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August 2, 2019

Mr. Timothy Stillings AICP, LEED AP  
Development Services  
City of Delray Beach  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**RE: Justification Statement: NW 600 Block – W Atlantic Avenue: Request for a Land Use Amendment**

Dear Mr. Stillings,

Please accept this letter on behalf of the Delray Beach Community Redevelopment Agency (CRA) requesting a Future Land Use Map (FLUM) Amendment for five (5) residential properties located within the West Atlantic Avenue Redevelopment Area. The subject properties are located north of W. Atlantic Avenue, south of NW 1<sup>st</sup> Street and between NW 6<sup>th</sup> and NW 7<sup>th</sup> Avenues within the City of Delray Beach, Florida. The parcel control numbers for the subject properties are as follows: 12-43-46-17-01-012-0240, 12-43-46-17-01-012-0250, 12-43-46-17-01-012-0190, 12-43-46-17-01-012-0180, 12-43-46-17-01-012-0170. Four of the properties are owned by the Delray Beach CRA with the exception of 12-43-46-17-01-012-0180 (32 NW 6<sup>th</sup> Avenue – owned by EDRON, LLC).

The subject properties are in the West Atlantic Neighborhood Sub-district (CRA Sub-Area #3) and currently have a Future Land Use Map designation of Low Density 0-5 Dwelling Units Per Acre (LD). In order to meet the goals and objectives of the Delray Beach Comprehensive Plan, Downtown Master Plan (DTM), West Atlantic Avenue Redevelopment Plan (WAARP) and the Community Redevelopment Plan, the CRA is requesting to amend the current land use of LD to Commercial Core (CC). This request comes at a time where past, present and proposed redevelopment in the area has had a positive impact within the West Atlantic Avenue (WAA) area. Due to their proximity to the WAA and CC areas, the subject properties would be better suited for commercial uses as opposed to residential uses. The CRA has been purchasing property along the West Atlantic Avenue Corridor and redeveloping the area to eliminate slum and blight and improve the quality of commercial development and uses. The results have been significant, stimulating economic growth, visually enhancing the area, providing jobs, and improving the quality of life for the surrounding residents. The requested designation of Commercial Core is consistent with the current goals, objectives and policies of the most recently adopted Comprehensive Plan.

In addition to the request for a FLUM Amendment, the CRA is requesting concurrently, a compatible rezoning of the subject properties from Single Family Residential (R-1-A) to Central Business District (CBD). The FLUM Amendment and the Rezoning are both compatible and compliant with the Delray Beach Land Development Regulations. The approval of the requested amendments will be consistent with the DTM and the WAARP and will provide a more viable use of the properties while maintaining the vision and sustainability of the market trend along this corridor.

The request is consistent with Future Land Use Element, Land Development Regulations and within the West Atlantic Avenue Redevelopment Area which emphasizes preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue that contains a mix of residential,

commercial and civic functions. Businesses that are oriented toward serving the local neighborhoods, as opposed to a regional area are encouraged. Consequently, the request for a FLUM Amendment and Rezoning to CC and CBD for the aforementioned properties are being sought with the intention of constructing commercial/office space on CRA owned properties to provide space for local small and pop-up businesses at an affordable rent rate, as well as, congruency within the adjacent properties. The approval of the request will not only allow for the continued improvements within the northwest area to eliminated blight, but also achieve the following:

Consistency with Delray Beach Community Redevelopment Plan Part Four: Redevelopment Strategies for Sub Area 3: “The West Atlantic Avenue Corridor”:

The redevelopment strategy shall be to create a positive visual impact and emphasize its importance as the entrance to the downtown, and to encourage development that is supportive of and compatible with adjacent neighborhoods. Redevelopment projects shall provide a mix of uses (residential and commercial), with an emphasis on neighborhood-serving businesses.

Project Objectives listed in Part Four Section II. A. #1.1 – West Atlantic Avenue Redevelopment Plan of the adopted Community Redevelopment Plan:

- Eliminate blighted conditions along the West Atlantic Avenue and adjacent side streets.
- Encourage economic growth, redevelopment and minority business development.
- Increase job opportunities within the West Atlantic redevelopment area and surrounding neighborhoods.
- Promotion of businesses which serve the neighborhood residents.
- Development of programs, events, and projects which attract new consumers to the Avenue.
- Create safer conditions for consumers, residents and businesses.
- Beautify the West Atlantic Avenue corridor.

Concurrency can be met with this amendment. A traffic statement will be submitted, however, per the Transportation Element of the Delray Beach Comprehensive Plan, the subject properties are within the Transportation Concurrency Exception Area (TCEA), which was established to aid in the revitalization of the downtown. One purpose of defining this specific area is to gain access to the flexibility allowed for concurrency management. The TCEA provides incentives to redevelopment by eliminating transportation concurrency requirements. Further, the proposed land use change is not anticipated to negatively impact the adjacent roadway segments within the proposed redevelopment area’s radius of development. Therefore, it is not anticipated that the proposed land-use change will create any adverse effects on the roadway network within the limits of proposed redevelopment.

The CRA is requesting this amendment based on the intent of the City of Delray Beach Comprehensive Plan, Downtown Master Plan and West Atlantic Avenue Redevelopment Plan, as well as the needs of the West Atlantic Neighborhood Sub-district. The approval of the request further increase consistency and conformity with the goals and objectives of the Comprehensive Plan and will not negatively impact the area. In fact, it will enhance the area and allow for the continued maintenance and sustainability of the area, while also making the neighborhood more aesthetically appealing and resulting in beautification, infrastructure improvements and economic development. Based upon the above, positive findings can be made with respect to the Future Land Use Element Policy A-1.7 of the City’s Comprehensive Plan.

Please feel free to contact me with any questions you may have or if you would like to discuss the proposed request.

Sincerely,

Renee Jadusingh  
Executive Director



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Mr. Timothy Stillings AICP, LEED AP  
Development Services  
City of Delray Beach  
100 NW 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

**RE: Justification Statement: NW 600 Block – W Atlantic Avenue: Request for a Rezoning**

Dear Mr. Stillings,

Please accept this letter on behalf of the Delray Beach Community Redevelopment Agency (CRA) requesting a rezoning for five (5) residential properties located within the West Atlantic Avenue Redevelopment Area. The subject properties are located north of W. Atlantic Avenue, south of NW 1<sup>st</sup> Street and between NW 6<sup>th</sup> and NW 7<sup>th</sup> Avenues within the City of Delray Beach, Florida. The parcel control numbers for the subject properties are as follows: 12-43-46-17-01-012-0240, 12-43-46-17-01-012-0250, 12-43-46-17-01-012-0190, 12-43-46-17-01-012-0180, 12-43-46-17-01-012-0170. Four of the properties are owned by the Delray Beach CRA with the exception of 12-43-46-17-01-012-0180 (32 NW 6<sup>th</sup> Avenue – owned by EDRON, LLC).

The applicable findings for which the rezoning should be granted, relates to items “b” and “c” pursuant to LDR Section 2.4.5(D)(5), as such, (b) there has been a change in circumstances which make the current zoning inappropriate and (c) that the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.

The subject properties are in the West Atlantic Neighborhood Sub-district (CRA Sub-Area #3) and currently have a zoning designation of Single Family (R-1-A). In order to meet the goals and objectives of the Delray Beach Comprehensive Plan, Land Development Regulations, Downtown Master Plan (DTM) and West Atlantic Avenue Redevelopment Plan (WAARP), the CRA is requesting a rezoning from R-1-A to Commercial Business District (CBD). Concurrently with the Rezoning request, the CRA is also seeking a Future Land Use Map (FLUM) Amendment to Commercial Core (CC). The FLUM and Rezoning will establish an appropriate and compatible land use and zoning designation for continued consistency of improving the quality of commercial uses within the WAARP area. The proposed zoning of the subject properties is more appropriate for the property based upon circumstances particular to the site and neighborhood.

The CRA, along with private partnerships, has catalyzed economic growth, visual enhancement, provided jobs, and improved the quality of life for residents through redevelopment. With assistance from the CRA, redevelopment within the WAA area has had a positive impact within the immediate and surrounding areas, as well as, the City of Delray Beach overall. The request is consistent with the Delray Beach Land Development Regulations and with the West Atlantic Neighborhood Sub-district which emphasizes preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along Atlantic Avenue that contains a mix

of residential, commercial and civic functions. Business that are oriented toward serving the local neighborhoods, as opposed to a regional area are encouraged. Consequently, the request for a FLUM Amendment and Rezoning to CC and CBD for the aforementioned properties are being sought with the intention of constructing commercial/office space on CRA owned properties to provide space for local small and pop-up businesses at an affordable rent rate, as well as, congruency within the adjacent properties. This request is consistent with the DTM and the WAARP and will provide a more viable use of the properties while maintaining the vision and sustainability of the market trend along this corridor. It is acknowledged that commercial buildings at a distance greater than 50 feet from W. Atlantic Avenue require a conditional use approval.

Consistency with Delray Beach Community Redevelopment Plan Part Four: Redevelopment Strategies for Sub Area 3: “The West Atlantic Avenue Corridor”:

The redevelopment strategy shall be to create a positive visual impact and emphasize its importance as the entrance to the downtown, and to encourage development that is supportive of and compatible with adjacent neighborhoods. Redevelopment projects shall provide a mix of uses (residential and commercial), with an emphasis on neighborhood-serving businesses.

Project Objectives listed in Part Four Section II. A. #1.1 – West Atlantic Avenue Redevelopment Plan of the adopted Community Redevelopment Plan:

- Eliminate blighted conditions along the West Atlantic Avenue and adjacent side streets.
- Encourage economic growth, redevelopment and minority business development.
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- Beautify the West Atlantic Avenue corridor.

Concurrency can be met with this amendment. A traffic statement will be submitted, however, per the Transportation Element of the Delray Beach Comprehensive Plan, the subject properties are within the Transportation Concurrency Exception Area (TCEA), which was established to aid in the revitalization of the downtown. One purpose of defining this specific area is to gain access to the flexibility allowed for concurrency management. The TCEA provides incentives to redevelopment by eliminating transportation concurrency requirements. Further, the proposed land use change is not anticipated to negatively impact the adjacent roadway segments within the proposed redevelopment area’s radius of development. Therefore, it is not anticipated that the proposed land-use change will create any adverse effects on the roadway network within the limits of proposed redevelopment.

The CRA is requesting this rezoning based on the intent of the City of Delray Beach Comprehensive Plan, DTM and WAARP, as well as the needs of the West Atlantic Neighborhood Sub-district. The approval of the request further increases consistency and conformity with the goals and objectives of the City’s vision for the area and will not result in any negative consequences. In fact, the request will enhance the area and allow for the continued maintenance and sustainability of the area, while also making the neighborhood more aesthetically appealing and result in beautification, infrastructure improvements and increased economic development.

Please feel free to contact me with any questions you may have or if you would like to discuss the proposed request.

Sincerely,

Renee Jadusingh  
Executive Director