

EXECUTIVE BRIEF SPECIAL MEETING

AGENDA DATE: June 30, 2020

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2020-08 – second reading – approve the establishment of a mixed use urban planned development for The Bohemian

SUMMARY:

Ordinance No. 2020-08 provides for the establishment of a mixed use urban planned development including a development of significant impact, a major site plan, a conditional use, sustainable bonus incentive and transfer development rights incentive for the Bohemian.

BACKGROUND AND JUSTIFICATION:

The Bohemian is a 200-unit mixed use residential project being proposed by Affiliated Development, the developers of The Mid at 1601 North Dixie Highway. The project will be located at the southwest corner of Lake Avenue and East Coast Street along the FEC tracks. It will be the second major, private investment project in the City by Affiliated Development and will include a variety of one- and two-bedroom apartments as well as an array of amenities, parking garage and a commercial/retail space fronting Lake Avenue. The parking garage will provide 120 spaces on the first two levels for public use. Amenities include a pool, pleasure court, dog park, uber/lyft lounge, fitness center, community area and a public plaza at the intersection of Lake Avenue and East Coast Street.

At its meeting of February 18, 2020, the City Commission approved a formal Letter of Intent (LOI) in support of the Lake Worth Beach Community Redevelopment Agency (CRA) supported project. Subsequently, the project was formally submitted for entitlements and was reviewed by the City's Site Plan Review Team (SPRT). On May 27, the project was presented to the Planning & Zoning Board where it received a unanimous vote to recommend it be approved by the City Commission.

If approved, the City's official zoning map will be amended to reflect the establishment of the mixed use urban planned development. Final vesting of entitlements will occur once the City's Future Land Use Element amendment presented to the Commission on June 2, 2020 for first reading has been transmitted to the Florida Department of Economic Opportunity (DEO) and approved by the City Commission on second reading, which should take place in early August, 2020.

At its meeting of June 9, 2020, the City Commission voted 4-1 to approve the ordinance to establish a mixed use urban planned development for The Bohemian and to schedule the second reading and public hearing for June 30, 2020.

MOTION:

Move to approve/disapprove Ordinance No.2020-08 on second reading including conditions as outlined in the staff report.

ATTACHMENT(S):

- Ordinance 2020-08
- PZB Staff Report
- Draft Conditions of Approval
 - Attachment A - Zoning Map
 - Attachment B - Site Plan Package
 - Attachment C - Supplemental Supporting Documents
 - Attachment D - Site Photos
- Bohemian Letter of Intent

FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	0	\$2,608,958	\$150,000	0	0
Operating Expenditures		0	\$197,066	\$108,000	\$ 108,000
External Revenues	0	0	\$108,000	\$108,000	108,000
Program Income	0	0	0	0	0
In-kind Match	0	0	0	0	0
Net Fiscal Impact	0	\$2,608,958	\$239,066	\$0	\$0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Account Number	Account Description	Project Number	FY20 Budget	Current Balance	Agenda Expenditure	Balance

C. Department Fiscal Review:_____