



Cover Memorandum/Staff Report

File #: 18-0473 CRA

Agenda Date: 11/19/2019

Item #: 9A.

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: November 19, 2019

DISCUSSION - NW 600 BLOCK REDEVELOPMENT

Recommended Action:

Board discussion.

Background:

Throughout the years, the Delray Beach Community Redevelopment Agency has acquired properties in the West Atlantic Neighborhood for future redevelopment in order to meet the goals and objectives of the Delray Beach Community Redevelopment Plan, Comprehensive Plan, Downtown Master Plan and West Atlantic Avenue Redevelopment Plan.

The following information is being provided to the CRA Board as an update to the progress of future redevelopment in the Northwest Neighborhood within the NW 600 Block.

Discussion Items:

- 1) Hatcher Construction & Development, Inc. - Proposed New Freestanding Office Building
- 2) CRA owned properties - NW 600 Block Redevelopment
 - a. Future Land Use Amendment and Rezoning
 - b. Conceptual Site Plan
- 3) EDRON, LLC - Request for Consideration: CRA to purchase six (6) EDRON Properties

Hatcher Construction & Development, Inc.: Ground Lease Agreement

On June 11, 2019 the CRA Board approved a Ground Lease Agreement ("Ground Lease") with Hatcher Construction & Development, Inc. to construct two-story 6,000 SF office building on two (2) adjacent vacant CRA owned properties located at 20 and 26 NW 6th Avenue. The Ground Lease was executed on July 18, 2019.

Subject Properties:

20 NW 6th Avenue (PCN:12-43-46-16-01-012-0060) - CRA Owned
26 NW 6th Avenue (PCN:12-43-46-17-01-012-0170) - CRA Owned

Presentation by Hatcher Construction & Development, Inc.

Proposed Building: Three-story 13,150 SF Office Building with 8,899 SF Leasable Area. The additional third floor area is proposed for four (4) residential units (possibly Workforce Housing).

CRA NW 600 Block Redevelopment: Entitlements and Conceptual Site Plan

In order to meet the goals and objectives of the CRA Redevelopment Plan and pursuant to the CRA Board's direction to redevelop the CRA owned properties in the NW 600 Block, the following applications have been

submitted to the Delray Beach Development Services Department:

Future Land Use Amendment (FLUM): Low Density (LD) Residential to Commercial Core (CC).
Rezoning: Single-Family Residential (R-1-A) to Central Business District (CBD).

Subject Parcels included in the FLUM Amendment and Rezoning:

- 31 NW 7th Avenue (PCN: 12-43-46-17-01-012-0240) - CRA Owned
- 34 NW 6th Avenue (PCN: 12-43-46-17-01-012-0190) - CRA Owned
- 27 NW 7th Avenue (PCN:12-43-46-17-01-012-0250) - CRA Owned

Hatcher Construction & Development, Inc.

- 26 NW 6th Avenue (PCN:12-43-46-17-01-012-0170) - CRA Owned
- 32 NW 6th Avenue (PCN: 12-43-46-17-01-012-0180) - Property Owner: EDRON, LLC.

The FLUM and Rezoning applications have been reviewed by the City Planner and are scheduled for:

- Planning and Zoning Board: November 18, 2019
- City Commission: Tentative: December 10, 2019 (first reading)
- City Commission: TBD (second reading)

Once the Land Use Amendment and Rezoning are approved by the City Commission, a Conditional Use may be required depending upon the future uses proposed.

Conceptual Site Plan

The CRA engaged Currie Sowards and Aguila Architects, Inc. to provide a conceptual site plan of the potential development for the properties once the entitlements are approved by the City.

Presentation by Currie Sowards and Aguila Architects, Inc.

Two conceptual site plans for CRA owned properties.

- 31 NW 7th Avenue (PCN: 12-43-46-17-01-012-0240) - CRA Owned
- 34 NW 6th Avenue (PCN: 12-43-46-17-01-012-0190) - CRA Owned
- 27 NW 7th Avenue (PCN:12-43-46-17-01-012-0250) - CRA Owned
- 9 NW 7th Avenue (PCN: 12-43-46-16-01-012-0090) - CRA Owned

EDRON, LLC. - Purchase and Sale of EDRON, LLC. - NW 600 Block

Mr. Max Eida, President of EDRON, LLC has sent a request for consideration to the CRA Board for the purchase the following six (6) properties in the NW 600 Block.

- 625 W. Atlantic Avenue (PCN: 12-43-46-16-01-012-0030) - EDRON, LLC Owned
- 633 W. Atlantic Avenue (PCN: 12-43-46-16-01-012-0050) - EDRON, LLC Owned
- 643 W. Atlantic Avenue (PCN: 12-43-46-16-01-012-0040) - EDRON, LLC Owned
- 622 NW 1st Street (PCN: 12-43-46-17-01-012-0230) - EDRON, LLC Owned
- 23 NW 7th Avenue (PCN: 12-43-46-17-01-012-0260) - EDRON, LLC Owned
- NW 7th Avenue (PCN: 12-43-46-16-01-012-0010) - EDRON, LLC Owned

The CRA has requested appraisals from Anderson & Carr, Inc. and Allied Appraisals Services, Inc. which will

be completed on November 15, 2019.

This request for consideration comes at a time where the redevelopment of the block is in the conceptual stages and where acquiring the additional properties may allow for additional compatible and congruent development with the potential for highest and best use of the land. Although the CRA owns several properties within the block, the redevelopment is limited due to the size and configuration of the currently owned CRA parcels. Acquiring the additional parcels to create an assemblage, specifically fronting Atlantic Avenue would achieve the goals and objectives of the CRA Redevelopment Plan.

Attachment(s): Exhibit A - NW 600 Block Map & Photos; Exhibit B - Hatcher Construction Elevations & Proposed Site Plan; Exhibit C - Conceptual Site Plan for CRA Owned Properties; Exhibit D - EDRON, LLC. Proposal.