

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 1, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-04 – First Reading – An ordinance of the City Commission of the City of Lake Worth Beach, FL, amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development, located at 1715 North Dixie Highway

SUMMARY:

Deco Green is a 127-unit mixed-use multi-family project being proposed by IBI Group on behalf of OAG Investment 5, LLC. The subject site is a vacant 2.29 acre parcel located on the west side of North Dixie Highway, between 17th and 18th Avenues North as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries.

The Applicant, IBI Group on behalf of OAG Investment 5, LLC C, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct a 127-unit multifamily development with +/-7,450 square feet of commercial space.
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 in excess of 7,500 square feet.
4. Conditional Use Permit to establish a mixed-use 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 Incentive Program for a 10% increase in residential density.

If approved, the City's official zoning map will also be amended to reflect the establishment of the mixed-use urban planned development.

BACKGROUND AND JUSTIFICATION:

The proposed project will be comprised of 3 buildings. Buildings 1 and 3 are three floors in height with a roof terrace, and each contain +/-3,725 square feet of commercial space and 6 dwelling units. Building 2 is seven floors in height with a roof terrace and contains 115 dwelling units. Of the units, 53 will be one bedroom, 64 will be two-bedroom, and 10 will be three-bedroom. 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 outlined in Exhibit C of the ordinance (4-1 vote).

The applicant submitted revised drainage analysis on May 7, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The drainage analysis is included in the attachments and were reviewed by water utilities staff for verification.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 on first reading and to schedule the second reading and public hearing for June 15, 2021.

ATTACHMENT(S):

- Ordinance 2021-04
- PZB Staff Report
- Development Plans
- Supplemental Supporting Documents
- Additional Drainage Information