



Legislation Text

File #: 18-0607 CRA, Version: 1

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: June 23, 2020

NW 600 BLOCK DEVELOPMENT

Recommended Action:

Board direction.

Background:

Throughout the years, the Delray Beach Community Redevelopment Agency (CRA) 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.

CRA Initiative

CRA submitted a Future Land Use Amendment (FLUM) & Rezoning for five (5) properties in the NW 600 Block to Delray Beach Development Services for review: 8-2-19.

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

Note: Central Business District (CBD) Zoning allows for a variety of uses, including multi-family.

CRA presented to the Planning and Zoning Board: 11-18-19.

- Planning and Zoning had concerns related to the transition from commercial to residential.
- The CRA requested to continue the item to address concerns. See City initiative below.

CRA presented to the Planning and Zoning Board: 1-27-20 - Approved.

CRA presented to the City Commission (First Reading): 3-3-20 - Approved.

CRA presented to the City Commission (Second Reading): 4-1-20 - Postponed due to Covid-19.

CRA scheduled to present at the City Commission (Second Reading): 8-18-20.

City will transmit application to the State for review after City Commission approves.

City Initiative

The City initiated an Amendment to the Land Development Regulations to provide a Limited Height Area to require a limited height of thirty-five (35) feet or three (3) stories for properties rezoned from Single Family Residential (R-1-A) to Central Business District (CBD) within the West Atlantic Neighborhood subdistrict. This would allow for a gentle transition from residential to commercial.

City Initiated LDR Amendment to Limited Height Area - Ordinance No. 07-20

- Planning and Zoning Board: 12-16-19 Approved.
- City Commission (First Reading): 3-3-20 Approved.

- City Commission (Second Reading): 5-19-20 Approved.

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 a two-story 6,000 SF office building on two (2) adjacent vacant CRA owned properties in the NW 600 Block. The Ground Lease was executed on July 18, 2019.

**Note: One (1) of the two (2) adjacent CRA owned properties is included in the CRA FLUM and Rezoning application. Hatcher Construction & Development is currently going through the City site plan review and approval process, and their approval is contingent on the CRA initiated FLUM and Rezoning approval.

Site Development

CRA staff is requesting the CRA Board provide a confirmation to proceed with Conceptual Site Plan A.

- 1) Proceed with Conceptual Site Plan A - Retail/Office and Restaurant Use.
Alternative Options:
- 2) Explore Live Work Concept
- 3) Construct Multi-family

Attachment(s): Exhibit A - Location Map; Exhibit B - Hatcher Construction Elevations; Exhibit C - Proposed Conceptual Site Plan A for CRA Development

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$200,000.00 GL#5123