

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

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

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

**4 - story
Hotel**

Boutwell Road

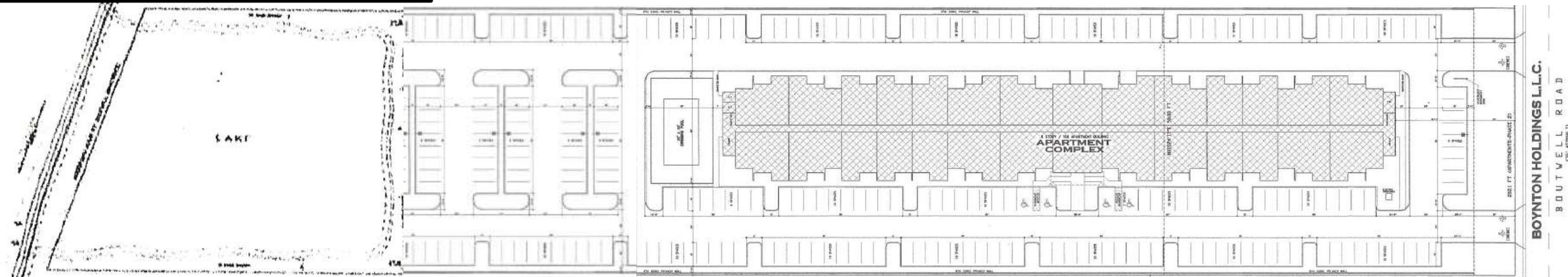
**FLU & Zoning:
Mixed - Use West (MU - W)
4.75 AC**

**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



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

Existing Approval

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

10th Avenue North

Boutwell Road

Lake Worth Road

INTERSTATE 95

Downtown

Tri-Rail Station

- **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



Sustainable Elements Proposed



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



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