



Legislation Details (With Text)

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Title: REQUEST BY DELRAY BEACH COMMUNITY LAND TRUST (DBCLT) REGARDING 133 SW 12TH AVENUE

Sponsors: Planning & Zoning Department

Indexes:

Code sections:

Attachments: 1. 133 SW 12th Avenue - DBCLT Request - Memo 09.05.pdf, 2. Contract for Sale and Purchase for 133 SW 12th Ave, 3. ILA with the CRA for 133 SW 12th Avenue, 4. RECORDED - Resolution-ILA-Purchase Agreement - City-CRA -10-24-11

Date	Ver.	Action By	Action	Result
9/7/2017	1	City Commission	approved	

TO: Mayor and Commissioners
FROM: Tim Stillings, Planning, Zoning and Building Director
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: September 7, 2017

REQUEST BY DELRAY BEACH COMMUNITY LAND TRUST (DBCLT) REGARDING 133 SW 12TH AVENUE

Recommended Action:

Discuss the request made by the Delray Beach Community Land Trust (DBCLT).

Background:

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 nine 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.