



MEMORANDUM

TO: Chief Neal de Jesus, Interim City Manager
FROM: Tim Stillings, Planning, Zoning and Building Director
THROUGH: Caryn Gardner-Young, Assistant City Manager
DATE: September 4, 2017
CC:
SUBJECT: 133 SW 12th Avenue

As you are aware, the Delray Beach Community Land Trust (DBCLT) submitted a letter on August 18, 2017, requesting the city's consideration of a city-owned property at 133 SW 12th Avenue (PCN 12-43-46-17-23-006-0090) to develop six units of affordable housing for developmentally disabled adults. The DBCLT is proposing to submit a grant application with the Florida Housing Finance Corporation (FHFC) of potentially \$500,000 or more to build the project. The grant application deadline is September 7, 2017. This memorandum is provided to assist with the City Commission's discussion of the request.

Property Information

Location: East side of SW 12th Avenue, immediately north of the Neighborhood Resource Center

Acreage: approximately 0.32 acres

Future land use designation: Residential Medium (RM)

Zoning: Community Facilities (CF)

Current use: vacant lot with 9 parking spaces utilized by the Neighborhood Resource Center

The property was sold to the City of Delray Beach by the Delray Beach Community Redevelopment Agency (CRA) in October 2011. The purchase and sale agreement (agreement) provides that the property was sold to expand the Neighborhood Resource Center. The agreement states that if the City desires to discontinue the public use of the property, the CRA shall be given 30 days written notice to allow the CRA to comment on such change. The city and CRA also entered into an Interlocal agreement to transfer the property and funds for the project.

The property transfer to the DBCLT will require the provisions of this agreement to be addressed. In addition, the property will need to be rezoned to RM to accommodate the proposed development. The development will also need to meet the requirements of the RM zoning district. The proposed development is six units on the 0.32 acres which is approximately 18.75 units per acre. This density will require the project to meet the performance standards in RM. The design may also need to address the loss of the nine parking spaces.