

Frog Alley Statement of Reasons for Rezoning

The Applicant, BH3 Management, LLC, (BH3) is requesting rezoning of 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 Subject Parcel is currently zoned Medium Density Residential District (“MD”) and is seeking to rezone to Central Business District (“CBD”).

Change in Circumstances

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, which is located 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 CBD 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 vision includes 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 zoning 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.

Requested Zoning is Appropriate to Implement the CRA’s Redevelopment Plan

The requested, CBD zoning 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 CBD zoning 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 CBD zoning is consistent with and implements Goal Area “A” of the Housing Element of the Comprehensive Plan by restoring and rehabilitating the Subject Parcel.

Additionally, 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 challenges to be addressed in Subarea 3 as: 1) redevelopment of blighted properties; 2) a severe lack of affordable housing. The requested CBD zoning, will allow the applicant to develop the Subject Parcel in a manner that is consistent with the redevelopment plan and addresses the challenges identified by the CRA in Subarea 3.