoped it will act as a catalyst for further downtown re-development. Lastly, it is believed the name Bohemian is a very fitting name for a place in Lake Worth Beach.

Board: **L. Starr** asks how the parking spaces will be reserved for the public? Typically people have 2 cars and how will the parking be enforced? **Applicant response:** 120 parking spaces on two floors to be utilized for public parking. The remaining floors, accessed by gate with key fob or sticker will be for tenants. The parking calculation is based upon 151 one bedroom units and 49 2 bedroom units. The result being more singles in a walkable urban environment. Comparably the Mid, with more 2 bedroom units, has more parking. The City will collect revenue and enforce the parking. **W. Waters** states it will be similar to beach parking, most likely with a kiosk to pay for the space and enforced by the City Parking Enforcement. **B. Grill** appreciates the project in general but would like to see an improvement in the landscaping in particular the lack of canopy trees. Would like to see a hedge on the western façade near to the railroad track. **Applicant response:** It was a challenge to design on such a narrow lot. The west facing units overlooking the railway did not have an appealing view so the taller palms were utilized to obstruct the view. On the east facing façade the curb bump-outs feature canopy trees such as oaks and gumbo limbos. The goal was to provide as much natural light as possible. **Landscape Architect: Alan Mills** states the code was met. There are palms of staggered heights and the gumbo limbos naturally defoliate during the year, which allows for more natural light and a native look and feel. The landscape plans are on multiple pages. Lastly B. Grill asks about the on-street parking, staff responds there are 12 adjacent spots. B. Grill believes the applicant has provided ample parking and isn't responsible for making up a deficit for the city with their project. **Applicant response:**

The 12 on street parking spots are not allocated for the residents or included in the parking count but are part of the right-of-way improvements along East Coast Street. **A. Marotta** likes the design and landscape. Asks the applicant where the sustainable bonus items are within the project and questions staff regarding the specifics of the parking lease agreement terms and lastly if it is known where the Transferred Development Rights came from. **Applicant response:** The sustainable bonus is expressed in the Public Art (to be determined), pedestrian plaza fronting on Lake and wrapping the corner at S. East Coast Street and the lettered mural on the residential building. **W. Waters:** The lease will be up to 30 years with \$72,000 due years 1-8 increasing to \$140,000.00 years 9-30. The first payment due upon Temporary Certificate of Occupancy will be \$2 million. The Transferred Development Rights came from a pool of rights from City Property recalling a previous Board action recommending the program which currently pertains only to City Property. **M. Glaser** asks about number of handicap spaces on each parking level. **Architect response:** 2-4 on each floor. **M. Humm** questions the projected date for start of construction, approximate rental rates and type of construction. Likes the look of the proposal and say the applicant has done a nice job with the Mid. **Applicant response:** Intent is before the end of the year but realistically it will be the 1st quarter of next year. The projected rental rate for a one bedroom unit would be \$1,200 to \$1,300 and two (2) bedroom unit could be \$1,400.00 to \$1,500.00. The construction method will be different from the Mid, the parking garage will be pre-cast. **G. Rice** questions if there are elevators and if it is possible to pay for extra parking spaces. Are there any plans for a future Brightline stop? **Applicant response:** Yes, elevators are planned. Brightline is aware of the new project, the incentive will exist with the public portion of the parking garage. They may be focusing more in the direction of a commuter service rather than express between West Palm Beach and Miami. **D. Tanner** states many of his questions were answered regarding parking, landscape design, and layout. Appreciates the applicant has listened and been responsive to the direction in which the City is headed.

Additional questions from Board members:

B. Grill asks if the residential units will be rentals or condos; Is baffled by the choice of the City for the project; asks how the rentals will be handled. **Applicant response:** Only the commercial space will be for sale if there is interest. **G. Rice** states that at @3,500 square feet it could house 2 commercial tenants. **Applicant** concurs mentioning due to high ceilings a mezzanine could be possible within the space. Leasing will be through a 3rd party management company, Castle Residential. The company focuses on underserved areas, few companies are willing to take a risk and he spends time in the greater Palm Beach area. **L. Starr** asks how many projects the applicant has completed, for clarification on the “pool court”, define difference between natural and mechanical surveillance and lastly how long the company has been in business. **Applicant response** is 5 projects, several in the Midwest, Miami, one soon to be complete in Ft. Lauderdale (613) and the Mid. They are owned through partnerships with each having its own LLC. Burns and Co. originated in the Midwest circa 1982 and changed to Affiliated approximately five (5) years ago. Staff and applicant advise that a plan page is mislabeled and will be corrected to read “open lawn” as the pool does have a deck surround also labeled “pool court”. The surveillance method is mechanical meaning CCTV at key locations meaning entryways, elevators, lobbies and garage with recording kept by either the City or applicant. The natural surveillance is “eyes on the street” with maximum glazing.

Public Comment: Lynda O’Connor-Owner of CVS 101 N. Dixie Hwy. supports the project and offers 3 suggestions for improvement of the project. Replace the eight (8) foot wall with mural with wire fence hidden with greenery and shrubs, a six foot mosaic wall would be nicer looking than an eight (8) foot wall. Forgo the mural as it cheapens the project, makes it look like an urban area and will scare away tenants.

Motion: A. Marotta moves to recommend approval of PZB 20-00900001 with staff recommended conditions of approval for a Development of Significant Impact, Mixed Use Urban Planned Development, Major Site Plan, Conditional Use Permit, Sustainable Bonus Program Incentive to construct a transit-oriented, mixed-use, multifamily development at the subject site. The project meets the applicable criteria based on the data and analysis in the staff report; M. Humm 2nd.

Vote: Roll call vote- Ayes all, unanimous.

PLANNING ISSUES: W. Waters apprises the Board of the fact they will be busy in the upcoming months with 6-7 additional projects. It is also anticipated the Planning & Zoning Board will be “semi-live” in July as the live quorum of Board members will be required.

PUBLIC COMMENTS (3 minute limit) None

DEPARTMENT REPORTS: None

BOARD MEMBER COMMENTS: None

ADJOURNMENT: 8:02 PM