



DATE: January 2, 2023

TO: Members of the City Commission

FROM: William Waters, AIA, NCARB, LEED, AP BD+C, ID, SEED, Director for Community Sustainability

MEETING: January 17, 2023

SUBJECT: **Ordinance 2022-15** - Summary of revised plans and renderings associated with the proposed residential development common known as "Lake Worth Station" located at 930 N G Street within the Transit Oriented Development – East (TOD-E) zoning district. The plans were revised to address concerns identified by the City Commission at the September 6, 2022 meeting and were submitted on December 12, 2022.

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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. The applicant submitted modifications of 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, dwelling units, and an interactive educational trail on native habitat.

**SITE PLAN AND ARCHITECTURAL CHANGES:**

On December 12, 2022, the applicant sent staff a revised site plan package, which included improvements to the architecture and landscaping of the site as well as updated renderings of the project. The project eliminated the office component and is requesting a 25% reduction in parking by opting into the City's affordable/workforce housing program. The affordable/workforce housing program will require the dedication of 14 units to be income restricted units. The project is currently proposing 39 workforce force units.

The front portion of the "L" shaped building facing 10th Avenue North will be four (4) stories. The portion of the building fronting North G Street will be five (5) stories. The building was moved forward by three (3) feet to accommodate the City Commission's request to preserve the existing scrub pine trees and to add an outdoor amenity space at the ground level. Furthermore, the design of the building was revised from contemporary to a more traditional Art Moderne, which is an architectural style exemplified in Lake Worth Beach.

The development proposal provides perimeter landscaping and shade trees. The proposed landscaping is consistent with the City's landscape regulations and the Major Thoroughfare Design Guidelines. Tree species include a mix of Gumbo Limbo, Simpson Stopper, Live Oak and Pigeon Plum trees for the perimeter plantings and with multiple native and nonnative shrubs, grasses and groundcovers for the interior plantings. The proposed landscape complies with the City's requirement that a minimum 75% of all required plants be Florida native. As required by the tree removal provisions in the landscape regulations, the applicant submitted a tree survey and an updated disposition plan that was reviewed by staff. The updated tree disposition plan proposes to relocate 13 Sable Palms to the linear pollinator park and to retain 3 Sand Live Oaks and 3 Slash Pines in their current location.

The changes to the plan are outlined in the site data table below. Staff's conditions of approval are located in Exhibit C of Ordinance 2022-15. An additional condition of approval was added to require a minor site plan review process to allow for a full technical review of the proposed changes.

Development Standard		Base Zoning District Transit Oriented Development - East (TOD-E)	Urban Planned Development in TOD-E w/ Sustainable Bonus Incentive Program(SBIP)	Old Plan	Updated Plans 12/12/22
Lot Size (min) In square feet (sf)		13,000 sf	0.5 acres min	1.084 acres	1.438 acres (62,640 sf)
Lot Width (min)		100'	100'	135'	135'
Setbacks	Front (min)	10'	18' - 22' <sup>1</sup>	18'	<b>15'</b> *
	Rear (min)	10'	18'-22' <sup>1</sup>	83'	84.4'
	Street Side (min) – west (North G Street)	10'	10'	<b>9'</b> <sup>2</sup>	10'
	Alley Side (min) – east	0'	0'	69'	13'
Impermeable Surface Coverage (maximum)		65%	65%	62%	65%
Structure Coverage (max)		50%	50%	29%	28%
Density (max)		40 du/acre (43 units- Old Plan/57 units – New Plan)	75 du/acre <sup>4</sup> (81.3 units – Old Plan/107 units – New Plan)	74.72 du/acre (81 Units)	63.28 du/acre (91 units)
Building Height (max)		30' (max. 2 stories)	68.75 <sup>4</sup> (30' Plus 25' = 55' x 25%)	54'-10" 5-stories total	54'-8" 5 stories - N. G Street side 4 stories – 10 <sup>th</sup> Ave N. side
Maximum Wall Height at Side Setback		30'	68.75 <sup>4</sup>	50'	50'
Floor Area Ratio (FAR) (max)		1.1	3.313 <sup>4</sup>	1.43	1.32

Development Standard		Base Zoning District Transit Oriented Development - East (TOD-E)	Urban Planned Development in TOD-E w/ Sustainable Bonus Incentive Program(SBIP)	Old Plan	Updated Plans 12/12/22
Living Area (minimum)	Studio	400 sf	400 sf	NA	507 sf
	One-bedroom units	600 sf	600 sf	584 <sup>5</sup> sf 2.67% reduction (16 sf)	600 sf
	Two-bedroom units	750 sf	750 sf	891 sf	888 sf
	Three-bedroom units	900 sf	900 sf	NA	1,232 sf
Parking		- Efficiency – 1.25 spaces per unit - 1-Bed – 1.5 spaces per unit - 2-Bed – 1.75 spaces per unit - Greater than 2-Bed – 2 spaces per unit	98 spaces <sup>8</sup> – Old Plan 107 spaces <sup>8</sup> – New Plan	98	110
Flood Zone / Wellfield Zone		Flood Zone X not in floodplain / Wellfield Zone 4	NA	NA	NA
Workforce / Affordable Housing		NA	15% of all units	NA	14 units – Required (15% of all units) 39 units – Proposed deed restricted
<p>1. Additional height and stories setback for sustainable incentive: buildings in excess of thirty (30) feet in height in addition to sustainable incentive shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.</p> <p>2. Applicant had previously requested to reduce the side setback on the west side setback from 10 feet to 9 feet.</p> <p>4. Per Policy 1.2.3.4 of the Comprehensive Plan’s Sustainable Bonus, allowing for a 25% bonus in density, intensity and height over Table 1 for urban planned developments less than 2 acres.</p> <p>5. Applicant had previously requested to reduce the living area for one-bedroom units from 600 square feet to 584 square feet, or 16 sf (2.67%). A 15% reduction living area is permitted for workforce housing per Policy 3.1.2.2 of the Housing &amp; Neighborhood Element in the Comprehensive Plan. <b>The applicant is not requesting this reduction with the new plan.</b></p> <p>8. A 25% parking reduction as the project is providing workforce housing accordance with the provisions of Ordinance 2022-12.</p>					

\*A relaxing or waiving of zoning district requirements was requested with the previous plan for two requirements. The new plan requires one (1) waivers or modifications to the zoning district requirements to reduce the build-to-line (front setback). This is requested by the applicant as the building needs to be moved forward to allow for the preservation of the pines.

**Sustainable Bonus Incentive Program (SBIP)**

Per Policy 1.2.3.4 of the City's Comprehensive Plan, an urban planned development may obtain a 25% bonus on density, intensity (FAR), and height over the base line as outlined in Table 1 of the Comprehensive Plan. The Applicant is asking for a bonus height and bonus density which are less than the maximum allowances that can be permitted for height and intensity through a sustainable bonus incentive in a planned development in the TOD-E zoning district.

The total square footage of bonus area above the second floor is +/-47,875 square feet. On the 5<sup>th</sup> floor, approximately 13,779 square feet includes the 16 density bonus units. Therefore, the value of required improvements for the SBIP bonus areas is \$255,720 (34,096 sf X \$7.50 per sf) plus an additional \$206,685 (13,779 sf X \$15 per sf) for the additional units on the 5<sup>th</sup> floor. The total incentive value is \$462,405. Fifty percent (50%) of the incentive award value is \$231,202.50, which the applicant is required to pay to the City. For the remaining 50% of the incentive award value (\$231,202.50), the applicant is proposing the following qualified on-site improvements including 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.