

Wallace Drive Redevelopment Plan



Adopted by the City Commission on January 6, 2004
Amended by the City Commission on April 17, 2012

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EXECUTIVE SUMMARY

The Wallace Drive Redevelopment Plan creates the framework for the future redevelopment of an area which was originally annexed into the City under the Enclave Act in 1988. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. As a result, most of the area had deteriorated to a point where private investment had virtually stopped. The Redevelopment area is bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. Two-thirds of the area is located west of Wallace Drive, which bisects the area, running diagonally from northeast to southwest. This area is currently identified as Redevelopment Area #2 in the City's Comprehensive Plan (See Figure 1 for the map of the Redevelopment Area). The plan was developed by the City of Delray Beach Planning and Zoning Department.

The purpose of this Redevelopment Plan is to meet the intent in Future Land Use Element Policy C-2.3, which requires a Redevelopment Plan be developed and recommendations be included. These recommendations can be used by the City of Delray to encourage new development.

The Redevelopment plan is divided into three sections:

- The **Introduction** describes the Study Area, a brief history of the area, and what lead to the existing conditions. This section also discusses the Future Land Use Element Policy in the Comprehensive and includes the purpose of the Redevelopment Plan and a summary of the planning process that guided it.
- The **Existing Conditions** section discusses the Wallace Drive Area in terms which reflect on its marketability for business development. This includes a brief description of the existing land uses, zoning, Future Land Use, housing, ownership, and vacant land. This section also looks at the infrastructure in the Redevelopment Area, including, water, sewer, drainage, streets, sidewalks and lighting.
- The **Redevelopment Plan** section outlines the potential plan for development and redevelopment of the properties within the Redevelopment Area. The section establishes recommendations for the enhancement of the area. These recommendations work toward making the

area more marketable for business development while protecting the surrounding uses from greater impacts.

It is the intent of this plan to make the Wallace Drive Redevelopment Area a unique place that will encourage the development of light industrial, commercial and office uses in an urban setting. It is our hope that it will also serve as a catalyst to increase property values and increase the City's employment base in the industrial, manufacturing and trade sectors. While the Wallace Drive Area has remained in its existing state for many years, the area has always had great potential. The City of Delray Beach Planning and Zoning Department recognized the potential and assigned this area a redevelopment designation. The unique opportunity that is facing the City of Delray and this particular Redevelopment Area is that the City will most likely not need to have any major intervention. The private sector will be the driving force behind the revitalization of the Redevelopment Area. This plan will give private property owners and developers a clear understanding of what the future could hold if they develop in the prescribed manner as suggested by this plan.

Recommendations for the Redevelopment Area will require the City to initiate changes to the Future Land Use Map eliminating the Redevelopment Area # 2 designation, and assign new Land Use Map and corresponding Zoning designations. Recommended designations are discussed below:

FUTURE LAND USE MAP

A Future Land Use Map Amendment will need to be processed to eliminate the Redevelopment Area #2 classification for the entire area and establish the recommended Future Land Use designations. This will be initiated by the City and processed as part of Comprehensive Plan Amendment 2003-2. The three recommended Future Land Use designations are:

CF-C – Community Facilities – Church

The Calvary Bible Missionary Baptist Church parcel, located south of SW 10th Street, between SW 8th and SW 9th Streets – approximately 4 acres. This change is required to accommodate the existing use. The property is currently zoned CF (Community Facilities), which is consistent with this designation.

IND – Industrial

Orkin Pest Control, located at the southeast corner of Georgia Street and Tangelo Terrace – approximately 0.7 acres. This change is required to accommodate the existing use. The property is currently zoned I (Industrial), which is consistent with this designation.

CMR – Commerce

The remainder of the Redevelopment Area on both sides of Wallace Drive – approximately 29.6 acres. This designation is required to accommodate existing non-residential uses west of Wallace Drive and proposed industrial development east of Wallace Drive. The MIC (Mixed Industrial & Commercial) Zoning on most of the property west of Wallace Drive, is consistent with this designation. The remaining 38 parcels, which are not consistent with this designation, will be rezoned.

ZONING

The properties located within the Redevelopment Area are currently zoned MIC (Mixed Industrial & Commercial), I (Industrial) and R-1-A (Single Family Residential). The following rezonings will be required for consistency with the Future Land Use Map designations. They will be initiated by the City and process concurrent with the FLUM amendments.

- Rezoning of 2 parcels from I (Industrial) to MIC (Mixed Industrial & Commercial) – located approximately 100 feet east of Tangelo Terrace, between Poinsettia Drive and Georgia Street – approximately 0.7 acres. This change is being made to facilitate redevelopment of the existing single-family homes on these parcels. The existing sites do not meet the required minimum lot size requirement.
- Rezoning of 36 parcels from R-1-A (Single Family Residential) to LI (Light Industrial) – located east of Wallace Drive – approximately 8.5 acres. This change is being made to accommodate the proposed light industrial uses for the area.

LAND DEVELOPMENT REGULATIONS

An LDR text amendment will be necessary to create an overlay district which amends the development standards for the LI District within the

Redevelopment Area to reduce the minimum development area, lot size, lot dimensions and tenant space requirements. The overlay will also include provisions to increase the front setback for properties fronting on Wallace Drive. Although aggregation of parcels is encouraged, this accommodation will be necessary to allow development on smaller parcels where aggregation is not possible. The modified development standards will be similar to those in the adjacent MIC zoning district.

INFRASTRUCTURE IMPROVEMENTS

Overall, the redevelopment area has a fully developed infrastructure system. Water and Sewer systems are only 10 years old, most of the streets are paved and street lighting is provided throughout the area. The unpaved streets, which include SW 8th Avenue, Tangelo Terrace, and portions of Royal Palm Drive and Lime Drive, should be paved as funds allow or as adjacent development occurs. Roadway swales, throughout the area should be evaluated and modified, if required, to accommodate runoff. As the area develops, and the amount of impervious area increases, it will be important for new projects to provide adequate on-site drainage with their site improvements in order to control runoff. Sidewalks should be provided along the major roadways, Wallace Drive, SW 10th Street and SW 10th Avenue, as properties develop, but are unnecessary on local streets to service industrial uses in the interior of the redevelopment area.

ENHANCED CODE ENFORCEMENT

Code enforcement will play a critical role in the redevelopment of the area. The City will begin by implementing a special outreach program to help property owners understand applicable codes and ordinances regarding maintenance, trash disposal, parking, etc. Information included in newsletters or flyers as well as a door-to-door canvassing to explain these programs would help the City to reduce violations and improve the area.

As the Plan is implemented, the area should be targeted for enhanced code enforcement action with daily inspections for a period of one year. However, since code enforcement can only do so much, the area should also begin to police itself. It is hoped that once the area is cleaned up, property owners will begin to develop a sense of pride in the area and formation of a Property Owners Association may be possible.

AESTHETIC IMPROVEMENTS/DESIGN

In order to improve its marketability to compete with other Industrial /Business Parks in the area, the Wallace Drive area should be upgraded with features normally found in an Industrial Park setting. As properties develop or as city funding becomes available, streetscape improvements should be made to unify the area and establish a sense of place. The storm water detention area, located immediately south of the intersection of Wallace Drive and SW 10th Avenue, should be modified to provide area for landscaping and the main “Industrial Park” signage. Street trees and street furniture should be installed throughout the entire area and landscaped entrances with smaller decorative signs should be installed at each intersection on Wallace Drive to identify each street as part of the overall Industrial Park.

If a Property Owners Association can be established, preparation and adoption of an Aesthetic Appearance Code is encouraged to implement the Industrial Park theme. The code should include uniform design standards for landscaping, fencing and signage. It should also set standards for the upkeep and maintenance of structures.

This area has great potential, with undeveloped and underdeveloped land, competitive property values and a great location, close to the interstate and downtown Delray Beach. There are only 85 parcels and many of these have already been aggregated for future development. It’s obvious that at least a few investors are aware of the potential.

MARKETING

Once the area has been rezoned and clean up has begun, preliminary marketing should begin. A name and design theme for the area should be established and “Branding” material produced. Press releases and other promotional materials should be developed to advertise the plan and market the area to potential developers.

Following construction of the capital improvements and assuming a Property Owners Association has been formed, the City will provide technical assistance to develop a long-term marketing plan for the area.

FUNDING

Infrastructure improvements identified in the Plan for the Redevelopment Area should be included in the City’s 5-Year Capital Improvement Plan. Engineering, design and detailed cost estimates of individual projects can begin as time and funding becomes available. It is recommended that the property owners create a property improvement district which, in turn, would give the owners a collective voice in improving the area. The district would contribute moneys needed to pay for some or all of the improvements through special assessments.

The City will commit staff time to accomplish some of the activities outlined in the Plan, including enhanced code enforcement, formation of a Property Owners Association and Marketing.

IMPLEMENTATION STEPS

- Adoption of the Redevelopment Plan
- Future Land Use Map Amendments and Rezonings
- Enhanced code enforcement – clean up
- Preliminary Marketing – “Branding”
- Formation of a Property Owners Association
- Construction of street and swale improvements
- Construction of unified streetscape improvements
- Aesthetic Appearance Code
- Long-term Marketing Plan
- Monitor implementation and make strategy adjustments as required

2012 MODIFICATIONS TO THE REDEVELOPMENT PLAN

In response to changes in conditions, the City Commission found it necessary and prudent to update and modify the Redevelopment Plan to allow neighborhood commercial uses on approximately 1.5 acres of property located at the southeast corner of Wallace Drive/SW 10th Avenue and SW 10th Street to meet the commercial retail and service needs of nearby residents. This modification of the Plan was processed concurrently with a Future Land Use Map Amendment, Rezoning and Land Development Regulations Text Amendment.

Introduction

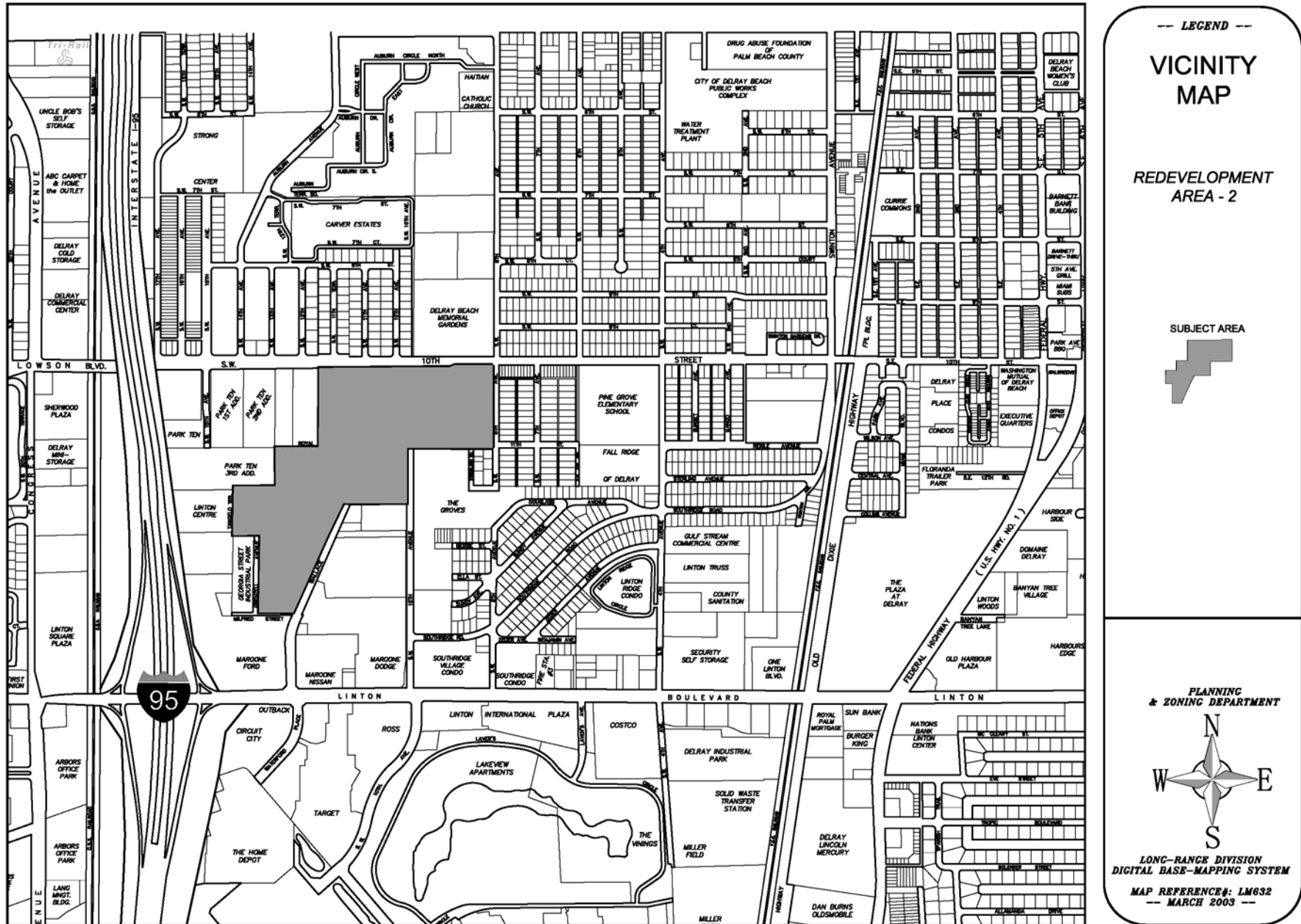


Figure 1 - Location Map

PURPOSE OF THE PLAN

In preparing its vision for the future in the 1989 Comprehensive Plan, the City of Delray Beach realized that build-out was rapidly approaching. It was also evident that future increases in ad-valorem tax revenues would become more and more dependent upon the value of existing properties and less dependent on new development. This fact and a growing realization of the importance of neighborhood stability, led the City to refocus its attention toward redevelopment and revitalization of the older sections of Delray Beach. Recognizing that some of these areas were becoming increasingly blighted and that property values were declining, the City adopted a pro-active approach to stop the decline.

The Future Land Use Element of the City’s Comprehensive Plan identifies several older areas of the City that, due to substandard infrastructure, obsolete or inappropriate uses of land, vacant and dilapidated structures, and other similarly blighting conditions, are in need of special attention in the form of a “Redevelopment Plan.” Goal Area “C” of the Future Land Use Element represents the starting block upon which its implementation strategy has been built. It is stated as follows:

BLIGHTED AREAS OF THE CITY SHALL BE REDEVELOPED AND RENEWED AND SHALL BE THE MAJOR CONTRIBUTING AREAS TO THE RENAISSANCE OF DELRAY BEACH.

The purpose of a Redevelopment Plan is to identify the specific deficiencies and assets of a designated area, evaluate the existing and potential uses, and identify specific measures for arresting decline, facilitating new development, and enhancing the quality of life for residents of the area. These areas are depicted on the Future Land Use Map as Redevelopment Areas #1 through #6.

The “Redevelopment Area” designation acts as a holding zone for each site, until an appropriate Future Land Use designation can be assigned that is consistent with an adopted Redevelopment Plan. Policy C-2.1 of the Future Land Use Element states:

Policy C-2.1 *If a private development proposal is made within a Redevelopment Area, one of the following options shall be pursued:*

- *Acceleration of the redevelopment plan and deferral of the land use request until the plan is completed; or*
- *Consideration of the use request on its own merits with the existing zoning and policies of the Comprehensive Plan guiding the disposition of the request.*

When a private proposal was submitted to rezone a portion of the Redevelopment Area in 2003, preparation of the Redevelopment Plan was accelerated, pursuant to this policy.

THE STUDY AREA

The Wallace Drive Industrial Area, (shown graphically on Figure 1, page 1), is generally defined as the area of the city bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. Two-thirds of the area is located west of Wallace Drive, which bisects the area, running diagonally from northeast to southwest.

The Wallace Drive Industrial Area is designated as Redevelopment Area #2 (See Figure 1, Page 1). The following language, excerpted from Future Land Use Element Policy C-2.3 in the City’s Comprehensive Plan, gives a description of the program:

Policy C-2.3 *The following pertains to the Wallace Drive Industrial Area:*

This area shall be primarily industrial (LI Zoning) with an emphasis on commerce uses (PCC, MIC zone districts). The City, through its water and sewer capital improvement program, shall install water and sewer mains throughout the area. Unimproved and underimproved rights-of-way shall be abandoned when it facilitates the aggregation of parcels and larger scale development provided that the right-of-way is not essential for traffic flow purposes. Support uses for the existing automobile dealership uses are encouraged. All commercial uses shall be allowed with the exception of "strip-type" development along Wallace Drive which is not desired because of traffic conflicts along this collector street.

In preparation of the Housing Element of the Comprehensive Plan, neighborhoods throughout the City were evaluated and a “Residential Neighborhood Categorization Map” was created. This map delineates areas according to the prevailing condition of private property. The main objective of

the categorization is to identify the level of need in each neighborhood, which in turn will determine the strategies to be taken in meeting that need. The Wallace Drive Industrial Area is currently categorized as follows:

Redevelopment - *Lack of basic infrastructure; incompatible mix of land uses; numerous substandard structures and vacant lots.*

For those areas of the City identified with a categorization of *Redevelopment*, Objective A-7 of the Housing Element calls for the City to identify measures to accomplish the redevelopment of the area. Additionally, as stated in the following policies, a *Redevelopment Plan* shall be prepared for all areas so categorized.

Policy A-7.1 *Each of these areas shall be provided assistance through the preparation of a "Redevelopment Plan" that will focus on the assignment of appropriate land use and zoning designations, a plan for the provision of infrastructure, and a program to accomplish other physical improvements to the areas. The specific direction each plan will take is described in Objective C-2 of the Future Land Use Element. The plans are to be prepared and adopted as a formal amendment to the Future Land Use Element and Map prior to embarking upon any specific redevelopment activity.*

Policy A-7.2 *The priority for the preparation of plans for those Redevelopment Areas which include a significant number of residential units is as follows:*

1. *Osceola Park (area between SE 2nd and SE 5th Streets, from Federal Highway to Swinton Avenue).*
2. *Wallace Drive Industrial Area*

At least one plan shall be completed each fiscal year.

Policy A-7.3 *Once a Redevelopment Plan is formally adopted, all development shall be in accordance with the adopted plan.*

BACKGROUND AND HISTORY OF THE AREA

With few exceptions, development within the study area began in the late 1940s, following the recordation of three residential subdivisions – Sunny Acres and Platt's Acres in 1947; and Esquire Subdivision in 1950. At that time, the

area was located on the fringe of the City of Delray Beach, in unincorporated Palm Beach County. Residential development continued at a slow pace into the 1970s with a development pattern that was rural in nature with unpaved roads and no public utilities (see Figure 2 below).



Figure 2 – Residential Development Pattern Shown in 1976 Aerial Photograph

In the late 1970s, industrial uses began to be developed west of this area along the Interstate 95 corridor. Automotive-related uses including repair, towing and storage facilities, along with other industrial uses in this area generated noise and commercial traffic through the residential neighborhood. This had a significant effect on the character of the area and the neighborhood declined. By the late 1980's the entire area to the west was developed (See Figure 3, below).

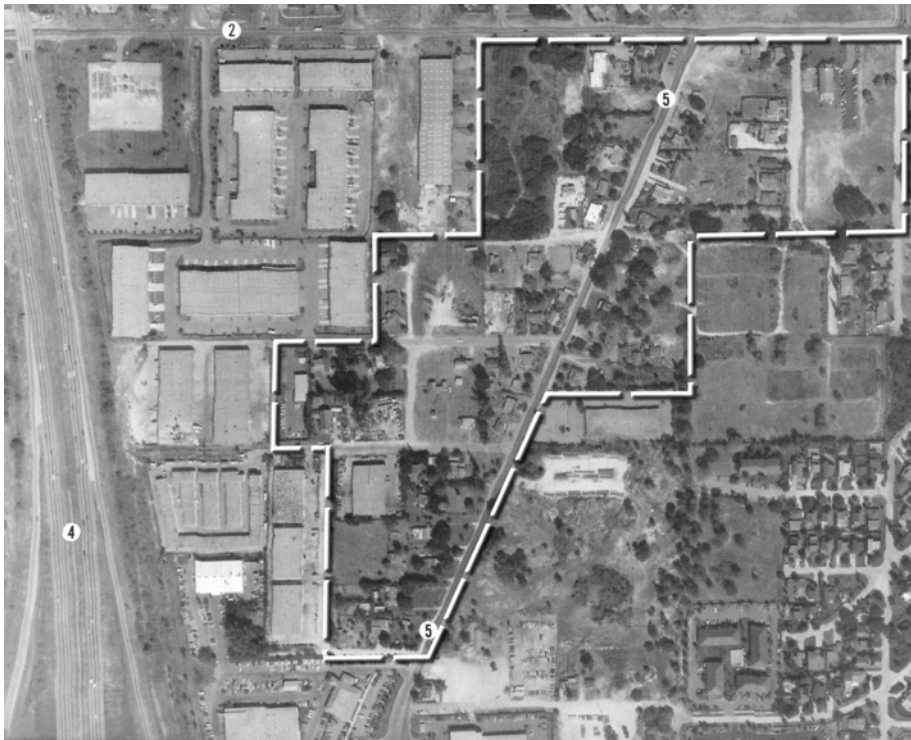


Figure 3 – By 1988, Industrial Development Had Completely Filled the Area to the West

On June 28, 1988, most of the property within the study area was annexed into the City as part of annexations conducted via the Enclave Act (Enclave #31A). The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. As a result, most of the area had deteriorated to a point where private investment had virtually stopped. The area east of Wallace Drive (then Germantown Road) was characterized by single family homes, a few vacant lots and an abandoned gas station site at the southeast corner of SW 10th Street and Wallace Drive. Except for a convenience store located at the southwest corner of SW 10th Street and Wallace Drive, the area west of Wallace Drive was primarily single family homes and vacant lots bordered on the west by industrial uses, including storage yards, auto towing, auto body repair and associated storage bays and light industrial buildings.

Prior to annexation, most of the study area had a county zoning designation of RH (Multiple Family High Density Residential); several parcels were zoned SE (Special Exception); and one parcel each was zoned IL (Light Industrial), CG (General Commercial) and CN (Neighborhood Commercial). Upon annexation into the City, the properties east of Wallace Drive were zoned R-1-A (Single-Family Residential), and the properties west of Wallace Drive were zoned LI (Light Industrial). These City zoning designations were consistent with adjacent properties already under City jurisdiction at the time.

During the annexation process, it was acknowledged that substantial public infrastructure improvements would be required to provide full service to the area. Several of the major streets were unpaved and although water and sewer was available on peripheral roadways, lines had not been extended into the interior of the area to service individual properties. In 1992, water and sewer mains were installed throughout the area to ensure that it would be prepared for future development. Even with these improvements, the recession of the early 90's hindered development in the area until the economy recovered later in the decade. In the late 1990s, developers began to aggregate smaller properties for redevelopment. This allowed for the construction of six new light industrial projects between 1997 and 2002. Today, the area has become very attractive for redevelopment – property is more affordable than in the larger industrial parks west of Interstate 95; regional access is excellent; and Delray Beach has become a hot place to live and work.

In the mid 1990's, SW 10th Avenue was extended northward to SW 10th Street and Wallace drive was realigned to connect to SW 10th Avenue. The City acquired over 1½ acres of land to accomplish the extension and realignment. A portion of the property, east of Wallace Drive, was excavated to provide storm water detention for the area.

THE PLANNING PROCESS

Following a series of visits to the area to collect land use and environmental data, staff attended a property owners' meeting in June, 2003 to identify problems and discuss plans for the area. The property owners who attended the meeting were enthusiastic and generally supportive of the planning effort. A draft of the Plan was presented to the Planning and Zoning Board in July, 2003. The Plan was adopted by the City Commission in August, 2003.



Existing Conditions

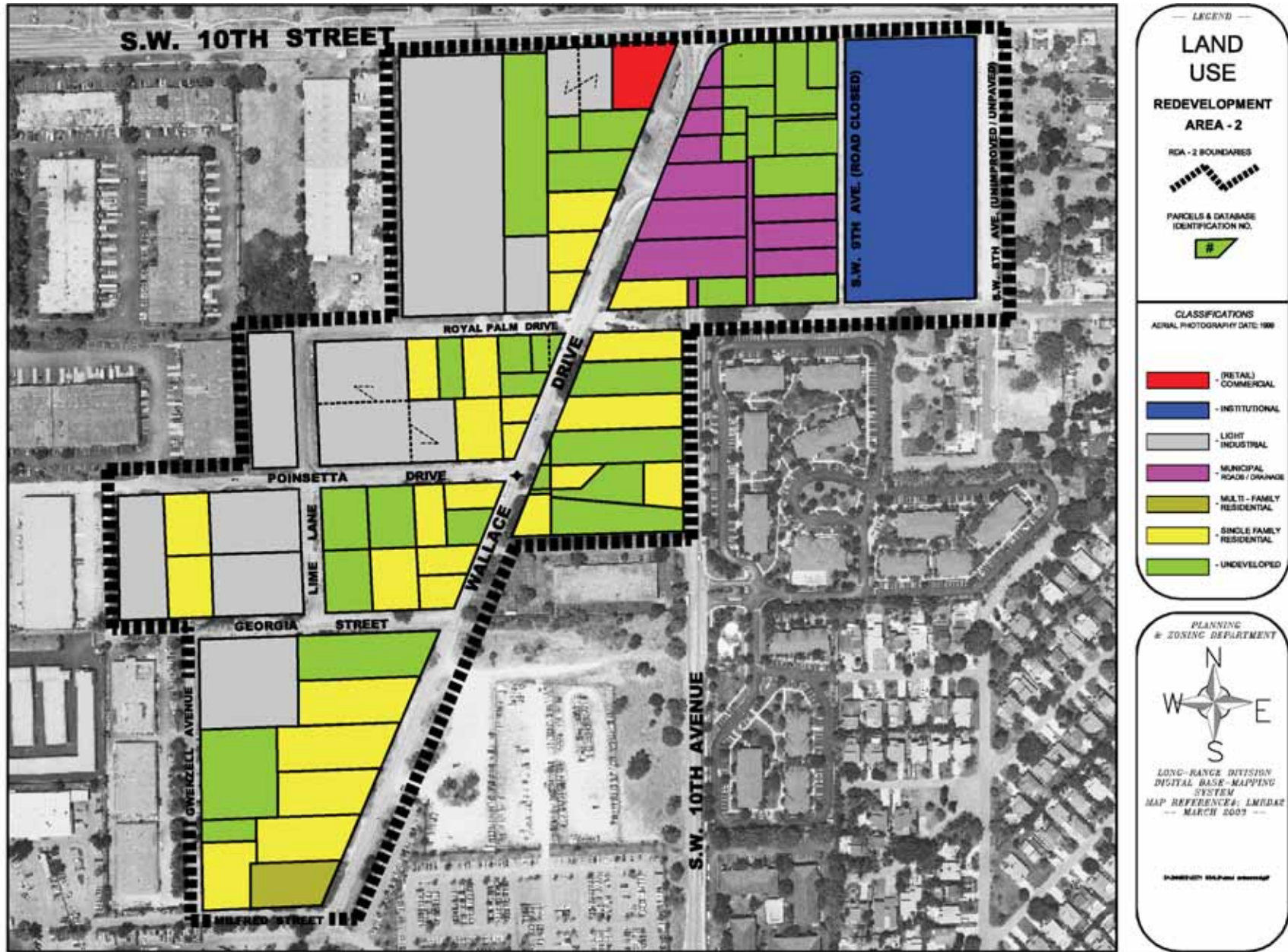


Figure 4 - Existing Land Uses

DATA COLLECTION

In preparation of this Plan, City staff compiled a database of all properties within the Study Area. The primary source of data was the Palm Beach County Property Appraiser’s 2003 tax roll. Additional information was obtained from field surveys conducted in the spring of 2003 and from review of recorded documents. The information in the database includes the property control number, property area, property ownership, building area, occupancy information, existing land use, and assessed value. The following land use data and other property information are based on this database.

EXISTING LAND USES

There are approximately 34 acres (not including road rights-of-way) in the Study Area. The “*Existing Land Use Map*,” (Figure 4, page 8) shows the distribution of the various land uses in the area and Table 1, below gives a complete breakdown of these uses by type.

**Table 1
Existing Land Uses
Wallace Drive Industrial Area**

Land Use	# of Parcels	Land Area (Sq. Ft.)	Land Area Acres	% of Total Land Area
Institutional	1	175,111	4.02	11.73%
Light Industrial	12	372,340	10.30	30.04%
Multi-Family	1	18,952	0.44	1.27%
Retail - Commercial	1	17,940	0.41	1.20%
City Road/Drainage	8	72,120	1.66	4.83%
Single Family	25	303,405	6.97	20.32%
Undeveloped	37	457,024	10.49	30.61%
TOTALS	85	1,493,141	34.28	100%

The redevelopment area contains a mix of residential, commercial, institutional and light industrial land uses. Single-family residential and light industrial land uses make up the bulk of the developed property, each with between 20% and 30% of the total land area. The area also contains a large church, located on SW 10th Street, with about 12% of the total land area. Undeveloped property is the single largest existing land use within the area with 30.6% of the total land area.

Residential Development

Residential development, consisting primarily of single-family residences is scattered throughout the redevelopment area. Most of these homes are located on Wallace Drive, but some of them are located adjacent to industrial development within the redevelopment area. Overall, the area contains 25 single-family residential units and (1) multi-family parcel containing two units. Eighteen (18) of these units are owner-occupied.



Figure 5 – Typical Residential Properties within the Redevelopment Area

Non-Residential Development

Light industrial, commercial and other non-residential land uses within the redevelopment area consist of a mix of manufacturing, warehousing, office, retail, and service uses. All of these uses are located west of Wallace Drive. A convenience store is located at the southwest corner of SW 10th Avenue and SW 10th Street. Most of the light industrial development in this area, including several large projects, has been constructed in the last 5 years. Recent projects

include the “10th Street Commerce Park,” Tropic Supply Warehouse,” and “Profiles in Concrete.”



Figure 6 – Tropic Supply Warehouse (Air Conditioning Supplies) – Constructed in 2002

In contrast to these new facilities which are constructed to existing land development standards with adequate parking, architecture detail and landscaping, some of the older projects are having a severe blighting influence on the entire area. The worst of these include a large auto repair facility and a storage compound for automobiles, trucks and heavy equipment located in the center of the area.



Figure 7 – Auto Repair Facility on Georgia Street



Figure 8 – Auto and Truck Storage Yard on Georgia Street

Undeveloped Property

The existence of undeveloped lots indicates unproductive land use, which limits tax revenues. These lots often become dumping grounds for trash and unsightly or unsafe debris and overgrowth or lack of vegetation often becomes an ongoing problem for the city’s code enforcement program. Thirty-seven parcels within the redevelopment area are currently undeveloped. These parcels include over 10 acres of land and represent 30% of the buildable land area. It is also important to note that over half of the undeveloped property has already been aggregated into several groups under common ownership. Since the aggregation of smaller parcels improves land use and economic efficiency, this represents a significant opportunity for future development of the area.

FUTURE LAND USE AND ZONING MAPS

The Future Land Use Map (FLUM) specifies the permitted land uses on each parcel of land within the City. As noted earlier, the entire study area is currently designated as Redevelopment Area #2. The Redevelopment Area is surrounded by a variety of land use designations, including Low Density and Medium Density Residential, Industrial, Commerce, General Commercial, and Open Space. The **“Future Land Use Map,”** currently in effect for the area, is shown on (Figure 9, page 11).

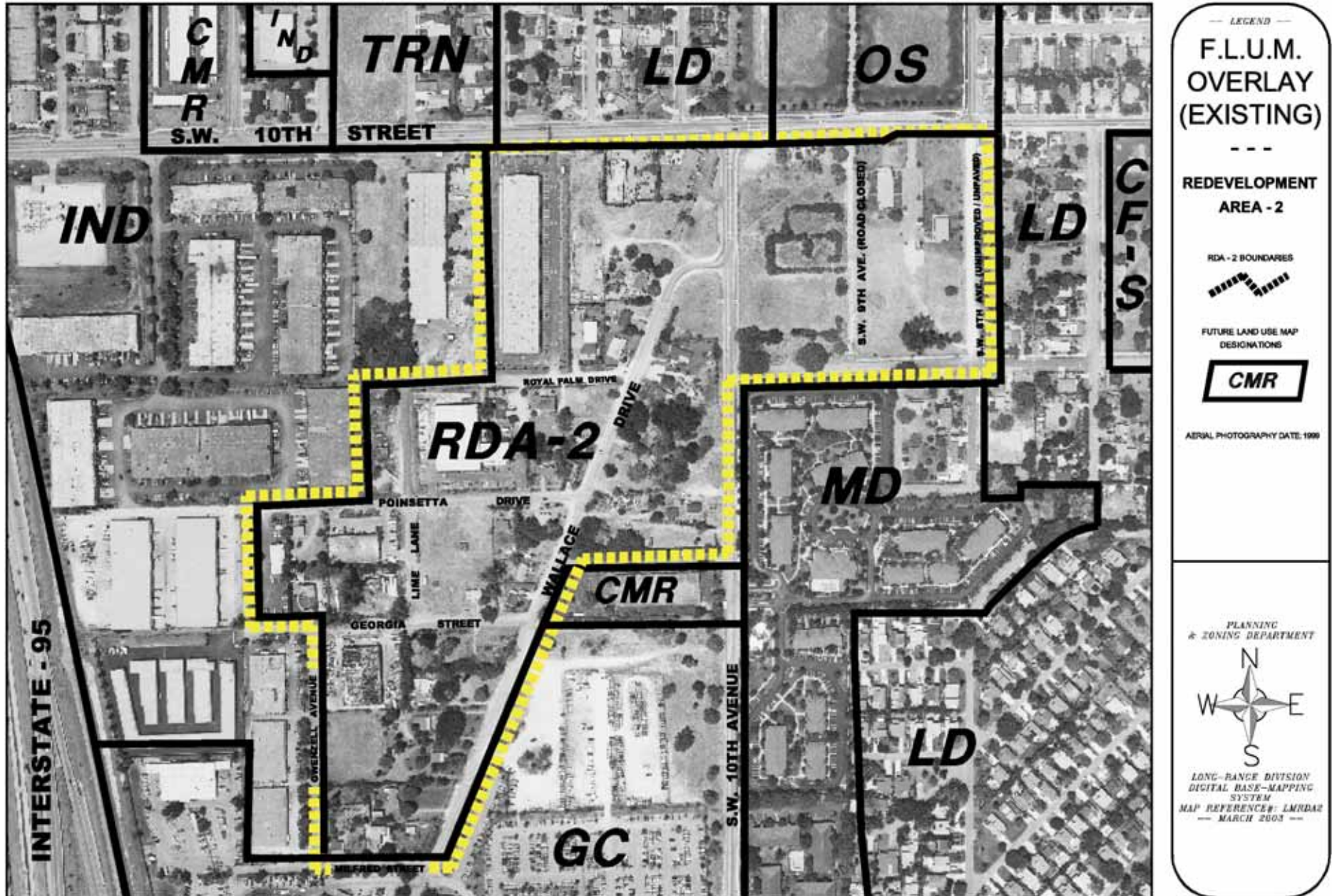


Figure 9 - Existing Future Land Use Map Designations

ZONING DESIGNATIONS

Together with the Future Land Use Map, Zoning is one of the primary tools by which the City regulates development within its boundaries. There are four zoning designations currently applied within the redevelopment area. They include: R-1-A (Single Family Residential); MIC (Mixed Industrial & Commercial); CF (Community Facilities); and I (Industrial). Zoning District locations are shown on the *“Existing Zoning Map,”* (Figure 10, page 13).

These zoning designations occurred as part of a citywide rezoning, following adoption of the City’s 1989 Comprehensive Plan. The new zoning map was adopted in September 1990. At that time, the LI (Light Industrial) zoning designation, which included all of the study area west of Wallace Drive, was eliminated. MIC zoning replaced the earlier LI designation on all but three parcels along the western boundary of the redevelopment area. East of Wallace Drive, the R-1-A (Single-Family Residential) designation was retained on all but one parcel on the extreme northeastern boundary of the redevelopment area. This parcel, occupied by the Calvary Bible Missionary Baptist Church, was rezoned to CF (Community Facilities).

The following paragraphs briefly describe the zoning districts that are applied within the study area.

Single Family Residential (R-1-A)

The R-1 zoning districts were created to provide areas of single family detached residences and to protect those areas from the intrusion of inappropriate uses. The R-1-A district permits single-family residential units with a minimum lot area of 7,500 square feet. Additionally, the district accommodates some non-residential uses (e.g. churches, day care facilities) as conditional uses. R-1-A zoning is applied to most of the redevelopment area located east of Wallace Drive. When this district was originally applied upon annexation into the City, it was intended to serve as a “holding zone” until a redevelopment plan could be completed for the area. Although it was assumed at that time that the area would eventually be redeveloped with non-residential uses, the R-1-A zoning allowed the existing residences to remain conforming so that they could be repaired and expanded.

Mixed Industrial & Commercial (MIC)

The Mixed Industrial & Commercial District was created in order to provide for a mix of industrial, commercial, and office use in a single zone district. The uses allowed are intended to enhance employment opportunities in the industrial, manufacturing and trade sectors, with supporting business and professional office functions. Retail uses are appropriate on a limited basis, and only as a secondary use within the district. This designation is applied to most of the redevelopment area located west of Wallace Drive. It provides a transitional buffer between higher intensity Industrial development to the west and Wallace Drive. Since there’s no minimum lot size for parcels in this district, smaller scale light-industrial and commercial development is possible in this location.

The convenience store on the corner of SW 10th Street and SW 10th Avenue and the single-family residences, scattered throughout this area are not permitted uses within this zoning district. These uses are considered lawfully nonconforming, that is, they were legally established at some time under previous zoning regulations, and may continue to operate subject to certain limitations.

Industrial (I)

The Industrial District provides for the regulation of higher intensity industrial land uses so as to provide reasonable protection for the environment and the public with respect to the impacts of such uses. The minimum lot size in this district is 20,000 square feet. The designation is applied to (3) three parcels at the extreme western end of the redevelopment area. Two of these parcels currently contain single-family homes, and the other contains a pest control operator. As in the MIC district, these homes are lawfully nonconforming, since residential development is not permitted within this zoning designation.

Community Facilities (CF)

The CF district is a special purpose district primarily, but not exclusively, intended for locations at which facilities are intended to serve public, semi-public, and private purposes. Such uses include governmental, religious, educational, health care, social service and special facilities. The district is applied to a church within the redevelopment area.

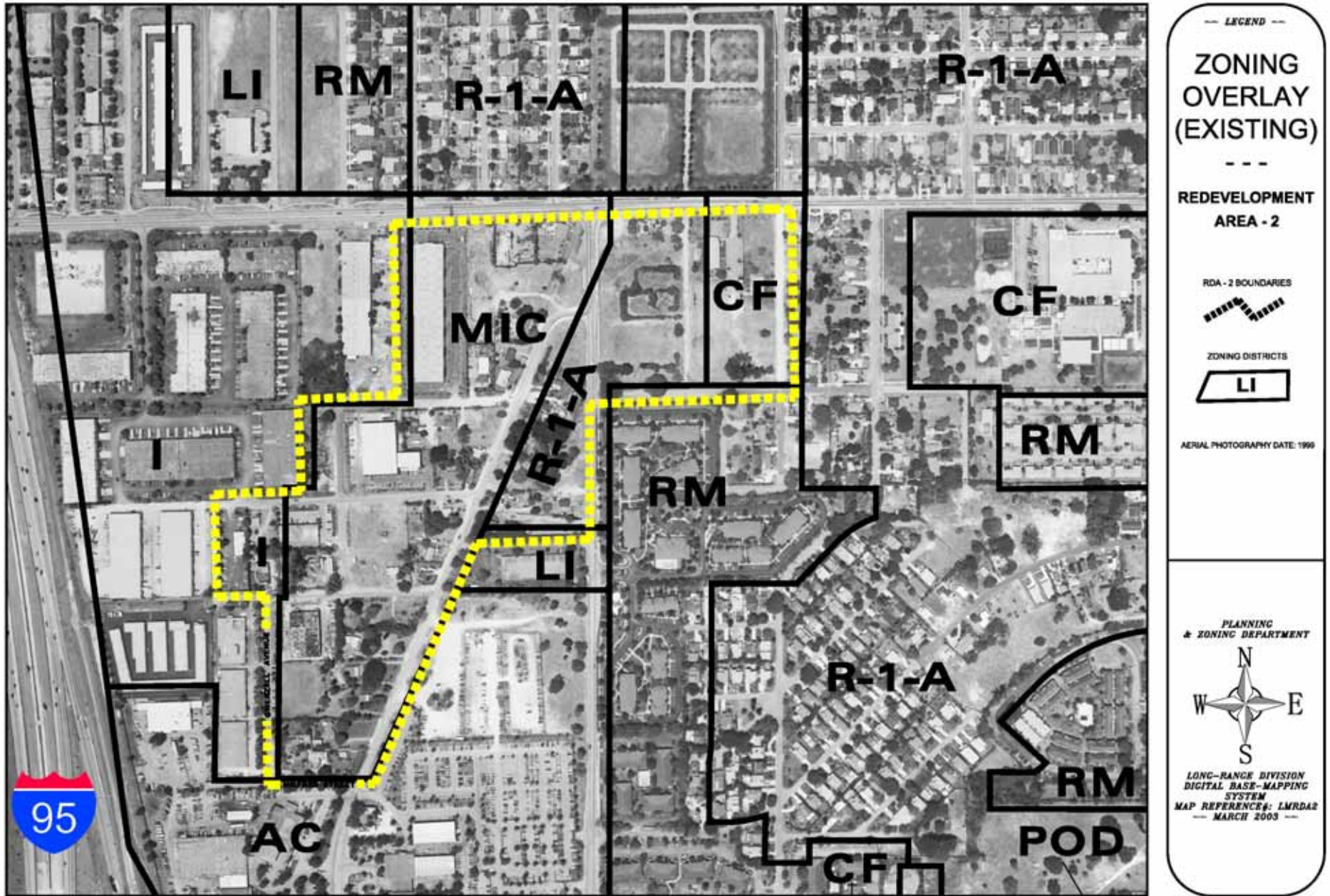


Figure 10 - Existing Zoning Map

PROPERTY VALUES

The total assessed value of the 85 properties within the study area was \$6.2 million in 2003. Given a total acreage (excluding rights-of-way) of 34.28 acres, the average assessed value of all property in the area, including structures, is \$4.14 per square foot of land. A breakdown of assessed values for different land uses within the neighborhood is given in the following table:

**Table 2
2003 Property Assessments
Wallace Drive Industrial Area**

Land Use	# of Parcels	Land Area (Sq. Ft.)	Assessed Value	Value per Square Foot
Institutional	1	175,111	\$509,451	\$2.91
Light Industrial	12	372,340	\$2,896,627	\$7.78
Multi-Family	1	18,952	\$108,272	\$5.71
Retail - Commercial	1	17,940	\$158,958	\$8.86
City Road/Drainage	8	72,120	\$61,720	\$0.86
Single Family	25	303,405	\$1,618,349	\$5.33
Undeveloped	37	457,024	\$825,619	\$1.80
TOTALS	85	1,493,141	\$6,178,996	\$4.14

This table shows an additional impact of undeveloped property on the City. Within the neighborhood, undeveloped property is assessed an average of \$5.98 per sq. ft. less than light industrial development. This equates to a loss of about \$22,000 per year to the city in ad-valorem tax revenue. Eventual conversion of all of the residential property in the area to light industrial with comparable development to existing properties in the area would yield an additional \$6,000 per year to the city in tax revenue.

PROPERTY SALES

The ability to sell property while values continue to rise indicates a strong market demand in the Redevelopment Area. Of the 85 properties in the area, 15 were sold in the last 5 years, and 31 were sold in the last 10 years. This is more than double the number of sales in the 20 years prior to 1994.

DILAPIDATED STRUCTURES AND BLIGHTED PROPERTIES

Dilapidated structures give an area a blighted appearance, which discourages investment in adjacent properties. At least one structure (pictured below) in the area has deteriorated to the point where it has become a hazard and should be removed.



Figure 11 – This Dilapidated Building on Poinsettia Drive Should Be Removed.

NONCONFORMING LOTS AND USES

Existing development within the neighborhood was examined for deficiencies with respect to meeting today’s land development code regulations. Lots were surveyed for such characteristics as land use, lot size, width, building size, meeting minimum parking standards and landscape compliance.

Non-Residential Uses

All of the existing non-residential development is located in the existing MIC zoning district, west of Wallace Drive. Since most of this development has occurred in the last 5 years, site and building designs went through the appropriate City review to ensure compliance with the land development requirements for the zoning district.

Three of the older facilities, the ABC Mini Mart, at the corner of SW 10th Street and SW 10th Avenue; and the auto repair business and storage yard on Georgia Street were constructed in the County prior to annexation. Since convenience stores are not permitted in the zoning district, the use is nonconforming. If it is discontinued or abandoned for a period of 180 days, the use cannot be reestablished. Auto repair facilities and storage yards are permitted as conditional uses within the MIC (Mixed Industrial & Commercial) zoning district. Since these uses were established prior to annexation, there are now considered conforming conditional uses. These facilities, as they currently exist do not comply with the land development requirements for the district. If either use is discontinued or abandoned for a period of 180 days, it will be required to obtain a new Conditional Use Approval and comply with the land development standards in order to be reestablished.

Residential Uses

All twenty of the existing residential uses within the redevelopment area, west of Wallace Drive, are nonconforming within the MIC (Mixed Industrial & Commercial) or I (Industrial) zoning districts. Although the six residential uses, east of Wallace Drive, are currently conforming within the existing R-1-A (Single Family Residential) zoning district, they will become nonconforming when this area is rezoned later to LI (Light Industrial).

POLICE CRIME REPORT

Crime data was examined for the period 2000 through 2003. Most of the incidents within the patrol grids containing the redevelopment area were traffic related. These occurred almost exclusively on the major roadways – Wallace Drive, SW 10th Street and SW 10th Avenue. The amount of criminal activity in the interior of the redevelopment area was minor, involving mostly theft and burglary of businesses and vehicles.

CODE ENFORCEMENT

Code enforcement compels the care and upkeep of private property, including the exterior structure and surrounding yard. Staff examined City records for the 5-year period of 1998 to 2002 to determine the presence of building and property code violations that would constitute a blighting influence. The violations included conditions such as the presence of debris, overgrowth, abandoned vehicles, non-compliance with landscape codes, and uses being

conducted on the property that are not permitted. During that period, 316 violations were reported for one or more of the above conditions.

**Table 3
Wallace Drive Industrial Area
Code Enforcement Violations by Type (1998 – 2002)**

Violation Type	1998	1999	2000	2001	2002	Totals
Abandoned Vehicle	2	14	0	8	13	37
Animal Control	22	6	6	0	5	39
General Violation	7	9	4	2	8	30
Housing Code	0	1	0	0	1	2
Landscaping	0	3	0	0	0	3
Nuisance Abatement	30	15	12	5	5	67
Occupational License	0	3	2	1	0	6
Trash Pickup	0	54	45	14	16	129
Unsafe Structure	1	0	0	0	2	3
Totals	62	105	69	30	50	316

Staff observed a number of code violation during preparation of this plan, including, abandoned vehicles, unapproved outside storage of materials, unscreened dumpsters, operating a business without an occupational license and parking on unimproved surfaces. These incidents were noted and are currently being addressed by code enforcement.



Figure 12 – Illegal Parking & Unscreened Storage Degrades the Area

STREETS AND TRANSPORTATION

Within the redevelopment area, streets are laid out in a traditional grid pattern with right-of-way widths of generally 50'. Most of the rights-of-ways are improved and streets, where paved, are generally in good condition. Localized flooding on some streets is due to poorly maintained swales which have been built up over the years or at the intersections with unpaved roadways where drainage swales have not been provided. Unpaved streets include SW 8th Avenue, Tangelo Terrace, and portions of Royal Palm Drive and Lime Drive. Proposed improvements to the existing street system will be discussed in the "Plan Implementation" section of this report.



Figure 13 – Unpaved Tangelo Terrace Looking South

Traffic Concurrency

All new non-residential development or redevelopment must meet traffic concurrency and comply with the Palm Beach County Traffic Performance Standards ordinance. A traffic study is required during the Site Plan Review process to determine if there is adequate capacity on the surrounding roadway network to accommodate new trips generated by a new development or change of use. Impact fees are assessed for each new trip generated and are collected prior to issuance of a building permit.

Wallace Drive divides the Redevelopment Area, and provides a connection between SW 10th Street and Linton Boulevard. SW 10th Street, SW 10th Avenue and Wallace Drive are all classified as City Collectors. Linton Boulevard is the most heavily traveled roadway within the general area and is classified as a Minor County Arterial. Since the Linton Boulevard link between Wallace Drive and Interstate 95 is currently operating at LOS "E", new developments which have a significant impact on this link cannot be constructed. However, since the trip generation rate for industrial development is very low (6.97 trips per 1,000 square feet), this is not expected to seriously impact new development within the redevelopment area.

Sidewalks and Street Lighting

Sidewalks do not exist anywhere within the redevelopment area. It should be noted that sidewalk deferrals were received from several new projects approved in the last five years. Typical cobra heads street lights, attached to Florida Power and Light poles are located on the major perimeter streets and all the interior roadways.

Streetscape

The appearance of the rights-of-ways in the study area is not conducive to the redevelopment of the area. The installation of streetscape improvements is an important factor in revitalization as proven by the impact of Atlantic Avenue beautification on the downtown. Public improvements will be discussed in the "Redevelopment Plan" section of this report.



Figure 14 – Existing Right-of ways within the Redevelopment Area

UTILITY SYSTEMS

Water Service

According to the City's Water Atlas, a 16" water main is located on the east side of Wallace Drive and a network of 8" and 10" mains distribute water to all properties in the redevelopment area. The system was installed within the area in 1992. All of the mains were sized to provide service to existing as well as anticipated redevelopment for non-residential uses.

Fire Protection and Suppression

Fire protection is provided from Station #3 on Linton Boulevard. The station provides adequate service to the entire area with a 3 to 4 minute average response time. Fire hydrants were installed throughout the area when the water system was installed in 1992. Although the existing system should be adequate for any future development within the area, individual projects will be evaluated during the site plan review process and any enhancements to the system will be provided by the developer.

Storm Water Collection



Figure 15 – Existing Storm Water Detention Area

The Wallace Drive Redevelopment Area is not identified in the City's Storm Water Master Plan as an area requiring improvements. Two storm-water detention areas have already been constructed in the north part of the

redevelopment area, at the intersection of SW 10th Avenue and Wallace Drive to handle runoff in that area. These detention areas have been designed to maximize their storage potential and minimize cost. Unfortunately, the resulting "pit" design has a negative affect on the general appearance of the area at a critical and highly visible entrance to the area.

Although the City does not have any drainage facilities west of Wallace Drive, in the interior of the redevelopment area, the area as a whole does not have a serious problem with flooding. Minor flooding on local streets is due to mainly to poorly maintained swales which have been built up over the years or runoff from intersecting unpaved streets where drainage swales have not been provided at all.



Figure 16 – Localized Street Flooding

Sanitary Sewer

Sewer service is provided to the area by the City, in conjunction with the South Central Wastewater Treatment Facility Board. The City's Sewer Atlas indicates a network of 8" sewer mains throughout the redevelopment area. As with water service, the system was installed in anticipation of the area's redevelopment for non-residential uses.

Electrical and Telephone Distribution

Telephone and electric services are provided to all properties from existing lines located in road rights-of-ways. Although no deficiencies or required upgrades are noted at this time, the visual appearance of overhead utility lines is degrading to the appearance of the area. All connections for new project must be installed underground.

Redevelopment Plan

GUIDELINES FOR REDEVELOPMENT OF THE AREA

The following discussion provides a basis for a plan for future development within Redevelopment Area #2. It is the intent of the Redevelopment Plan to provide for the type and intensity of uses that are appropriate based upon the location of the property, the configuration of the particular parcels, and the nature of the surrounding uses.

Potential Uses

As stated in the Introduction section of this plan, Future Land Use Element Policy C.2-3 in the City of Delray Beach Comprehensive Plan states the following with regard to potential future development within the Redevelopment Area:

“This area shall be primarily industrial (LI Zoning) with an emphasis on commerce uses (PCC, MIC zone districts.)”

Due to its close proximity to Interstate 95 and the Linton Boulevard Interchange, the redevelopment area is a prime location for uses which need good access for the distribution of goods and services. The uses allowed within the existing MIC and the proposed LI zoning districts are intended to enhance employment opportunities. Both districts are compatible with a variety of industrial uses, including manufacturing, assembly, storage and distribution facilities. Supporting business and professional office functions and limited retail uses are also permitted.

Two-thirds of the properties within the Redevelopment Area are currently zoned MIC, (Mixed Industrial & Commercial). This zoning district is appropriate for the area west of Wallace Drive, since it provides a transitional buffer from the more intense industrial uses to the west and it allows for a range of industrial and commercial uses with no minimum lot size requirement. Existing industrial and commercial land uses within this area consist of a mix of manufacturing, warehousing, auto-repair, office, retail, and service uses.

The proposed LI (Light Industrial) zoning district, east of Wallace Drive, is intended to serve as a buffer between the MIC district to the west and residential development to the east. The development regulations for the district are stricter than those found in the MIC district and automobile repair

uses, which would be incompatible with adjacent residential development, are not permitted.

Aggregation of Properties

As stated in the existing Comprehensive Plan Policy regarding Redevelopment Area #2, “Unimproved and under-improved rights-of-way shall be abandoned when it facilitates the aggregation of parcels and larger scale development, provided that the right-of-way is not essential for traffic flow purposes.”

Efforts shall be made to promote aggregation of parcels prior to any further development. However, given the existing development pattern, it is unlikely that abandonment of any right-of-ways will be necessary to facilitate property aggregation. However, it is recommended that the unimproved SW 11th Street right-of-way between Wallace Drive and SW 10th Avenue, be abandoned.



Figure 17 – The Unimproved SW 11th Street Right-Of-Way Is Used by an Adjacent Property Owner for Parking.

The existing roadway configuration does not warrant another intersection in this area, since the connection point is only 250 feet from the existing Wallace Drive/SW 10th Avenue Intersection. Additional access is not needed for the adjacent properties and another intersection would create unnecessary traffic conflicts. Since the City currently owns the property on the north side of the

right-of-way, the abandonment will not in itself facilitate aggregation. It will, however, increase the size of the existing single-family parcel to the south and improve its redevelopment potential. The right-of-way is already being used by the owner of that property for a graveled off-street parking area.

Compared to many of the other Redevelopment Areas in the City, considerable property aggregation has already taken place in the Redevelopment Area #2. There are five distinct property clusters, four of which are greater than one acre in size, which could be available for development (Figure 19, page 21). Two of these clusters contain existing single family homes along with undeveloped property, and the remaining three are made up entirely of undeveloped property.

Unifying Elements

All new development and redevelopment should include a consistent pattern of perimeter landscaping. The Planning Department and City Horticulturist will work with developers during the Site Plan Review process to develop a consistent landscape theme for future development along the Wallace Drive corridor. Internal streets within the redevelopment area should also be landscaped to give the area a unified industrial park atmosphere and all of the roadway intersections on Wallace Drive should be given consistent landscaping and signage to identify the area as a business park. Current conditions give no indication that anything other than deteriorated homes lie west of Wallace Drive. Since the redevelopment area is also the front entrance for the existing industrial development to the west, these improvements will improve the marketability of that area as well.

RECOMMENDED DEVELOPMENT SCENARIOS BY SECTION

The following provides the guidelines and parameters for development within three distinct sections of Redevelopment Area #2.

West of Wallace Drive

As noted within this report, there is an existing convenience store, ABC Mini Mart, at the corner of SW 10th Street and SW 10th Avenue. While it is probably not the highest and best use for the land, it is a lawfully nonconforming use that can continue to operate as such indefinitely subject to certain restrictions. If the owners wished to make the use conforming, they could apply to have the Future Land Use Map (FLUM) designation changed to General Commercial

and the property rezoning to either GC (General Commercial) or NC (Neighborhood Commercial). Staff does not recommend this change, because the use is a high traffic generator and the current site configuration presents ingress/egress problems at the entrance on SW 10th Avenue. The most appropriate use for the property in the long term would be for redevelopment either by itself or aggregated with adjacent properties to light industrial, mixed industrial/ commercial or a lower intensity commercial use, all of which are allowed within the MIC zoning district.



Figure 18 – ABC Mini Mart at the Corner of SW 10th Street and SW 10th Avenue

Development in the remainder of this area should attempt to maximize aggregation of parcels, eliminate nonconforming uses and structures, and provide for unified treatment of the perimeters. This is the most blighted portion of the Redevelopment Area. With the exception of the newer facilities, most of the structures and properties are poorly maintained and the existing auto repair and vehicular storage uses are having a negative impact on the entire area. Their demand for substantial amounts of parking is spilling into swales along adjacent roadways and onto undeveloped property; and their overall appearance with fenced compounds containing unfixed automobiles and auto parts severely limits the ability to attract quality development to the area. In the short term, enhanced code enforcement will be required to keep these uses under control.

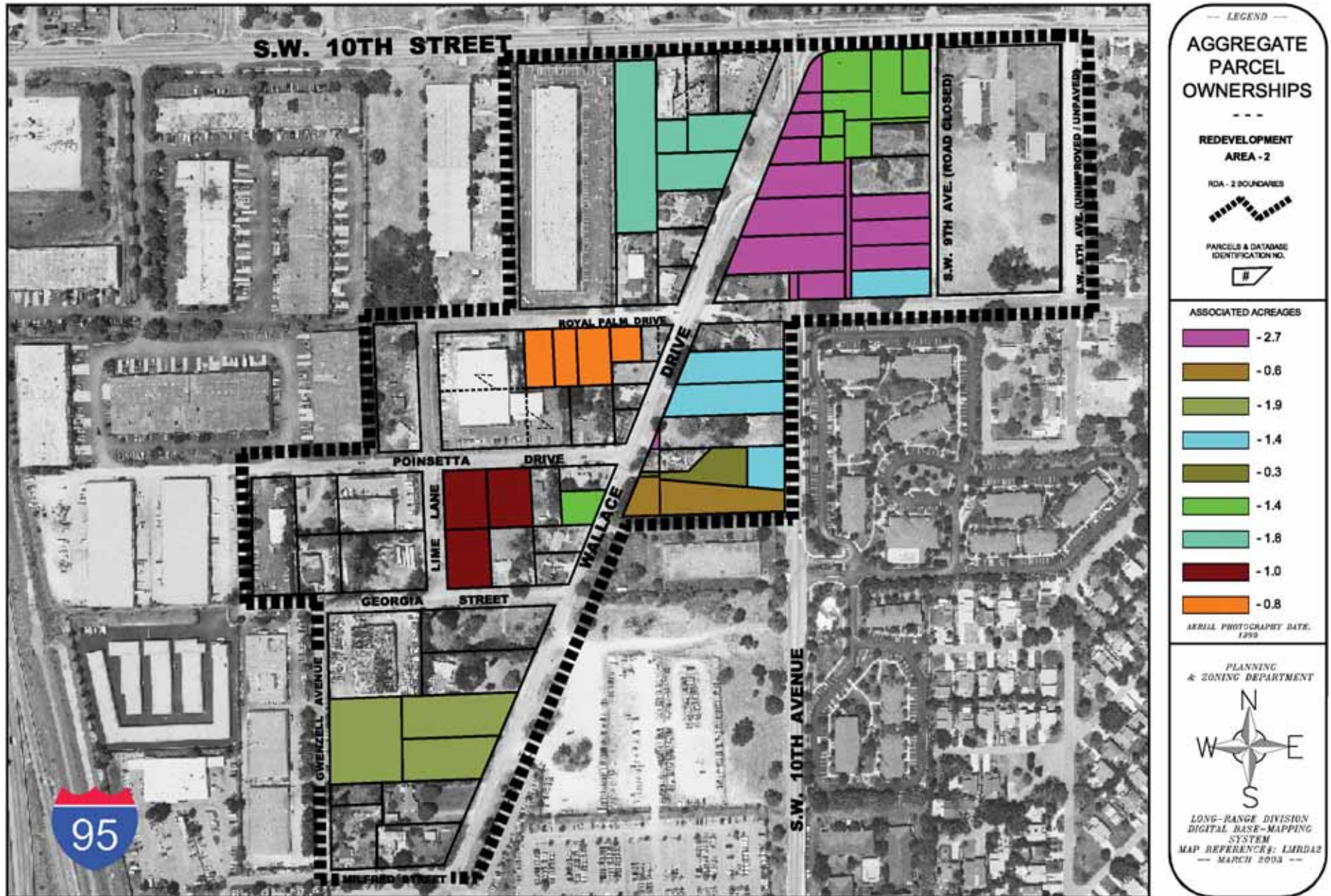


Figure 19 - Aggregate Property Ownership Map

In the long term, efforts should be made to encourage the replacement of these facilities with more appropriate uses and additional automotive repair uses should be discouraged. Residential development is neither permitted, nor desirable for the area. Although the existing residential uses are legally non-conforming, and can remain as such, they are not compatible with industrial development. As the area continues to develop, it is anticipated that increased property values and negative impacts of adjacent development will ultimately cause these properties to be assimilated into more appropriate uses. In the long term, the most appropriate uses for the area are manufacturing, fabrication or mixed industrial/commercial uses that generate employment opportunities within the City.

North of the Wallace Drive/SW 10th Avenue intersection, the unused portion of the Wallace Drive right-of-way, left over after realignment, is being used as a shortcut connection between the convenience store on the corner and Wallace Drive. This is having a blighting influence at the entrance to the redevelopment area. In the short term, this area should be bermed and landscape installed to prevent this from occurring. In the long term, the City should consider abandoning the unused right-of-way. Since it is one of the adjacent property owners, the City would receive a portion of the abandoned right-of-way. This area should either remain landscaped open space or be offered for sale to the adjacent property owner to the west.



Figure 20 – Old Wallace Drive Right-Of-Way

East of Wallace Drive

The northern portion of this area contains a significant amount of property which was acquired by the City for the extension of SW 10th Avenue and the realignment of Wallace Drive. The roadways pass through the middle of the aggregated properties. It is recommended that the City replat the property to establish the appropriate right-of-way for SW 10th Avenue and the intersection at Wallace Drive. The remainder of the property should be divided into parcels. The area at the southwest corner of SW 10th Street and SW 10th Avenue contains a 1.4 acre parcel under common ownership. The owner's request to rezone this property to MIC was the impetus for acceleration of this Redevelopment Plan. The owner has indicated his intent to offer this property for development following adoption of the Redevelopment Plan and subsequent rezoning of the property. The IL (Light Industrial) zoning, being proposed by this Plan, will allow for a variety of industrial and commercial uses.

The remainder of this area, south of the unimproved SW 11th Street right-of-way, contains 5 single-family homes mixed with adjacent undeveloped property. As in the area west of Wallace Drive, the long term goal is to replace the single-family homes with more appropriate light-industrial development. Aggregation of property is recommended. Landscape buffers will be required in the rear of these properties to protect the residential properties to the east.

Calvary Bible Missionary Baptist Church

The Church is expected to remain in this location. Since there is a substantial amount of vacant property on the existing site, expansion of the facilities beyond these boundaries is not anticipated.



Figure 21 – Calvary Bible Missionary Baptist Church Property

Nonconforming Uses

As discussed in the “Existing Conditions” Section, all of the existing homes, located west of Wallace Drive are currently nonconforming uses within the MIC zoning district. Although the homes located east of Wallace Drive are currently conforming, they too will become nonconforming when this area is rezoned to Light Industrial. It is a goal of this Plan that all of the residential properties eventually be converted to non-residential uses. Although, as lawfully, nonconforming uses, they can continue to operate as such indefinitely, if the use is discontinued or abandoned for a continuous period of 180 days, it cannot be reestablished. Article 1.3 of the Land Development Regulations, Nonconforming Uses, Lots and Structures, also places limits on expenditures for repair and maintenance.

BUSINESS DEVELOPMENT

Given the large amount of undeveloped or under-developed property in the area, substantial opportunities exist for new business to locate in the area. There are 10.5 acres of vacant land available for development. Opportunities also exist through the conversion and redevelopment of the 7 acres of existing nonconforming residential uses in the area. However, since many of the single-family lots are too small to provide adequate off-street parking, drainage and open space, property aggregation will be necessary for the area to realize its ultimate potential.

Business Assistance Programs

Although there are no business assistance programs available from the City for properties within this redevelopment area, there are a number of business loan programs available from the Federal Government through the Small Business Administration. SBA administers three separate, but equally important loan programs. SBA sets the guidelines for the loans while SBA’s partners (Lenders, Community Development Organizations, and Microlending Institutions) make the loans to small businesses. With a guaranty loan, the actual funds are provided by independent lenders who receive the full faith and credit backing of the Federal Government on a portion of the loan they make to small business.

The guaranty which SBA provides these institutions transfers the risk of borrower non-payment, up to the amount of the guaranty, from the lender to SBA. Therefore, when a business applies for an SBA Loan, they are actually

applying for a commercial loan, structured according to SBA requirements, which receives an SBA guaranty.

Small Business Administration Basic 7a Program. The SBA 7(a) program serves as the SBA’s primary business loan program to help qualified small businesses obtain financing when they might not be eligible for business loans through normal lending channels. It is also the agency’s most flexible business loan program, since financing under this program can be guaranteed for a variety of general business purposes. Loan proceeds can be used for most sound business purposes including working capital, machinery and equipment, furniture and fixtures, land and building (including purchase, renovation and new construction), leasehold improvements, and debt refinancing (under special conditions). Loan maturity is up to 10 years for working capital and generally up to 25 years for fixed assets.

Small Business Administration 504 Program. This program uses Certified Development Companies (private, nonprofit corporations set up to contribute to the economic development of their communities or regions) as intermediaries. It provides long-term, fixed-rate financing to small businesses to acquire real estate or machinery or equipment for expansion or modernization. Typically a 504 project includes a loan secured from a private-sector lender with a senior lien, a loan secured from a CDC (funded by a 100 percent SBA-guaranteed debenture) with a junior lien covering up to 40 percent of the total cost, and a contribution of at least 10 percent equity from the borrower. The maximum SBA debenture generally is \$1 million (and up to \$1.3 million in some cases).

Small Business Administration Microloan 7(m) Loan Program. This program provides short-term loans of up to \$35,000 to small businesses and not-for-profit child-care centers for working capital or the purchase of inventory, supplies, furniture, fixtures, machinery and/or equipment. Proceeds cannot be used to pay existing debts or to purchase real estate. The SBA makes or guarantees a loan to an intermediary, who in turn, makes the microloan to the applicant. These organizations also provide management and technical assistance. The loans are not guaranteed by the SBA. In Palm Beach County, these loans are available through “The Business Loan Fund of the Palm Beaches, Inc.”

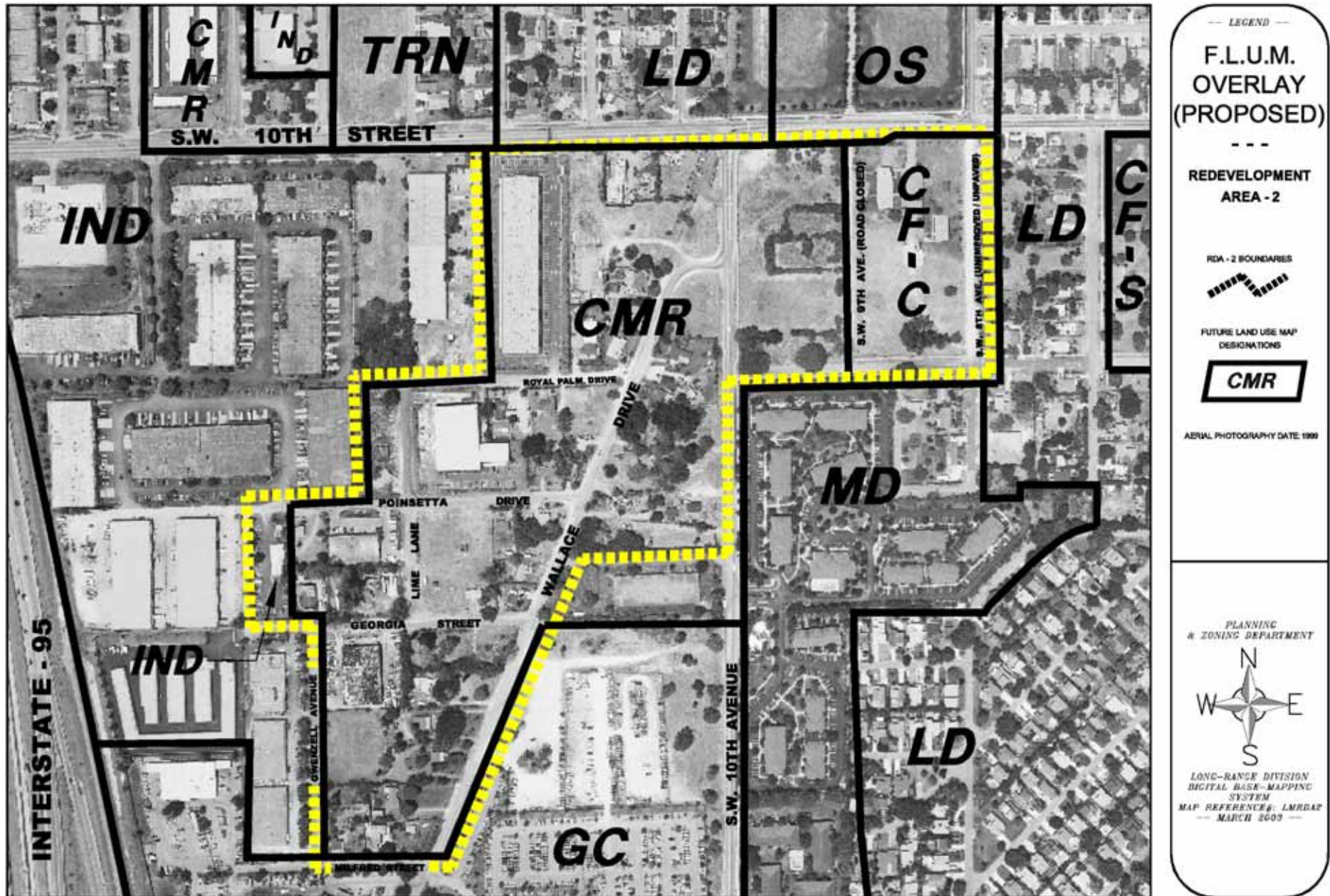


Figure 22 – Proposed FLUM

FUTURE LAND USE

Adoption of the Redevelopment Plan will require three amendments to the City's Future Land Use Map and a number of text amendments to the Comprehensive Plan. Those amendments will be adopted as a portion of Comprehensive Plan Amendment 2003-2.

The Wallace Drive Industrial Area is currently designated as RDA-2 (Redevelopment Area #2) on the Future Land Use Map (FLUM). Three Future Land Use designations will be required to accommodate existing and proposed development within the area. The **"Proposed Future Land Use Map"** for the Redevelopment Area is attached as Figure 22 (page 24). The proposed amendments are as follows.

- Area 1: The Calvary Bible Missionary Baptist Church parcel, located south of SW 10th Street, between SW 8th and SW 9th Streets – Change the FLUM designation from RDA-2 to CF-C (Community Facilities-Churches) – approximately 4 acres. This change is required to accommodate the existing use. The property is currently zoned CF (Community Facilities), which is consistent with the designation.
- Area 2: Orkin Pest Control, located at the southeast corner of Georgia Street and Tangelo Terrace – Change the FLUM designation from RDA-2 to IND (Industrial) – approximately 0.7 acres. This change is required to accommodate the existing use. The property is currently zoned I (Industrial), which is consistent with the designation.
- Area 3: The remainder of the Redevelopment Area on both sides of Wallace Drive – Change the FLUM designation from RDA-2 to CMR (Commerce) – approximately 29.6 acres. This is required to accommodate existing non-residential uses west of Wallace Drive and proposed industrial development east of Wallace Drive. The MIC (Mixed Industrial & Commercial) Zoning on most of the property west of Wallace Drive, is consistent with this designation. The remaining 38 parcels, which are not consistent with this designation will be rezoned concurrently with the FLUM amendment.

In addition to the above changes, modification of Future Land Use Element Policy C-2.3 is required to reflect adoption of this Redevelopment Plan for the

"Wallace Drive Industrial Area", and to require that all future development be in compliance with the adopted Plan. Processing of this amendment will be undertaken by the Planning and Zoning Board and City Commission concurrent with consideration of the FLUM amendment.

ZONING MAP AMENDMENTS

Two-thirds of the parcels within the redevelopment area will retain their current zoning. However, implementation of the redevelopment plan will require rezoning of some parcels in the area. The **"Proposed Zoning Map"** for the Redevelopment Area is attached as Figure 23 (page 26).

The proposed rezonings include:

- Rezoning of 2 parcels from I (Industrial) to MIC (Mixed Industrial & Commercial) – located approximately 100 feet east of Tangelo Terrace, between Poinsettia Drive and Georgia Street – approximately 0.7 acres. This change is being made to facilitate redevelopment of the existing single-family homes on these parcels. The existing sites do not meet the required minimum lot size requirement.
- Rezoning of 36 parcels from R-1-A (Single Family Residential) to LI (Light Industrial) – located east of Wallace Drive – approximately 8.5 acres. This change is being made to accommodate the proposed light industrial uses for the area.

LAND DEVELOPMENT REGULATIONS

Processing of LDR text amendments made necessary by the Redevelopment Plan will be initiated immediately following the adoption of the plan. An LDR text amendment will be necessary to create an overlay district which amends the development standards for the LI District within the Redevelopment Area to reduce the minimum development area, lot size, lot dimensions and tenant space requirements. The overlay will also include provisions to increase the front setback for properties fronting on Wallace Drive. Although aggregation of parcels is encouraged, this accommodation will be necessary to allow development on smaller parcels where aggregation is not possible. The modified development standards will be similar to those in the adjacent MIC zoning district.

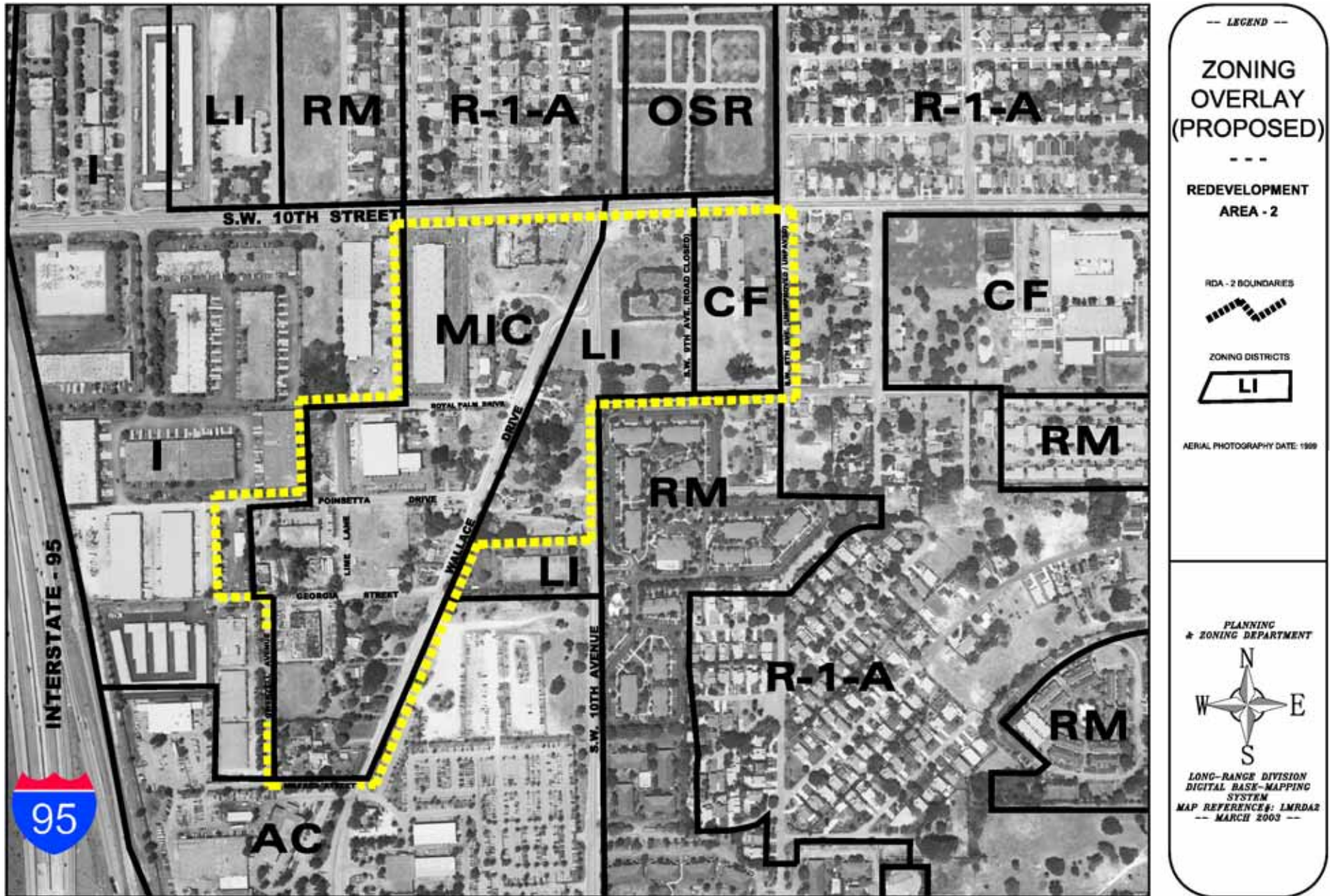


Figure 23 - Proposed Zoning Map

INFRASTRUCTURE IMPROVEMENTS

Overall, the redevelopment area has a fully developed infrastructure system. Water and Sewer systems are only 10 years old, most of the streets are paved and street lighting is provided throughout the area. The City has constructed two storm-water detention areas in the north part of the redevelopment area, at the intersection of SW 10th Avenue and Wallace Drive. Although the City does not have any drainage facilities in the interior of the redevelopment area, west of Wallace Drive, the area as a whole does not have a serious problem with flooding. Minor flooding on local streets is due to mainly to poorly maintained swales which have been built up over the years or runoff from intersecting unpaved streets where drainage swales have not been provided at all.

The unpaved streets, which include SW 8th Avenue, Tangelo Terrace, and portions of Royal Palm Drive and Lime Drive, should be paved as funds allow or as adjacent development occurs. Roadway swales, throughout the area should be evaluated and modified, if required, to accommodate runoff. As the area develops, and the amount of impervious area increases, it will be important for new projects to provide adequate on-site drainage with their site improvements in order to control run-off.

Sidewalks should be provided along the major roadways, Wallace Drive, SW 10th Street and SW 10th Avenue, as properties develop, but are unnecessary on local streets to service industrial uses in the interior of the redevelopment area.

AESTHETIC IMPROVEMENTS/DESIGN

In order to improve its marketability to compete with other Industrial /Business Parks in the area, the Wallace Drive area should be upgraded with features normally found in an Industrial Park setting. As properties develop or as city funding becomes available, streetscape improvements should be made to unify the area and establish a sense of place. The storm water detention area, located immediately south of the intersection of Wallace Drive and SW 10th Avenue, should be modified to provide for landscaping and the main “Industrial Park” signage. Street trees and street furniture should be installed throughout the entire area and landscaped entrances with smaller decorative signs should be installed at each intersection on Wallace Drive to identify each street as part of the overall Industrial Park.

If a Property Owners Association can be established, preparation and adoption of an Aesthetic Appearance Code is encouraged to implement the Industrial Park theme. The code should include uniform design standards for landscaping, fencing and signage. It should also set standards for the upkeep and maintenance of structures.

ENHANCED CODE ENFORCEMENT

Code enforcement will play a critical role in the redevelopment of the area. If some of the existing problems are allowed to perpetuate, the marketability of the entire area will be severely impacted. The City will begin by implementing a special outreach program to help property owners understand applicable codes and ordinances regarding maintenance, trash disposal, parking, etc. Information included in newsletters or flyers as well as a door-to-door canvassing to explain these programs would help the City to reduce violations and improve the area.

As the Plan is implemented, the area should be targeted for enhanced code enforcement action with daily inspections for a period of one year. However, since code enforcement can only do so much, the area should also begin to police itself. It is hoped that once the area is cleaned up, property owners will begin to develop a sense of pride in the area and formation of a Property Owners Association may be possible.

DILAPIDATED STRUCTURES AND BLIGHTED PROPERTIES

Dilapidated structures can give an area a blighted appearance, which discourages investment in adjacent properties. Therefore, the City will continue to evaluate poorly maintained and abandoned structures to determine if they should be demolished.

MARKETING

Once the area has been rezoned and clean up has begun, preliminary marketing should begin. A name and design theme for the area should be established and “Branding” material produced. Press releases and other promotional materials should be developed to advertise the plan and market the area to potential developers.

Following construction of the capital improvements and assuming a Property Owners Association has been formed, the City will provide technical assistance to develop a long-term marketing plan for the area.

FUNDING

Infrastructure improvements identified in the Plan for the Redevelopment Area should be included in the City's 5-Year Capital Improvement Plan. Engineering, design and detailed cost estimates of individual projects can begin as time and funding becomes available. It is recommended that the property owners create a property improvement district which, in turn, would give the owners a collective voice in improving the area. The district would contribute moneys needed to pay for some or all of the improvements through special assessments.

The City will commit staff time to accomplish some of the activities outlined in the Plan, including enhanced code enforcement, formation of a Property Owners Association and Marketing.

IMPLEMENTATION STEPS

- Adoption of the Redevelopment Plan
- Future Land Use Map Amendments and Rezoning
- Enhanced code enforcement – clean up
- Preliminary Marketing – “Branding”
- Formation of a Property Owners Association
- Construction of street and swale improvements
- Construction of unified streetscape improvements
- Aesthetic Appearance Code
- Long-term Marketing Plan
- Monitor implementation and make strategy adjustments as required

2012 Modifications to the Redevelopment Plan

BACKGROUND

The Wallace Drive Redevelopment Plan [Redevelopment Plan] was adopted by the City Commission on January 6, 2004, providing for a redevelopment plan for the area bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little to no code enforcement.

The intent of the Redevelopment Plan was to make a unique place that would "encourage the development of light industrial, commercial and offices uses in an urban setting" and to replace the existing single family and blighted conditions over time, providing for recommendations intended to "work toward making the area more marketable for business development while protecting the surrounding uses of greater impacts," and identified changes needed to the City's Comprehensive Plan and Land Development Regulations to implement the Redevelopment Plan.

Following the adoption of the Redevelopment Plan, the City amended its Comprehensive Plan, specifically including Policy C.1.8 in the Future Land Use Element, which states that "Future development must be in accordance with the provisions of the Redevelopment Plan." The City also amended the Future Land Use Map designating the subject property which lies east of Wallace Drive/SW 10th Avenue as Industrial/Commerce Future Land Use. The Industrial Future Land Use Designation has two classifications: Industrial and Commerce. The Commerce Future Land Use Designation applies to the subject area and allows a mix of industrial, service, and commercial uses.

The City also rezoned that area east of Wallace Drive/SW 10th Avenue, from R-I-A (Single Family Residential) to Light Industrial, consistent with the Plan and the Commerce Future Land Use Designation. As stated in the Redevelopment Plan, the LI (Light Industrial) zoning district, east of Wallace Drive/SW 10th Avenue, is intended to serve as a buffer between the MIC district to the west and residential development to the east.

As previously noted, the intent of the 2004 Redevelopment Plan was to provide a plan with supporting land development regulations that would make the area "more marketable" for development of light industrial, commercial and offices uses in an urban setting. The Plan also recognized the need for reasonable

transformation to occur in that area east of Wallace Drive/SW 10th Avenue for the benefit of residents that live in close proximity to the redevelopment area.

CHANGE IN MARKET CONDITIONS SINCE 2004 PLAN ADOPTION

Shortly after the adoption of the Plan in 2004, significant changes occurred in market conditions, which have stalled the potential for the redevelopment of the area east of Wallace Drive/SW 10th Avenue for light industrial uses. The result of the economic downturn has diminished the potential to attract tenants and has made it difficult to obtain financing for redevelopment of light industrial projects. Approved light industrial projects have required numerous site plan extensions over the 8 year period since the adoption of the Redevelopment Plan, leaving properties in this area vacant. Other light industrial development, while built, has been difficult to lease, leaving empty building spaces. The long-lasting negative market conditions have resulted in a necessity to modify the Redevelopment Plan to allow "reasonable transformation" of the area "for the benefit of residents that live in close proximity to the redevelopment area," as expressed in the adopted Redevelopment Plan.

INCREASE IN RESIDENTIAL DEVELOPMENT SINCE 2004 PLAN ADOPTION

While the potential to redevelop the subject property for light industrial uses has diminished since 2004, the demand for neighborhood retail and service uses has increased as a result of newly approved residential development in the immediate vicinity. Residential multifamily and single family homes have existed east, west and north of the Wallace Drive subject area even prior to the Redevelopment Plan's adoption in 2004. Since then, more than 445 additional residential multifamily units have been approved and some of the units have already been built within the area as a result of the recent approvals of the Village of Delray Beach and Housing Authority Village Square residential developments. The Redevelopment Plan does not currently allow the types of neighborhood commercial retail and services uses necessary to meet the commercial retail and service needs of the nearby residents. With very limited options for local shopping, these residents are required to travel out of their area to access everyday goods and services.

2012 MODIFICATION TO THE REDEVELOPMENT PLAN

In response to these changes in conditions, the City Commission of the City of Delray Beach has found it necessary and prudent to update and modify the Redevelopment Plan to allow neighborhood commercial uses on approximately 1.5 acres of property located at the southeast corner of Wallace Drive/SW 10th Avenue and SW 10th Street to meet the commercial retail and service needs of nearby residents.

This modification will continue to support the development of light industrial uses in the remaining 7.0 acres that are located south of the subject property and east of Wallace Drive/SW 10th Avenue, as expressed in the 2004 Redevelopment Plan.

Future Land Use

This modification to the Redevelopment Plan will require an amendment to the Future Land Use Map (FLUM) to change the Future Land Use Designation of the subject property from (CMR) Commerce to (TRN) Transitional Future Land Use Designation. Text amendments related to the Transitional Future Land Use Designation in the Future Land Use Element will also be processed to limit the uses permitted on the subject property to non-residential uses and to limit the allowable maximum FAR for the non-residential uses to 0.25. The remainder of the Redevelopment Area on both sides of Wallace Drive, approximately 28 acres, will remain as CMR (Commerce) Future Land Use designation.

Zoning

Rezoning of the subject property to change the zoning from (LI) Light Industrial to (NC) Neighborhood Commercial will be processed to be consistent with the FLUM amendment. The remaining property, approximately 7 acres, located east of Wallace Drive/SW 10th Avenue and south of the subject property will remain as LI (Light Industrial) zoning to continue to accommodate light industrial uses in the area.

Land Development Regulations

Amendments to the Land Development Regulations will also be processed concurrent with the FLUM amendments and rezoning to create a new subsection in the Supplemental District Regulations of the (NC) Neighborhood

Commercial zoning district to limit the maximum FAR to 0.25 for non-residential uses zoned NC in the Wallace Drive Overlay District.