

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: July 20, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-07 – Second Reading (possible Quasi-judicial) – amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development (Lake Worth Apartments) on 10th Avenue North between North E Street and North F Street

SUMMARY:

Lake Worth Apartments is a 24-unit multi-family project being proposed on a vacant 0.71 acre parcel located on the north side of 10th Avenue North between North E Street and North F Street as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries.

The applicant, Mark Hunley of Charette International Architecture on behalf of 1212 Tenth Avenue North LLC, is requesting approval of the following:

1. Residential Urban Planned Development to construct a two-building, 24-unit multifamily development.
2. Major Site Plan for the development of a new multifamily development in excess of 7,500 square feet.
3. Conditional Use Permit to establish residential uses greater than 7,500 square feet.
4. Sustainable Bonus Incentive Program for additional density of 3 units.
5. Right-Of-Way Abandonment for the city to abandon the alley bisecting the project location.

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 1 building with a landscaped parking area to the rear of the building. 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). On June 15, 2021, the City Commission approved the project on first reading (5-0 vote) with additional conditions of approval addressing dumpster location, site security, lighting, and fencing as follows:

1. Prior to the issuance of a building permit all applicable plans shall reflect the following conditions of approval, and on-site improvements shall comply with the following conditions prior to the issuance of a certificate of occupancy:
 - a. Provide a 6-8' opaque fence or wall along the north property line.

- b. Adjust the height of the parking lot and site lighting to be at a height no higher than the base of the second floor.
 - c. Provide security cameras and video doorbells to enhance the safety of the site.
2. Prior to the issuance of a building permit, the property owners and/or applicant shall work with appropriate departments to locate the dumpster farther to the east on the property as feasible and with the purpose to minimize impacts to residential properties to the north.

MOTION:

Move to approve/disapprove Ordinance No. 2021-07 -- amending the Official Zoning Map by approving the creation of a Residential Urban Planned Development on 10th Avenue North, between North E Street and North F Street

ATTACHMENT(S):

Ordinance 2021-07

PZB Staff Report

May 5, 2021 PZB Minutes

Development Plans

Renderings

Site and Architectural Plans

Landscape

Civil Plans

Exfiltration Calculations

Water Management Calculations

Soil Report

Soil Percolation

Supplemental Supporting Documents