

109 Southeast 5th Avenue

Project Narrative

The Applicant is 109 SE 5th, LLC (“Applicant”) which owns the situs property located at 109 Southeast 5th Avenue (“Property”) with a Property Control Number of 12-43-46-16-F1-000-0010. The Property is 0.89 acres and located between Southeast 5th and Southeast 6th Avenues. Currently, there is a two-story commercial building on the Property, which used to be home to a PNC bank. The future land use designation of the Property is Commercial Core and the zoning is Central Business District.

The Applicant seeks to develop a 26-unit multifamily project (Project”) that is four stories tall with an amenity deck and rooftop terrace. The Project consists of two and three-bedroom units, with a fitness center, lobby and other amenities. The proposed open space is a forecourt of 945 SF, and landscaped area 19.90% of the total site area. (38,860 SF) There is a bridge proposed on levels two through five (roof) that connects the two large developable areas of the Property. The architecture and design are rooted in Modern Masonry style.

As the Project exceeds five dwelling units, it qualifies as a Level 3 Site Plan. The Project as proposed, does not contemplate any variances or waivers at this time. Compliance with Section 3 of the Land Development Regulations.

Section 3.1.1 – Required Findings

- A) Land Use Map: The Commercial Core land use designation is consistent with the Project based on the Always Delray Comprehensive Plan. **Objective NDC 1.3**: Mixed-Use and Land Use Designations says, “Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.” Further **Policy NDC 1.3.1** expresses, “Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.” The Project will create pedestrian and bicycle opportunities for the residents and redevelop a very unfriendly pedestrian and bicycle environment. Lastly, Policy **NDC 1.3.5**: says, “Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.” The Property is in dire need of redevelopment as financial institutions have retreated from their brick-and-mortar buildings and existing structures have shown to not be adaptable for other uses.
- B) Concurrency: The public facility needs shall not be impacted by the Project. A SCAD application has been included with the application to determine impact on the public school system.

- C) Consistency: The Project is consistent with the performance standards in the LDRs, and should there be a conflict, the Applicant will demonstrate the beneficial aspects of the conflict to the appropriate body.
- D) Compliance with the LDRs: The Project shall be in conformity with the LDRs. If specific relief is needed, the Applicant will make the necessary applications.