



PRESENTATIONS
REGULAR CITY COMMISSION MEETING
TUESDAY, JUNE 15, 2021 - 6:00 PM

PRESENTATIONS:

- D. [Eviction Presentation - Presentation D](#)

PUBLIC HEARINGS:

- A. [The Bexly - Public Hearing A](#)

NEW BUSINESS:

- C. [Deco Green - New Business C](#)
- D. [Lake Worth Apartments - New Business D](#)
- F. [Low-E coatings - New Business F](#)



The Eviction Crisis

A Solution Through the American
Recovery Plan Act



Overview


1. The eviction moratorium
2. Facing eviction without a lawyer
3. How does an eviction affect someone's life?
4. Immediate solution built into the American Rescue Plan Act
5. Our proposal
6. Benefits
7. Why do we need money to go to lawyers instead of going to rental assistance?
8. Cities and States that have implemented Right to Counsel

The CDC's eviction moratorium

- **The moratorium has had a substantial effect.**
 - 1.55 million fewer eviction cases were filed nationwide in 2020.
 - In Florida, over 45,000 evictions were filed during the pandemic.
 - Expires July 1st



Florida Department of Children and Families Secretary Chad Poppell listens to Gov. Ron DeSantis during a discussion regarding mental health at the downtown Tampa Firefighter Museum on Friday, Dec. 11, 2020. [IVY CEBALLO | Times]

- 
- **When the eviction moratorium expires July 1st**
 - Loss of protections
 - Cases averted might be filed
 - eviction cases that were averted in 2020 may be filed, and with significant amounts of back rent due
 - Challenge distributing \$50 billion in funds
 - delays are due to the fact that states are figuring out how to distribute an unprecedented amount of money.



Facing eviction without a lawyer

Applying the merits of Gideon to
civil eviction cases




Facing eviction without a lawyer

- An estimated 90 percent of landlords have legal representation, while only 10 percent of tenants do
 - Lawyers on both sides ensure that the process is fair
- Evictions are part of a broader lack of civil legal representation
 - litigants in civil matters do not have the same guarantee of legal representation—even when something as vital as their housing is on the line.



How does an eviction affect someone's life?

- Renting after an eviction
- Homelessness
- Mental Health
- Worse outcomes for children



Immediate solution built into the American Rescue Plan Act

9. What types of services are eligible as responses to the negative economic impacts of the pandemic?

Eligible uses in this category include assistance to households; small businesses and non-profits; and aid to impacted industries.

Assistance to households includes, but is not limited to: food assistance; rent, mortgage, or utility assistance; **counseling and legal aid to prevent eviction or homelessness**; cash assistance; emergency assistance for burials, home repairs, weatherization, or other needs; internet access or digital literacy assistance; or job training to address negative economic or public health impacts experienced due to a worker's occupation or level of training.



Emergency Rental Assistance Program (ERA)

23. The Act allows for up to 10 percent of the funds received by a grantee to be used for housing stability services related to the COVID-19 outbreak intended to keep households stably housed. What are some examples of these services?

Housing stability services related to the COVID-19 outbreak include those that enable eligible households to maintain or obtain housing. Such services may include housing counseling, fair housing counseling, case management related to housing stability, housing related services for survivors of domestic abuse or human trafficking, attorney's fees related to eviction proceedings, and specialized services for individuals with disabilities or seniors that supports their ability to access or maintain housing. Grantees using ERA funds for housing stability services must maintain records regarding such services and the amount of funds provided to them.



Our Proposal: Creation of Tenants' Right to Counsel Ordinance in Eviction Cases in Lake Worth Beach


Using funds from the American Rescue Plan Act, that fit within the guidance of the federal government, our proposal would:

- Establish access to an attorney as a *right* in eviction cases
- Guarantee legal representation by not-for-profit legal service providers with expertise in housing law
- Cover residential tenants who make up to 80% of AMI in all types of rental housing
- Cover all evictions and all eviction-related cases
- Fund outreach




Benefits

1. Prevent as many evictions as possible when the COVID-19 eviction moratorium is lifted
2. Increase the likelihood that a tenant will stay housed
3. Increase the likelihood a landlord will get paid
4. Reduce the downstream costs of homelessness to residents, service providers, and the city



Why do we need money to go to lawyers instead of going to rental assistance?

1. Rental assistance AND legal services are both essential tools in preventing displacement and potentially keeping people housed.
2. Once the legal process of eviction has been initiated by a landlord, tenants need resources, including legal representation, to navigate the legal process.
3. Rental assistance does not guarantee that a landlord will not still pursue an eviction.
4. There is no law that requires the landlord to accept rental assistance.



Cities and States that have implemented Right to Counsel

<u>Cities</u>	<u>Cities</u>	<u>States</u>
New York City	Denver	Washington
San Francisco	Baltimore	Connecticut
Newark, N.J.	Louisville	Maryland
Cleveland	Seattle	
Philadelphia	Rochester, N.Y.	
Boulder, CO		



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

Public Hearings, Item A

Ordinance 2021-03 / PZB 21-01400002: Consideration of a request by WGI, an engineering and land development firm, on behalf of MA Investment Boca, LLC for consideration of a:

- Development of Significant Impact,
- Residential Urban Planned Development,
- Major Site Plan,
- Conditional Use Permit, and
- Sustainable Bonus Program Incentive
- Transfer of Development Rights

to construct a 200-unit multi-family development at 3300 Boutwell Road.

Site Location



Background/Proposal

- **Background**

- Applicant: WGI on behalf of MA Investment Boca, LLC
- Owner: Boynton Holdings, LLC
- Location: Southwest corner of 10th Avenue North and Boutwell Road
- Zoning District: Mixed Use – West

- **PZB May 5, 2021 Meeting** - the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (3-2 vote).

Background/Proposal

- At the **June 1, 2021 City Commission meeting**, the Commission voted unanimously (5-0) to approve the application on first reading and to schedule the second reading and public hearing for June 15, 2021. The Commission added the following conditions of approval:
 1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide lighting around the proposed bus shelter/ride share covered area. All lighting shall be shielded and dark skies compliant with a warm tone not to exceed 2700 K. Site lighting shall not exceed 12.57 lumens when measured from the property line except as necessary to accommodate security lighting around the bus / ride-share shelter area. Such bus / ride-share shelter area lighting shall not exceed 12.57 lumens generated from bus/ride share shelter when measured from the center line of Boutwell Road.
 - b. Replace the *Clusia rosea* with alternative native tree material.
 - c. Install a second elevator in Building A and Building B.
 - d. Increase native landscaping, including littoral zone and shoreline terrestrial plantings, around the edge of the retention pond to enhance wildlife habitat.
 2. The proposed dog park in the southeast corner of the lot shall be accessible for public use, not limited to the residents at The Bexly on Boutwell.
 3. The public art component shall require a mini jury review by LULA or the Cultural Council.
 4. Provide a minimum of one unit with a pro-rated abated rent for a police officer to reside on the property.
 5. Prior to Certificate of Occupancy, the developer shall reach out to the PBC Planning Division to determine the feasibility of utilizing the Palm Beach County Workforce Housing Program for this development and provide a memo summarizing their outreach efforts in pursuing this option.

Review Timeline

- 2/4/2021 – Application Date
- 2/5/21 – Letter of incompleteness
- 2/9/21 - Determination of completeness for formal review
- 3/2/21 – SPRT Comments Sent
- 3/26/21 – Applicant Resubmittal
- 4/7/21 – SPRT Comments Sent
- 5/12/21 – Applicant Resubmittal

Review Timeline

- Legal Notice for 5/5/21 PZB Meeting
 - 4/22/21 Legal Ad & Sign Posting
 - 4/21/21 Courtesy Notice Mailer
- Legal Notice for 6/1/21 City Commission
 - 5/20/21 Legal Ad & Sign Posting
 - 5/19/21 Courtesy Notice Mailer
- Legal Notice for 6/15/21 City Commission
 - 6/3/21 Legal Ad
 - 6/4/21 Sign Posting
 - 2nd Courtesy Notice not required



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

Conditions of Approval

- **Building:**

1. Prior to the issuance of a building permit, specify the finished floor elevations as the proposed buildings will be in a flood zone.

- **Electric Utilities:**

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide the voltage requirements for the entire project. The multi-unit buildings are too large to be served by a single-phase transformer so the voltage will need to be 120/208v. We will need to know if any other services or transformers will be needed besides the two multi-unit buildings, such as the lift station, irrigation, lighting, etc.
 - b. Provide the location of the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping.
 - c. Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the constructions plans showing the water, sewer, drainage, paving, landscaping and lighting for the project.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. Provide a 10-ft-wide utility easement for all of the electric lines, transformers and other equipment that will need to be installed to provide power to this project. We will also need in addition to this easement a 10-ft-wide utility easement that runs the entire length of the east side of the property adjacent to Boutwell Rd.
 - b. Install all schedule-40 gray conduit that will be needed by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a minimum of 42" deep. Pad specs will be given to the customer to show the proper orientation of conduit at the padmount transformers.
 - c. Install all lighting consistent with the approved photometric plan.
 - d. Complete the payment for the cost of Lake Worth Beach's materials and labor for this project.

Conditions of Approval

Landscaping:

1. Prior to the issuance of a building permit, the landscape plan along the east property line shall be revised to incorporate landscape design elements and plant materials from the adjacent right of way. Specifically, the landscape plan shall be revised in the area between the back of the curb and the front of the sidewalk from the north property line to the south property line.

Planning and Zoning:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Elevations shall be submitted showing the screening method of the proposed roof-mounted AC units. Per LDR Section 23.4-21(1), all roof-mounted equipment visible from adjacent property or an adjacent street shall be screened from view. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment but shall not exceed the maximum height proposed for this project which is 56'2".
 - b. All traffic requirements outlined in the Palm Beach County Traffic Division's TPS letter shall be completed. Note that the letter states a right of way dedication may be required.
 - c. The light tone shall be changed from 4000 K to 2700 K. The photometric plan submitted with the building permit package shall reflect this change. Note that all lighting shall comply with lighting code regulations in [LDR Section 23.4-3](#). Lighting fixtures should comply with dark skies recommendations for fixtures.
 - d. All code cases shall be remedied and closed out. Specifically, the illegal fill that is being stored/dumped on the property shall be removed from the site.
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain Florida Green Building Certification.
3. All signage shall be applied for on a separate building permit and shall comply with LDR Section 23.5-1, Signage.

Conditions of Approval

Planning and Zoning (Cont.):

4. All landscape hedging around the dumpster enclosure shall be planted at a minimum height of 24 inches and be maintained at no less than $\frac{3}{4}$ of the total height of the enclosure (4.5 feet).
5. There is a total of 22,780 square feet of semi-pervious material proposed which allows the project to meet the maximum 65% impermeable surface requirement. Note that semi pervious surface is defined as a surface covered by materials with a percolation rate of at least fifty (50) percent relative to the ground percolation rate. Semi-pervious surface may include but are not limited to permeable paving material and other semi-pervious materials such as gravel, small stone, and other substantially similar materials. For semi-pervious surfaces, two (2) square feet of semi-pervious surface shall be equivalent to one (1) square foot of impervious surface for the purpose of calculating development regulations. The semi-pervious surface credit shall not reduce the required open space and landscape area requirements. Therefore, the following shall be submitted prior to the issuance of a building permit:
 - a. The manufacturing details of the pervious pavers. The details shall include the pavers' percolation rate which shall be at least 50% relative to the ground percolation rate.
 - b. A maintenance plan for the semi-pervious material to ensure that it is maintained as semi-pervious.
 - c. Note that if the semi-pervious material is converted to impervious surface area at any time, the project would exceed the code's maximum impermeable surface coverage allowance and thus, the applicant would need to apply for a Planned Development amendment.

Conditions of Approval

- **Public Works:**

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Lake Worth Drainage (LWDD) District and South Florida Water Management District (SFWMD) permits shall be provided to the City.
 - b. An Erosion Control plan shall be provided that demonstrates compliance with NPDES requirements, including best management practices.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. The right of way shall be restored to a like or better condition. Any damage to pavement, curbing, striping, sidewalks or other areas shall be restored in kind.
 - b. All disturbed areas shall be fine graded and sodded with bahia sod.
 - c. The property shall be broom swept all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - d. Ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.
 - e. All conditions of approval shall be satisfied under the jurisdiction of the Public Works Department.
3. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.

Conditions of Approval

Utilities Water & Sewer:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Site Plan:
 - i. Provide the SFWMD letter for determination how the wetland impacts are managed or mitigated.
 - b. Paving/Grading/Drainage:
 - i. Provide drainage permits through both the LWDD and SFWMD. Note that connections to the canal for outfall and irrigation will be managed through the LWDD.
 - ii. The SPP plan shall address stormwater pollution prevention in Boutwell Road stormwater collection system. Show the extension of the silt fence and include a wash drive at Boutwell.
 - c. Water and Sewer:
 - i. Show the required water and sewer easements on the plans. Water and Sewer utilities will require a dedicated 15-foot utility easement. Note that easements will not be necessary over the sanitary sewer main as this collection system shall remain private. This includes the lift station.
 - ii. Fire hydrants shall be covered by utility easements.
 - iii. Water & Sewer separation shall be designed to a 10-foot horizontal separation for this new construction project.
 - iv. Applicant shall verify there is adequate spacing for the meter and associated back flow device. This distance shall account for the meter manufacturer's recommended spool lengths up and downstream of the meter.
2. At time of engineering submittal, provide a full drawing set the proposed drainage, calculations, and any permits or permitting information from SFWMD and LWDD.
 - a. Add all structure and conflict information on the plans.
 - b. Provide complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
 - c. Provide the PBC Department of Health Water & Sewer permits.

Conditions of Approval

Utilities Water & Sewer (cont.):

- h. Show irrigation service line/s up the meter and backflow RPZ device/s.
- i. Show water and sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
- j. Show the fireflow calculations based on a recent hydrant test. Contact Wesley Jolin with Palm Beach County at 561-233-5229.
- k. Provide signed and sealed Drainage Calculations including a statement regarding floodplain management provisions for water quality and quantity.
- l. Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- m. Provide an Erosion Control plan and with the BMPs and NPDES compliance practices.
- n. Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
- o. Provide existing and proposed site grades.
- p. Indicate vertical datum on all plan drawings with grades.
- q. Identify all applicable City of Lake Worth details.
- r. Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.

2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:

- a. A copy of the recorded access easement shall be provided.
- b. A Bill of Sale for the pubic watermains shall be recorded.

Conditions of Approval

Lake Worth Drainage District (LWDD):

1. Prior to submitting a LWDD permit, and prior to the issuance of a City building permit, the following actions shall be completed,
 - a. Convey the required 20 foot LWDD easement on the site plan.
 - b. Remove the catch basin from the proposed easement area on the site plan.

Public Hearing Conditions:

1. Prior to the issuance of a building permit, the following actions shall be completed:
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 - b. Replace the Clusia rosea with alternative native tree material.
 - c. Install a second elevator in Building A and Building B.
 - d. Increase native landscaping, including littoral zone and shoreline terrestrial plantings, around the edge of the retention pond to enhance wildlife habitat.
2. The proposed dog park in the southeast corner of the lot shall be accessible for public use, not limited to the residents at The Bexly on Boutwell.
3. The public art component shall require a mini jury review by LULA or the Cultural Council.
4. Provide a minimum of one unit with a pro-rated abated rent for a police officer to reside on the property.
5. Prior to Certificate of Occupancy, the developer shall reach out to the PBC Planning Division to determine the feasibility of utilizing the Palm Beach County Workforce Housing Program for this development and provide a memo summarizing their outreach efforts in pursuing this option.

Sustainable Bonus Incentive Program

Total Number of Additional Units	Total Area	Value per square foot	Bonus Value Required
35 units through SBIP	33,801.25 square feet	\$10	\$338,012.50
23 units through TDRs	22,212.25 square feet	\$10	\$222,122.50
SBIP and TDR Subtotal	56,013.5 square feet	\$10	\$560,135

Value due through the provision of sustainable features

Payment due for development rights

Incentive	On-Site or Off-Site	Bonus Value Provided
Florida Green Building Certification	On-site	\$280,067.50
Clubhouse	On-site	\$576,900
Pool and Pool Deck	On-site	\$350,000
Security Fencing North and East Side	On-site	\$60,000
Security Entry Gate	On-site	\$75,000
TOTAL INCENTIVES PROVIDED		\$1,341,967.50

THE BEXLY AT BOUTWELL

CITY COMMISSION
(SECOND READING)

JUNE 15, 2021



**Existing FLU:
Mixed - Use West (MU - W)**

**Proposed Zoning:
Urban Planned
Development, with an
underlying Mixed - Use West
(U - PD / MU - W)**

10th Avenue North

**5 - story
Hotel
64,000 SF**

**4 - story
Hotel**

**6 - story Office Towers
105,000 SF**

Boutwell Road

**FLU & Zoning:
Mixed - Use West (MU - W)
4.75 AC**

**252,000 SF Distribution Warehouses
35'+/- Clear Height**

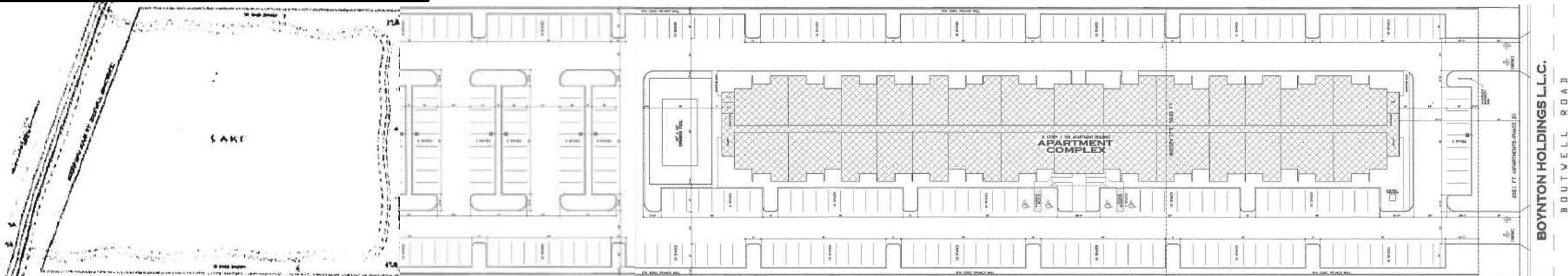


Existing APPROVAL
Approved under the MU-W
Zoning District

- 158 multifamily apartments
(1 bedrooms – 64 Units)
(2 bedrooms – 94 Units)
- 6 stories in height



TYP. SIDE (N/S) ELEVATION
SCALE 1/8" = 1'-0"



- 1) Project is a singular 600' long building, 6' story tall, surrounded by asphalt, and one large parking lot
- 2) Two Access Points onto Boutwell Road not one access point
- 3) No security access or security gates

- 4) No residential feeling to the property at all. Feels like an industrial building
- 5) No substantial elements to the community
- 6) No green space or amenity areas
- 7) No pedestrian Connection System

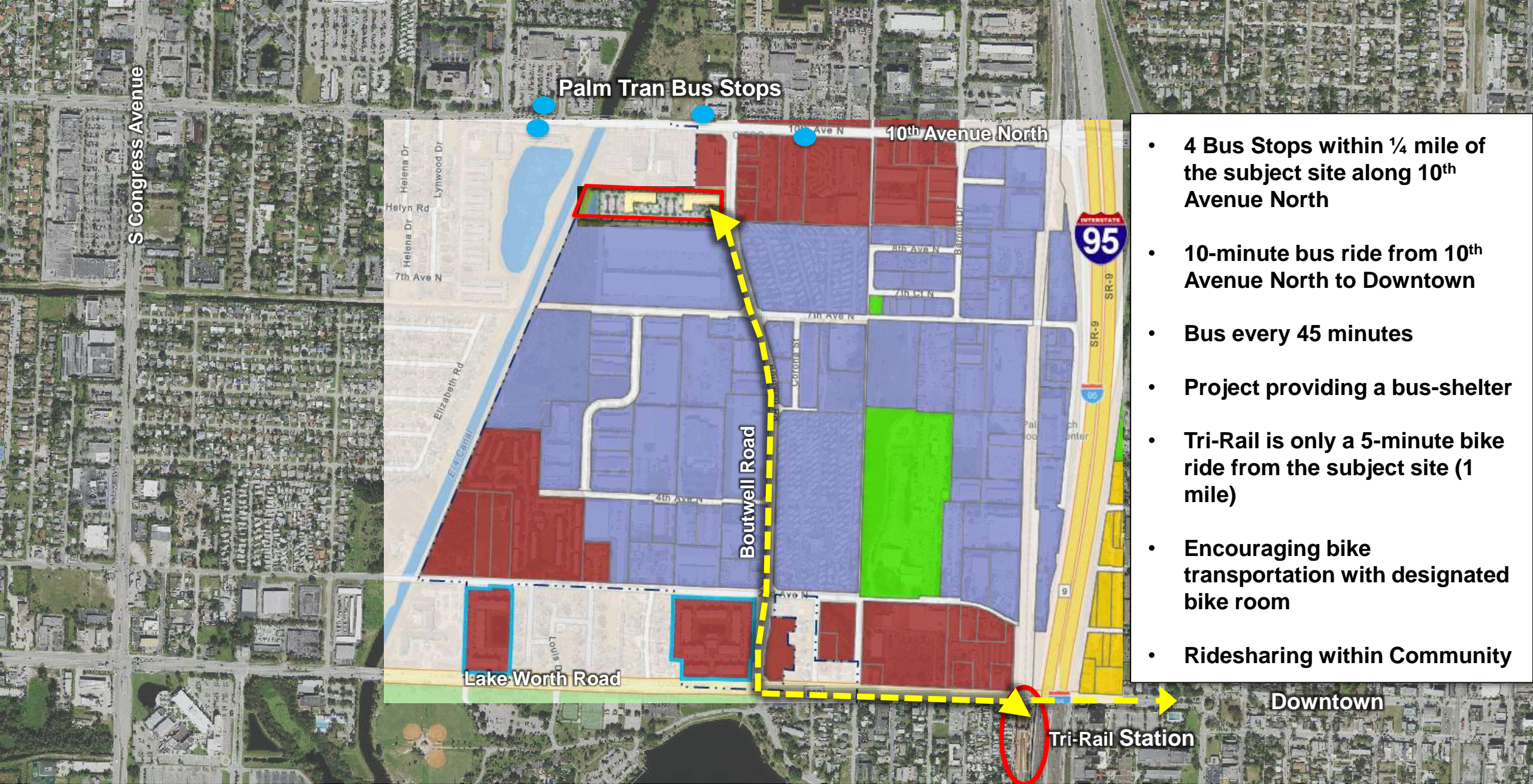
NEW PROPOSED DEVELOPMENT PROGRAM

- 200 multifamily apartments
 - 120 one bedrooms
 - 80 two bedrooms
- 5,023 SF clubhouse
- Parking: 293 spaces



New Proposed Site Plan (2021)





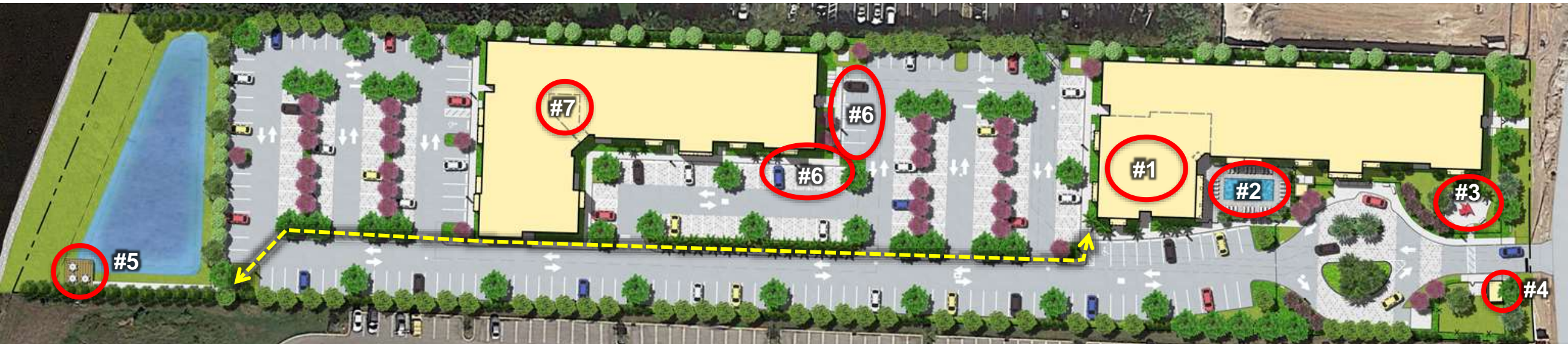
Palm Tran Bus Stops

- 4 Bus Stops within ¼ mile of the subject site along 10th Avenue North
- 10-minute bus ride from 10th Avenue North to Downtown
- Bus every 45 minutes
- Project providing a bus-shelter
- Tri-Rail is only a 5-minute bike ride from the subject site (1 mile)
- Encouraging bike transportation with designated bike room
- Ridesharing within Community

Multi-Modal Community



- Florida Green Building Certification
- #1 Clubhouse – State of Art Facilities (Club Room, Fitness, Co-working Room, Cyber Café)
- #2 Pool and Amenity Deck with Grilling Area
- #3 Focal Point Along Boutwell Road
- #4 Bus Shelter
- #5 Waterside Recreational Amenity
- #6 Electric Vehicle Parking
- #7 Bike Room
- Community Walking Path to Waterside
- Higher Quality Landscaping
- Enhanced Architectural Finishes





Boutwell Road Northwest Perspective





Colored Elevations



Rezoning Criteria – Residential Planned Development

- ✓ • Consistency
- ✓ • Land Use Pattern
- ✓ • Sustainability
- ✓ • Compatibility
- ✓ • Direct Community Sustainability and Economic Benefits
- ✓ • Master Plan and Site Plan Compliance with Land Development Regulations

Major Site Plan Standards

- ✓ • Harmonious and Efficient Organization
- ✓ • Preservation of Natural Conditions
- ✓ • Screening and Buffering
- ✓ • Emergency Access
- ✓ • Access to Public Ways
- ✓ • Preservation of Natural Conditions
- ✓ • Enhancement of Residential Privacy
- ✓ • Pedestrian Circulation
- ✓ • Design of Ingress and Egress Drives
- ✓ • Coordination of On-Site Circulation with Off-Site Circulation
- ✓ • Design of On-Site Public Right-of-Way
- ✓ • Off-Street Parking, Loading and Vehicular Circulation Areas
- ✓ • Refuse and Service Areas
- ✓ • Protection of Property Values

AKAL Properties (Northern Hotel Property)



“As neighbors to the north of the proposed 200-unit apartment project located at 3300 Boutwell Road, we support this type of quality development.

This project will provide a natural feeder for the restaurant and the hotel business at my property and will further elevate the area.

This type of high-quality development should be encouraged.”

The Silverman Group (Southern Industrial Property)



“As your adjacent neighbor to the south at 701 Boutwell Road, we are excited about this project and the plan forward.

Lake Worth has much potential and with Investors like The Silverman Group with Boutwell Business Center and now MA Investors, with this residential project at 3300 Boutwell Road only good things come with it.

This project and its development will improve the area and will also address the homeless issue we have battled with for years. We look forward to the project and having great neighbors.”

Staff Recommendation:

Staff has reviewed the documentation and materials provided by the applicant for consistency with applicable guidelines and standards found in the City of Lake Worth Zoning Code and Comprehensive Plan. The proposed development meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board approve the Residential Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Transfer of Development Rights with conditions of approval to the City Commission.

City of Lake Worth Beach Staff:
Recommends Approval
Planning and Zoning Board
Recommends Approval



THE BEXLY AT BOUTWELL

CITY COMMISSION
(SECOND READING)

JUNE 15, 2021





1 Bedroom Unit @ \$1,500

Target tenant

PBC Median Income \$79,100

Rental Prices for projects approved under the Workforce Housing code adopted August 22, 2019						
	Income Category		1 BR	2 BR	3 BR	4 BR
Low	60% to 70%	\$47,460 - 55,370	\$988 - 1,153	\$1,186 - 1,384	\$1,370 - 1,598	\$1,528 - 1,783
	>70% to 80%	>\$55,370 - 63,280	\$1,153 - 1,318	\$1,384 - 1,582	\$1,598 - 1,827	\$1,783 - 2,038
Mod 1	>80% to 90%	>\$63,280 - 71,190	\$1,318 - 1,483	\$1,582 - 1,780	\$1,827 - 2,056	\$2,038 - 2,293
	>90% to 100%	>\$71,190 - 79,100	\$1,483 - 1,648	\$1,780 - 1,978	\$2,056 - 2,284	\$2,293 - 2,248
Mod 2	>100% to 110%	>\$79,100 - 87,010	\$1,648 - 1,813	\$1,978 - 2,176	\$2,284 - 2,512	\$2,548 - 2,803
	>110% to 120%	>\$87,010 - 94,920	\$1,813 - 1,977	\$2,176 - 2,373	\$2,512 - 2,740	\$2,803 - 3,057
Middle	>120% to 130%	>\$94,920 - 102,830	\$1,977 - 2,142	\$2,373 - 2,571	\$2,740 - 2,969	\$3,057 - 3,312
	>130% to 140%	>\$102,830 - 110,740	\$2,142 - 2,306	\$2,571 - 2,768	\$2,969 - 3,197	\$3,312 - 3,566



2 Bedrooms Unit @ \$1,700 - \$1,800

Target tenant

PBC Median Income \$79,100

Rental Prices for projects approved under the Workforce Housing code adopted August 22, 2019						
	Income Category		1 BR	2 BR	3 BR	4 BR
Low	60% to 70%	\$47,460 – 55,370	\$988 - 1,153	\$1,186 - 1,384	\$1,370 - 1,598	\$1,528 - 1,783
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Mod 1	>80% to 90%	>\$63,280 – 71,190	\$1,318 - 1,483	\$1,582 - 1,780	\$1,827 - 2,056	\$2,038 - 2,293
	>90% to 100%	>\$71,190 - 79,100	\$1,483 - 1,648	\$1,780 - 1,978	\$2,056 - 2,284	\$2,293 - 2,248
Mod 2	>100% to 110%	>\$79,100 – 87,010	\$1,648 - 1,813	\$1,978 - 2,176	\$2,284 - 2,512	\$2,548 - 2,803
	>110% to 120%	>\$87,010 - 94,920	\$1,813 - 1,977	\$2,176 - 2,373	\$2,512 - 2,740	\$2,803 - 3,057
Middle	>120% to 130%	>\$94,920 – 102,830	\$1,977 - 2,142	\$2,373 - 2,571	\$2,740 - 2,969	\$3,057 - 3,312
	>130% to 140%	>\$102,830 - 110,740	\$2,142 - 2,306	\$2,571 - 2,768	\$2,969 - 3,197	\$3,312 - 3,566



3 Bedrooms Unit @ \$2,250

Target tenant

PBC Median Income \$79,100

Rental Prices for projects approved under the Workforce Housing code adopted August 22, 2019						
	Income Category		1 BR	2 BR	3 BR	4 BR
Low	60% to 70%	\$47,460 – 55,370	\$988 - 1,153	\$1,186 - 1,384	\$1,370 - 1,598	\$1,528 - 1,783
	>70% to 80%	>\$55,370 - 63,280	\$1,153 - 1,318	\$1,384 - 1,582	\$1,598 - 1,827	\$1,783 - 2,038
Mod 1	>80% to 90%	>\$63,280 – 71,190	\$1,318 - 1,483	\$1,582 - 1,780	\$1,827 - 2,056	\$2,038 - 2,293
	>90% to 100%	>\$71,190 - 79,100	\$1,483 - 1,648	\$1,780 - 1,978	\$2,056 - 2,284	\$2,293 - 2,248
Mod 2	>100% to 110%	>\$79,100 – 87,010	\$1,648 - 1,813	\$1,978 - 2,176	\$2,284 - 2,512	\$2,548 - 2,803
	>110% to 120%	>\$87,010 - 94,920	\$1,813 - 1,977	\$2,176 - 2,373	\$2,512 - 2,740	\$2,803 - 3,057
Middle	>120% to 130%	>\$94,920 – 102,830	\$1,977 - 2,142	\$2,373 - 2,571	\$2,740 - 2,969	\$3,057 - 3,312
	>130% to 140%	>\$102,830 - 110,740	\$2,142 - 2,306	\$2,571 - 2,768	\$2,969 - 3,197	\$3,312 - 3,566

JUNE 15, 2021

DECO GREEN

@1715 North Dixie Hwy - Lake Worth Beach

**City Commission Meeting
PZB Project # 21-00900001**

**Presented by:
OAG INVESTMENT 5, LLC
AKA :OFFICE AMERICA GROUP**



Presentation Outline

- The Project
- Tenant Mix
- Project implementation schedule
- Public benefits
- Sustainable Bonus Incentive & Transfer Development Rights
- Q&A



An aerial photograph of a construction site. The site is a large, mostly flat area with some dirt and sparse vegetation. In the foreground, there is a paved parking lot with several cars and a few small structures. To the left, there are modern, multi-story white buildings with balconies. The background shows a residential neighborhood with houses and trees. A white banner with the text 'DECO GREEN' is overlaid on the center of the image.

DECO GREEN

Site Plan



LEGEND	
	LARGE SHADE TREE
	MEDIUM TREE
	SMALL TREE
	LARGE PALM
	MEDIUM PALM
	SMALL PALM
	HEDGE
	SHRUBS & GROUNDCOVERS
	SOD/ ART. TURF
	ARTIFICIAL TURF

NORTH DIXIE HIGHWAY
(A.K.A. STATE ROAD 805)
(DIXIE HIGHWAY PLAT)

Proposed Uses



127 UNITS

53 - 1 Bed/ 1 bath
64 - 2bed/2 bath
10 - 3bed/2bath



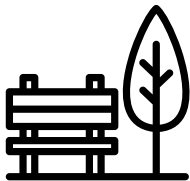
6,938 SF

Commerce / retail



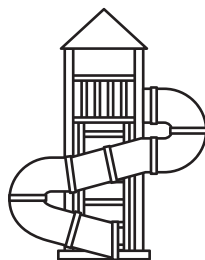
858 SF

Office space



30,000 SF

Open public space with
pedestrian access



Kids Playground



Dog Park



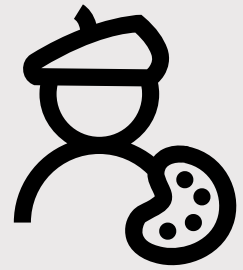
Art Mural

Open Plaza activities for residents & neighbours





Retail Tenant MIX Vision



Local Art Gallery



Pet Store



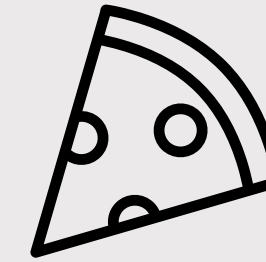
Vegan Deli



Local Bakery



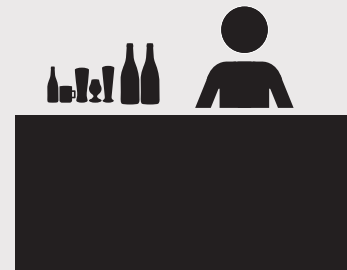
Coffee Shop



Gourmet Pizza Deli



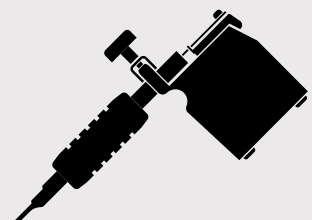
Local Yoga Studio



Local KAVA Bar



Mexican Deli



Local Tatoon Shop



Juice Bar



Ice Cream Shop

Architecture Inspiration
Art Deco and
Bauhaus style.





**MEMORABLE and
ICONIC architecture**













① OVERALL - EAST BUILDING ELEVATIONS
SCALE: 1" = 20'-0"



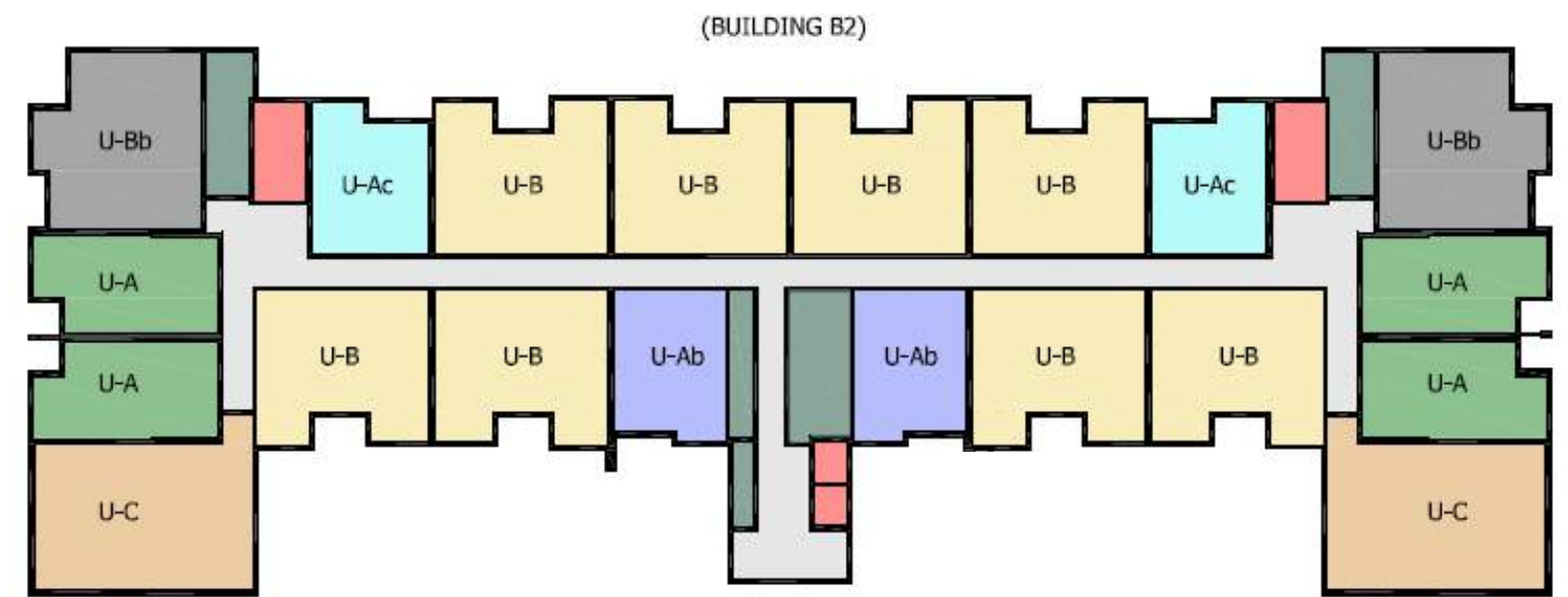
② OVERALL - WEST BUILDING ELEVATIONS
SCALE: 1" = 20'-0"



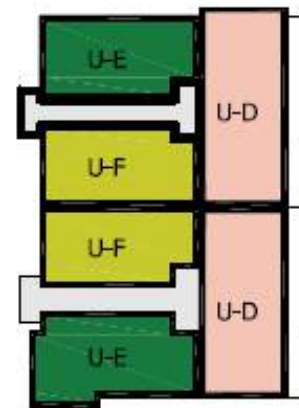
③ OVERALL - NORTH BUILDING ELEVATIONS
SCALE: 1" = 20'-0"



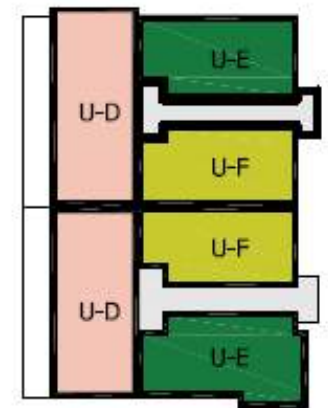
④ OVERALL - SOUTH BUILDING ELEVATIONS
SCALE: 1" = 20'-0"



(BUILDING B3)



(BUILDING B1)

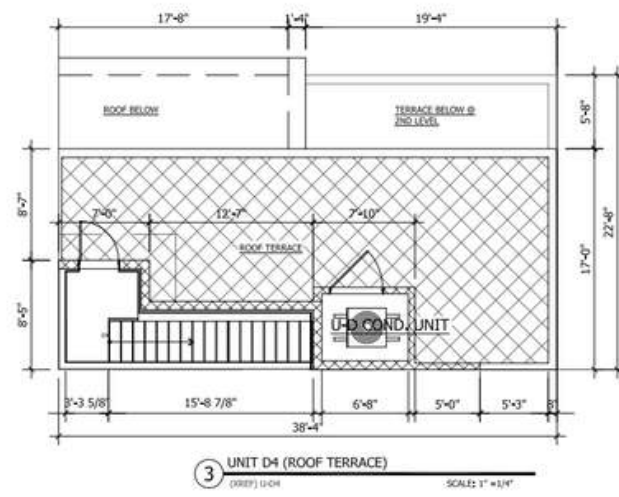
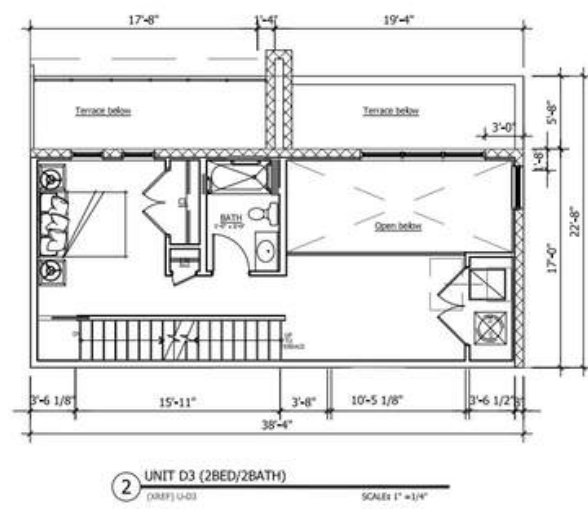
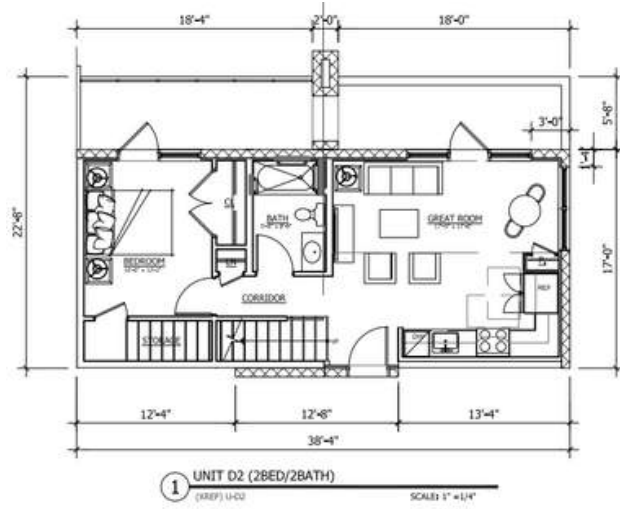


UNIT MATRIX (BUILDING B2)													115 U
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR	FOURTH FLR	FIFTH FLR	SIXTH FLR	SEVENTH FLR	UNIT TYPE #	UNIT AREA TOTAL
A	1 BED/1 BATH	766 S.F.	50 G.S.F.	816 G.S.F.	0	4	4	4	4	4	1	21	17,136 G.S.F.
Ab	1 BED/1 BATH	733 S.F.	67 G.S.F.	800 G.S.F.	0	2	2	2	2	2	2	12	9,600 G.S.F.
Ac	1 BED/1 BATH	743 S.F.	51 G.S.F.	794 G.S.F.	0	2	2	2	2	2	2	12	9,528 G.S.F.
B	2 BED/2 BATH	1,097 S.F.	63 G.S.F.	1,160 G.S.F.	0	8	8	8	8	8	8	48	55,680 G.S.F.
Bb	2 BED/2 BATH	1,172 S.F.	130 G.S.F.	1,302 G.S.F.	0	2	2	2	2	2	2	12	15,624 G.S.F.
C	3 BED/2 BATH	1,241 S.F.	82 G.S.F.	1,323 G.S.F.	0	2	2	2	2	2	0	10	13,230 G.S.F.
TOTAL UNIT/FLOOR					0	20	20	20	20	20	15	115	120,798 G.S.F.

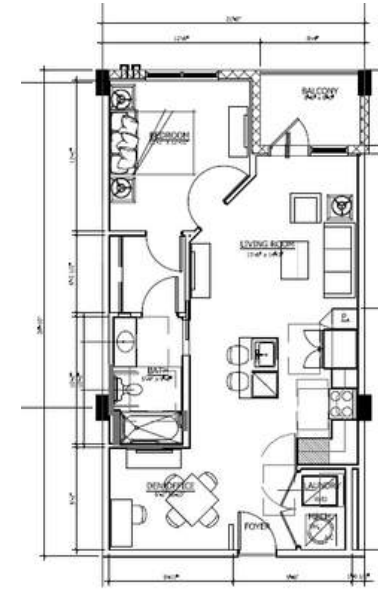
UNIT MATRIX (BUILDING B1 & B3)													12 U
UNIT	TYPE	A/C LIVING AREA	BALCONY AREA	GROSS AREA	FIRST FLR	SECOND FLR	THIRD FLR					UNIT TYPE #	UNIT AREA TOTAL
D	2 BED/2 BATH	1,093 S.F.	217 G.S.F.	1,310 G.S.F.	0	4	0					4	5,240 G.S.F.
E	1 BED/1.5 BATH	947 S.F.	N/A	947 G.S.F.	0	4	0					4	3,788 G.S.F.
F	1 BED/1.5 BATH	830 S.F.	N/A	830 G.S.F.	0	4	0					4	3,320 G.S.F.
TOTAL UNIT/FLOOR					0	12	0					12	12,348 G.S.F.

GRAND TOTAL B1, B2, & B3. 127 U

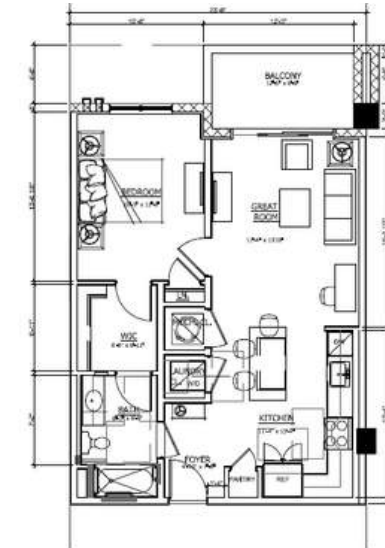
UNIT D



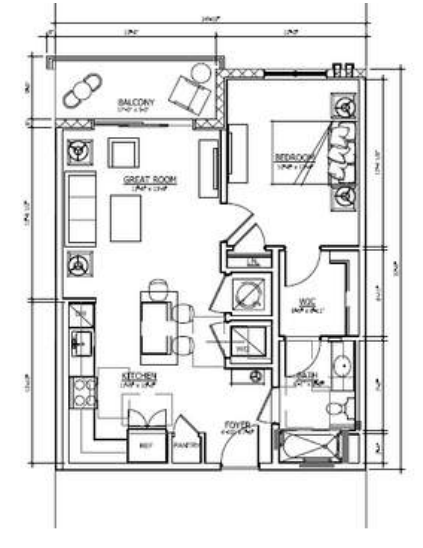
UNIT A



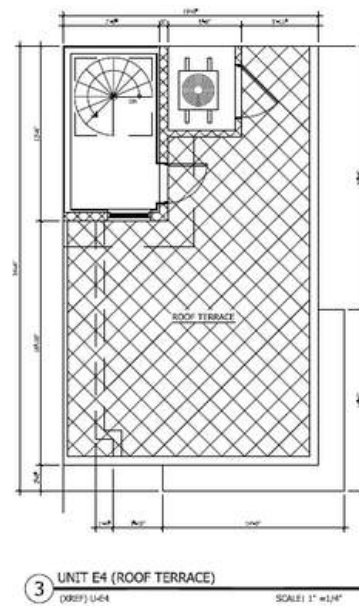
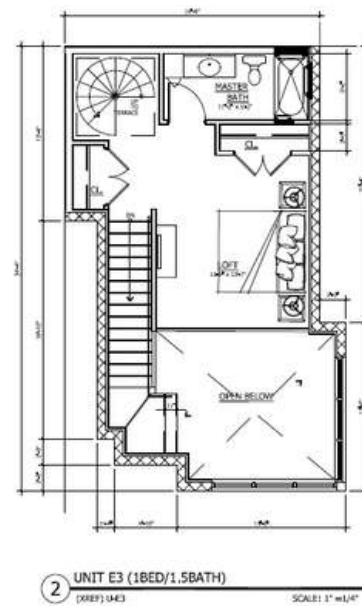
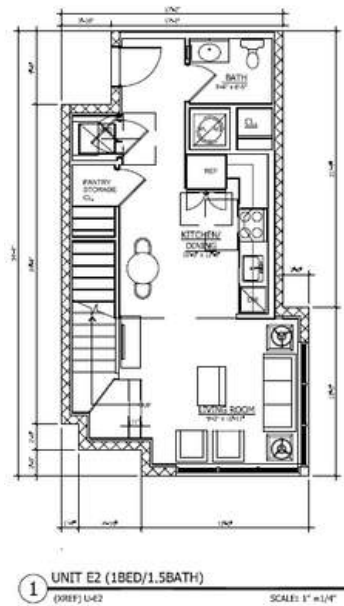
UNIT Ab



UNIT Ac



UNIT E

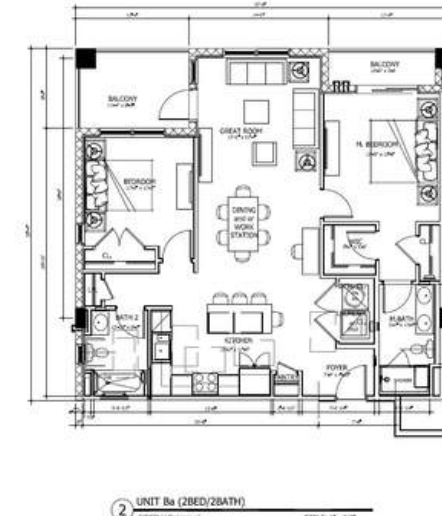


**Unit mix
& Amenities**

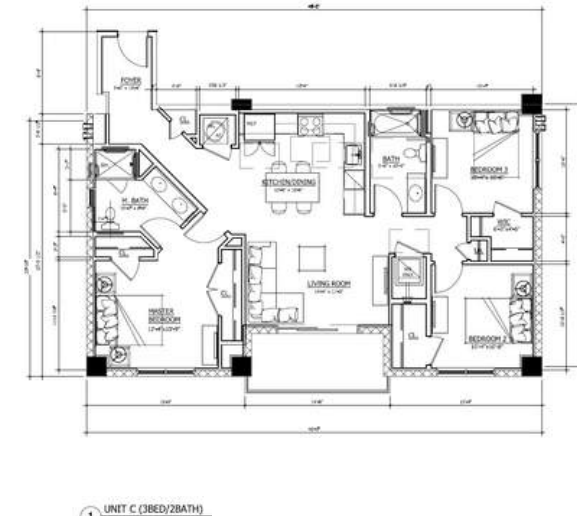
UNIT B



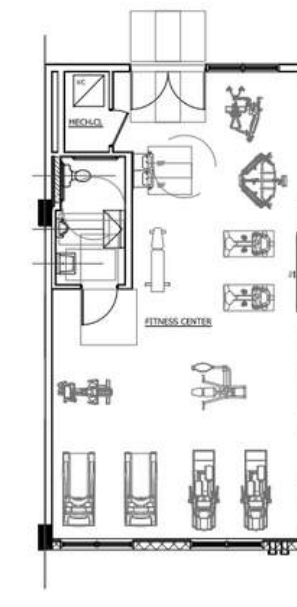
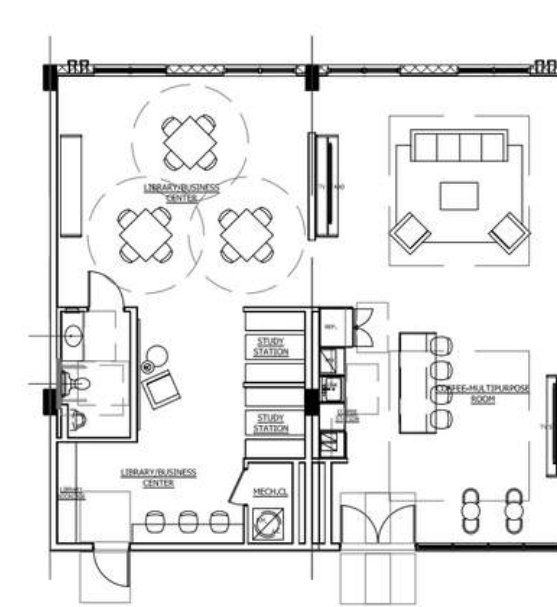
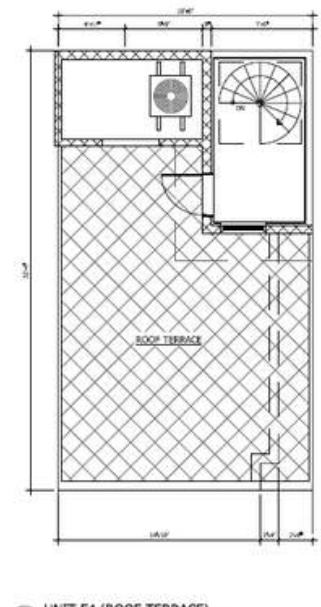
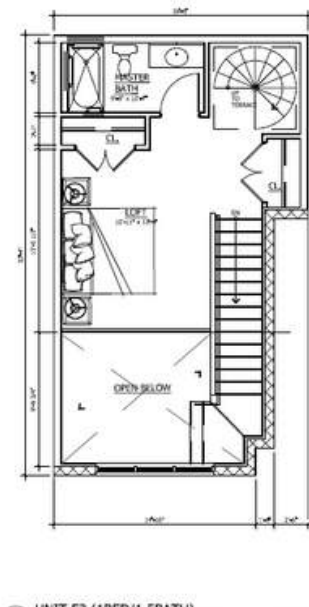
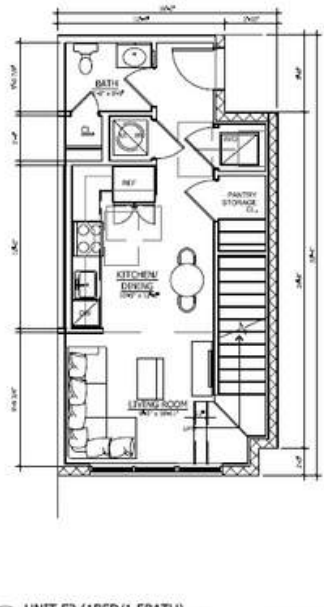
UNIT Bb



UNIT C

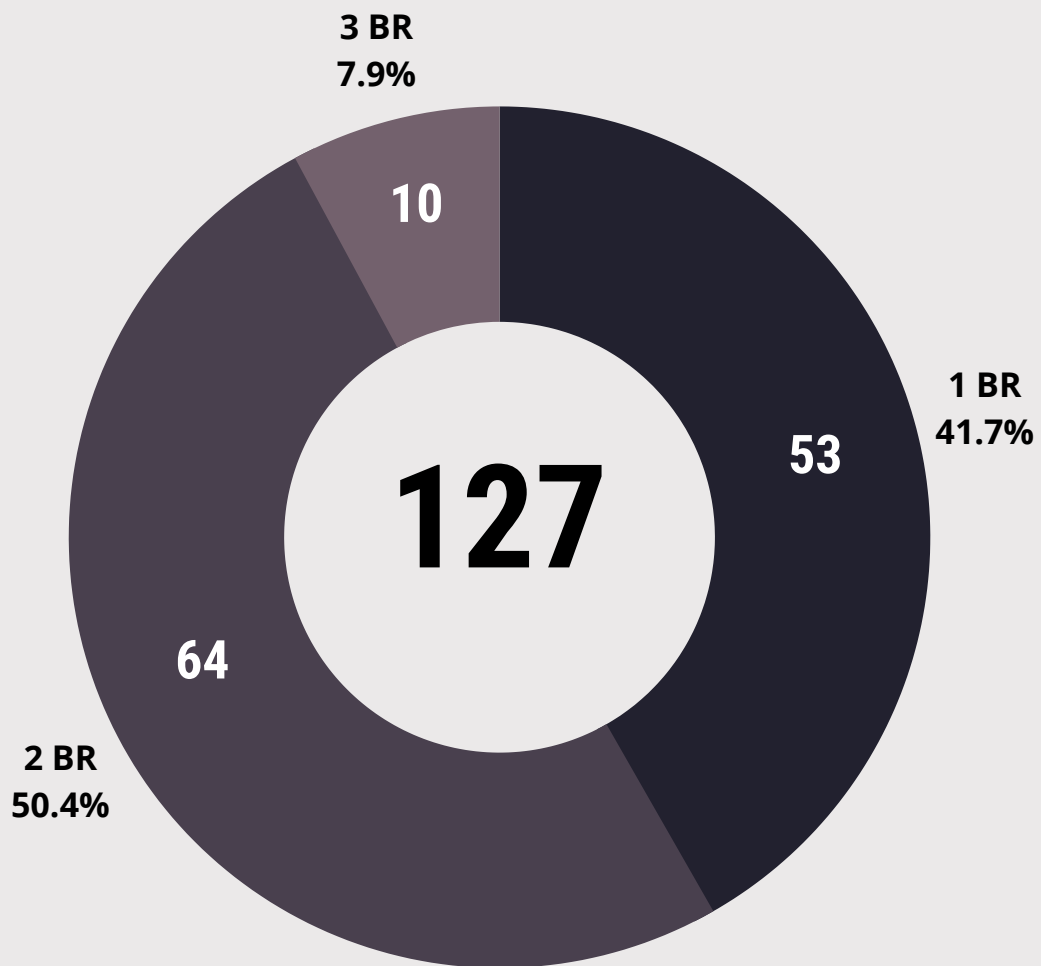


UNIT F



AMENITIES

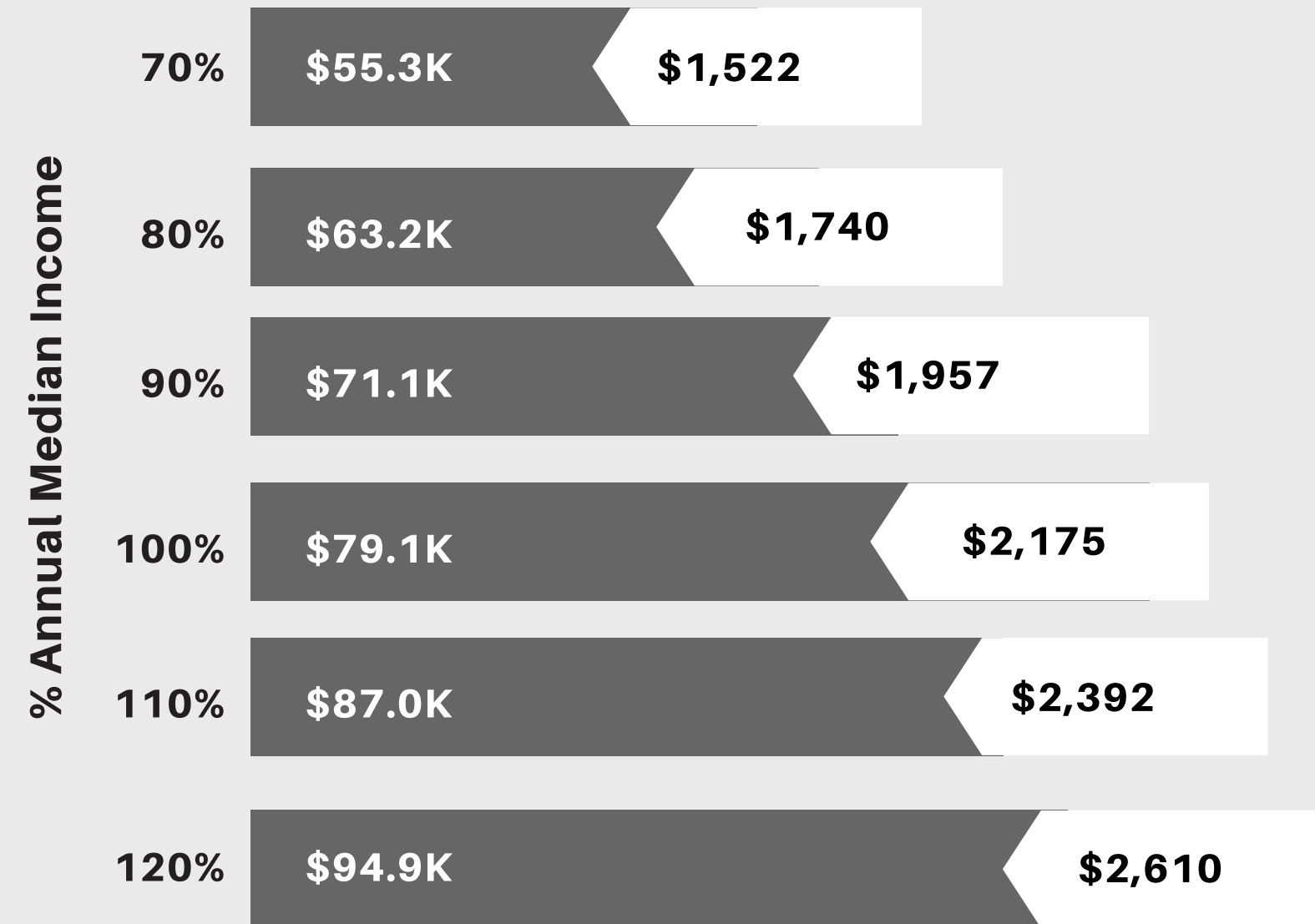
Deco Green rent to income calculation



- 1BR +/- \$1,500/month
- 2BR \$1700 - \$1,800/month
- 3BR +/- \$ 2,250/month



2020 Palm Beach County
Median Household Income



Maximum Monthly rent

Maximum rent calculation based on 33% of AMI Category

MURAL CONCEPTUAL DESIGN

CONCEPTUAL

Tótem

Diversity of attributes and meanings. Harmony, magic, and balance of energies

Totems are magical. They are spiritual representations that charge us with good energy and transport us to new worlds full of fantasy and color.

What I'm looking for in this proposal is to bring ancestry, spirituality, and magic in a modern way by using geometric shapes and colors to convey positive feelings.

The proposal seeks to invite the viewer to discover what is beyond the image itself, what is hidden there and what is waiting to be discovered.

MOLERO

INTO THE FALL



CONCEPT 01 (INTO THE FALL)



CONCEPT 01 (INTO THE FALL)



HAPPY DUNE



CONCEPT 03 (HAPPY DUNE)



CONCEPT 03 ((HAPPY DUNE))



LOOK AT ME



CONCEPT 02 (LOOK AT ME)



CONCEPT 02 (LOOK AT ME)



LA MIRADA



CONCEPT 04 (LA MIRADA)



CONCEPT 04 (LA MIRADA)



Project Schedule

Activity	Date
Submit for Site Plan Approval	Jan-21
1st Community Engagement Meeting	May-21
Initiate Construction Drawings	May-21
2nd Community Engagement Meeting	Jun-21
Obtain Site Plan Approval	Jun-21
Finalize Construction Drawings and Submit Plans for Permitting	Oct-21
Obtain Building Permit	Feb-22
Close on Land Purchasing Agreement	Feb-22
Close on Construction Financing	Mar-22
Commence Construction	Mar-22
Commence Pre-Leasing	Apr-23
Complete Construction	Sep-23
Obtain Certificate of Occupancy	Oct-23
Achieve Stabilized Occupancy	Jan-24
Payoff Construction Loan and Convert to Permanent Financing	Jan-24



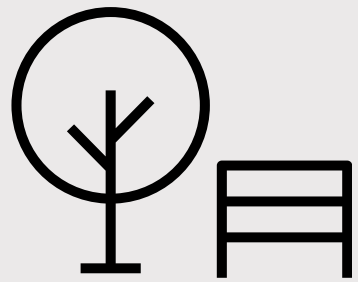
Public Benefit





+/- \$31M

Major Investment in N Dixie Hwy



+/- \$600k

**Open Plaza and
enhanced landscaping**



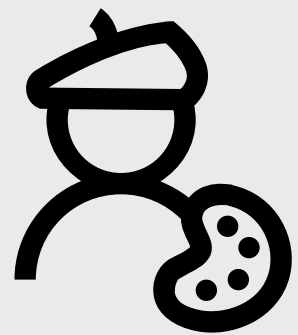
+/- \$400k

**Annual Property
Tax Revenue**



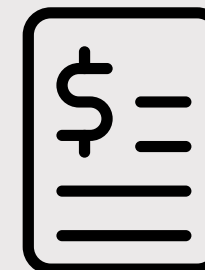
+/- \$1.4M

Impact Fees



+/- \$144k

**Public Art - Murals &
Plaza Sculpture**



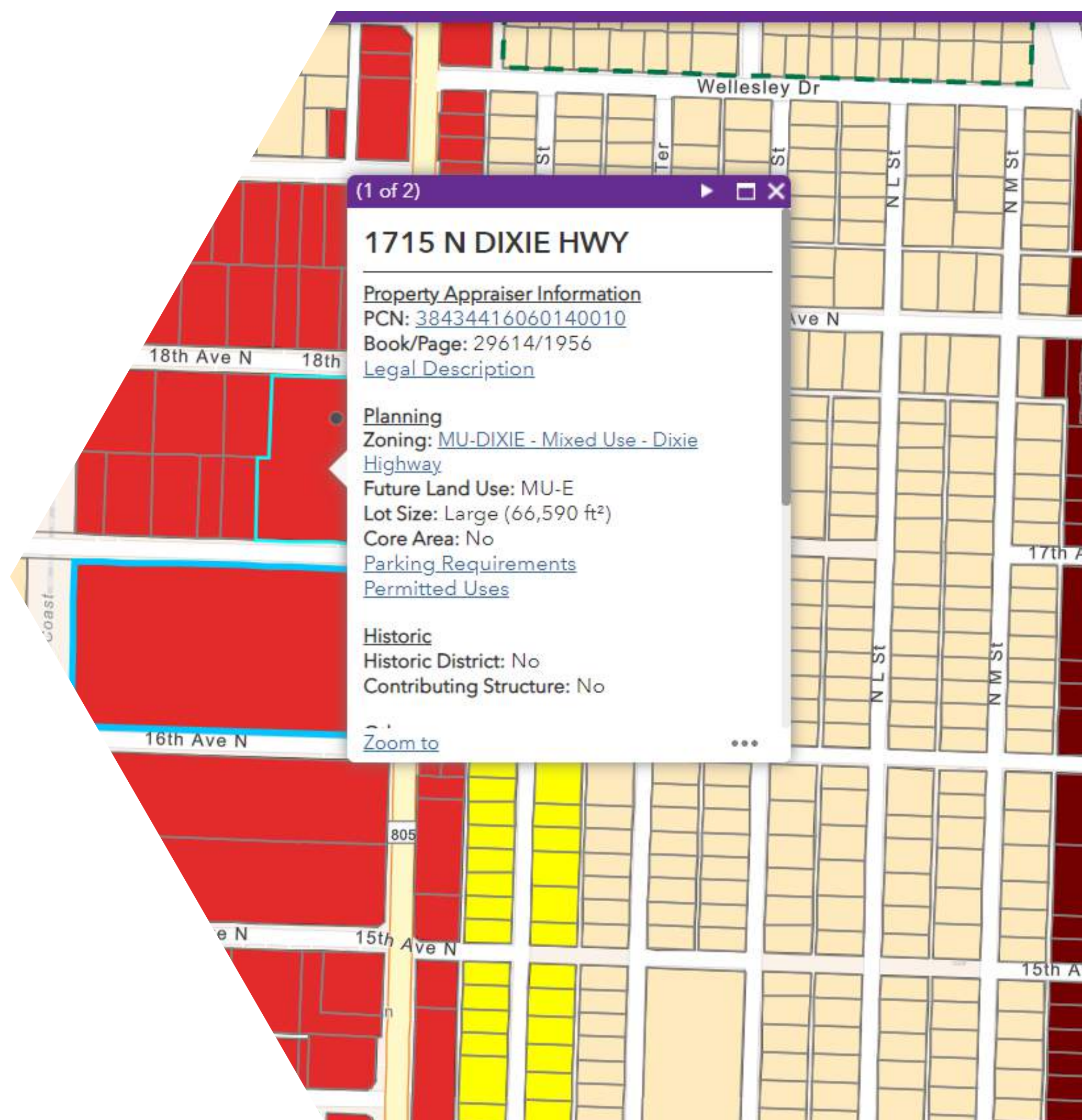
\$246,600

TDR

Additional Public benefits

- ✔ We will engage with local community development entities to foster entrepreneurship and new business opportunity for locals.
- ✔ New local jobs, during and after the construction phase.
- ✔ Deco Green will promote open and public events for visitors and residents alike.

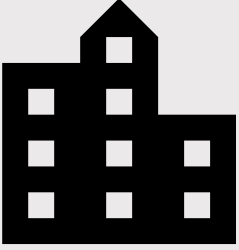
Sustainable Bonus Incentive & Transfer Development Rights



Total Incentive Provided

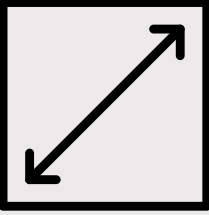
• Enhanced Landscaping (trees)	On-Site	\$50,000
• Dog Park and Playground and site amenities	On-Site	\$100,000
• Water Efficiency - High Eff water fixtures	On-Site	\$75,000
• Fundamental Commissioning	On-Site	\$30,000
• Minimum Energy Performance	On-Site	\$35,000
• Energy and Atmosphere Enhancements - High Eff HVAC	On-Site	\$330,000
• Public Art - Murals & Plaza Sculpture	On-Site	\$144,000
On-site Subtotal		\$764,000
• Off-site Utility undergrounding (to be confirmed)	Off-Site	\$100,000
Total Incentives Provided		\$864,000

Transfer Development Rights



Primary Building

7th Floor - 15 units



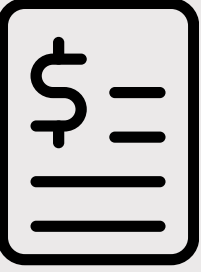
Additional Area (sf)

24,600



Unit Cost (per 10)

\$10



Value

\$246,600

Q & A





CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

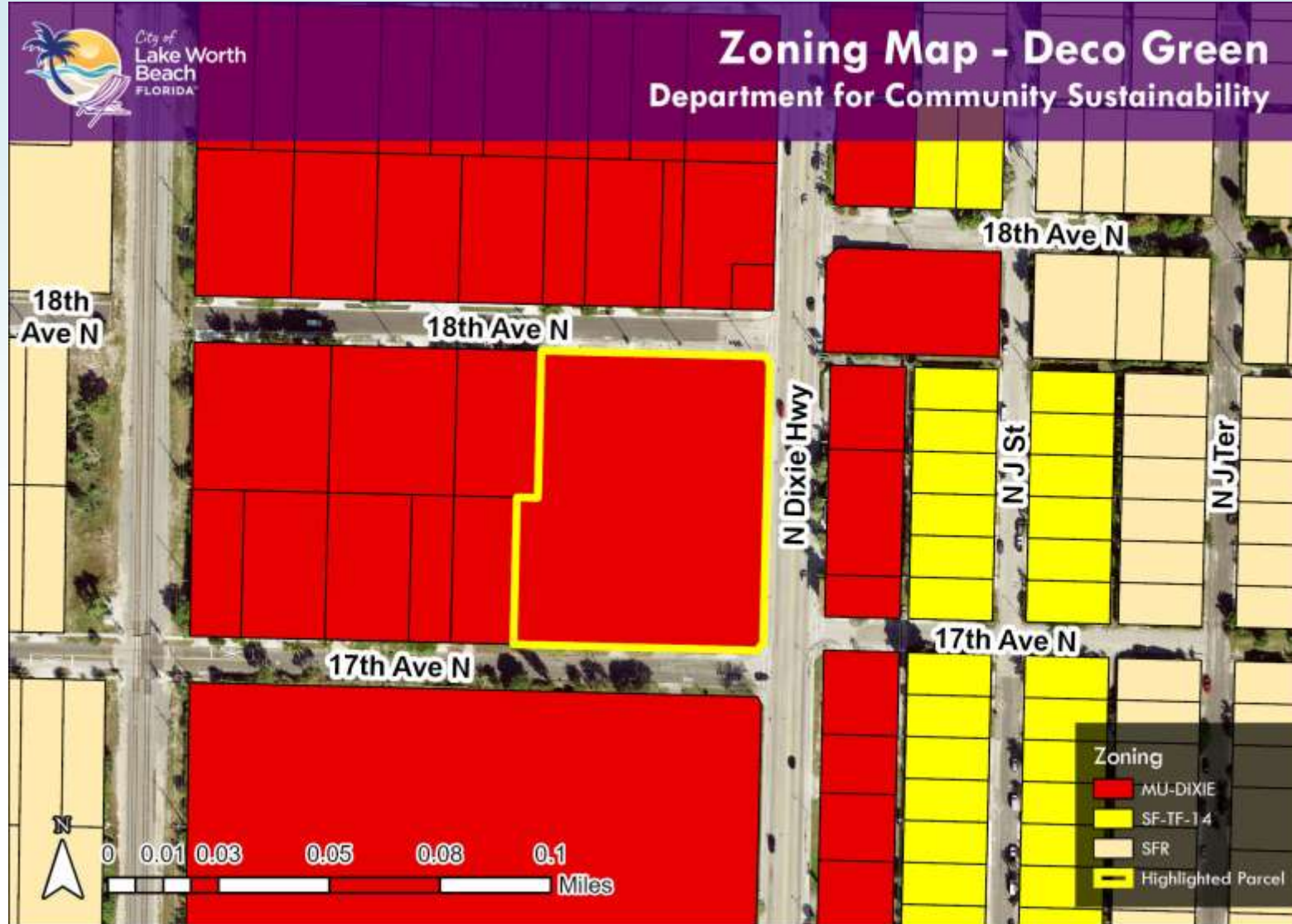
New Business, Item C

Ordinance 2021-04: A request by IBI Group on behalf of Ricardo Hernandez of OAG Investment 5 LLC for consideration of a

- Mixed Use Urban Planned Development,
- Development of Significant Impact,
- Major Site Plan,
- Conditional Use,
- Sustainable Bonus Incentive Program,
- and Transfer of Development Rights Incentive Program

to allow for the construction of a 127-unit mixed use development commonly known as “Deco Green” at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The subject property’s PCN is 38-43-44-16-06-014-0010.

Site Location



Review Timeline

- 1/28/2021 – Application Date
- 2/9/21 - Determination of completeness for formal review
- 3/28/21 – SPRT Comments Sent
- 4/12/21 – Applicant Resubmittal
- Legal Notice for 5/5/21 PZB Meeting
 - 4/22/21 Legal Ad
 - 4/21/21 Sign Posting
 - 4/20/21 Courtesy Notice Mailer
- Legal Notice for 6/1/21 City Commission
 - 5/20/21 Legal Ad & Courtesy Notice Mailer
 - 5/21/21 Sign Posting
- Item continued at the 6/1/21 City Commission meeting to 6/15/21 City Commission meeting

Approval History

- On May 5, 2021, the Planning and Zoning Board heard project number (21-00900001)
- The Board voted 4-1 to recommend approval of the project to the City Commission with conditions.

Background/Proposal

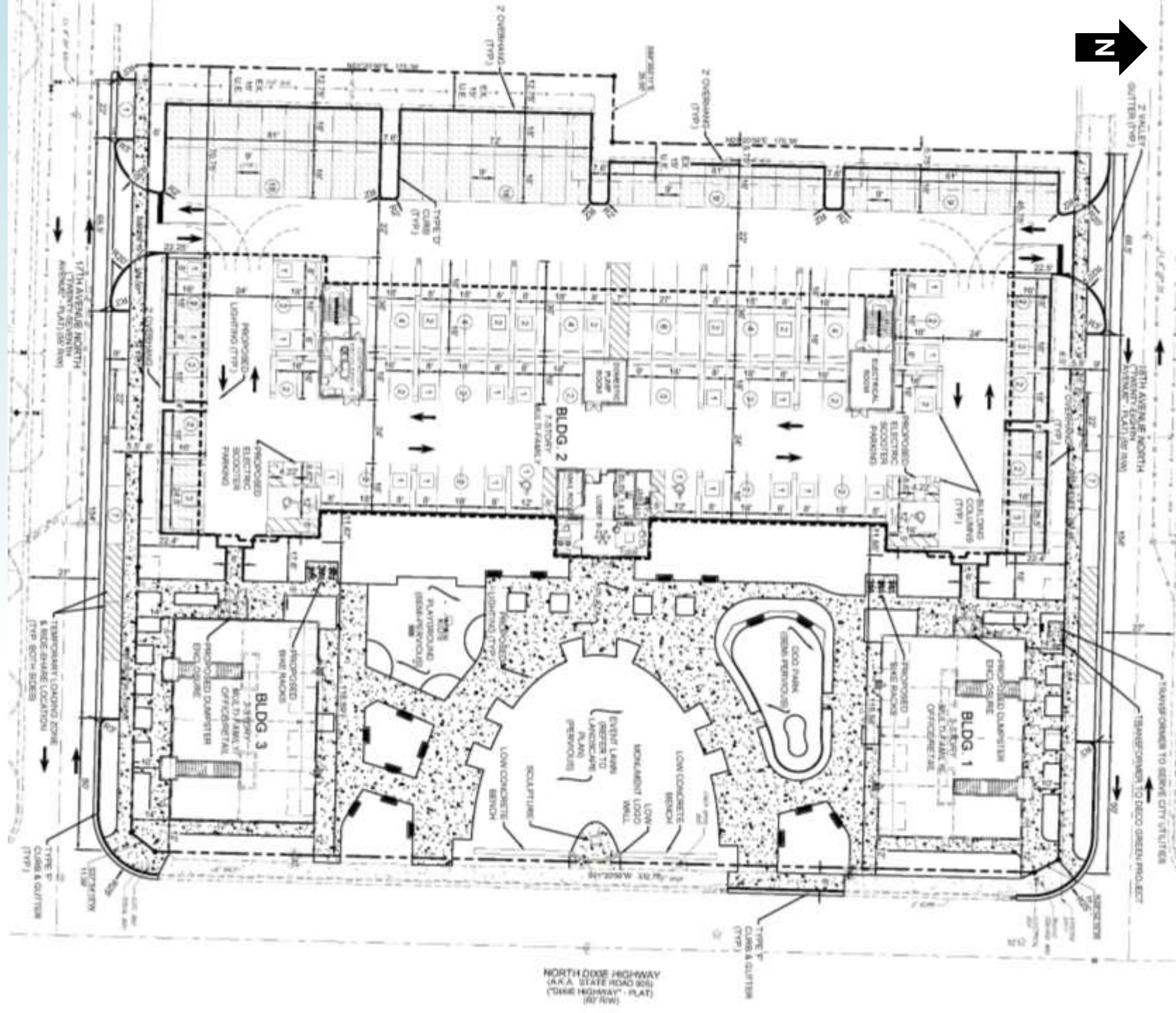
Applicant	Patricia Ramudo, PE of IBI Group
Owner	Lake Worth Beach Community Redevelopment Agency
Location	West side of Dixie Highway between 17 th and 18 th Avenues North
Zoning District	Mixed-Use Dixie Highway

Background/Proposal

- Request to the City Commission
 - **Mixed-Use Urban Planned Development** to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
 - **Development of Significant Impact** to construct a residential development in excess of 100 units.
 - **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
 - **Conditional Use Permit** to establish a mixed-use master plan greater than 7,500 square feet.
 - **Sustainable Bonus Incentive Program** for an additional density, intensity and height.
 - **Transfer of Development Rights Incentive Program** for a 10% increase in residential density.

Site Plan

- Buildings:
 - Two Mixed-Use Buildings, each with:
 - 6 dwelling units
 - 3,725 square feet of commercial space
 - One Multi-Family Building, with
 - 115 dwelling units
- Site Total:
 - 127 dwelling units
 - 7,450 square feet of commercial
 - 171 parking spaces
- Amenities:
 - Landscaped Plaza
 - Dog Park
 - Kids Playground



Architectural Rendering



Architectural Rendering



Existing Conditions



Existing Conditions



Surrounding Properties

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North (across 18 th Ave N)	MU-E	MU-DH	Multi-Family, Minor Auto Repair
South (across 17 th Ave N)	MU-E	MU-DH	Multi-Family, Live/Work
East (across N Dixie Hwy)	MU-E	MU-DH	Caterer, Laundry Establishment, Restaurant
West (adjacent)	MU-E	MU-DH	Single-Family Residential

Analysis

- Consistency with the City's LDRs
 - Minimum required setbacks
 - Minimum living area
 - Maximum density
 - Walls/Fences
 - Lighting and security
- Flexibility
 - 3rd and 4th Floor Setbacks
 - to match the 1st and 2nd floor setbacks
 - Maximum wall height at side setbacks
 - to match the 1st and 2nd floor setbacks
 - Maximum impermeable surface coverage
 - To exceed impermeable surface maximum by 2.3%
 - Signage
 - To provide a master sign program

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided
Lot Size (min) In square feet (sf)	13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)
Lot Width (min)	100'	100'	350'
Setbacks	Front (min) (N Dixie Hwy)	20'	Buildings 1 & 3: 12'* Building 2: 115.2'
	Rear (min)	15'	Buildings 1 & 3: 201' 8" Building 2: 45' 9"
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	Buildings 1 & 3: 10' Building 2: 22' 5"* Building 2 Wall Height: 76'*
Impermeable Surface Coverage (maximum)	65%	65%	67.3%*
Structure Coverage (max)	45%	45%	36.7%
Living Area (min)	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 680-900 sf 2-bed: 994-1,235 sf 3-bed: 1,280 sf
Parking	171	171	Off-Street: 119 Off-Street Compact: 43 On-Street: 11 12 Bike Spaces: 3 6 Motorcycle Spaces: 3 Total: 179
Density (max)	20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)	30'	82.5'	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"
Floor Area Ratio (FAR) (max)	1.40	2.325	1.92

Analysis

- Consistent with the Comprehensive Plan
- Consistent with the Strategic Plan
- Consistent with the City's LDRs
- Consistent with the criteria for all urban planned development districts (LDR Section 23.3-25(e))
- Consistent with the Qualitative Development Standards (LDR Section 23.2-31(c))
- Consistent with the Community Appearance Criteria (LDR Section 23.2-31(l))
- Consistent with the general findings to harmony with the LDRs and protection of public interest (LDR Section 23.2-29(d))
- Consistent with the specific standards for all conditional uses (LDR Section 23.2-29(e))
- Consistent with the review/decision criteria for all SBIPs (LDR Section 23.2-33(c)(2))
- Consistent with the review/decision criteria for all TDRs (LDR Section 23.3-25(g))

Staff Recommendation

- Staff recommends that the Board recommend approval of the Mixed-Use Urban Planned Development, Development of Significant Impact, Major Site Plan, Conditional Use Permit, Transfer of Development Rights, and Sustainable Bonus Incentive Program as conditioned to the City Commission.
- Conditions of approval are located on pages 16-19 of the staff report.



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

Conditions of Approval

Electric Utilities:

- Prior to the issuance of a building permit,
 - Provide the voltage requirements of the three buildings proposed on the site. Building 2 will need to be three-phase since a single-phase transformer cannot handle the load of the building.
 - Provide the location requested for the padmount transformers and the meter centers for each building. The transformer locations must be accessible to our vehicles, and must have 8-ft minimum clearance in the front of them and 3-ft minimum clearance on the sides and rear, including landscaping. They also must not be under or inside any structure.
 - Provide the load calculations for all buildings, the electrical riser diagrams for all buildings, and the construction plans showing the water, sewer, drainage, paving, landscaping, and lighting for the project.
- Before the issuance of a Certificate of Occupancy
 - A 10-ft-wide utility easement for all of the electric lines, transformers and other equipment will be required to be recorded. The easement is required to provide power to this project.
 - Install all schedule-40 gray conduit as required by Lake Worth Beach for this project for its primary cable. This conduit must be installed at a 42" minimum depth. Pad specs will be provided to show the proper orientation of conduit at the padmount transformers.
 - Lighting for the parking areas on the site shall be installed at the property owner/s' or developer/s' expense.
- Costs associated with the City of Lake Worth Beach's materials and labor for this project shall be reimbursed to the Electric Utility prior to the issuance of a Certificate of Occupancy.

Conditions of Approval

Planning and Zoning:

- Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
 - All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in [LDR Section 23.4-3](#). If using LED lighting, a warm light tone is required. Lighting fixtures should comply with dark skies fixture recommendation, including a 2700K and be consistent with the architectural style of the project.
 - All ground level mechanical and electrical equipment shall be screened with shrub hedging or opaque fencing or walls. Chain link or other similar type open fencing shall not be permitted. Additionally, per LDR Section 23.4-21(1), all roof-mounted equipment shall not be visible. Materials used for screening purposes shall be compatible with the architectural style, color, and materials of the principal building from adjacent property or an adjacent street shall be screened from view. The minimum height of such screening shall be equal to the highest point of the systems/equipment.
- A Minor Site Plan amendment to establish a Uniform Master Sign Program for individual tenants/businesses in accordance with the City's Land Development Regulations is required.
- Prior to the issuance of a building permit:
 - Provide a traffic performance letter from Palm Beach County's Traffic Division. Should the letter recommend any changes or improvements to the site or surrounding area, the applicant shall enter into the applicable site plan amendment process to amend the site plan.
 - Provide for 4% of required parking as electric vehicle charging infrastructure spaces as per 23.4-10(g) and indicate on the site plan
 - Notification of intent to acquire Florida Green Building certification or payment in lieu of improvements required for the Sustainable Bonus Program.
 - Provide landscape screening at the base of all proposed monument signage.
- Prior to certificate of occupancy, the applicant shall pay \$246,720 toward the city's Transfer of Development Rights program.

Conditions of Approval

Public Works:

- The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
- Prior to performing work in the right of way, the applicant shall apply for and receive issuance of a “Right of Way/Utility Permit” application.
- Prior to the issuance of a building permit:
 - the applicant shall contact the Lake Worth Drainage (LWDD) District’s Engineering Department and obtain any required permit(s), if necessary, and furnish to the City. Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District’s (SFWMD) Engineering Department and obtain any required permit(s), if necessary.
 - the Applicant shall contact and meet with a representative from the Public Works Solid Waste and Recycling Division to confirm dumpster enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Works. Solid Waste and Recycling Division contact number is 561-533-7344.
 - the applicant shall submit an Erosion Control plan and indicate the BMP’s and NPDES compliance practices.
 - the applicant shall furnish to the City a copy of the FDOT right of way permit for permitted work on Dixie Highway.
- Prior to the issuance of a certificate of occupancy:
 - All conditions of approval shall have been satisfied under jurisdiction of the Department of Public Works.
 - All off-site improvements inclusive of sidewalk, curb and gutter, parking, curb cut entry, sodding, landscaping, signage and striping in accordance with the approved site plan shall be constructed. All improvements shall meet the standards and specifications of the Public Works Dept and comply with the Policy and Procedure Manual.
 - The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements shall be restored to the same condition as prior to construction.
 - The site shall be fine graded and all disturbed areas shall be sodded with bahia sod.
 - The site shall broom swept, including all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
 - The right of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Conditions of Approval

Utilities Water & Sewer:

- Prior to the issuance of a building permit:
 - An FDOT on Access Management shall be provided.
 - Provide a drainage statement from a registered FL engineer regarding floodplain management provisions for water quality and quantity, as well as meeting the SFWMD drainage basin conditions.
 - Provide a section detail at each property direction from back of building or curb to property line. Please ensure that these open spaces are meeting the City's policy of containing the 3 year – 1 hour storm event as well as meeting the drainage requirements of the 25 year storm as per the SFWMD drainage basin requirements.
 - Please show how drainage will be handled between all building structures (specifically NE and SE) in all directions.
 - Provide an Erosion Control plan and with the BMPs and NPDES compliance practices for the project site.
 - The drainage as-builts for 17th Ave N were recently completed and the CAD files shall be imported into the proposed plan to ensure the existing drainage infrastructure in 17th Ave N is consistent with the propose plan driveways and on street parking. Contact Giles Rhoads at the water department: 561-586-1640 grhoads@lakeworthbeachfl.gov
 - Opposing left turn lanes shall be required to be striped in on Dixie Hwy at 17th Ave N pending the final traffic review and approvals by the State and/or County.
 - Additional detail, including expanded views of the site depicting the cross-driveway access from the MID on 17th Ave to the proposed multi-family residential building on 18th Ave N.
- Prior to the issuance of a building permit, the following actions shall be completed:
 - Provide a full drawing set the proposed drainage, Calculations, and any permits or permitting information from SFWMD and LWDD.
 - Add all structure and conflict information on the plans.
 - Complete water, sewer and drainage plans showing proposed pipe sizes, materials, structure sizes, utility crossing elevations, hydrants, manholes, as well as all pertinent site elevations.
- Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - Provide a copy of the recorded easements.
 - Record a Bill of Sale for the public water and sewer mains.
- Proposed watermains shall have a minimum depth of 36 inches.
- Show irrigation service line/s up the meter and backflow RPZ device/s.
- Show water & sewer services, drainage structures, and stormmains on landscape plan. Confirm minimum spacing between landscape and services per Public Services Detail 23, Typical Tree with Root Barrier.
- Fireflow calculations based on a recent hydrant test. Contact Pedro Segovia with Palm Beach County at psegovia@pbcgov.com
- Water and Sewer utilities will require a dedicated 15-foot utility easement.
- Provide a copy of FDOT permit for any work within or touching Dixie Highway.
- Signed and sealed Drainage Calculations including statement regarding floodplain management provisions for water quality and quantity shall be provided to the City.
- Provide geotechnical information for the determination of the hydraulic conductivity of the soil, and groundwater elevation.
- An Erosion Control plan and with the BMPs and NPDES compliance practices shall be provided for the project site.
- Engineering plans shall include cross-sections along each property line and with grading showing the design storm (3 yr, 1 hour (2.6")) runoff being maintained on site.
- Provide existing and proposed site grades.
- Indicate vertical datum on all plan drawings with grades.
- All applicable City of Lake Worth details.
- Capacity fees for water and sewer shall be paid in full in accordance with the current City Ordinance.

Sustainable Bonus Incentive Program

Buildings 1 & 3 Total	Area	Value per square foot	Bonus Value Required
Floor 3	4,548 square feet	\$5	\$22,740
SBIP Subtotal	4,548 square feet	\$5	\$22,740
Building 2 Total	Area	Value per square foot	Bonus Value Required
Floor 3	25,052 square feet	\$5	\$125,260
Floor 4	25,052 square feet	\$5	\$125,260
Floor 5	25,052 square feet	\$10	\$250,520
Floor 6	25,052 square feet	\$10	\$250,520
Floor 7 (TDR, not part of SBIP)	24,672 square feet	\$10	\$246,720 TDR Value
SBIP Subtotal (excluding Floor 7)	100,208 square feet	\$5-\$10	\$751,560
Bldg 1-3 Total (excluding Floor 7)	104,756 square feet	\$5-\$10	\$774,300

Incentive	On-Site or Off-Site	Bonus Value Required
Enhanced Landscaping	On-site	\$50,000
Dog Park and Playground	On-site	\$100,000
High-Efficiency Water Fixtures *	On-site	\$75,000
Fundamental Commissioning*	On-site	\$30,000
Minimum Energy Performance*	On-site	\$35,000
High-Efficiency HVAC*	On-site	\$330,000
Public Art – Murals & Plaza Sculpture	On-site	\$144,000
Utility Undergrounding (TBD)	Off-Site	\$100,000
TOTAL INCENTIVES PROVIDED		\$864,000



CITY OF LAKE WORTH BEACH

Community
SustainabilitySM

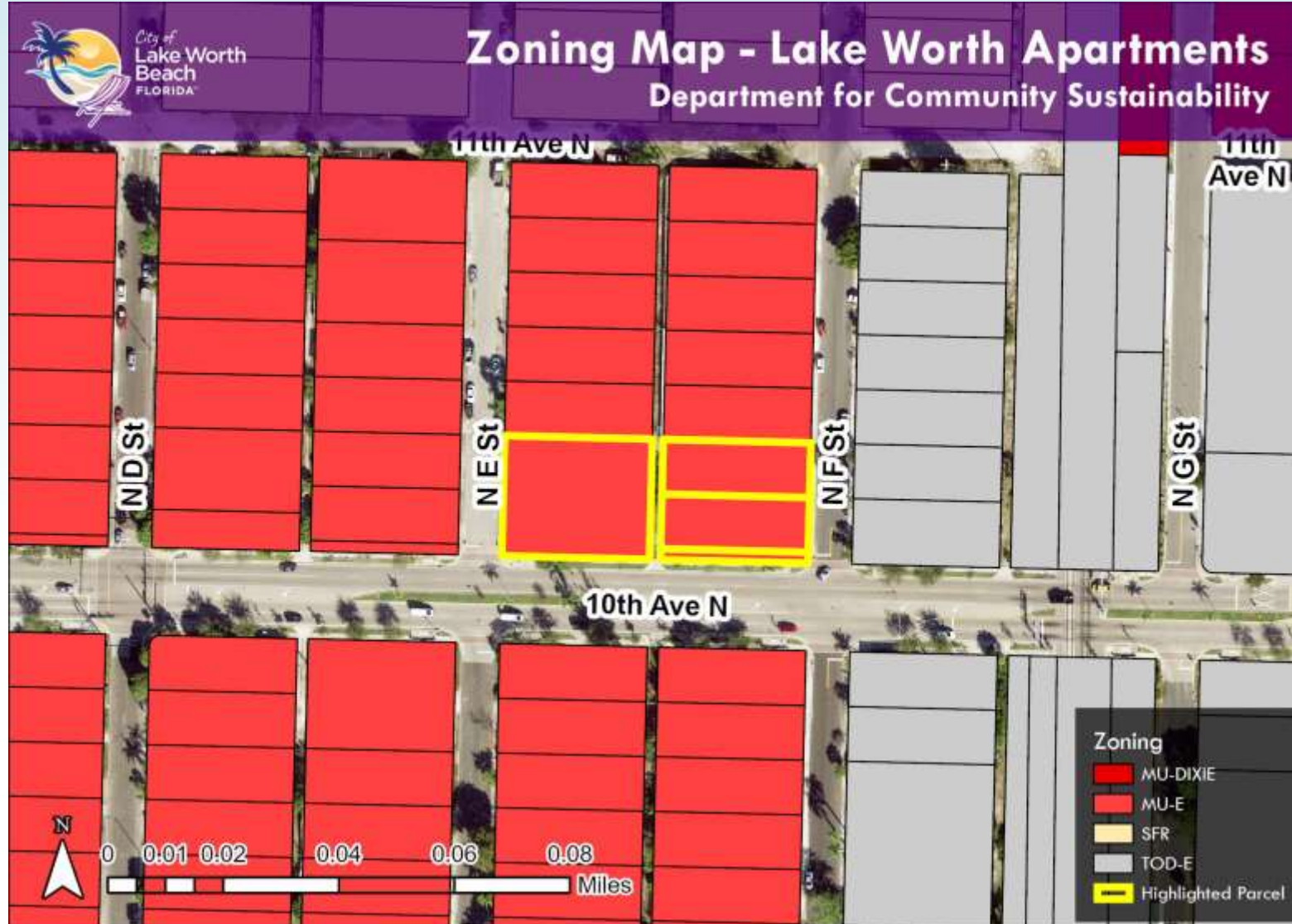
New Business, Item D

Ordinance 2021-07 / PZB Project Number 21-01400039 : A request by Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Ave North LLC for consideration of a

- Residential Urban Planned Development,
- Major Site Plan,
- Conditional Use Permit,
- Sustainable Bonus Incentive Program,
- and Right of Way Abandonment

to allow the construction of a two-building residential project consisting of 24 multi-family units on 10th Avenue North, between North E Street and North F Street, within the Mixed Use – East (MU-E) zoning district, PCN #s 38-43-44-21-15-318-0010, 38-43-44-21-15-318-0140, 38-43-44-21-15-318-0150, 38-43-44-21-15-318-0160.

Site Location



Background/Proposal

Applicant	Mark Hunley of Charette International Architecture
Owner	1212 Tenth Avenue North LLC (Lots 0010, 0140, & 0150) Lake Worth Beach CRA (Lot 0160 / 1,307 sf)
Location	North side of 10th Ave N between N E and F Sts
Zoning District	Mixed Use – East (MU-E)

Background/Proposal

Request to the City Commission

- **Residential Urban Planned Development** to construct a two-building, 24-unit multifamily development.
- **Major Site Plan** for the development of a new multifamily development in excess of 7,500 square feet.
- **Conditional Use Permit** to establish residential uses greater than 7,500 square feet.
- **Sustainable Bonus Incentive Program** for additional density of 3 units.
- **Right-Of-Way Abandonment** for the city to abandon the alley bisecting the project location.

Background/Proposal

Recommendation of Planning & Zoning Board

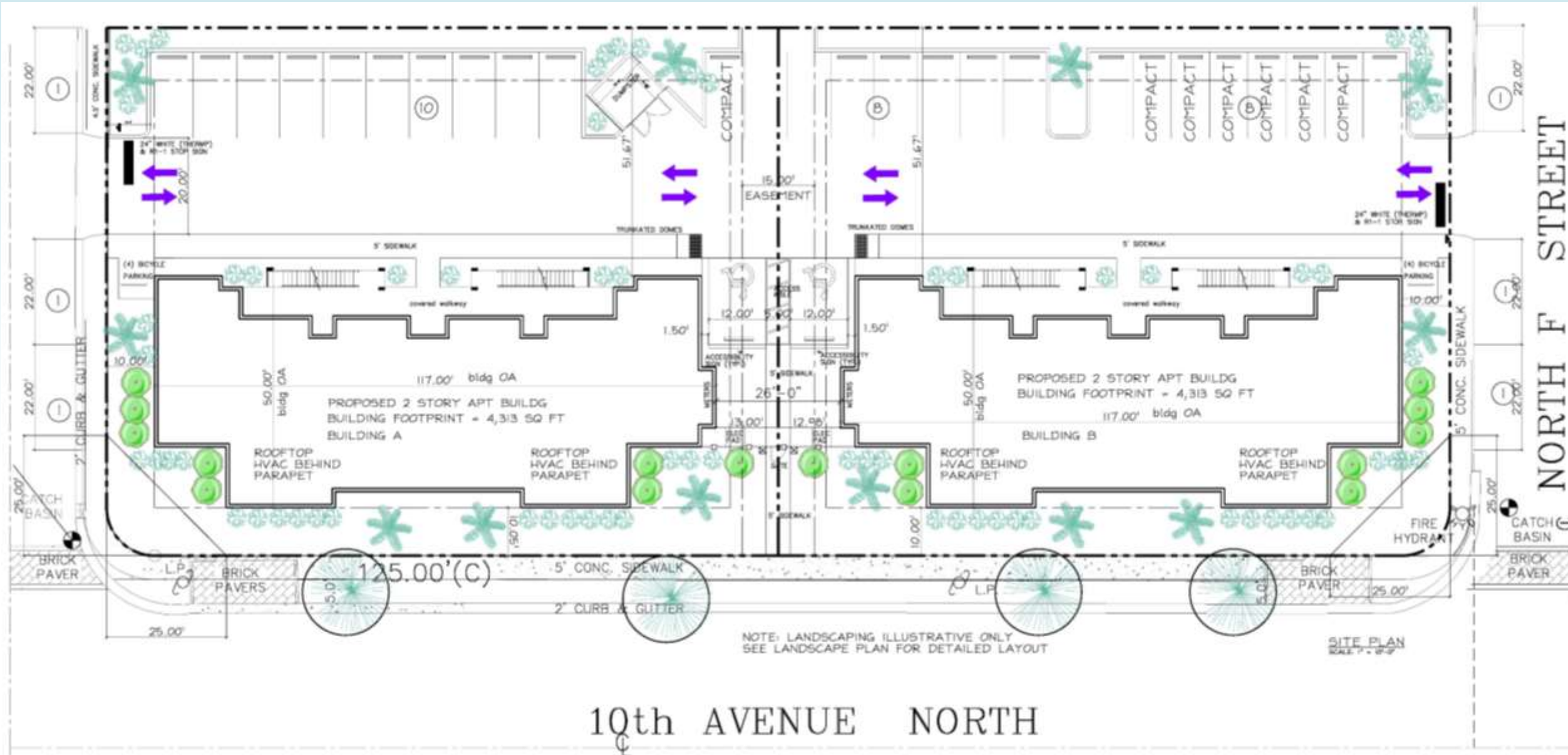
- At the May 5, 2021 Planning & Zoning Board Hearing, the Board voted 4-1 to recommend approval of the project with staff conditions to the City Commission, and an additional condition related to the design of the staircase.

Review Timeline

- 10/2/20 – Application Date
- 10/8/20 - Determination of completeness for formal review
- 11/24/20 – SPRT Comments Sent
- 3/26/21 – Applicant Resubmittal
- Legal Notice for 5/5/21 PZB Meeting
 - 4/22/21 Legal Ad
 - 4/21/21 Sign Posting
 - 4/23/21 Courtesy Notice Mailer
- Legal Notice for 6/15/21 City Commission
 - 6/3/21 Legal Ad & Sign Posting
 - 6/1/21 Courtesy Notice Mailer

Site Plan

- Two Mixed-Use Buildings totaling 24 dwelling units
- 36 Parking Spaces



Architectural Renderings



Existing Conditions



Existing Conditions



N F St looking West



N E St looking East

Surrounding Properties

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North (adjacent)	MU-E	MU-E	Multi-Family and Single-Family Residential
South (across 10 th Ave N)	MU-E	MU-E	Multi-Family and Single-Family Residential
East (across N F St)	TOD	TOD-E	Multi-Family and Single-Family Residential
West (across N E St)	MU-E	MU-E	Single-Family Residential

Analysis

- Consistency with the City's LDRs

- Minimum required setbacks
- Minimum living area
- Maximum density
- Walls/Fences
- Lighting and security

- Flexibility

- Reduction of 2 parking spaces
 - As recommended by City Engineering staff for safety purposes at the site ingress and egress.

Development Standard		Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP)	Provided
Lot Size (min) In square feet (sf)		6,500 sf	Greater or equal to 21,780 sf (0.5 acres)	30,807 sf (0.71 acres)
Lot Width (min)		100'	100'	280'
Setbacks	Front (min) (10 th Ave N)	10' min. 22' max	10' min 22' max	10'
	Rear (min)	15' or 10%	15' or 10%	51.8'
	Side (min) (East and West)	10'	10'	10' (both)
Impermeable Surface Coverage (maximum)		65%	75%	74.9%
Structure Coverage (max)		55%	65%	32.5%
Living Area (min)		Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 400 sf 1-bed: 600 sf 2-bed: 750 sf	Efficiency: 607 sf (Qty. 8) 1-bed: 686 sf (Qty. 8) 2-bed: 777 sf (Qty. 8)
Parking		36	36	Off-Street: 21 Off-Street Compact: 7 On-Street: 6 (On-Street Safety Recommendation: 4) 8 Bike Spaces: 2 Total: 34* as conditioned
Density (max)		30 du/acre (21 units)	37.5 du/acre (26 units)	34 du/acre (24 units)
Building Height (max)		30'	56.25'	29.5'
Floor Area Ratio (FAR) (max)		.90	1.94	0.65

Analysis

- Consistent with the Comprehensive Plan
- Consistent with the Strategic Plan
- Consistent with the City's LDRs
- Consistent with the criteria for all urban planned development districts (LDR Section 23.3-25(e))
- Consistent with the Qualitative Development Standards (LDR Section 23.2-31(c))
- Consistent with the Community Appearance Criteria (LDR Section 23.2-31(l))
- Consistent with the general findings to harmony with the LDRs and protection of public interest (LDR Section 23.2-29(d))
- Consistent with the specific standards for all conditional uses (LDR Section 23.2-29(e))
- Consistent with the review/decision criteria for all SBIPs (LDR Section 23.2-33(c)(2))

Staff Recommendation

- Staff recommends that the Board recommend approval of the Residential Urban Planned Development, Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, and Right-of-Way Abandonment as conditioned to the City Commission.
- Conditions of approval are located in Exhibit C of the Ordinance.



CITY OF LAKE WORTH BEACH

Community
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Conditions of Approval

Electric Utilities:

- Prior to application for building permit, the applicant shall meet with Lake Worth Beach Electric Utilities to confirm that either one or two single-phase padmount transformers will be required between the two buildings, depending on the size and amount of private service cable being run from the multi-meter banks to the padmount transformers. Lake Worth Beach will need at least 20-feet of width between the two apartment buildings to install two single-phase padmount transformers and also allow for the appropriate spacing between the buildings and each transformer. Lake Worth Beach Electric also requests that no landscaping be installed within 8-feet of the front of the padmount transformers and 3-feet of the sides and rear of the padmount transformers. No landscaping is currently proposed between the two buildings.
- Prior to issuance of a Certificate of Occupancy,
 - Lake Worth Beach Electric will need a 10-ft wide utility easement for the underground primary line and the padmount transformers.
 - The developer and/or property owner shall be responsible for the cost of the new underground electric lines and padmount transformers for the proposed project. There will be another charge separate from the overhead relocation charge for the underground lines and transformers that will need to be installed for the project.
- The developer and/or property owner shall be responsible for installing the 2-2" schedule-40 conduits down a minimum of 36" deep from the designated overhead pole to the padmount transformers.
- Prior to the issuance of a Building Permit, Lake Worth Beach Electric has an existing overhead electric line and pole that looks to be in conflict with the parking lot. The property owner is responsible for the cost of removing this line and the other electric work that will be needed to prepare the overhead electric lines for the new underground service.

Conditions of Approval

Planning and Zoning:

- Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
 - All lighting shall be shielded so as to not trespass upon neighboring residential properties or districts in excess of 12.57 lumens when measured from the property line and shall comply with lighting code regulations in [LDR Section 23.4-3](#). If using LED lighting, a warm light tone not to exceed 2700 K is required. Lighting fixtures should comply with dark skies fixture recommendation and be consistent with the architectural style of the project.
 - The parking space immediately south of the ingress and egress onto both North E and F streets shall be removed for traffic visibility and safety purposes.
 - Continuous landscape screening material/s such as a hedge shall be planted along the north property line, utilizing Florida natives. The landscape screen shall be installed at a minimum planting height of no less than 24 inches, and shall form a continuous hedge within one year of planting
- Prior to the issuance of a certificate of occupancy, the property shall be platted. The plat shall depict all utility easements and showing the revised boundaries of the property, including the required right-of-way abandonment and unity of title.
- Prior to the issuance of a certificate of occupancy, the developer shall pay \$21,600 toward the City's sustainability incentive trust account.

Conditions of Approval

Public Works:

- Prior to the issuance of a building permit:
 - Permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Works Construction Standards and Policy and Procedure Manual.
 - Provide evidence of any required permit(s) from the Lake Worth Drainage (LWDD) District's Engineering Department and South Florida Water Management District's (SFWMD) Engineering Department, as required. Provide evidence of discussions and outreach to the LWDD and SFWMD, including required permits.
 - Provide an Erosion Control plan and indicate the BMP's and NPDES compliance practices.
- Prior to the issuance of a certificate of occupancy:
 - All conditions of approval have been satisfied under jurisdiction of the Department of Public Works.
- A new driveway curb cut on North F Street and North E Street shall be constructed that complies with the Public Works Department's specifications and Policy and Procedure Manual.
- The entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements shall be restored to the same condition prior to construction or better.
- All disturbed areas shall be fine graded and sod all disturbed areas with bahia sod.
- The property shall be broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.
- A "Right of Way/Utility Permit" is required.
- All rights of way shall be restored to a like or better condition. Any damages to pavement, curbing, striping, sidewalks or other areas shall be restored in kind

Conditions of Approval

Utilities Water & Sewer:

- Prior to the issuance of building permit:
 - If the platted alleyway be will be abandoned a Utility Easement will need to be established. Utility easements are a minimum of 15 feet wide and should be centered over the existing to provide a minimum of 7 feet east of the Sanitary Sewer.
 - Detailed drainage calculations that meet the City's stormwater policy of containing the 3-year 1-hour storm event or 2.6 inches of precipitation over the entire site. If a connection to the City storm system is proposed, the calculations must meet attenuation time and pre/post discharges. Provide the elevation cross sections at each property line to confirm the site contains the 3-year 1-hour storm.
- Provide the geotechnical analysis for the percolation rate (K).
- Provide an Erosion Control plan with BMPs and NPDES compliance.
- Pay in full all reserved capacity fees for water and sewer must be in accordance with the current City Ordinance.

Conditions of Approval

Lake Worth Beach Community Redevelopment Agency:

- A portion of this project requires the transfer of parcel #38-43-44-21-15-318-0160 from the Lake Worth Community Redevelopment Agency (CRA) to '1212 Tenth Avenue North, LLC', a Florida limited liability company.
- The owner of the project, '1212 Tenth Avenue North LLC', shall have four hundred twenty five (425) days following the Closing Date as provided in the CRA's Purchase and Sale Agreement to obtain a certificate of occupancy for the development on the Property. Such failure to obtain the certificate of occupancy, subject, however, to extensions for delays attributable to Force Majeure which extensions must be approved by the CRA Board of Commissioners. Closing date between '1212 Tenth Avenue North LLC' and the Lake Worth Beach Community Redevelopment Agency (CRA) is expected to take place no later than the end of June 2021.

May 5th, 2021 Planning & Zoning Board Comment

- Prior to the issuance of a building permit, architecturally adjust the staircase element to provide additional architectural significance or design components to staircase as consistent with the Board discussion at the meeting.



LAKE WORTH APARTMENTS

PZB PROJECT NUMBER: 21-01400039

10TH AVE NORTH

BETWEEN NORTH E ST AND NORTH F STREET



City of
Lake Worth
Beach
FLORIDA

Zoning Map - Lake Worth Apartments

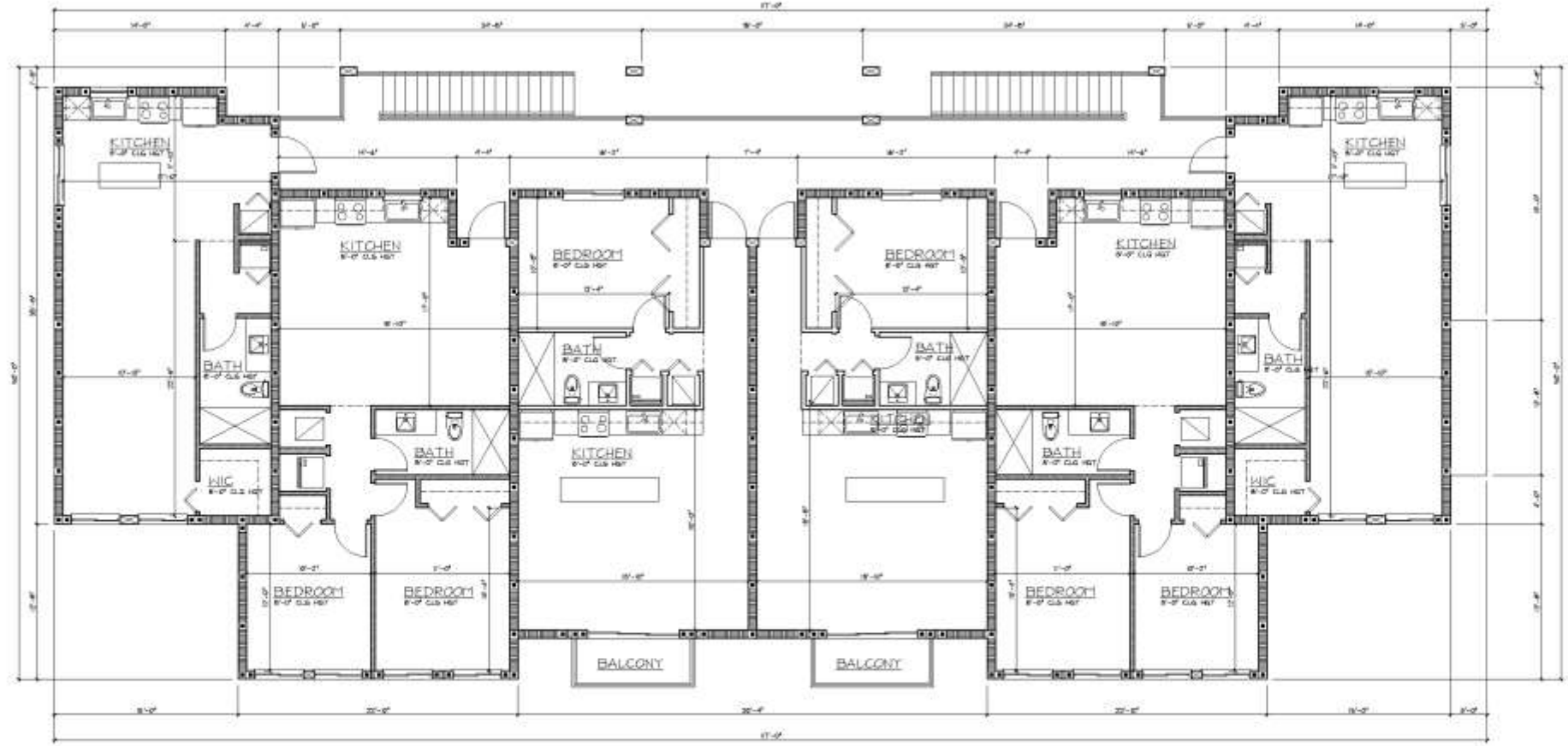
Department for Community Sustainability



0 0.01 0.02 0.04 0.06 0.08 Miles

Zoning

- MU-DIXIE
- MU-E
- SFR
- TOD-E
- Highlighted Parcel



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



WALL CHARETTE A.A.
LICENSE AR 0016272

MARY HURLEY A.A.
LICENSE AR 0094784

CHARETTE INTERNATIONAL ARCHITECTURE INC
AA280022424

ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RESTORATIONS

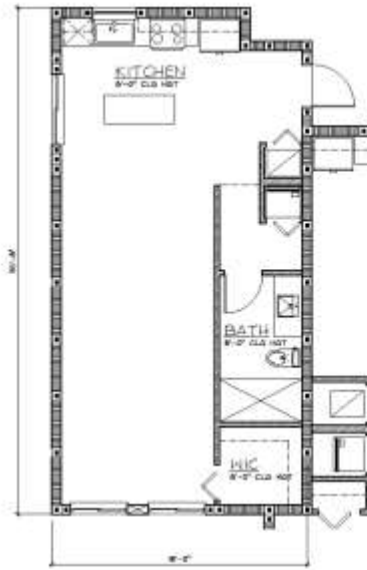
2529 N. 38 TH. AVE.
LAKE WORTH, FL 33409
paul@charettearch.com
mary@charettearch.com

◆ HOLLYWOOD, FL
◆ (561)756-6094 ◆ (954)909-9602

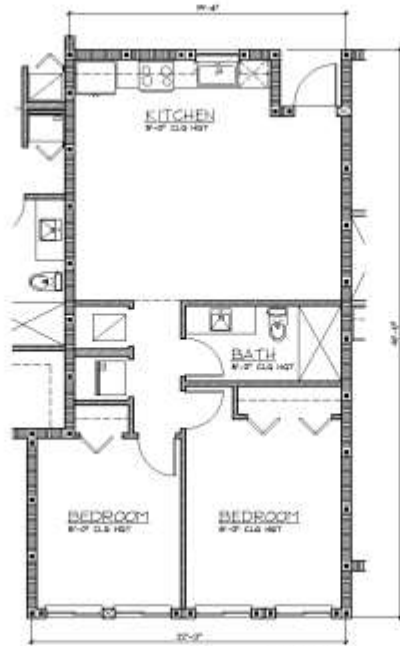
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-10B

NO. OF UNITS	48
NO. OF FLOORS	5
NO. OF STAIRS	2
NO. OF ELEVATORS	0
NO. OF GARAGES	0
NO. OF BATHS	0
NO. OF KITCHENS	0
NO. OF BEDROOMS	0
NO. OF BALCONIES	0
NO. OF STAIRWELLS	0
NO. OF ELEVATOR SHAFTS	0
NO. OF MECHANICAL ROOMS	0
NO. OF STORAGE ROOMS	0
NO. OF LAUNDRY ROOMS	0
NO. OF OTHER ROOMS	0
TOTAL NO. OF ROOMS	0
DATE	10.1.10
BY	9/01

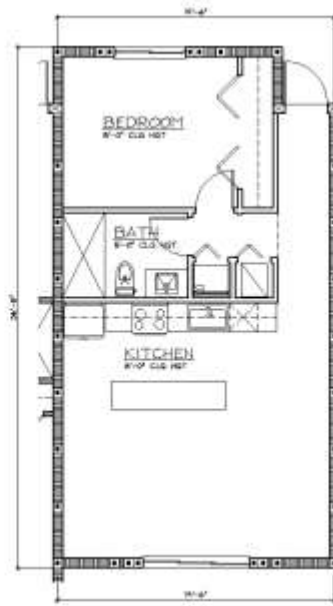
A-2



UNIT A
10'-0" x 10'-0"



UNIT B
10'-0" x 10'-0"



UNIT C
10'-0" x 10'-0"



PAUL CHARETTE A.I.A.
LICENSE #P 039829

MARK HALEY A.I.A.
LICENSE #P 0398784

CHARETTE INTERNATIONAL ARCHITECTURE INC
AA26002424

ARCHITECTURE ♦ PLANNING ♦ HISTORICAL RENOVATIONS

2528 N. 38 TH AVE
paul@charettearch.com ♦ HOLLYWOOD, FL
mark@charettearch.com ♦ (954) 756-6094 - (954) 869-9602

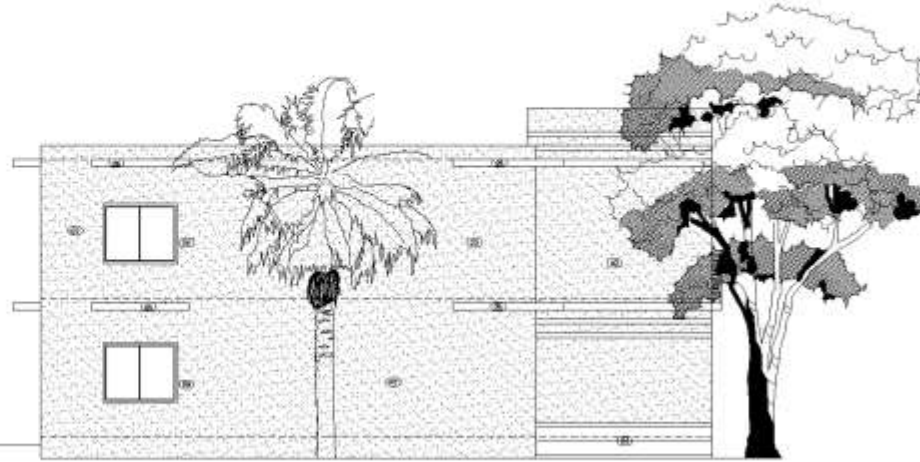
APARTMENT UNITS
10TH AVE N
LAKE WORTH, FL
2020-108

NO. SHEETS	NO. COPIES
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
SHEET	

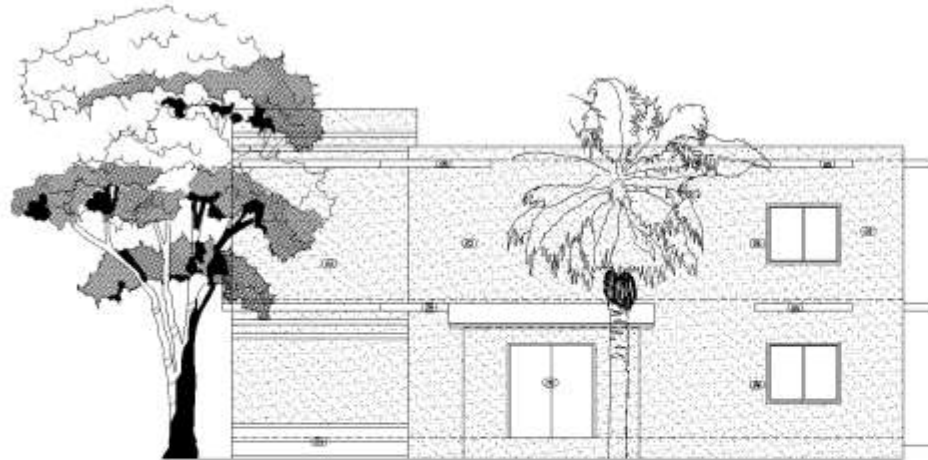
A-3

FINISH SCHEDULE

MARK	DESCRIPTION
01	SCORED STUCCO - BENJAMIN MOORE ACS4 "DARK SHADOW"
02	SMOOTH STUCCO - BENJAMIN MOORE OC66 "TRISH WHITE"
03	SCORED STUCCO - BENJAMIN MOORE ACS4 "DARK SHADOW"
04	SCORED STUCCO - BENJAMIN MOORE ACS4 "DARK SHADOW"
05	SMOOTH STUCCO - BENJAMIN MOORE 2187-00 "CAIRN BRIDGE"
06	BRONZE WINDOW FRAME
07	BRONZED METAL RAILING



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PAUL CHARETTE A.I.A.
LICENSE: #P 6096179

MARK HURLEY A.I.A.
LICENSE: #P 6009784

CHARETTE INTERNATIONAL ARCHITECTURE INC
AA260002424
ARCHITECTURE ♦ PLANNING ♦ HISTORICAL RENOVATIONS

2528 N. 38 TH AVE.
SUITE 100
HOLLYWOOD, FL 33021
phone: 954-985-1100
members@ciar.com ♦ (561) 756-6094 ♦ (954) 985-9802

APARTMENT UNITS

10TH AVE N

LAKE WORTH, FL

2020-108

DATE	08/20/2020
PROJECT	
CLIENT	
ARCHITECT	
DESIGNER	
SCALE	1/4" = 1'-0"
SHEET	

A-5







City of
Lake Worth
Beach
FLORIDA

The Art of Florida Living.SM



Item F

Resolution 31-2021: An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.



Background

- The City of Lake Worth Beach was awarded a Small Matching Grant (#18.HSM.300.007) from the Florida Department of State to create a set of City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG).
- At the **January 15, 2019 City Commission Meeting**, the LWBHPDG were adopted through Resolution No. 03-2019.
- **Page 198 of the LWBHPDG** provides special considerations for window replacement. Item #5 states **“Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended.”**



Background

- After the adoption of the LWBHPDG, the Historic Resources Preservation Board (HRPB) gave the directive that **“clear Low-E” coatings were visually consistent with clear glass** and could be approved by either administrative review or review by the HRPB.
- At the **August 12, 2020 HRPB meeting**, the Board made a motion to place a **moratorium on all glass types other than clear**, as “clear Low-E” coatings varied in appearance between manufacturers due to inconsistent industry standards.
- At the **September 9, 2020 HRPB meeting**, the Board requested that staff provide **additional research that compares the efficiency of clear glass and glass with Low-E coatings**.



Background

- At the **October 14, 2020 HRPB meeting**, the **Board** lifted the moratorium and amended the **Certificate of Appropriateness (COA) Approval Matrix** to create a standard for Low-E glass that was equivalent to clear glass in historic districts: **“All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.”**



**AGENDA
CITY OF LAKE WORTH BEACH
HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING
VIA TELECONFERENCE
WEDNESDAY, OCTOBER 14, 2020 -- 6:00 PM**

ROLL CALL and RECORDING OF ABSENCES

PLEDGE OF ALLEGIANCE

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES:

A. September 9, 2020 Regular Meeting Minutes

CASES

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

1) LDR Amendments Round 04

WITHDRAWALS / POSTPONEMENTS

CONSENT

PUBLIC HEARINGS:

BOARD DISCLOSURE

UNFINISHED BUSINESS:

NEW BUSINESS:

- A. Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **631 Lucerne Avenue** (The Hummingbird); PCN# 38-43-44-21-15-509-0010 for the completed work. The subject property is a contributing resource to the Old Town Local Historic District and is located within the Downtown Zoning District.
- B. Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **910 North M Street**; PCN#38-43-44-21-15-286-0030 for completed work. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

- C. Consideration of a Certificate of Appropriateness (COA) for accordion shutter installation for the condominium unit located at 31 South Golfview Road #13; 38-43- 44-27-36-001-0130.
- D. Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**; PCN#38-43-44-21-15-046-0130. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

E. PZHP 20-03100007: Consideration of an ordinance to Chapter 23 "Land Development Regulations" regarding changes to commercial vehicle parking, open air operations, temporary banner signage for new construction, landscaping requirements and artificial turf (Ordinance 20-15).

PLANNING ISSUES:

- A. Consideration of an amendment to the COA Approval Matrix that adds clear glazing standards and consolidates information for actions that impact the exterior appearance of properties located within the historic districts.

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

- A. Presentation of award recipients that have demonstrated outstanding achievements in historic preservation; 113 South Federal Highway, 407 South Lakeside Drive, 231 North Ocean Breeze, 330 North Palmway, and 1101 North Lakeside Drive.

BOARD MEMBER COMMENTS:

ADJOURNMENT

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



Background

- At the **May 4, 2021 City Commission meeting**, staff was directed to amend historic preservation requirements that limited Low-E coatings to a minimum **70% VLT**.
- The City Attorney, Susan Garrett, wrote a memorandum providing procedural guidance to adopt the 70% VLT standard, which indicated that an **amendment to the LWBHPDG was required to allow for the implementation of the 60% VLT standard**.
- Pursuant to the City's participation in the Certified Local Government program, a **notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG**.

Analysis: Visible Light Transmittance (VLT)

- Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on tinted glass.



Visible Light



Proposed Amendment (Page 198)

A Range of Successful and Unsuccessful Window Replacements

Special Considerations

1. Replacement windows should be installed in the original window openings, and the openings should not be altered in size or made smaller by filling in the framing.
2. Replacement windows should be installed to the same depth in the jamb as the existing windows, and should not be installed flush with the exterior of the wall.
3. The original wood window trim, window sills, and mullions should be retained when replacing windows. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements should match what is being removed in profile, design, shape, size, configuration, and location.
4. If decorative divided lights are appropriate and compatible for your replacement windows, they should be created by utilizing exterior raised applied triangular muntins. Exterior flat muntins or “grills between the glass” should not be utilized. When utilizing a divided light pattern, monolithic glass is recommended over insulated glass, as the additional glass width associated with insulated products removes the exterior space in the window sash needed to accommodate exterior muntins.
5. Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with ~~Low-E or Solarban coatings~~, applied tint, and mirrored finishes are not recommended allowed. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
6. It is important to verify with your contractor or design professional that your existing window openings and framing will support your desired replacement window product. Often, additional or reinforced structural support is needed to accommodate impact products. This may require all internal trim and wall space abutting your current windows to be demolished, which may remove original materials, increase the cost of the project, and result in additional construction time.



Florida Department of State Recommendation



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 28, 2021

Ms. Erin Sita
Assistant Director
Department for Community Sustainability
7 North Dixie Highway
Lake Worth Beach, FL 33460

Re: City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) Amendment

Dear Ms. Sita,

Thank you for the submission of the proposed changes to the City of Lake Worth Beach Historic Preservation Design Guidelines. Upon review of the proposed changes, we conclude that the proposed amendment is not recommended.

The proposed amendment is not in agreement with the Secretary of the Interior's Standards. The *Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings* state that, "retrofitting historically-clear windows with tinted glass or reflective coatings that will negatively impact the historic character of the building..." is not recommended (p.6). The Standards continue that low-emissivity (low-e) glass is recommended if it is clear. Since a low-e coating with a visible light transmittance of less than 70% was determined by the Lake Worth Beach HRPB to be not clear glass, it is therefore not recommended for the design guidelines to permit its use on historic properties.

Please feel free to contact me at 850.245.6341 or Mariah.Justice@dos.myflorida.com if you have any questions or concerns.

Sincerely,

Mariah Justice
Certified Local Government Coordinator

cc: Jordan Hodges

Division of Historical Resources
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- The City of Lake Worth is a Certified Local Government (CLG) with a required implementing ordinance and a historic preservation board established to develop and oversee the functions of its historic preservation program.
- Pursuant to the City's participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG.
- The Florida Department of State Certified Local Government Coordinator, Mariah Justice, indicated that the proposed amendment is **not recommended as it would allow Low-E coatings with a visual light transmittance of less than 70% is not in agreement with the Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings: "retrofitting historically-clear windows with tinted glass or reflective coatings will negatively impact the historic character of a building..."**.



HRPB Recommendation

RECOMMENDED TO THE CITY COMMISSION OF RESOLUTION 31-2021 to not approve the proposed amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.

- **As it is not recommended by the Florida Department of State that Low-E coatings with a VLT of less than 70% be utilized**



City of
Lake Worth
Beach
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