

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: November 2, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-16 – Second Reading – Quasi-judicial – Consideration of an application for a Residential Urban Planned Development, Major Site Plan, and Conditional Use Permit located at 825 and 827 South Federal Highway (Burckle Place III) and on a portion of 9th Avenue South right-of-way

SUMMARY:

Burckle Place III is a 7-unit multi-family project proposed by Cotleur & Hearing, a land development firm, on behalf of The Lord's Place, Inc. The subject 0.53-acre vacant site is located on the west side of South Federal Highway North and encompasses the properties located at 825 and 827 South Federal Highway and the northern 20 feet of 9th Avenue South right-of-way, as depicted in Exhibit A of the ordinance.

The applicant is requesting approval of the following:

1. Residential Urban Planned Development to construct a seven-unit multifamily development.
2. Major Site Plan for the development of a new multi-family building in excess of 7,500 square feet.
3. Conditional Use Permit to establish a residential master plan greater than 7,500 square feet.
4. A Right-of-Way (ROW) Abandonment request to abandon a portion of the 9th Avenue South ROW adjacent to the site is being considered as a separate concurrent agenda item.

If approved, the City's official zoning map also will be amended to reflect the establishment of the residential urban planned development. The multi-family building will be owned and operated by The Lord's Place, Inc. Per the application materials, The Lord's Place, Inc. is a non-profit business in Palm Beach County that aims towards helping the County's homeless population. The proposed Burckle Place III is a multi-family residential use with special programming to assist 21 women, who have experienced homelessness, and provides support to aid their transition to independent market-rate housing.

BACKGROUND:

The Planning & Zoning Board (PZB) initially heard the request at the March 3, 2021, PZB meeting. The PZB recommended denial and highlighted several concerns related to consistency with the City's Major Thoroughfare Design Guidelines and the request to relax the minimum number of parking spaces, the minimum living space, and dumpster enclosure size requirements. Several residents in the area also expressed concerns on consistency with the Major Thoroughfare Design Guidelines, parking in the unpaved right-of-way, and the nature of the residential use.

Subsequent to the March 3, 2021, PZB meeting, the applicant revised the request to address concerns identified at the meeting. The revisions included a new side loaded parking lot configuration, and a decrease in the number of units from eight to seven units that eliminated the previous request to reduce the minimum number of parking spaces. The architectural elevations and building placement were also revised to further comply with the Major Thoroughfare Design Guidelines and to address concerns made by the PZB and the residents. Landscape was revised accordantly to address the site modifications, including a robust number of native landscape (97% of the trees are native and 75% of the groundcovers, shrubs and palms are native).

The revised application was advertised and scheduled for the August 4, 2021 meeting. A property owner within 400 ft registered as an affected party and requested a continuance to the September 1, 2021 PZB meeting. At the September 1, 2021 PZB meeting, the Board voted to recommended denial to the City Commission in a 4-2 vote.

The City Commission voted to approve (4-1 vote) the subject application on first reading at their October 5, 2021 meeting and requested to staff to bring back options at second reading to ensure adequate access to the rear alley by adjacent property owners. City staff will present two options at the November 2nd meeting, which will include one of the following improvements as well as direction on funding:

- A. Improvement of the alley between 9th Avenue South and 10th Avenue South, or
- B. Improvement of the 9th Avenue South section of ROW west of the alley.

MOTION:

Move to approve/disapprove Ordinance No. 2021-16 amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development (Burckle Place III) located at 825 and 827 South Federal Highway on second reading/adoption.

ATTACHMENT(S):

Ordinance 2021-16

PZB Staff Report

Site Plan Package & Attachments

Landscape Plan (revised per City Commission direction at the first reading)

March 3, 2021, August 4, 2021 & September 1, 2021 PZB Minutes