

Frog Alley Justification Statement Future Land Use Map Amendment

The Applicant, BH3 Management, LLC, (BH3) is requesting a Future Land Use Map Amendment for nine (9) properties located at 36, 40, 46, and 48 SW 6th Avenue and 31, 37, 41, and 49 SW 7th Avenue (collectively, "Subject Parcel"). The Subject Parcel is located North of SW 1st Street between SW 6th Avenue and SW 7th Avenue and includes 1.49 acres of land.

Request

The site has a Future Land Use ("FLU") of Medium Density Residential District ("MD") and is seeking a FLU of Central Core District ("CC").

Demonstrated Need

On August 20, 2018, the Community Redevelopment Agency ("CRA") issued Request For Proposals ("RFP") CRA 2018-07. The RFP sought qualified proposers for the redevelopment of sites located within the "The Set" of the CRA District on the south side of West Atlantic Avenue, between SW 6th and 8th Avenues ("Project Site"). The Project Site is comprised of approximately 7.4 acres of land which is predominately zoned Central Business District ("CB") with a portion zoned MD.

The CRA's vision for the redevelopment of the Project Site is for a mixed-use project including a mix of residential, grocery, health facilities, financial institutions, entertainment venues, and parking areas. The residential portion of the Project Site, includes including a mix of residential unit types with a density of twelve (12) to thirty (30) dwelling units per acre and a requirement of twenty percent (20%) of the units to be workforce housing units.

The current MD designation provides for densities having a base of six (6) units per acre with a maximum of twelve (12) units per acres which does not enable the Applicant to fulfill the CRA's vision to include a mix of residential unit types with a density of twelve (12) to thirty (30) dwelling units per acre and a requirement of twenty percent (20%) of the units to be workforce housing units.

The requested, CC designation is intended to preserve the downtown's moderate scale, while promoting a balanced mix of uses and allows for residential development at higher densities to foster compact, pedestrian oriented growth which will support downtown businesses. The CC designation is consistent with and implements, in part, Goals, Objectives and Policies included in Goal Area "C" of the Land Use Element of the Comprehensive Plan. Redevelopment of the Subject Parcel, with increased density, will implement Policy C-1.2 by allowing the CRA to improve the neighborhood in compliance with their action plan. Additionally, the requested CC designation is consistent with and implements Goal Area "A" of the Housing Element of the Comprehensive Plan by restoring and rehabilitating the Subject Parcel.

The Subject Parcel, is located within CRA Subarea 3. This area is predominately residential in nature with both single family and multi-family designs. A large number of these residences are relatively poor quality and are characterized by older deteriorating residences interspersed with vacant lots and vacant buildings. The CRA has identified the needs of Subarea 3 to include, redevelopment of blighted properties, and a severe lack of affordable housing as a challenges to be addressed in Subarea 3. The requested CC designation will allow the applicant provide for development that is consistent with the Redevelopment plan and addresses the challenges identified by the CRA in Subarea 3.

Consistency

The requested designation of CC is consistent with and implements in part, Goals, Objectives, and Policies of the Land Use Element and the Housing Element of the Comprehensive Plan.

Concurrency

Development of workforce housing on the Subject Parcel can meet the adopted concurrency standards. The Subject Parcel is located within the Delray Utility Service Area and complies with Palm Beach County Traffic Performance Standards as evidenced by the Traffic Report.

Compatibility

The Subject Parcel is adjacent to the Central Business District which currently has a FLU designation of CC and the majority of the 7.4 acres of the Project Site is zoned CB with a FLU designation of CC. The requested FLU Amendment, from MD to CC for the 1.49 acre Subject Parcel, is compatible with existing and future land uses of the surrounding area.