

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** February 21, 2023

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2022-15 – Second Reading – Approval of a Residential Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as “Lake Worth Station” located at 930 N G Street to construct a 4 to 5-story, 91 dwelling unit multi-family development with 39 multi-family units proposed to qualify as workforce housing

**SUMMARY:**

The Applicant, Ricardo Hernandez - Bridge Holding, LLC, is requesting approval of the following:

- A Residential Urban Planned Development request to construct an approximately 4 to 5-story, 91-unit multi-family residential structure with additional site improvements and public amenities.
- Major Site Plan for a development in excess of 7,500 square feet.
- A Conditional Use Permit request to develop a multi-family residential use structure greater than 7,500 square feet.
- A Sustainable Bonus request for additional density (+/- 4 units) and height (3 stories & 24’8”).
- The property is zoned Transit Oriented Development – East (TOD-E).

The Applicant is proposing a multi-family development on two (2) vacant lots totaling 1.438-acres with the purpose of “improving the area while contributing to the residential, and recreational uses surrounding the area.” The proposed residential project includes the construction of a 4 to 5-story building, surface parking, public plaza on 10<sup>th</sup> Avenue North, outdoor amenities, and a public interactive linear nature trail. Of the 91 residential units, 5 will be studio units, 60 will be 1-bedroom units, 23 will be 2-bedroom units, and 3 will be 3-bedroom units. Thirty-nine (39) of the units have been deed restricted as workforce housing through the PBC Workforce Housing program. The Applicant is opting into the new workforce housing ordinance to utilize the 25% parking reduction, which requires a minimum of 14 units to be income restricted units.

**BACKGROUND AND JUSTIFICATION:**

The Planning and Zoning Board (PZB) at their August 3, 2022 meeting, recommended approval of the project with conditions. The motion included one modification to staff’s recommended conditions of approval that requested the applicant move one of the units to the lowest workforce housing income category. Discussion included many questions by the new members of the PZB as well as a request to reconfigure the entrance along 10<sup>th</sup> Avenue to reduce potential traffic conflicts at that entrance if feasible.

On September 6, 2022, the City Commission voted to continue first reading on the project for further discussion and identified areas of concern for the applicant to address, including reducing the height of the main building to 4 stories if feasible, preserving the existing pine trees, adding some larger units, and providing outdoor space. On December 12, 2022, the applicant submitted modifications to the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on direction by the City Commission at the September 2022 meeting. These changes included the addition of the linear parcel across North G Street, which will add additional parking, 10 dwelling units, and an interactive educational trail on native habitat.

Staff prepared an analysis memorandum on the proposed changes, which meet all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan except in one (1) area where the applicant is requesting additional flexibility. Specifically, the applicant is requesting to reduce the front build-to line on 10<sup>th</sup> Avenue North to 15 ft (3 ft reduction) to allow for the pine trees at the rear of the structure to be preserved.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 24' 8" feet / 3-stories) and density (+/- 4 units), which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community-based improvements and overall design excellence as part of a development proposal. Per condition of approval, the applicant shall be required to pay 50% of the sustainable bonus incentive value to the City in the amount of \$231,202.50. For the remaining 50% of the incentive award value (\$231,202.50), the Applicant is proposing the following qualified on-site improvements 25 affordable/workforce housing units, which is equal to 27.47% of all units (27.47% of \$231,202.50 = \$63,511.33), a public plaza along 10th Avenue North (\$30,000), and a public interactive educational trail on native habitat (unknown value at this time). The total value of the qualifying improvements is anticipated to be approximately equal to the required incentive value of \$231,202.50. The final values will be determined at permit. Should the costs of the improvements not increase to meet/exceed the remaining SBIP value due, the applicant has been conditioned to pay the difference.

Additional background, history and justification can be found in the attached documentation, including the analysis memorandum and the advisory board staff report on the original submittal.

The City Commission approved the project on first reading at the January 17, 2023 meeting. The City Commission added an additional waiver to allow street side balconies to extend into the side setback to be utilized as functional outdoor space. The applicant has submitted additional SBIP numbers as a follow-up to discussion on first reading, which is included as Attachment 7. Staff also updated the ordinance's conditions of approval to reflect the 10<sup>th</sup> Avenue North entrance configuration, and the Commission's request for wider balconies.

**MOTION:**

Move to approve/disapprove Ordinance No. 2022-15, an Urban Planned Development, Major Site Plan, Conditional Use Permit (CUP), and Sustainable Bonus Incentive Program (SBIP) requests for the project commonly referred to as "Lake Worth Station" located at 930 N G Street to construct a 4 to 5-story, 91 dwelling unit multi-family development with 39 multi-family units proposed to qualify as workforce housing.

**ATTACHMENT(S):**

Ordinance 2022-15  
Staff Memorandum of Revised Plans  
Supporting Plans and Documents  
PZB Staff Report on initial plans