



CITY OF LAKE WORTH BEACH

Community SustainabilitySM

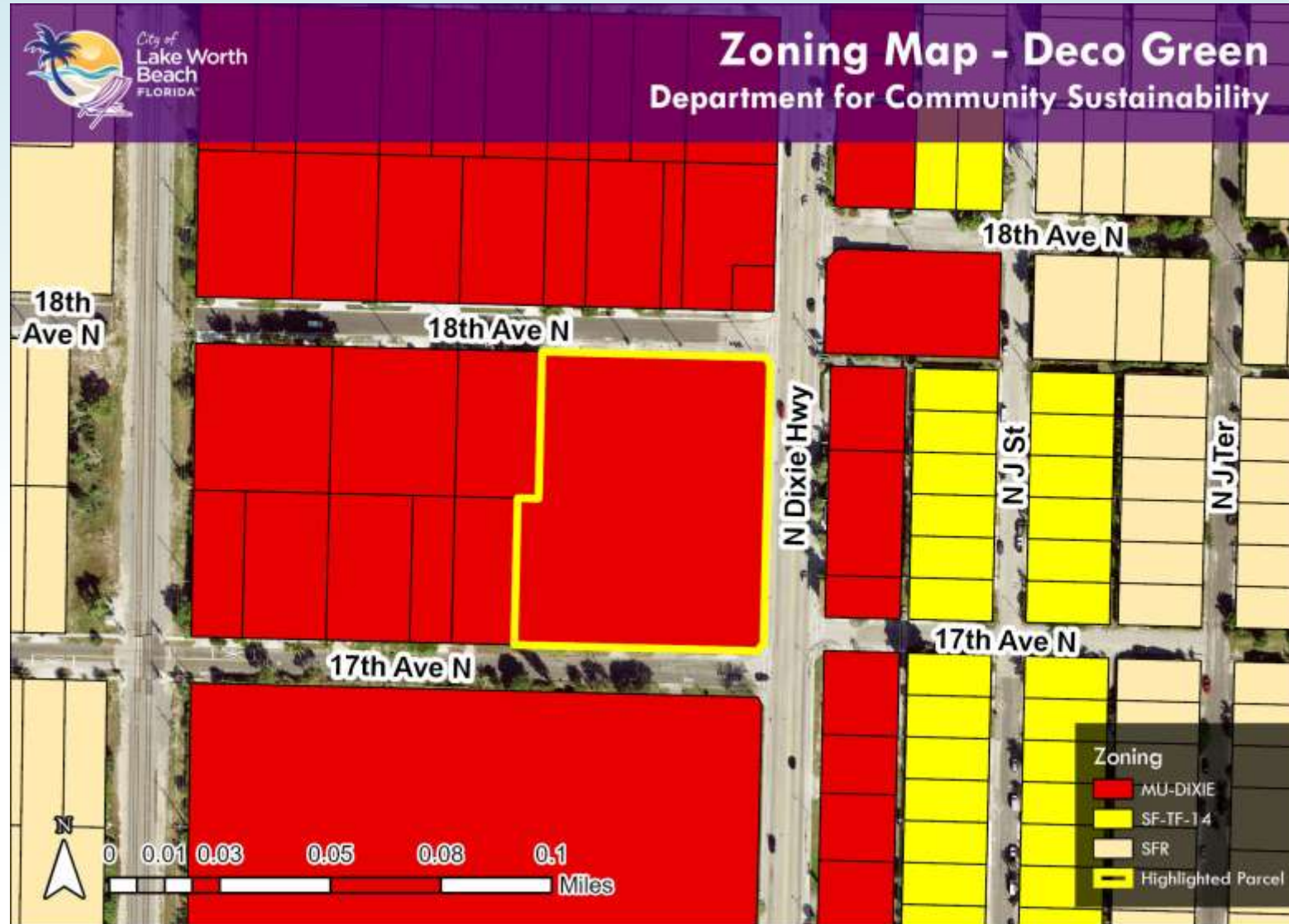
New Business, Item C

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 (21-009000001)
- The Board voted 4-1 to recommend approval of the project to the City Commission with conditions.

Background/Proposal

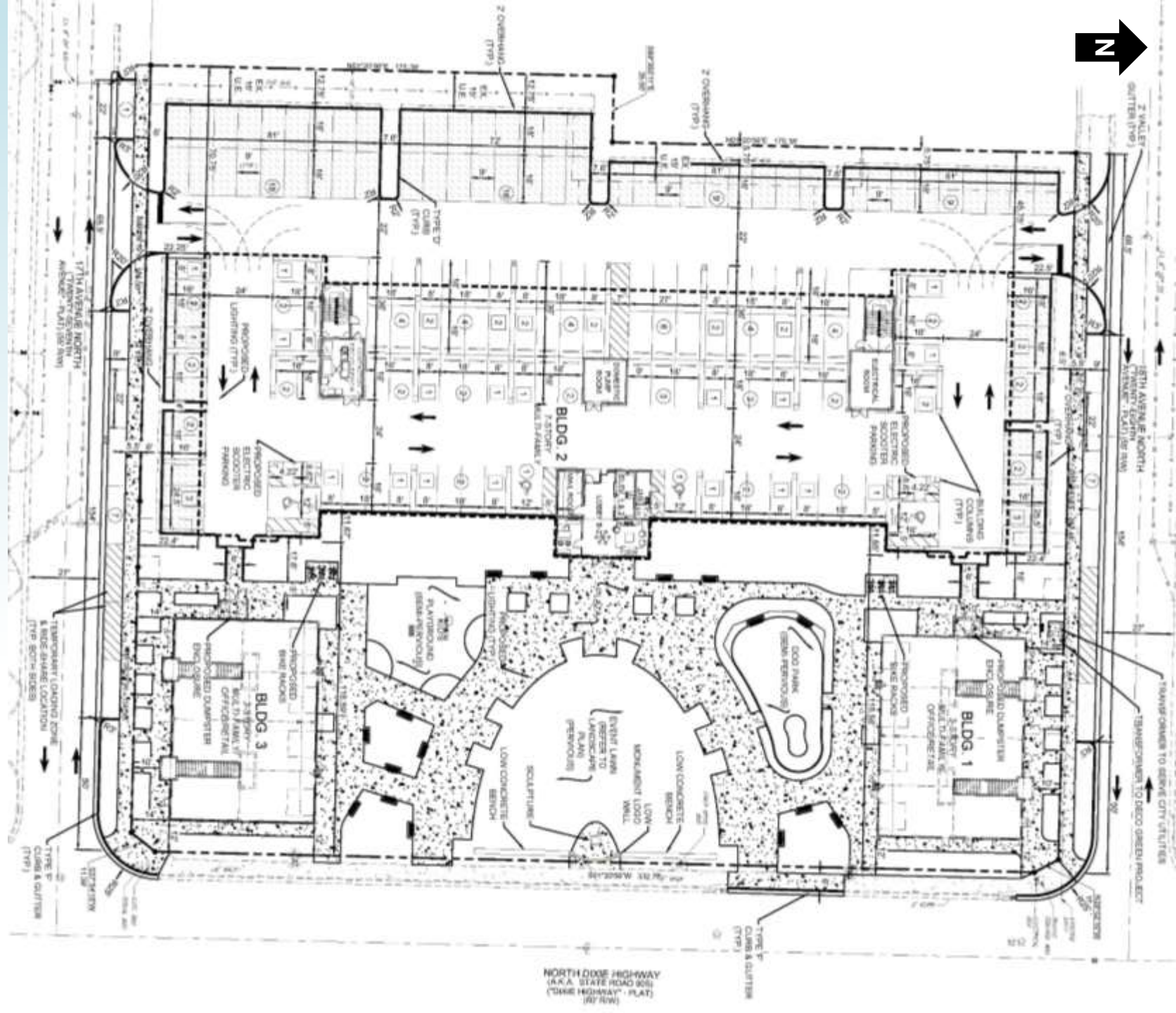
Applicant	Patricia Ramudo, PE of IBI Group
Owner	Lake Worth Beach Community Redevelopment Agency
Location	West side of Dixie Highway between 17 th and 18 th Avenues North
Zoning District	Mixed-Use Dixie Highway

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'	20'	Buildings 1 & 3: 12'* Building 2: 115.2'
	Rear (min)	15'	15'	Buildings 1 & 3: 201' 8" Building 2: 45' 9"
	Side (min) (North and South)	10' (Maximum Wall Height at Setback: 45')	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.



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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:
 - 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