

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** November 17, 2020

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2020-17 – First Reading - Approve the establishment of a mixed-use urban planned development for Village Flats

**SUMMARY:**

Ordinance No. 2020-17 provides for the establishment of a mixed-use urban planned development including a major site plan, a conditional use, and sustainable bonus incentive for Village Flats, which includes 41 residential units.

**BACKGROUND AND JUSTIFICATION:**

Village Flats is a two-phase, forty-one (41) unit multi-family project being proposed by InHabit Property Group, which is located on several vacant lots totaling 1.1 acres between Lake and Lucerne Avenues and between North F and North C Streets as depicted in Exhibit A of the ordinance. Phase 1 of the project will be located on 8 lots totaling 0.64 acres adjacent to North E Street between Lake and Lucerne Avenues and will consist of two buildings containing a total of 30 one-bedroom and two-bedroom units, including 5 live/work units. Phase 1 will also include a pocket park to be located at the southeastern corner of the site. Phase 2 will be located at two sites totaling 0.46 acres at 1310 Lake Avenue and 1401 Lucerne Avenue respectively. The parcel at 1310 Lake Avenue will consist of six (6) one-bedroom units, while 1401 Lucerne Avenue will consist of five (5) three-bedroom live/work units. Phase 2 will require subsequent site plan amendment review once the development plans are finalized, which will require either administrative review or review by the Planning & Zoning Board (PZB) as applicable.

This project is the result of RFP 01-1819, initiated by the Lake Worth Beach Community Redevelopment Agency (CRA) for affordable, market-rate housing to be located on CRA-owned property. The project was subsequently submitted for review by Community Sustainability staff and the City's Site Plan Review Team (SPRT). On October 7, 2020, the PZB reviewed the project and unanimously recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance. The applicant submitted revised plans on October 20, 2020, to address minor comments raised by the PZB, including additional signage detail. The revised plans were reviewed by staff for consistency with PZB comments and are included in the development plans attachment.

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

**MOTION:**

Move to approve/disapprove Ordinance No. 2020-17 on first reading and to schedule the public hearing and second reading on December 1, 2020.

**ATTACHMENT(S):**

Ordinance 2020-17

PZB Staff Report

Development Plans

Supplemental Supporting Documents