

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 15, 2021

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2021-03 – Second Reading – An ordinance of the City Commission of the City of Lake Worth Beach, Florida, amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development District, located at 3300 Boutwell Road. This item is quasi-judicial

**SUMMARY:**

The “Bexly at Boutwell” is a 200-unit multi-family project being proposed by WGI on behalf of MA Investment Boca, LLC. The subject site is a vacant 4.746 acre parcel located in the southwest corner of Boutwell Road and 10<sup>th</sup> Avenue North as depicted in Exhibit A of the ordinance. The subject project is located outside of the CRA’s boundaries.

The Applicant, WGI on behalf of MA Investment Boca, LLC, is requesting approval of the following:

- 1) Residential Planned Development to construct a 200-unit multifamily development.
- 2) Development of Significant Impact to construct a residential development in excess of 100 units.
- 3) Major Site Plan for the development of a new multifamily development greater than 7,500 square feet.
- 4) Conditional Use Permit to establish a residential master plan greater than 7,500 square feet.
- 5) Sustainable Bonus Incentive Program for an additional density, intensity and height.
- 6) Transfer of Development Rights to obtain an additional 4.7 units per acre.

If approved, the City’s official zoning map will also be amended to reflect the establishment of the residential urban planned development.

**BACKGROUND AND JUSTIFICATION:**

The new proposed development, also referred to as “The Bexly at Boutwell,” consists of two residential buildings inclusive of a clubhouse/mailroom. The project proposes a total of 200 multifamily units. Of the 200 units, 120 units will be one-bedroom units, and 80 units will be two-bedroom units. The project will be constructed in one phase. On May 5, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions (3-2 vote). There was no public comment at the May 5<sup>th</sup> meeting and there were no requests for affected party status associated with this project prior to the meeting.

The applicant submitted revised plans on May 12, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The revised plans are included in the attachments and were reviewed by staff for consistency with the conditions of approval and the City’s Code of Ordinances.

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.

**MOTION:**

Move to approve/disapprove Ordinance No. 2021-03 on second reading.

**ATTACHMENT(S):**

Ordinance 2021-03

Site Plan Package

- Rendering and Elevations
- Site Plan and Architectural Plans
- Landscape Plans
- Civil and Photometric Plans

PZB Staff Report

Zoning Map

Supplemental Supporting Documents

Site Photos