



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD

West Atlantic Redevelopment Plan Update (2019)

Meeting	File No.	Application Type
June 15, 2020	N/A	Resolution

Request

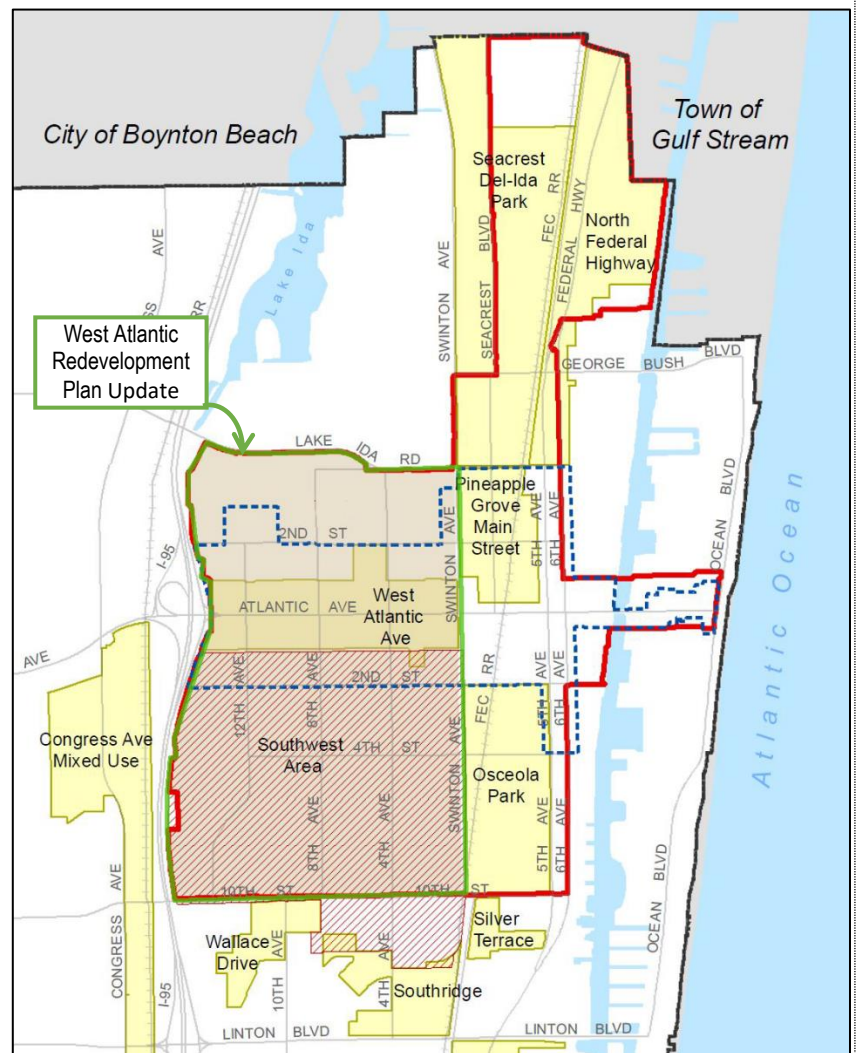
Provide a recommendation to the City Commission on Resolution No. 105-20, regarding the adoption of the West Atlantic Redevelopment Plan Update (2019).

Background Information

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



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Attachments:

- Resolution No. 105-20
- West Atlantic Redevelopment Plan Update
- Significant Edits from previous version of plan

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.

Project Description

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 the edits made by City Staff to the document during this effort. The West Atlantic Redevelopment Plan update is now scheduled for adoption by the City Commission on June 16, 2020.

Review and Analysis

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.

A review of the current Comprehensive Plan is provided below. In summary, the proposed Plan update is in conformity with those applicable Goals, Objectives, and Policies.

- (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.

Always Delray Comprehensive Plan

The proposed Plan update is in keeping with the intent of the applicable Goals, Objectives, and/or Policies of the Always Delray Comprehensive Plan.

The specific policies of the Neighborhoods, Districts, and Corridors Element that are relevant to the plan are:

Policy NDC 2.7.7: Update the West Atlantic Avenue Redevelopment Plan, which was adopted in 1995; new improvements and development shall comply with the provisions of the West Atlantic Avenue Redevelopment Plan until an update to the West Atlantic Avenue Redevelopment Plan is adopted. [Complete by 2025]





Policy NDC 2.7.13: Evaluate and update the Downtown Delray Beach Master Plan to assess the Plan's vision for the growth and unification of the downtown area while maintaining the "village by the sea" character; identify new developments and improvements have occurred since the Plan's adoption in 2002; all new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2025-2040]

Policy NDC 2.7.14: Update the Southwest Area Neighborhood Plan, which was adopted in 2003; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025-2040]

Policy NDC 2.8.5: Promote the development of workforce housing units by offering incentives, such as, increased density, in specific areas identified in the Land Development Regulations.

Policy NDC 2.8.6: Monitor the progress of workforce/affordable housing programs and incentives to identify successful initiatives and to adjust under-performing programs or incentives or regulations.

Policy NDC 2.2.1: Maintain and enhance the tightly gridded, interconnected street network that facilitates the dispersal of traffic and contributes to the character of Delray Beach using the following Complete Streets techniques, where appropriate:

-  Design streets to be safe, comfortable, and attractive for pedestrians, cyclists, and drivers;
-  Do not close or abandon streets or alleys and encourage connectivity of vehicular, pedestrian and bicycle routes.
-  Provide links to regional bicycle/pedestrian networks
-  Reinvest in roadway infrastructure, such as intersections, signalization, and turning movements without increasing the number of through vehicular lanes.

Policy NDC 2.2.2: The City shall not abandon alleys, especially those located in the downtown area and within the Old School Square Historic District, to help mitigate the intensity and massing of new development, provide for access and service functions, and contribute to the street network, expanding their function to include multi-modal use throughout neighborhoods, districts, and corridors.

The specific policies of the Economic Prosperity Element that are relevant to the plan are:

Policy ECP 1.2.2: Coordinate with the School District of Palm Beach County, community colleges, universities and workforce development boards on educational curriculum, career technical offerings, and workforce development activities that provide upward career movement

Policy ECP 1.2.4: Create effective "bridges" to facilitate transitions between high school and postsecondary and/or the workforce.

Policy ECP 1.3.1: Continue to promote Career Cottage and the services of CareerSource Palm Beach County, Manpower and other local job placement entities.

Policy ECP 1.3.3: Work with the School District of Palm Beach County to develop Village Center serving the West Atlantic, Southwest, and Northwest neighborhoods.

The Plan is aligned with ECP Goal 2: *"Improve Delray Beach's growing business reputation by strengthening our small business ecosystem while reducing racial, gender, ethnic, and disability related disparities in entrepreneurial opportunities"* and its supporting the Objectives and Policies, which focus on local, small businesses, and expanding entrepreneurial firms and startups.

The Plan is aligned with ECP Goal 5: *"Address poverty and equity through economic inclusionary policies and programs that reduce disparities and set higher standards for sustainable and equitable development"* and its supporting the Objectives and Policies, particularly:

Policy ECP 5.3.1: Partner with the Community Redevelopment Agency to create a work readiness program serving the West Atlantic, Southwest, and Northwest neighborhoods to improve skills necessary for successful employment and advancement. [Complete by 2025]

Policy ECP 5.3.2: Partner with the Community Redevelopment Agency to create an Intern-to-Work Program matching local workers to local jobs. [Complete by 2025]

Policy ECP 8.1.3: Promote the cultural and historical importance of the West Atlantic, Southwest, and Northwest neighborhoods, such as the Spady Cultural Heritage Museum, West 5th Avenue, and the West Settlers Historic District.

In consideration of the above, the Plan update is compliant with the intent of the Goals, Objectives, and Policies of the Comprehensive Plan. Subsequent to 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.

Review By Others

DDA: A copy of this report and the Plan were provided to the DDA on Monday, June 8, 2020.

CRA: A copy of this report and the Plan were provided to the CRA Staff on Monday, June 8, 2020.

Any comments provided will be relayed to the Planning and Zoning Board and the City Commission at the meeting.

Alternative Actions

- A. Move to recommend approval to the City Commission on Resolution No. 105-20, to adopt the West Atlantic Redevelopment Plan Update, finding that the proposed plan is consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.
- B. Move to recommend denial to the City Commission on Resolution No. 105-20, to adopt the West Atlantic Redevelopment Plan Update, finding that the proposed plan is not consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.

Public and Courtesy Notices

☐ Courtesy Notices are not applicable to this request

☒ Public Notices are not required for this request.

☒ Courtesy Notices were provided to the following:

- Downtown Development Authority
- Community Redevelopment Agency