



Cover Memorandum/Staff Report

File #: 20-501

Agenda Date: 7/14/2020

Item #: WS.2.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Department
THROUGH: Jennifer Alvarez, Interim City Manager
DATE: July 14, 2020

THE WEST ATLANTIC REDEVELOPMENT PLAN UPDATE.

Recommended Action:

Review and discuss the West Atlantic Redevelopment Plan Update.

Background:

Two documents are attached that track the edits to the proposed West Atlantic Redevelopment Plan Update. The first one is "Edits in Current Draft, which shows the changes that have been made in the current version of the plan. The second attachment is "Additional Edits for Final Draft", which indicates changes suggested for the final version of the plan to be considered at adoption. In addition, a new cover graphic is proposed.

The West Atlantic Redevelopment Plan was originally adopted by the City Commission on July 11, 1995. The plan was last amended in November of 2000 by the "Visions west Atlantic" update. The 2000 plan called for gradual redevelopment with an emphasis on preserving and enhancing the existing neighborhoods, while promoting pedestrian-friendly commercial development along Atlantic Avenue, with a mix of residential, commercial, and civic functions. The redevelopment strategies outlined in the 2000 plan include recommendations on Future Land Use, Zoning, and Land Development Regulations (LDR) amendments.

The Southwest Neighborhood Redevelopment Plan was originally adopted on May 9, 2003. The plan is organized into five sub-areas, with an illustrative master plan articulating the vision for the area. The plan echoes the importance of revitalizing West Atlantic Avenue, as well as strategies to improve the housing stock in the area, while avoiding potential displacement of the residents. Increasing residential density to provide affordable housing options for a variety of incomes is part of an infill development plan, which was adopted into the LDRs to promote workforce housing. The plan includes design principles, such as diverse housing choices, neighborhood-oriented businesses, enhancing the existing neighborhood character, traffic calming, and preservation of historically important places, like Frog Alley.

In 2016, the City and the Delray Beach Community Redevelopment Agency (CRA) sought assistance in updating the West Atlantic Avenue Redevelopment Plan and the Southwest Area Neighborhood Redevelopment Plan, as well as, consolidating the Plans into one comprehensive document. It should be noted that a portion of the area west of Swinton Avenue is also included in the Downtown Delray Beach Master Plan, which was adopted in 2002. On December 8, 2016, the CRA entered into

an agreement (a “Work Assignment”) with one of its continuing services providers, IBI Group, to update and consolidate the plans.

IBI Group held three public involvement meetings (March 28, 2017, April 1, 2017, and November 27, 2018) to receive input from the community. The input assisted with the identification of six guiding principles outlined in the Plan. Each principle is further defined and supported by strategies and action steps to realize them. The priorities are:

- Community Capacity Building
- Civic Stewardship
- Community Wealth Building
- Healthy Community
- Placemaking
- Strategic Investments

The consultant presented the plan to the CRA Board on December 14, 2018 and January 11, 2019 for review and comment. City Staff presented revisions to the plan at the December 10, 2019, City Commission meeting. An attachment identifies all of the edits incorporated by City Staff to the document during this effort.

Pursuant to **Florida Statute 163.358(2)**, a county or municipality may delegate powers to a community redevelopment agency except the power to grant final approval to community redevelopment plans and modifications thereof.

The West Atlantic Redevelopment Plan Update will be considered for adoption by the City Commission at its June 16, 2020 meeting.

Pursuant to **Florida Statute 163.360(2)**, the community redevelopment plan shall:

- (a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

The proposed Plan update is in keeping with the intent of the applicable Goals, Objectives, and/or Policies of the Always Delray Comprehensive Plan. An analysis is provided in the attached Planning and Zoning Board Staff Report. Subsequent to the adoption of the redevelopment plan update by the City Commission, policies in the Always Delray Comprehensive Plan will be updated to reflect the West Atlantic Redevelopment Plan Update

- (b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

The Placemaking Principle of the Plan includes specific improvements to public infrastructure, such as streetscapes, bus shelters, crosswalks, roadway and alley improvements, and parks. Recommended zoning and planning changes include reducing building height from four to three stories on West Atlantic Avenue; allowing commercial buildings to exceed the current limitation of 150 feet from West Atlantic Avenue with the provision of certain community

benefits; reducing or eliminating minimum parking requirements; changing the zoning on the Delray Beach Housing Authority's Village Square parcel from R-1-A to Medium Density; and, allowing 10-50% of Industrial and Light Industrial .

- (c) Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

The Plan provides for multiple efforts to develop affordable housing. Housing is addressed in the Community Wealth Building principle. The Plan directs that the collaborations among the City, CRA, Community Land Trust, and Housing Authority continue to build affordable housing on the 9.6 acres of vacant land within the Plan area. One of the new ideas in this Plan is for the CRA to acquire potentially historic homes for rehabilitation and sale to low-to-moderate income families, thereby preserving character and generally increasing neighborhood value as well. The creation of a "Model Block" project is also part of the plan.

Pursuant to **Florida Statute 163.360(3)**, the community redevelopment plan may provide for the development and implementation of community policing innovations.

Under the Civic Stewardship principle, the Plan recommends formalizing partnerships with the City Police Department, MAD Dads, and neighborhood block captains to help address crime and code enforcement.

A copy of the Plan and staff report were provided to the Downtown Development Authority (DDA) and the CRA on Monday, June 8, 2020.

The Planning and Zoning Board reviewed the plan at its June 15, 2020 meeting and provided a recommendation of approval (6-0), with the main concern voiced that the financial and implementation oversight of the plan remained under the City or CRA's purview.

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A