

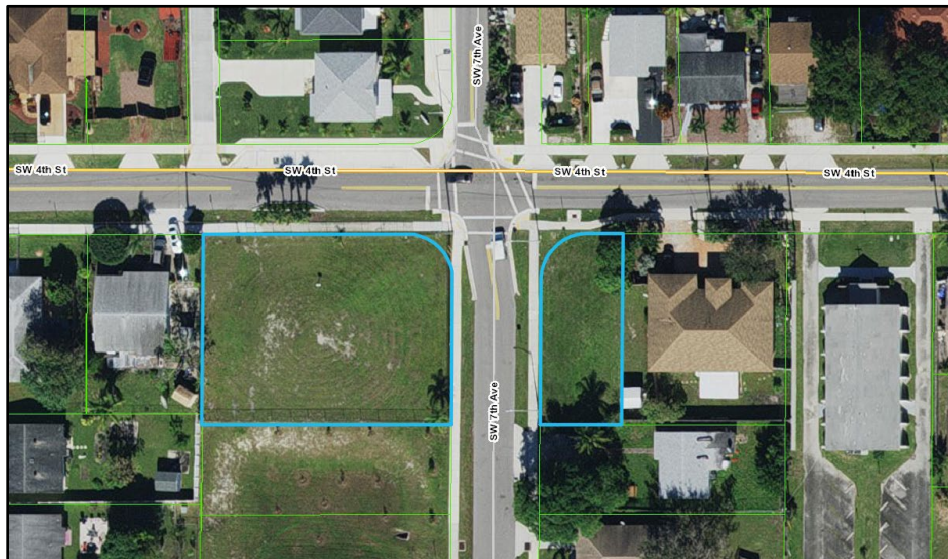


April 14, 2025

Development Services
City of Delray Beach
101 NW 1st Avenue,
Delray Beach, Florida, 33444

Project Narrative

Project	SW 4 th and 7 th Homes
Address	704 SW 4 th Street, Delray Beach, Florida, 33444.
PCN	12-43-46-20-01-001-0240
Location	At the intersection of SW 4 th Street and SW 7 th Avenue, on the southwest and east corners:
Land Use	Low Density, 0-5 Dwelling Units/Acre
Zoning	R-1-A Single Family Residential



Purpose

This application was originally submitted as a Minor Plat application; however, based on City staff comments received on December 20, 2024, this application is now revised to a Major Plat application as right-of-way dedications are included in the Plat document. The City's application form has been updated to show the revision.

The purpose of the SW 4th and 7th Homes Project (Project) is to subdivide the vacant lot located at 704 SW 4th Street (Property) into three (3) buildable lots - two (2) parcels west of SW 4th Avenue and one (1) parcel east of SW 4th Avenue. The new subdivided lots will be made available for the future development of affordable/workforce housing to add to the affordable/workforce housing stock within the CRA District and the City of Delray Beach.

The Southwest Neighborhood of The Set is primarily residential in nature comprising mostly of one-story single-family residences with duplex and multi-family structures interspersed throughout. There are also several vacant lots that are not platted throughout the Southwest neighborhood. The Property is one of the non-platted lots and this Project aims to address that issue along with creating additional lots for affordable/workforce housing.

In addition, the project addresses goals, objectives, policies, needs, and other requirements included in several plans, such as the CRA Redevelopment Plan, City's Delray Beach "Always Delray" Comprehensive Plan, West Atlantic Master Plan, and Southwest Area Neighborhood Redevelopment Plan.

Below is a description of how this Project aims to address goals/needs in each of the above-mentioned plans.

CRA Redevelopment Plan

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly.

CRA Removal of Slum and Blight – "The CRA District still contains areas with deteriorated and deteriorating structures that affect the health, safety or welfare of area residents. The existence of these slum and blighted conditions contribute to the spread of disease and crime, decrease the tax base and substantially impair or hinder sound growth. The major goal of the CRA is the removal of these conditions while subsequently preserving and enhancing the tax base of the CRA District. The CRA continues to acquire blighted properties and assemble properties and vacant lots to encourage their redevelopment".

CRA Housing Need – "The role of the CRA in this continuing effort to provide affordable housing has been and will continue to be one of active participation. Through programs that improve the overall area, providing financial assistance to area residents to improve their living conditions, or by creating incentives for additional private investment in the area, the CRA has encouraged the improvement of existing housing throughout the district as well as the creation of new affordable units".

This Project will eliminate a non-platted lot and create three (3) buildable lots that would be made available for future development of affordable/workforce housing units.

The Project aligns with the CRA mission to “foster the redevelopment of the Community Redevelopment Area in order to eliminate blight.... thus improving the attractiveness and quality of life for the benefit of the CRA district and the City of Delray Beach as a whole”.

Delray Beach “Always Delray” Comprehensive Plan

The Comprehensive Plan adopted in 2020 guides future growth and redevelopment for Delray Beach regarding Housing, among other elements. This Project will address several Goals, Objectives, and Policies related to the Housing element, as follows:

Goal	Objective	Policy
3. High-Quality Housing Supply	3.1 Development to Accommodate Housing Needs	3.1.4 Encourage development of vacant or underdeveloped land for housing and mixed-uses and promote rehabilitation of underutilized housing into desirable places to live.
	3.2 Expansion of the Housing Supply	3.2.1 Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.
		3.2.7 Diversify affordable housing options by allowing the construction of non-conventional single-family residences on non-conforming lots of record located east of Interstate 95.
	3.3 Streamlined Permitting Process for Workforce Housing	3.3.1 Expedite the building permit review process for residential dwelling rehabilitated programs.
4. Innovation and Diversity of Housing Types	4.1 Support for Innovative Housing Design	Policy HOU 4.1.2 Encourage the development of small, resource-efficient, affordable single-family homes, cottage housing or clustering of houses.
		Policy HOU 4.1.4 Analyze the feasibility of providing flexible zoning regulations and development standards which promote innovative housing designs and development concepts, such as cottage housing, micro-units, accessory dwelling units, co-housing units and modular homes. [Complete by 2025/2040]
6. Affordability	6.1 Accommodation of Income Diversity	6.1.4 Implement incentives in the Land Development Regulations, such as increases in density, to establish workforce housing units within targeted areas.
	6.2 Affordable Housing	6.2.2 Develop and adopt a comprehensive housing strategy to determine requirements, standards incentives, and appropriate locations for the provision of affordable and workforce housing units in all new developments. [Complete by 2025].

		6.2.5 Utilize incentives outlined in the workforce housing ordinance to develop additional workforce housing units.
		6.2.6 Allow for future workforce housing development by maintaining the Community Land Trust program and acquiring additional properties as funding permits.
		6.2.9 Explore alternative funding sources to support construction of new or rehabilitation of existing, very low, low, moderate, and high moderate-income housing.
	6.4 Affordable Housing Through Partnerships	6.4.6 Continue to support affordable housing initiatives by local partners such as the Delray Beach Community Redevelopment Agency, Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Development Corporation and Habitat for Humanity of South Palm Beach.

West Atlantic Master Plan

This West Atlantic Master Plan outlines the lack of decent affordable housing options within the West Atlantic Neighborhoods. At the same time, the Plan lists development opportunities, and strategies to create new housing and community wealth building.

“The West Atlantic Master Plan (2020) recommends projects intended to have the greatest impact on residents. These include physical improvements that have multi-tiered benefits – access to affordable housing, neighborhood pride, increase homeownership rate, etc.”

This Project aims to create three (3) additional buildable lots within the Southwest Neighborhood of The Set, thereby creating additional development opportunities for affordable/workforce housing within the West Atlantic residential area.

Southwest Area Neighborhood Redevelopment Plan

Development in the Southwest Neighborhood of The Set shall be consistent with the Southwest Area Neighborhood Redevelopment Plan, with a particular emphasis on the creation of affordable workforce housing for a variety of income levels and housing infill development.

“Infill Housing Affordable housing is a national issue but construction examples from other areas have demonstrated that different housing styles can be affordably built in Florida.[1] As shown earlier in

this report, the community has several stable neighborhoods (census blocks) with vacant parcels available...”.

This Project aims to create three (3) additional buildable lots within the Southwest Neighborhood of The Set, thereby creating additional development opportunities for affordable/workforce housing within the West Atlantic residential area.

REQUIRED FINDINGS:

Per LDR Section 2.4.8.(B)(5) Findings. *The City Commission must make a finding that the Final Plat is consistent with the Performance Standards in [Chapter 3](#).*

Per LDR Section 3.1.1. - Required findings.

Pursuant to LDR Section 3.1.1, prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. As indicated below, positive findings can be made with respect to LDR Sections 3.1.1 (A) – (D).

(A) Land Use Map (LUM): The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

The Subject Property of this Application, 704 SW 4th Street, currently has a LUM designation of Low Density, 0-5 dwelling units/acre (LD), and a zoning designation of R-1-A Single Family Residential (R-1-A);

This Application requests that the Property be split into three (3) lots. No changes to the current LUM designation and zoning designation are being requested to accommodate future uses and/or development. Thus, positive findings can be made with respect to consistency with the Land Use Map.

(B) Concurrency: as defined by Objective NDC [3.1](#) of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Schools: The Palm Beach County School District School Capacity Availability Determination (SCAD) Application will be submitted at the time of development for review and compliance with the adopted Level of Service for School Concurrency. No new or future developments are being proposed with this application and no issues are anticipated at this time.

Water and Sewer: Currently municipal water service is available via connections to the existing water mains located at SW 4th Street and SW 7th Avenue. Sewer service is available via connections to the sewer main located at at SW 4th Street and SW 7th Avenue. Pursuant to the City's

Comprehensive Plan, adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population, based on the current Land Use Map designation. Any future development of the CRA Property will include required connections as per City of Delray Beach LDRs. No new or future developments are being proposed with this application; thus no issues are anticipated at this time.

Solid Waste: The landfill serving the Property is projected to have sufficient capacity to meet the needs of city residents through the depletion year in 2054. No new or future developments are being proposed with this application and no issues are anticipated at this time.

Drainage: Drainage will be accommodated on the site when future development takes place, as is required per the City's LDRs. No new or future developments are being proposed with this application and no issues are anticipated at this time.

Traffic: A traffic study will be conducted when future development takes place, as is required per the City's LDRs. No new or future developments are being proposed with this application and no issues are anticipated at this time.

Parks and Open Space: There are sufficient recreation facilities in the City to meet this LOS. Pursuant to LDR Section 5.3.2, whenever a development is proposed upon land which is not designated for park purposes in the Comprehensive Plan, an impact fee assessed for the purpose of providing park and recreational facilities shall be imposed

At this time, no new or future developments are being proposed with this application and no issues are anticipated at this time.

(C) Consistency: A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

LDR Section 3.2.2, Basis for Determining Consistency

The performance standards set forth in this Article either reflect a policy from the adopted Comprehensive Plan or a principle of good planning practice. The performance standards set forth in the following sections as well as compliance with items specifically listed as required findings in appropriate portions of Section 2.4.5 shall be the basis upon which a finding of overall consistency [Section 3.1.1(C)] is to be made. However, exclusion from this Article shall not be a basis for not allowing consideration of other objectives and policies found in the adopted Comprehensive Plan in the making of a finding of overall consistency.

As discussed below, a finding of overall consistency can be made that this Application is consistent with the applicable Goals, Objective and Policies of the Always Delray Comprehensive Plan.

Housing Element

Goal HOU 1. Neighborhood Character

Objective HOU 1.1 Neighborhood Character Support and respect the diverse and

distinct character of Delray Beach's neighborhoods.

Policy HOU 1.1.5 Accommodate Delray Beach's existing and future housing needs through maintenance of existing residential neighborhoods, provision of infill development opportunities and redevelopment of underutilized parcels.

Policy HOU 1.1.6 Promote good design in new housing construction and rehabilitation that highlights beauty, flexibility, and innovation, and respects existing neighborhood character.

Policy HOU 1.1.7 Foster growth without substantially and adversely impacting existing residential neighborhood character.

Policy HOU 1.1.8 Accommodate densities in established residential areas that promote compatibility with prevailing neighborhood character.

Objective HOU 3.1 Provide opportunities for residential development to accommodate the housing needs of existing and future residents.

Policy HOU 3.1.4 Encourage development of vacant or underdeveloped land for housing and mixed-uses and promote rehabilitation of underutilized housing into desirable places to live.

Objective HOU 3.2 Expansion of the Housing Supply Expand the housing supply by allowing different unit types in a variety of locations for all income levels.

Policy HOU 3.2.1 Allow a variety of housing types to reflect the needs of all household types, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

Goal HOU 6 Affordability

Objective HOU 6.2 Affordable Housing

Policy HOU 6.2.2 Develop and adopt a comprehensive housing strategy to determine requirements, standards incentives, and appropriate locations for the provision of affordable and workforce housing units in all new developments

Policy HOU 6.2.5 Utilize incentives outlined in the workforce housing ordinance to develop additional workforce housing units.

Objective HOU 6.4 Affordable Housing Through Partnerships.

Policy HOU 6.4.6 Continue to support affordable housing initiatives by local partners such as the Delray Beach Community Redevelopment Agency, Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Development Corporation and Habitat for Humanity of South Palm Beach.

Neighborhoods, Districts, and Corridors Element

Goal NDC 1: Enhance the quality and character of the city's neighborhoods, districts, and corridors to continue to provide a sustainable community in which to live, work, and play.

Objective NDC 1.1, Land Use Designation Establish compatible land use arrangements using land use categories appropriate for the diverse and difference neighborhoods, districts, and corridors throughout Delray Beach.

Policy NDC 1.1.12 Develop and redevelop remaining infill lots in residential

neighborhoods using zoning that is identical or most similar to the zoning of adjacent properties or that results in same or less intense development.

Policy NDC 1.1.14 Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The adopted Comprehensive Plan anticipates the population of Delray Beach to increase from 70,520 in 2020 to 81,874 in 2040 and the 2024 Area Median Income for Palm Beach County is \$104,000; additional affordable/workforce housing inventory is needed to accommodate the projected population increase and the rising cost of living in our area. Redeveloping an underutilized parking lot will improve the built environment while adding additional affordable/workforce housing.

(D) Compliance with the LDRs: Whenever an item is identified elsewhere in the LDRs, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Chapter 2 and in special regulation portions of individual zoning district regulations.

The following LDR sections apply to this Application:

LDR Section 3.2.3(A)-(L) – Standards for Site Plan and/or Plat Actions: specifies the Standards required for site plans and plats. A review and analysis of the applicable standards for this Major Plat Application is provided below.

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

B. All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

C. Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element.

D. Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

E. Development of residentially zoned vacant land shall be planned in a manner consistent with adjacent development regardless of zoning designations.

F. Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

G. Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

H. Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to,

noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.

I. Development shall not be approved if traffic associated with such development would create a new high accident location or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

J. Tot lots and recreational areas, serving children, teens, and adults shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

K. Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

(L) Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR [Section 7.11.1](#), Green Building Regulations.

Pursuant to LDR Section 4.7.8 (A) – Family/Workforce Housing, Other incentives, (A)

Nonconforming lots of record. In order to address a shortage of workforce housing units, nonconforming lots of record that have at least 40 feet of frontage may be used for workforce housing, provided the proposed housing unit meets the typical designs represented by the sketches below, the additional requirements of 4.1.4(D), and any other applicable code provisions.

This Application requests to split the Property located at 704 SW 4th Street into three (3) buildable lots - two (2) parcels west of SW 4th Avenue and one (1) parcel east of SW 4th Avenue. All three (3) of the lots would be at least 40' (width) by 100' (depth). All three (3) lots will be made available for the future development of affordable/workforce housing to add to the affordable/workforce housing stock within the CRA District and the City of Delray Beach. Please see the included image for the proposed lot split and divisions.

The three (3) lots will remain zoned R-1-A Single Family Residential and will be redeveloped in a manner that will achieve compatibility and will be complementary to the adjacent and surrounding single-family residential neighborhood, thereby meeting the intent of the Comprehensive Plan Goals, Objectives and Policies referenced throughout this Application.

Each of the three (3) R-1-A Single Family Residential zoned lots will be over 4,000 sq. ft. in size and have the minimum 40' frontage to be used for workforce housing development as provided in the LDR. The future development results in a density consistent with the LDRs and the permitted Principal Uses in R-1-A Single Family Residential zoning and the LD LUM designation, and the goal of the workforce housing incentive.

Waiver Requests

The purpose of the SW 4th and 7th Homes Project (Project) is to subdivide the vacant lot located at 704 SW 4th Street (Property) into three (3) buildable lots - two (2) parcels (Lot 1 and Lot 2) would be located west of SW 4th Avenue and one (1) parcel (Lot 3) would be located east of SW 4th Avenue (see image on Page 1.) The Property is currently zoned R-1-A Single Family Residential, and all three Lots would remain zoned R-1-A Single Family Residential.

The overall goal of subdividing the Property into three (3) lots is to make the properties available for the future development of affordable/workforce housing to add to the affordable/workforce housing stock within the CRA District and the City of Delray Beach. If this application is approved, the three (3) lots would all have lot sizes that would conform to the minimum size allowed for workforce housing development as stated in the City of Delray Beach Land Development Regulations.

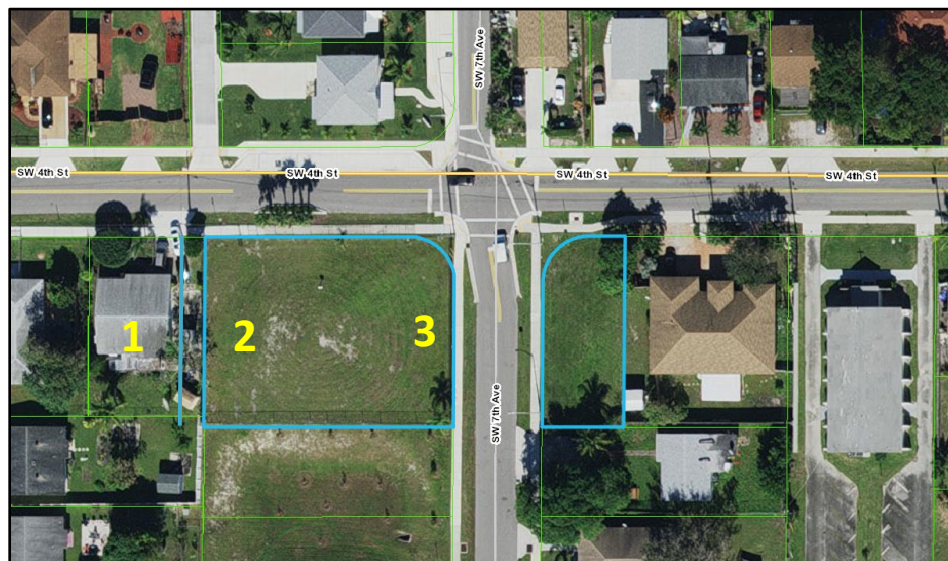
The Southwest Neighborhood of The Set is primarily residential in nature comprising mostly of one-story single-family residences with duplex and multi-family structures interspersed throughout. There are also several vacant lots that are not platted throughout the Southwest neighborhood. The Property is one of the non-platted lots and this Project aims to address that issue along with creating additional lots for the development of affordable/workforce housing.

In order to achieve the overall goal, the CRA is seeking waivers from Section 4.3.4 (K) of the City's Land Development Regulations ("LDR"). LDR Section 4.3.4(K) provides that minimum lot size for a Single-Family development is 7,500SF, and that the minimum Lot Width/Lot Frontage be 80' for corner lots.

The Project proposes the division of the Property into three (3) separate buildable lots. All three (3) of the lots would be at least 40' (width) by 100' (depth). The LDR contemplates development of non-conforming lots that have at least 40' of frontage as provided in LDR Section 4.7.8(A) – Family/Workforce Housing, Other incentives, (A) *Nonconforming lots of record*.

If this application is approved, all three (3) of the lots would comply with the minimum lot size required for workforce housing units as stated within the City of Delray Beach's Land Development Regulations. The Property would be split into three (3) buildable lots - two (2) parcels (Lot 1 and Lot 2) would be located west of SW 4th Avenue and one (1) parcel (Lot 3) would be located east of SW 4th Avenue.

Please see the included image for an aerial view of the approximate proposed lot split and divisions.



	Lot Width/ Lot Frontage (Feet)		Minimum Lot Size (Square Feet - SF)	
Lot	Required	Proposed	Required	Proposed
1	60	70.01	7,500	7,351
2	80	70	7,500	7,214 (7,350, less 136SF dedicated for road purposes/corner)
3	80	46.67	7,500	4,768 (4,900, less 132SF dedicated for road purposes/corner)

Proposed Lot Sizes

	Lot Width/Lot Frontage (Feet)	Lot Depth (Feet)	Lot Size (Square Feet)
Lot 1	70.01	105	7,351
Lot 2	70.00	105	7,214 (7,350, less 136SF dedicated for road purposes/corner)
Lot 3	46.67	105	4,768 (4,900, less 132SF dedicated for road purposes/corner)

The proposed division of the lots and the lot widths, depths, and sizes were determined based upon best use of the existing state of the Property.

The division for Lot 1 and Lot 2 was selected to create two similar sized lots with similar lot widths and both lot frontages remaining on SW 4th Street; additionally, Lot 1 and Lot 2 will be similar in size and orientation to nearby properties.

Please note the location of Lot 3, which is separated from the other Lot 1 and Lot 2 by SW 4th Avenue. The lot width, lot depth, and lot size of Lot 3 is the only lot width, lot depth, and lot size that can be platted. The lot frontage will remain on SW 4th Street.

All three (3) lots would be at least 40' (width) by 105' (depth) and all three (3) lots would conform to the minimum lot size requirements required for workforce housing units as stated within the City of Delray Beach's LDR Section 4.7.8 (A) – Family/Workforce Housing, Other incentives, (A) *Nonconforming lots of record*. All three (3) lots will be made available for the future development of affordable/workforce housing to add to the affordable/workforce housing stock within the CRA District and the City of Delray Beach.

The three (3) lots will remain zoned R-1-A Single Family Residential and will be redeveloped in a manner that will achieve compatibility and will be complementary to the adjacent and surrounding single-family residential neighborhood.

At this time, the CRA is requesting the following waivers:

1) A waiver from LDR Section 4.3.4(K) for the **minimum lot size requirement of 7,500SF** for Lots 1, 2, and 3 as follows:

Minimum Lot Size			
	Required	Proposed	Waiver
Lot 1	7,500SF	7,351SF	1,49SF
Lot 2	7,500SF	7,214SF (7,350SF, less 136SF dedicated for road purposes/corner)	2,86SF
Lot 3	7,500SF	4,768SF (4,900SF less 132SF dedicated for road purposes/corner)	2,732SF

2) A waiver from LDR Section 4.3.4(K) for the minimum Lot Width/Lot Frontage requirement of 80 feet for corner Lots 2 and 3 as follows:

Minimum Lot Width/Lot Frontage			
	Required	Proposed	Waiver
Lot 2	80 feet	70 feet	10 feet
Lot 3	80 feet	46.67 feet	33.33 feet

In accordance with the above outlined waiver requests, the CRA will demonstrate that the waiver requests meet the following criteria for the granting of the waivers as set forth in LDR Section 2.4.11(B)(5): That the granting of the waivers (a) shall not adversely affect the neighboring area; (b) shall not significantly diminish the provision of public facilities; (c) shall not create an unsafe situation; and, (d) does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Findings. Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:

(a) Shall not adversely affect the neighboring area;

Granting the waiver requests will not adversely affect the neighboring area as similar lot widths, lot depths, and lot sizes exist in the surrounding neighborhood. Additionally, the zoning will not change and will remain R-1-A Single Family Residential.

(b) Shall not significantly diminish the provision of public facilities;

Granting the waiver requests will not significantly diminish the provision of public facilities. The plat takes into account general utility easements and water and sewer easements and dedicates the required portion of the corner lots (Lot 2 and Lot 3) for road purposes. Future development will conform to the existing R-1-A Single Family Residential Zoning within an established residential neighborhood that has adequate water, sewer, drainage, and other public facilities. Granting the waiver requests will not have any significant impact on water, sewer, drainage, or other public facilities that already serve the community.**(c) Shall not create an unsafe situation;**

Granting the waiver requests will not create an unsafe situation. Currently the Property has been a vacant lot for some time. The additional lots requested through this application will create a more stable and safer neighborhood by creating additional lots for the development of housing that is similar to the

surrounding properties as called for by the current zoning classification. Additionally, all three lots would still meet the minimum lot size requirements for housing development as the LDRs contemplate housing development of lots with a minimum of 40' of frontage.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Granting the waiver requests will not result in the granting of a special privilege. Similar lot widths, depths, and sizes exist throughout the surrounding neighborhood, the LDRs contemplate housing development of lots with a minimum of 40' of frontage, and most importantly the waiver requests take into account the existing state of the Property and making the best use of the property without changing its current zoning. As such, the waiver requests do not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Conclusion

The Project's goal involves a Plat – Major Subdivision, which will subdivide the vacant lot located at 704 SW 4th Street (Property) into three (3) buildable lots - two (2) parcels west of SW 4th Avenue and one (1) parcel east of SW 4th Avenue. At this time, no new or future developments are being proposed with this application. The new subdivided lots will be made available for the future development of affordable/workforce housing to add to the affordable/workforce housing stock within the CRA District and the City of Delray Beach.

The Project will be an infill development that addresses non-platted lots in the residential Southwest Neighborhood of the West Atlantic area, aka The Set. The new subdivided lots would be 2 lots (70'x105' = Approx. 7,350 SF) and 1 lot (46'x105' = Approx. 4,830) and would conform to the lot size called for workforce housing units in the City of Delray Beach's Land Development Regulations. Moreover, there are no significant concerns with respect to soil, topography, or other physical considerations of the Property to be platted. With respect to the adjacent land uses, the Property is in an area surrounded by single-family residential uses, therefore, no special benefit would be conferred to the Applicant in the approval of this Application, and this Application and any future development takes into consideration the current built environment and conform with the existing urban fabric of the neighborhood.

Finally, approving the Plat-Major Subdivision would help to achieve the goals, objectives, policies, needs, and other requirements included in the CRA Redevelopment Plan, City's Delray Beach "Always Delray" Comprehensive Plan, West Atlantic Master Plan, and Southwest Area Neighborhood Redevelopment Plan.

Delray Beach Community Redevelopment Agency



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delraycra.org