

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: September 6, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-15 – First Reading - approval of a Mixed Use 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 5-story, 81 dwelling unit mixed use development with 39 multi-family units proposed to qualify as workforce housing and office space. The sustainable bonus request is for additional density and height. The property is zoned Transit Oriented Development – East (TOD-E)

SUMMARY:

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

- A Mixed Use Urban Planned Development request to construct an approximately 5-story, 81-unit multi-family residential structure, two office spaces, and additional site improvements and public amenities.
- Major Site Plan for the development of mixed-use 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 (+/- 16 units) and height (3 stories & 24’10”).

The Applicant is proposing a mixed-use development on a 1.084-acre vacant lot with the purpose of “improving the area while contributing to the commercial, residential, and recreational uses surrounding the area.” The proposed mixed-use project includes the construction of a five-story building, surface parking, public plaza with a sculpture on 10th Avenue North, and recreational amenities on the 5th Floor to serve 81 multi-family residential units and 2 offices (accessory leasing office and co-work office space open to the public). Of the 81 residential units, 63 will be 1-bedroom units and 18 will be 2-bedroom units. Thirty-nine (39) of the 1-bedroom units have been deed restricted as workforce housing through the PBC Workforce Housing program. The applicant’s stated project concept is to provide a mixed-use development with an open plaza to serve the residents and businesses, as well as the community. The proposed mixed-use project of residential and office will ensure compatibility with the surrounding mixed uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation

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 10th Avenue to reduce potential traffic conflicts at that entrance if feasible.

As outlined in the staff report, the proposed planned development meets all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan except in two areas where the applicant is requesting additional flexibility. Specifically, the applicant is requesting to reduce the side setback along North G Street by 1 foot to 9 feet to allow for a more substantial landscape buffer on the east side (alley side) of the property while maintaining parking lot travel lane widths and turn radii. The Applicant is also requesting to reduce the minimum living area of the one-bedroom units by 16 sf to a total of 584 sf. The Applicant has stated that they are requesting that reduction in support of the proposed workforce housing. Policy 3.1.2.2 of the Housing & Neighborhood Element in the Comprehensive Plan allows for a 15% reduction in living area requirements for affordable and workforce housing. The project also features approximately 1,700 sf of common area on the 5th floor for residents.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 24' 10" feet / 3-stories) and density (+/-16 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 \$195,675. For the remaining 50% of the incentive award value (\$195,675), the Applicant is proposing the following qualified on-site improvements including on-street sidewalk & signage improvements on west side of North G Street (\$30,000), 39 deed restricted affordable/workforce housing units, which is equal to 48% of all units (48% of \$195,675 = \$93,924), a public plaza along 10th Avenue North (\$30,000) and Public Art (sculpture with a minimum \$50,000 value). The total value of the qualifying improvements is \$203,924, which exceeds the required incentive value of \$195,675.

Additional background, history and justification can be found in the attached documentation, including the advisory board staff report.

MOTION:

Move to approve/disapprove Ordinance No. 2022-15 on first reading and to schedule the second reading and public hearing on October 6, 2022.

ATTACHMENT(S):

Ordinance 2022-15
PZB Staff Report
Supporting Plans and Documents