

SOUTHRIDGE / S.W. 4TH AVENUE REDEVELOPMENT PLAN

City of Delray Beach
Planning & Zoning Department
Adopted by the City Commission
June 15, 1999

TABLE OF CONTENTS

EXECUTIVE SUMMARY	iv
INTRODUCTION	1
Goal of Plan	
BACKGROUND	1
Description of Redevelopment Area	1
Expanded Study Area	1
Comprehensive Plan/Future Land Use Map	4
EXISTING CONDITIONS	4
Existing Residential Land Uses-West Side of S.W. 4th Avenue	4
Condition of Existing Housing	5
Ownership	5
Vacant Land	5
Code Enforcement	6
Expanded Study Area	6
Existing Commercial/Industrial Land Uses	8
Existing Future Land Use Map and Zoning	8
Existing Infrastructure	13
Water, Sewer, and Drainage	13
Streets and Transportation	17
Sidewalks and Street Lighting	18
Expanded Study Area	19
REDEVELOPMENT PLAN	19
West of S.W. 4th Avenue: Southridge and Ridgewood Heights	19
Scenario 1	19
Scenario 2	20
Scenario 3	20
Recommendation	21
Expanded Study Area-Recommendation	21
Northwest Corner of S.W. 4th Avenue and Linton Boulevard	22
Scenario 1	22
Scenario 2	22
Scenario 3	23
Scenario 4	23
Scenario 5	23
Recommendation	24
Parameters for Future Development Proposals	

East of S.W. 4th Avenue	25
Scenario	25
Recommendation	25
Proposed Infrastructure	29
Water , Sewer, and Drainage	29
Streets and Transportation	30
Housing	33
Aesthetic Improvements/Design	34
Capital Improvement Plan	34
Community Involvement	35
IMPLEMENTATION	35
Implementation Steps	35
APPENDICES	36
Appendix “A” Land Development Regulations for Existing and Proposed Zoning Classifications	36
Appendix “B” Existing and Proposed Future Land use Map Classifications	55
Appendix “C” Acreage Information	57
Appendix “D” Acreage Information-Expanded Study Area	63
Appendix “E” Redevelopment Area #3 – Plats	64
Southridge Plat (East of S.W. 4 th Avenue)	65
Southridge Plat (West of S.W. 4 th Avenue)	66
Ridgewood Heights Plat	67
Friedes Plat No. 1	68
Procacci Office Center Plat	69

FIGURES

Figure 1	Redevelopment #3 Area Map	2
Figure 2	Aerial of Redevelopment Area #3	3
Figure 3	Residential Ownership Map	7
Figure 4	Existing Land Uses	10
Figure 5	Existing Future Land Use Map	11
Figure 6	Existing Zoning Map	12
Figure 7	Existing Water Map	14
Figure 8	Existing Sewer Map	15
Figure 9	Existing Drainage Map	16
Figure 10	Proposed Zoning Map	27
Figure 11	Proposed Future Land Use Map	28
Figure 12	Southridge and Ridgewood Heights Street Layout 1	31
Figure 13	Southridge and Ridgewood Heights Street Layout 2	32

EXECUTIVE SUMMARY

SOUTHRIDGE/S.W. 4TH AVENUE REDEVELOPMENT PLAN

The Redevelopment Plan for the Southridge/S.W. 4th Avenue area lays the framework for development, redevelopment, and enhancement of improved and vacant properties within Redevelopment Area #3, as identified on the City of Delray Beach Future Land Use Map. The study area is located north of Linton Boulevard, south of S.W. 10th Street, east of S.W. 10th Avenue, and west of Dixie Highway. Although not a part of the redevelopment area, the area bordered by S.W. 10th Street to the north, S.W. 11th Street to the south, Pine Grove Elementary School to the east, and S.W. 8th Avenue to the west is identified as the “Expanded Study Area”. This area is discussed due to identified needs with respect to redevelopment, including water, sewer, lighting, and road infrastructure improvements.

The purpose of the plan is to recommend alternatives for improvement and stabilization of existing residential neighborhoods and non-residential properties, and compatible land uses with appropriate zoning and Future Land Use Map designations for vacant properties, most notably vacant parcels located at the northwest corner of S.W. 4th Avenue and Linton Boulevard.

The study is divided into four sections:

- ⇒ The **Introduction** and **Background** sections identify the goal of the report, and describe the designated redevelopment area, the expanded study area, including the need for a redevelopment plan per the Comprehensive Plan.
- ⇒ The **Existing Conditions** portion discusses current conditions of existing residential and non-residential land uses, as they relate to zoning and Future Land Use Map designations, housing, ownership, and vacant land. This section also reviews infrastructure, including water, sewer, and drainage services; streets and surrounding traffic networks; and, sidewalks and lighting.
- ⇒ The **Redevelopment Plan** section outlines proposals for development and redevelopment for properties within the study area. The section identifies various scenarios and recommendations for enhancement and stabilization of existing residential and industrial and commercial areas, while addressing measures to mitigate negative impacts to existing services and infrastructure, particularly additional vehicle trips on nearby rights-of-way.

Recommendations for the study area will require changes to the Future Land Use Map to eliminate the Redevelopment Area #3 designation, and assign

appropriate Land Use Map and zoning classifications. Recommended designations are briefly discussed below:

Future Land Use Map

Future Land Use Map Amendments will be processed to eliminate the Redevelopment Area #3 classification for the majority of the area and establish the appropriate designations. The recommended Land Use Map Designations are:

- ⇒ *Low Density Residential:* Sections of Southridge and Ridgewood Heights residential subdivisions within study area to encourage stabilization of existing neighborhoods.
- ⇒ *Commerce and Industrial:* Nonresidential uses on the east side of S.W. 4th Avenue to maintain existing industrial uses.
- ⇒ *Transitional:* The INRC office building located at the northwest corner of S.W. 4th Avenue and Linton Boulevard.
- ⇒ *Community Facilities:* Pine Grove Elementary School (located within the expanded study area)
- ⇒ *Redevelopment Area #3:* Undeveloped parcels located on the west side of S.W. 4th Avenue, north of Linton Boulevard.

Zoning

All of the properties within the redevelopment will retain their existing zoning classifications. It is recommended the vacant parcels at the northwest corner of Linton Boulevard and S.W. 4th Avenue retain the current R-1-A zoning as a kind of “holding” zone until a specific development proposal is submitted.

Infrastructure

The Redevelopment Plan outlines required infrastructure improvements needed for existing residences and future development of vacant residential lots. These improvements include, but are not limited to water, sewer, drainage, roads (paving and re-routing), lighting, and sidewalks.

I. INTRODUCTION

GOAL OF PLAN

The goal of this study is to create a useful plan devising ways to enhance and rejuvenate the S.W. 4th Avenue Redevelopment Area, as needed, so as to be consistent with the City's overall Community Improvement goals. The purpose is to provide recommendations and alternatives to stabilize, and maintain stabilization of existing conforming residential and non-residential uses, and encourage economic activity. The City's Comprehensive Plan defines redevelopment "...as the avenue for renewal of blighted conditions for six separate areas of the City". The S.W. 4th Avenue area (north of Linton Boulevard) is identified as one of these areas.

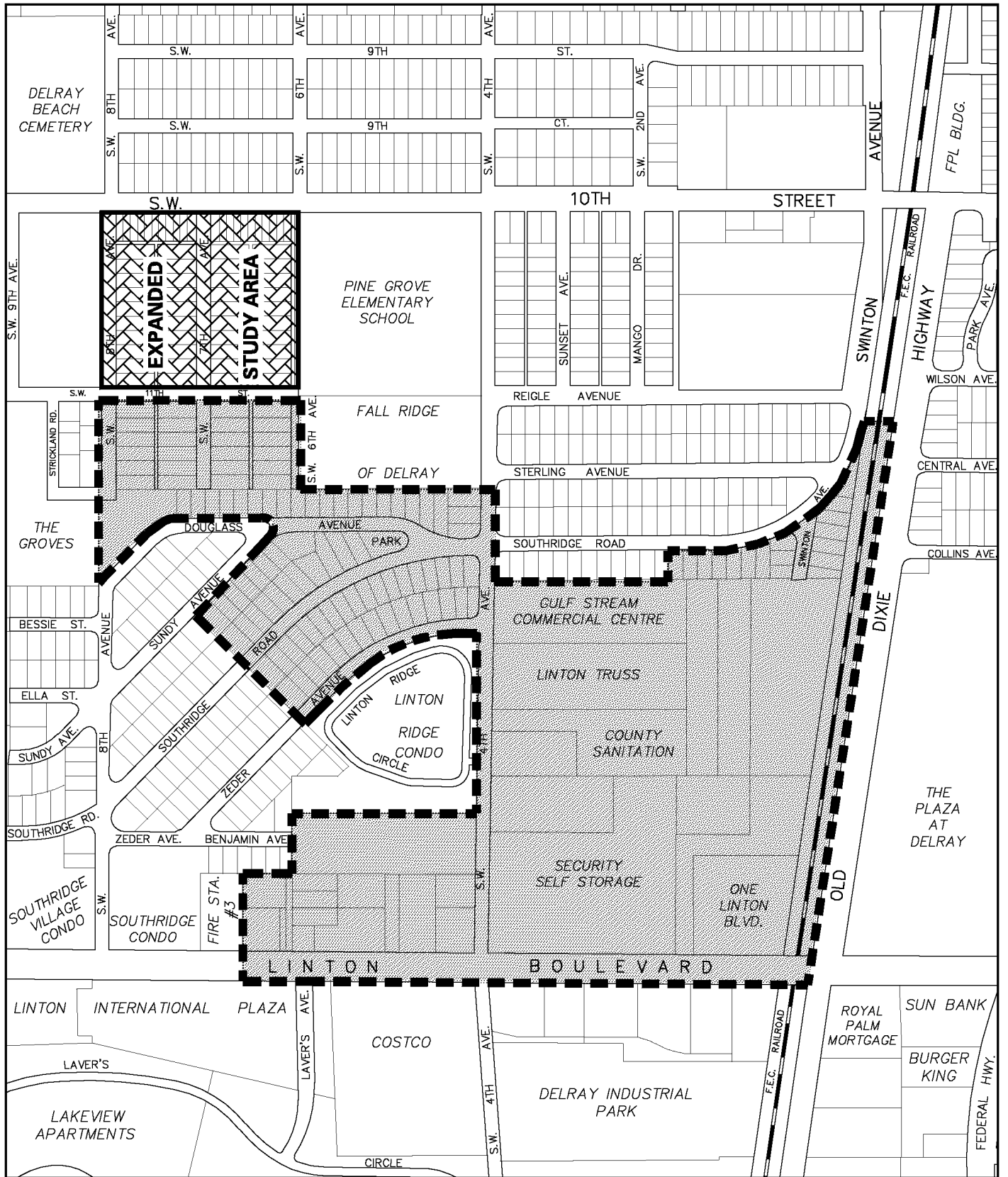
II. BACKGROUND

DESCRIPTION OF REDEVELOPMENT AREA

The Redevelopment Area #3 (S.W. 4th Avenue Study Area) is generally located north of Linton Boulevard, south of Southridge Road, and is depicted as Redevelopment Area #3 on the City's Future Land Use Map (Figure 1).

Redevelopment Area #3 consists of the Southridge Subdivision (platted in 1926), Block 3, a portion of Block 4, and Blocks 5, 7, and 10; Ridgewood Heights Subdivision (platted in 1926), Blocks C and D; Friedes Plat (platted in 1984, now One Linton Boulevard); Procacci Office Center Plat (platted in 1986, now INRC Office Building); and unplatted parcels (refer to Appendix E for above plats). The Southridge and Ridgewood Heights Subdivisions were platted under Palm Beach County jurisdiction. The properties within this redevelopment area were voluntarily annexed into the City between 1970 and 1988. The redevelopment area consists of approximately 56.83 acres, excluding platted streets.

EXPANDED STUDY AREA - Although not designated in the Comprehensive Plan as part of Redevelopment Area #3, the area bounded by S.W. 10th Street to the north, S.W. 11th Street to the south, S.W. 6th Avenue to the east, and S.W. 7th Avenue to the west (Ridgewood Heights Subdivision, Blocks 1 and 2) was also included in this plan (see Figure 1). Its inclusion was based upon its proximity to the designated Redevelopment Area, and the condition of housing and infrastructure.



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FIGURE 1
REDEVELOPMENT #3 STUDY AREA

-- DIGITAL BASE MAP SYSTEM --

MAP REF: LMA88



COMPREHENSIVE PLAN/FUTURE LAND USE MAP

The S.W. 4th Avenue Study Area is depicted as Redevelopment Area # 3 on the Future Land Use Map. The City's Comprehensive Plan states the redevelopment area designation is applied to areas identified in the Future Land Use Element as being in need of redevelopment. Development is to occur pursuant to a specific redevelopment plan.

The Comprehensive Plan [Ref. Future Land Use Element Policy C-2.1] states that until such time as a redevelopment plan is prepared and adopted for a designated redevelopment area, public investment - in terms of infrastructure - shall be minimal. 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.

Future Land Use Element Policy C-2.5 of the Comprehensive Plan addresses appropriate land uses in the Redevelopment Area:

"This area involves warehouses, heavy industrial use, sporadic residential uses, and vacant land. The vacant land was platted as a part of the Woods of Southridge Subdivision. Residential use is most appropriate for the area west of S.W. 4th Avenue. Industrial and office uses are appropriate east of S.W. 4th Avenue."

III. EXISTING CONDITIONS

EXISTING RESIDENTIAL LAND USES - WEST SIDE OF S.W. 4TH AVENUE

Scattered residential structures and vacant land are located on the west side of S.W. 4th Avenue on properties zoned Single Family Residential (R-1-A). These properties are located within Southridge and Ridgewood Heights Subdivisions, and at the northwest corner of Linton Boulevard and S.W. 4th Avenue. Portions of the original Southridge and Ridgewood Heights Subdivisions were never constructed. Additionally, several unplatted parcels located on the north side of Linton Boulevard and west side of S.W. 4th Avenue are vacant and also zoned for residential use (R-1-A). Most of these parcels, including the undeveloped properties within Southridge and Ridgewood Heights, were voluntarily annexed into the City in 1988. The only nonresidential area on the west side of S.W. 4th Avenue within the study area is the INRC office building. The INRC office building is located at the northwest corner of S.W. 4th Avenue and Linton Boulevard on property zoned Professional and Office District (POD).



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Condition of Existing Housing

A survey of the existing housing stock in the portions of Southridge and Ridgewood Heights within the redevelopment area indicates that the structures were built between 1928 and 1990. Some of the housing is in fair condition, but many of the structures are in need of repair. Many of the homes have been built on lots that do not meet current development standards with respect to lot size or depth. A few of the lots appear to have been illegally subdivided and do not meet any of the requirements. In addition, some of the homes do not meet the minimum floor area requirement within the R-1-A zoning district (1,000 sq. ft.). The average value of the homes within these two subdivisions combined is \$48,103 (including expanded study area: \$46,186). The following information provides the lot standards for the R-1-A zoning district:

R-1-A DISTRICT	
MIN. LOT SIZE	7,500 SQ. FT.
LOT WIDTH	60/80 FT.
LOT DEPTH	100 FT.
LOT FRONTAGE	60/80 FT.
MIN. FLOOR AREA	1,000 SQ. FT.

According to the Southridge and Ridgewood Heights subdivision plats most of the lots were originally subdivided as 50' x 100' and 50' x 135'. Although most of the lots do not meet the current requirements for lot area and width, regulations permit construction of a single family home as long as the parcel is a lot of record with a minimum width of 50', and the development complies with all other requirements, including setbacks [ref. LDR Section 4.1.4(B) Use of Lots of Record].

Ownership

Approximately 80% of the homes within Southridge and Ridgewood Heights are owner occupied, and landlord permits reviewed for these areas indicate approximately 20% are used as rentals (Figure 3). In addition, there is one structure located on Southridge Road which is listed as a multifamily residence. This use is nonconforming as the property is located within a single family residential zoning district.

Appendix B provides information with respect to lot size, land uses, nonconformities, age and square footage of residences, ownership and home values.

Vacant Land

Approximately 27% of the entire redevelopment area is vacant, and 99% of this vacant land is zoned R-1-A. The vacant land within the Southridge and Ridgewood Heights subdivisions represents approximately 53% of this residentially zoned vacant land, and the unplatted parcels located at the northwest corner of Linton Boulevard and S.W. 4th Avenue account for the remaining 47%. It should be noted that property records indicate that within the Southridge and Ridgewood Heights subdivisions, there are multiple vacant lots under one ownership.



Park

The Southridge Subdivision plat dedicates a parcel at the intersection of Douglass and Southridge Roads identified as Point Park, which was dedicated to the public with the recordation of the subdivision plat. No improvements have been made within this area, but the parcel has been cleared.

Code Enforcement

Code enforcement cases for the Southridge and Ridgewood Heights areas between 1993 and early 1998 were reviewed and several properties within these sections have been cited for various code problems, including general housing violations, littered and overgrown lots, and missed trash removals. Most of those violations have been addressed.

⇒ *Existing Conditions – Expanded Study Area*

The expanded study area consists of Ridgewood Heights, Blocks A and B, and contains approximately 7.33 acres. Block A has an MD (Medium Density Residential, 5-12 du/ac) Future Land Use Map classification and is zoned CF (Community Facilities). Block B has an LD (Low Density Residential, 0-5 du/ac) Future Land Use Map classification and R-1-A (Single Family Residential) zoning designation. The area zoned CF consists of approximately 3.97 acres owned by the Palm Beach School Board and is part of the Pine Grove Elementary School, located at the southwest corner of S.W. 10th Street and S.W. 4th Avenue.

Residential development accounts for approximately 27% of the overall acreage, with approximately 19% of the area vacant and 54% as park/recreation area. The construction of a park associated with the school has been recently completed.

With regard to the residentially zoned properties, several lots have similar dimensions (50' x 135') to the sections of Southridge and Ridgewood Heights located within the study area. These lots are also nonconforming with respect to lot width and area. The residential structures within the expanded study area were generally constructed between 1928 and 1985. Most of the residences exceed the minimum 1,000 sq. ft. floor area requirement. The average value of the homes within this area is \$44,422.

Approximately 82% of the homes within this area are owner occupied. Landlord permits indicate that one of the homes is rented, and that one structure functions as a duplex, which is a nonconforming use in the R-1-A zoning district.

Code enforcement cases for the expanded area between 1993 and early 1998 were reviewed and a few properties have been cited for code issues, including general housing code violations, overgrown and littered lots, and abandoned vehicles. However, all of these violations have been addressed and are in compliance.

Appendix C provides information with respect to lot size, land uses, nonconformities, age and square footage of residences, ownership and home values.



FIGURE 3
REDEVELOPMENT #3 STUDY AREA
 - RESIDENTIAL OWNERSHIP MAP -

- Rental Property
- Owner Occupied
- Vacant
- Park



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-- DIGITAL BASE MAP SYSTEM --

MAP REF: LMABB



EXISTING COMMERCIAL/INDUSTRIAL LAND USES

The east side of S.W. 4th Avenue is developed with a mixture of industrial, office, and commercial uses on properties zoned Mixed Industrial and Commercial (MIC), and Industrial (I). The following businesses are located within this area:

- Gulf Stream Commercial Centre
- Linton Truss
- Sunbelt Hydraulics and Equipment
- Adelphia Cable
- Tarmac Concrete Ready-Mix Plant
- One Linton Boulevard
- Security Self Storage
- BFI (Browning-Ferris Industries)
- Anything In Fence
- Eagle Marine Services
- Professional Insulators
- Two R.T. Properties, Inc.

The S.W. 4th Avenue study area is surrounded by a mixture of residential, commercial, and governmental uses, including Plaza at Delray, Linton International Plaza, Costco, and Fire Station #3. The redevelopment area abuts a major commercial area as well as Linton Boulevard, and is in close proximity to Interstate 95, Federal Highway, and the F.E.C. Railroad. Any recommendation for the development/redevelopment of this study area needs to take into consideration this surrounding road network and the railroad.

There is one vacant lot zoned MIC which is located on Southridge Road, and is owned by the adjacent company, Buchanan Screen. However, this lot is very small (.04 acre), and appears to have been subdivided illegally. A stand alone development on this lot would not be permitted or feasible given its size.

EXISTING FUTURE LAND USE MAP AND ZONING

Existing Future Land Use Map

⇒ **Redevelopment Area #3:**

The primary study area is designated as Redevelopment Area #3 on the Future Land Use Map. As previously stated, the Comprehensive Plan policy notes that existing uses in this area include warehouses, heavy industrial, sporadic residential uses, and vacant land. With regard to appropriate Future Land Use Map designations, Future Land Use Element Policy C-2.5 of the Comprehensive Plan states that residential uses are most appropriate west of S.W. 4th Avenue, with industrial and office uses on the east.

Redevelopment plans are to be produced for each designated Redevelopment Area. The scheduled completion date for the plan for the Redevelopment Area #3 is stated as within Fiscal Year 98/99.



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Redevelopment plans are to be produced for each designated Redevelopment Area. The scheduled completion date for the plan for the Redevelopment Area #3 is stated as within Fiscal Year 98/99.



⇒ **Expanded Study Area:**

Block A is designated as MD (Medium Density Residential), which generally provides for a variety of single and multi-family residential developments, at a density between five and twelve units per acre. Block B is designated as LD (Low Density Residential), which permits single family residential development at a density of five units per acre or less. A detailed description of these classifications is provided in Appendix B.

⇒ **Adjacent Future Land Use Map Designations**

The study area is surrounded by a variety of land use designations, including Low Density Residential, Medium Density Residential, and Community Facilities-Schools to the north; Medium Density Residential and General Commercial to the east; General Commercial to the south; and Low Density Residential, Medium Density Residential, Redevelopment Area #2, and Community Facilities to the west. Figures 4 and 5 depict subject Redevelopment Area #3 and the expanded study area, as well as adjacent land uses and Future Land Use Map designations. Refer to Appendix B for descriptions of these designations.

Existing Zoning

Zoning designation determines uses permitted as well as development standards for building on site, including maximum lot coverage, setbacks, and height. Figure 6 shows the subject Redevelopment Area #3 as well as zoning for adjacent properties. Properties located on the east side of S.W. 4th Avenue are zoned MIC (Mixed Industrial and Commercial) and I (Industrial). Lots on the west side of S.W. 4th Avenue are zoned R-1-A (Single Family Residential) and POD (Planned Office and Development). Provided below are summaries describing zoning districts located within the redevelopment area and expanded study area. Appendix A provides detailed descriptions of these zoning districts.

⇒ **Adjacent Zoning**

The redevelopment area is surrounded primarily by residential to the north and west, and commercial to the east and south, and include the following zoning districts):

North:	R-1-A (Single Family Residential), CF (Community Facilities)
East:	SAD (Special Activities District), GC (General Commercial), PC (Planned Commercial)
South:	RM (Multiple Family Residential), GC (General Commercial), AC (Automotive Commercial), PC (Planned Commercial), SAD (Special Activities District)
West:	R-1-A (Single Family Residential), RM (Multiple Family Residential)



FIGURE 4
REDEVELOPMENT #3 STUDY AREA
 - EXISTING LAND USES -

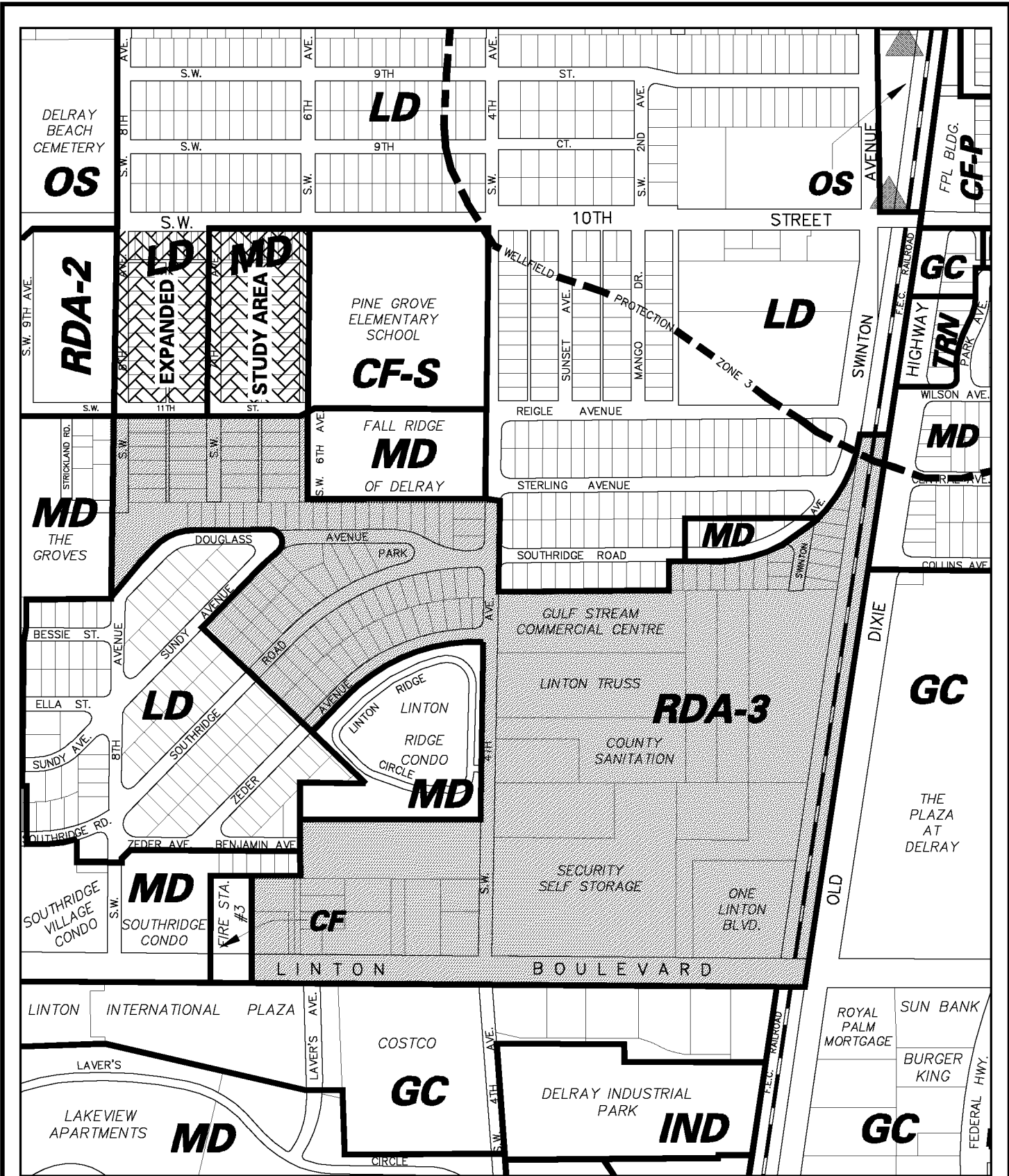
- Multiple Family Residential
- Single Family Residential
- Vacant
- Industrial & Commercial
- Office



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-- DIGITAL BASE MAP SYSTEM --

MAP REF: LMABB




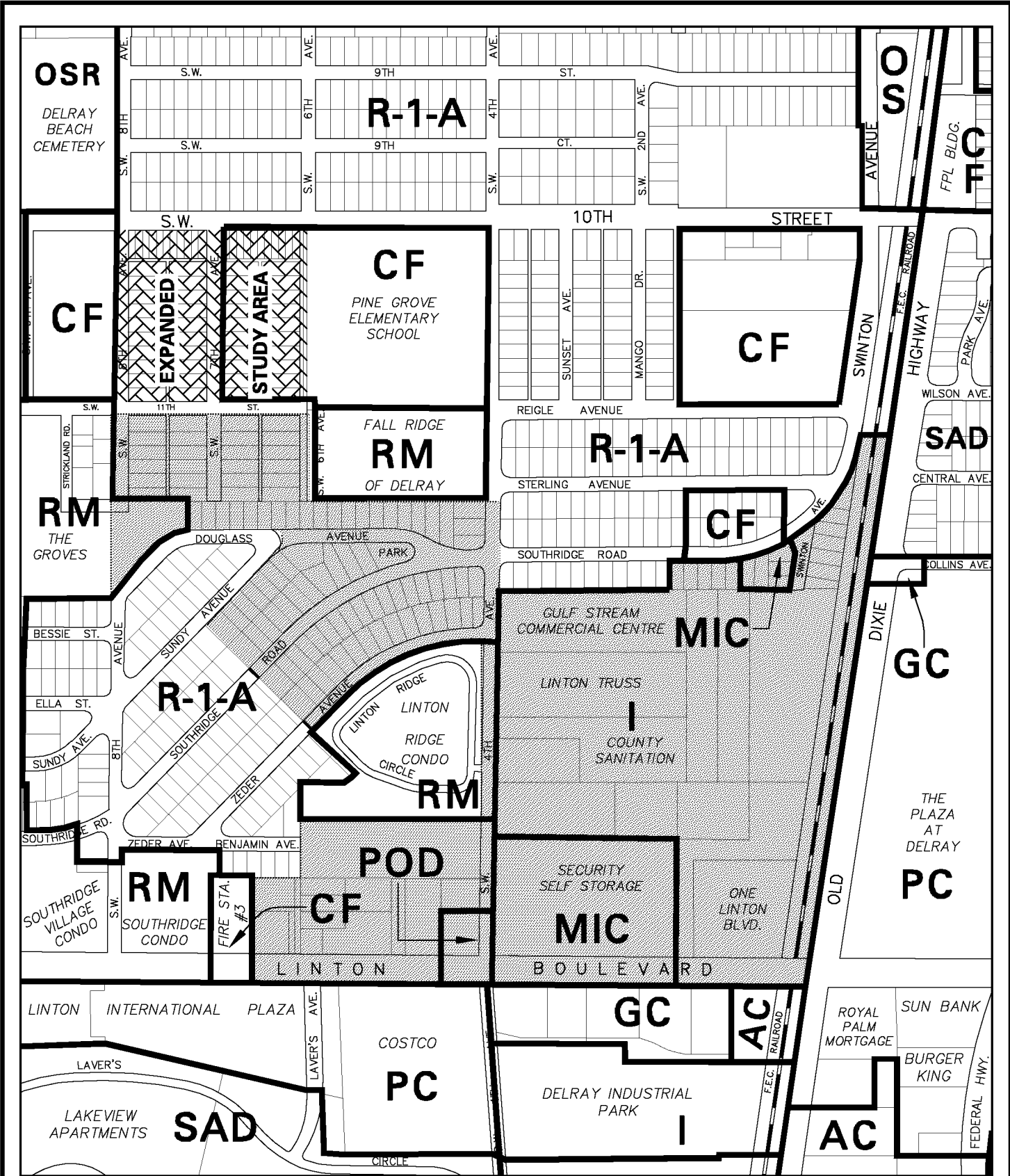

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FIGURE 5
REDEVELOPMENT #3 STUDY AREA
 - EXISTING FUTURE LAND USE MAP DESIGNATION -





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FIGURE 6
REDEVELOPMENT #3 STUDY AREA
 - EXISTING ZONING -



EXISTING INFRASTRUCTURE

WATER, SEWER, AND DRAINAGE

Water: According to the City's Water Atlas, 6" water mains are located on both sides of S.W. 4th Avenue, and water mains are located within all platted streets in the Ridgewood Heights and Southridge Subdivisions, except for the unimproved portion of Douglass Avenue within Block 5 of the Southridge Subdivision. An 8" main is located on the north side of Linton Boulevard, just east of S.W. 4th Avenue, and a 10" main is located on the south side of Linton Boulevard west of the S.W. 4th Avenue (Figure 7).

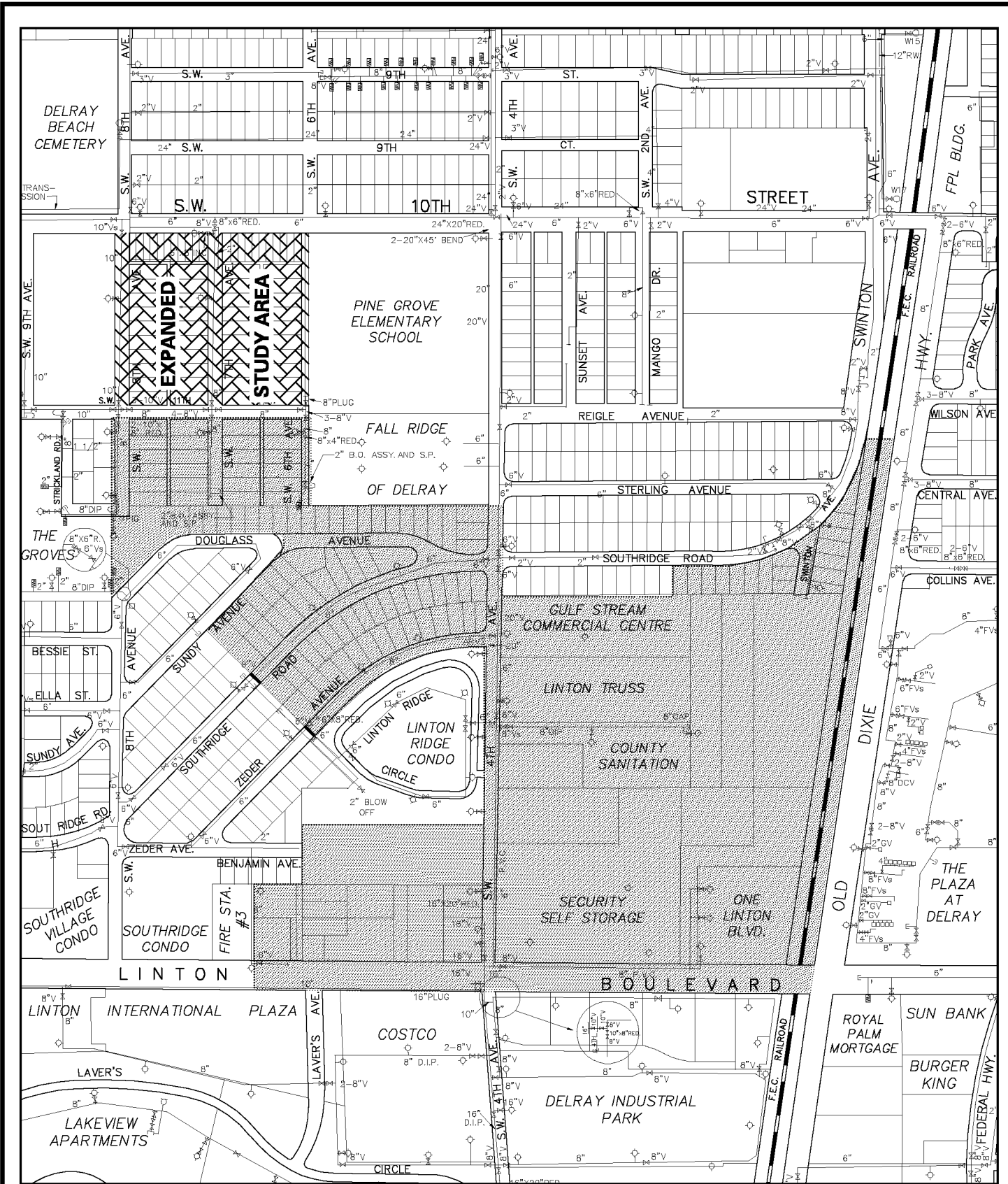
Fire Suppression: Currently, there are two fire hydrants on Southridge Road and two hydrants on Zeder Avenue. A fire hydrant is located on S.W. 6th and S.W. 7th Avenues, each approximately 50' south of S.W. 11th Street. Under current regulations, fire hydrant spacing for single family residences shall be at a minimum of 500'. Currently, no fire hydrants exist on Douglass Avenue. Additional hydrants will be required to service any new development, particularly on Douglass Avenue.

Sewer: The City's Sewer Atlas indicates a 10" sewer main and 6" force main located within a portion of S.W. 4th Avenue, lift stations on the Linton Truss and INRC building sites, and 8"-10" sewer mains are located within all platted streets within the Ridgewood Heights and Southridge Subdivisions, except for the unimproved portion of Douglass Avenue within Block 5 of Southridge. No sewer lines exist within Linton Boulevard, and any proposed development of the vacant parcels along Linton Boulevard would require installation of service (Figure 8).

Drainage: According to the City's Drainage Map, a retention area (approximately .05 acre) is located between Sterling Avenue and Southridge Road. Elsewhere, drainage appears to be handled on site. Drainage improvements must be accommodated at the time of development of the vacant residential acreage as well as the paving of the roads within the Southridge and Ridgewood Heights subdivision (Figure 9).

⇒ **Expanded Study Area**

Water and Sewer Service are available via existing mains within S.W. 10th Street, and S.W. 7th and S.W. 8th Avenues. A 2" water main is located within a portion of the north/south and east/west alleys in Block A. Water and Sewer mains are located within S.W. 6th Avenue south of S.W. 11th Street only. Fire hydrants are located on the west side of S.W. 7th Avenue and S.W. 8th Avenue approximately 200' south of S.W. 10th Street, and on the south side of S.W. 10th Street approximately 50' west of S.W. 7th Avenue. According to the City Drainage Map, there are no drainage improvements within this area, and drainage appears to be handled on site.




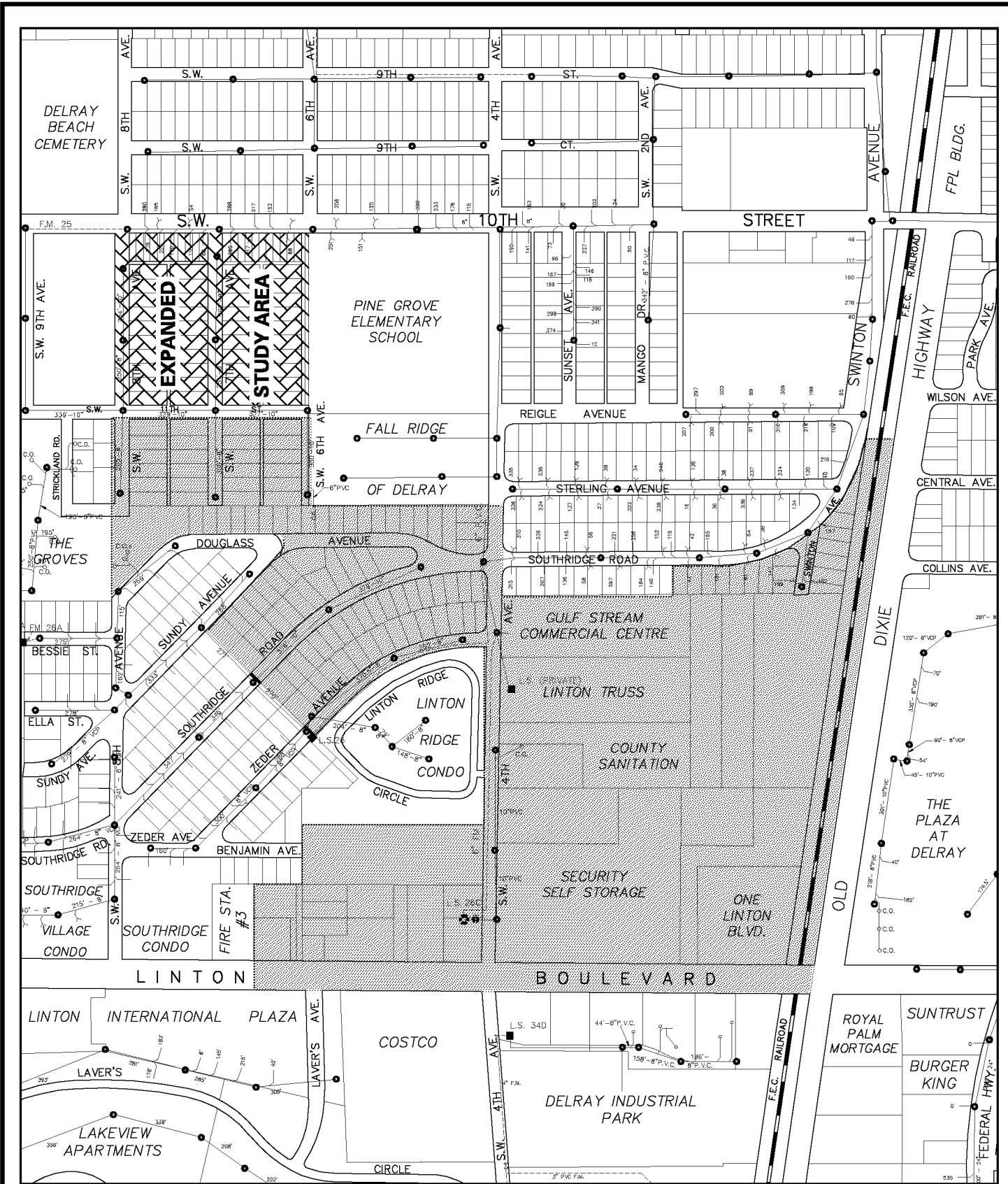

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FIGURE 7
REDEVELOPMENT #3 STUDY AREA
 - WATER MAP -



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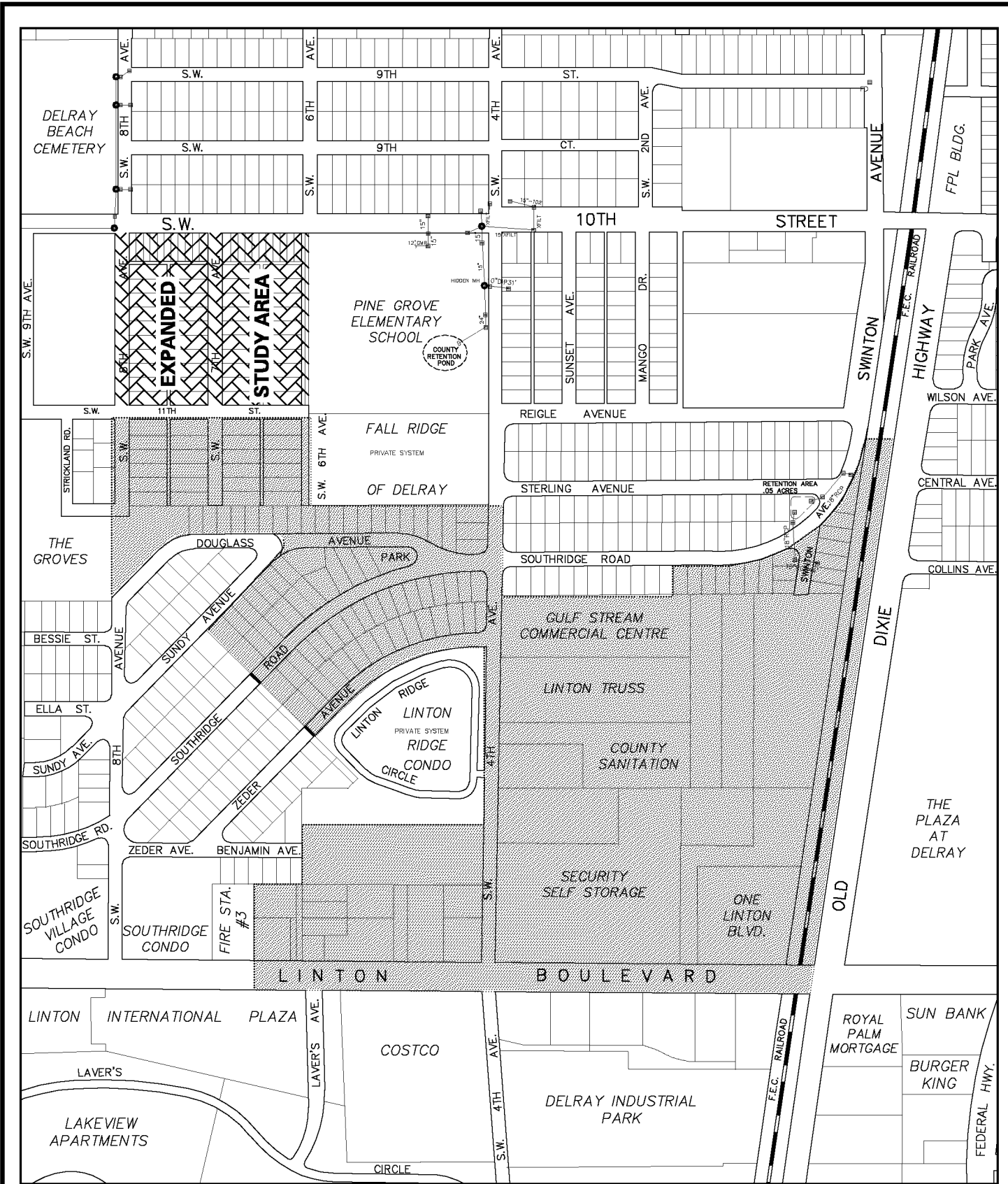
-- DIGITAL BASE MAP SYSTEM --

FIGURE 8

REDEVELOPMENT #3 STUDY AREA

- SEWER MAP -

MAP REF: LMABB





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FIGURE 9
REDEVELOPMENT #3 STUDY AREA
 - DRAINAGE MAP -



STREETS AND TRANSPORTATION

Southridge and Ridgewood Heights: Generally, the roads within the Southridge Subdivision were platted as slightly curvilinear, whereas the roads within the Ridgewood Heights Subdivision were platted on a small grid system. It is apparent that, given the layout of the streets and size of the platted lots (generally 50' x 135', 50' x 100'), these areas were intended for single family housing. The roads within these areas are generally dirt and gravel, and require paving and drainage improvements. These streets cannot be connected to the improved streets within the developed Woods of Southridge neighborhood area to the west (also part of original Southridge plat) due to walls and fences that have been erected over the years. As a result, an area initially intended to be one community has been divided into two separate neighborhoods (Woods of Southridge, Southridge), and it is unlikely that these roads will be connected in the future.

Within the Ridgewood Heights section of the redevelopment area S.W. 6th and S.W. 7th Avenues are paved and S.W. 8th Avenue is an existing dirt road. In addition, S.W. 11th Street is paved between S.W. 6th and S.W. 7th Avenues, and is a dirt road directly west of S.W. 7th Avenue. Improvements were required for S.W. 7th Avenue and S.W. 11th Street as part of the proposed project for Pine Grove Park (recreational facility for Pine Grove Elementary School), located on the north side of S.W. 11th Street between S.W. 6th and S.W. 7th Avenues. These improvements included installation of sidewalks and dedication of right-of-way to widen the roads from 50' to 60' per code. Since the approval of the project, sidewalks have been installed along the east side of S.W. 7th Avenue and the north side of S.W. 11th Street. S.W. 6th Avenue is a substandard road, containing only 25' of right-of-way. However, given the existing development to the east, Fall Ridge of Delray, it is unlikely this road will ever be widened.

City staff has met with residents of Southridge and Ridgewood Heights at the homeowner association's meetings to discuss the redevelopment plan and improvement of the roads. Several alternatives have been discussed with the residents regarding potential street layouts. Two of these layouts are examined in further detail in the Redevelopment Plan section of this document.

Linton Boulevard: Linton Boulevard is classified as a county minor arterial road from the west city limits to Federal Highway. Linton Boulevard currently operates at Level of Service "D" from S. Federal Highway to S.W. 10th Avenue, and at a Level of Service (LOS) "E" from I-95 to S.W. 10th Avenue. However, the Palm Beach County Five-Year Plan includes the addition of two lanes, from four lanes to six lanes for Linton Boulevard from Congress Avenue to Military Trail. This improvement is scheduled for construction in FY 2000/01.

S.W. 4th Avenue: S.W. 4th Avenue is classified as a two-lane City collector. It should be noted that there are many ingress/egress points off S.W. 4th Avenue, and, given the existing uses along this road, traffic calming measures may be investigated in any redevelopment of parcels with access to this road.



Alleyways: North/south 12' wide alleys exist within Ridgewood Heights Blocks C and D of the redevelopment area. These alleyways are generally unimproved, however structures have been erected within this area, including utility pole lines and fences. Also, portions of the alleys have been incorporated into abutting properties. Given these circumstances it seems appropriate to abandon these rights-of-way.

⇒ **Expanded Study Area**

Some of the lots in the extended study area have frontage on S.W. 10th Street. S.W. 10th Street is classified as a city collector from Congress Avenue to Federal Highway (S.E. 6th Avenue). This road currently operates at a Level of Service (LOS) "C" and no improvements are scheduled. S.W. 6th Avenue north is unimproved, however, this area is incorporated into the Pine Grove School/Park facility. S.W. 7th Avenue is paved, however, no street names are indicated at the intersection of S.W. 7th Avenue and S.W. 11th Street. S.W. 8th Avenue is an existing dirt road. S.W. 11th Street is paved east of S.W. 7th Avenue, and unpaved (dirt road) west of S.W. 7th Avenue. Unimproved north/south and east/west 12' wide alleyways exist within Blocks A and B. Structure have been erected within these alleyways, including fences and utility pole lines. In addition, some portions of the alleys have been incorporated into abutting properties.

SIDEWALKS AND STREET LIGHTING

Generally, the only sidewalks within Redevelopment Area #3 exist along S.W. 4th Avenue and Linton Boulevard. Any redevelopment would necessitate examining the installation of sidewalks for pedestrian traffic and safety. New sidewalks in the residential areas should be tied in to the existing sidewalk system on S.W. 4th Avenue, particularly for any children walking to Pine Grove Elementary School located at the southwest corner of S.W. 10th Street and S.W. 4th Avenue. Transportation Element Policy D-1.1 requires the installation of sidewalks with all new development and redevelopment. Therefore, any new homes that are built have to provide a sidewalk. Completion of the sidewalk system would require the support of more than half of the residents. Residents would then be assessed for one-half of the cost and the City would fund the other half of the installation.

Light poles were installed along the existing streets within Southridge approximately two years ago, however, many of these light poles do not have fixtures. Residents on Southridge Road have voiced concerns with respect to safety because there are few houses on these streets, and given the few number of functioning light poles, the area is quite dark at night and early morning. There is more lighting within the Ridgewood Heights section, however, no lighting exists on the section of S.W. 7th Avenue within the redevelopment area.

It is recommended that street lighting be revisited in both the Southridge and Ridgewood Heights areas to address safety and visibility issues.



⇒ **Expanded Study Area**

As previously indicated, there is more lighting in the Ridgewood Heights area, including the expanded study area, however, the sidewalk system is not complete. With the improvements to Pine Grove Park sidewalks have been installed along S.W. 7th Avenue and S.W. 11th Street.

IV. REDEVELOPMENT PLAN

Per the Comprehensive Plan, Future Land Use Element Policy C-2.5 pertains to the area on both sides of S.W. 4th Avenue, north of Linton Boulevard, and is as follows:

“This area involves warehouses, heavy industrial use, sporadic residential uses, and vacant land. The vacant land was platted as a part of the Woods of Southridge Subdivision. Residential use is most appropriate for the area west of S.W. 4th Avenue. Industrial and office uses are appropriate east of S.W. 4th Avenue.”

The following discussion provides different scenarios for redevelopment of parcels within Redevelopment Area #3. The scenarios are represented by sections, including east and west of S.W. 4th Avenue, and the expanded study area.

As previously stated, the purpose of the redevelopment plan is to improve and enhance existing properties, encourage new development that is compatible with existing uses, and stabilize residential communities. However, any land use changes need to consider the Level of Service problems Linton Boulevard currently experiences.

WEST OF S.W. 4th AVENUE: SOUTHRIDGE AND RIDGEWOOD HEIGHTS

Scenario 1:

These subdivisions were originally platted for single family residential use. In order to assist in maintaining existing residential communities, and comply with the City’s Comprehensive Plan, it is recommended that single family homes be constructed as originally intended, and abutting roads be improved, including installation of sidewalks (if supported by the residents), fire hydrants where necessary, street lights and trees. It should be noted that the Woods of Southridge residential area to the west is designated in the Comprehensive Plan (HO-22, Residential Neighborhood Categorization Map) as Stabilization, meaning there is the appearance of minor code violations and maintenance problems, and some improvement is desired. Construction of new, attractive moderately priced single family housing on the vacant parcels may help promote this improvement, and encourage more neighborhood cohesiveness between the existing neighborhood and future development area.



⇒ **Expanded Study Area**

As previously indicated, there is more lighting in the Ridgewood Heights area, including the expanded study area, however, the sidewalk system is not complete. With the improvements to Pine Grove Park sidewalks have been installed along S.W. 7th Avenue and S.W. 11th Street.

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Scenario 2:

To provide a mix of housing, single family homes may be developed on vacant lots within the Ridgewood Heights Subdivision, and low density townhouse type (multifamily) structures on vacant lots within Southridge. Construction of multifamily type housing would require aggregating properties, and replatting where fee simple ownership is desired. Multifamily type housing would provide a buffer from existing single family areas. It should be noted, however, that there are existing multifamily structures and condominiums west, south and east of the study area, including:

- The Groves
- Southridge Village Condo
- Linton Ridge Condo
- Fall Ridge of Delray
- Lakeview Apartments
- Waterford Apartments
- Lake Delray Apartments
- The Vinings
- Town and Country Estate Condos
- Palms of Delray

In addition, the Waterford Carriage Homes Apartments, are proposed on the south side of Lindell Boulevard.

While the introduction of multifamily housing into this area would be an enhancement as a substantial portion of this area contains vacant land zoned for residential use, it may not encourage the neighborhood stabilization desired. Such development may create a “checker pattern” around the existing single family residences, resulting in a housing pattern that lacks harmony. In addition, such development would require rezoning properties to either RL (Residential Multiple Family-Low Density, 3-6 dwelling units/acre), or RM (Residential Multiple Family-Medium Density, 6-12 dwelling units/acre).

Scenario 3:

Construction of single family homes in the vacant parcels within the Ridgewood Heights Subdivision and rezoning of vacant properties within Southridge Subdivision to office for low intensity office uses is another option. This scenario would encourage economic activity, which is one of the goals of redevelopment. However, the other goal of redevelopment is to help stabilize existing residential areas, and the injection of office into an area originally intended for residential use would more than likely affect the existing developed residential area of Southridge in a negative way.



⇒ **Recommendation**

Recommend Scenario 1. This area was originally intended for single family residential purposes and by maintaining the R-1-A zoning classification the goal of stabilizing neighborhoods is supported. In addition, given the surrounding land uses and traffic network encouraging infill of single family homes in these areas will enhance the area and have the least negative impact on S.W. 10th Street, S.W. 4th Avenue, and Linton Boulevard. The platted park within Southridge (Point Park per plat) should be improved and possibly expanded to include benches and play area and/or gazebo.

This scenario would require a Future Land Use Map Amendment. The recommended designation is LD (Low Density Residential, 0-5 dwelling units per acre). This land use designation is in keeping with the designation for the Woods of Southridge directly west, which is also LD. Homeowners should be encouraged to maintain and enhance existing residences and to work with each other to improve the neighborhood physically and socially. Please refer to Appendix B for a description of LD Future Land Use Map designation per the City's Comprehensive Plan.

EXPANDED STUDY AREA – RIDGEWOOD HEIGHTS BLOCKS A AND B

⇒ **Recommendation**

Improvements to Pine Grove Elementary School recreational facility have been completed on Block A. Block B contains single family residences and vacant lots. Block A is currently zoned CF (Community Facilities) and has a Future Land Use Map designation of MD (Medium Density Residential, 5-12 du/ac). Block B is zoned R-1-A (Single Family Residential) and has a Future Land Use Map designation of LD (Low Density Residential). It is recommended that the FLUM designation for Block A be changed to CF-S to be consistent with the CF-S FLUM designation of Pine Grove Elementary School. The current zoning and FLUM designations for Block B should remain, and single family residential infill and keeping vacant lots free of litter should be encouraged. Please refer below for description of CF Future Land Use Map designation per the City's Comprehensive Plan.

With the park improvements, sidewalks have been installed along S.W. 11th Street and S.W. 7th Avenue. The sidewalks should be continued south on S.W. 7th Avenue and west on S.W. 11th Street. Along with these improvements, S.W. 11th Street west of S.W. 7th Avenue, and S.W. 8th Avenue are dirt roads which need to be paved. Installation of drainage system, and street trees should be included in a street improvement program for this area.



NORTHWEST CORNER OF S.W. 4th AVENUE AND LINTON BOULEVARD:

There are 14 parcels (several of which are under one ownership) located within this portion of the study area. These lots are unplatted and undeveloped, except for the INRC office building at the corner and an existing single family house next to the Fire Station. The total site area is approximately eight (8) acres. Due to the configurations of these parcels they must be aggregated in order to accommodate a unified development which complies with development standards, as well as provide adequate vehicular access to surrounding roadways.

Scenario 1:

Rezone all parcels to that of the existing INRC office, which is zoned Professional and Office District (POD). The Land Development Regulations states the POD is intended to provide a very limited application of professional, office, and similar intensity use to small parcels on properties designated as Transitional on the Future Land Use Map and thus mitigate against adverse effects which may occur with higher intensity application of such usage. The POD permits such uses as professional offices, general business offices, banks and financial institutions, finance, insurance, travel, and real estate services, and medical offices. Activities subject to conditional use approval in the POD include educational facilities, alcohol and drug abuse treatment facilities, mental health treatment facilities, and veterinarian clinics.

This alternative would require that the parcels be rezoned and aggregated to accommodate a small scale, low intensity, park like office development. Per the Comprehensive Plan, economic development is an essential component of the redevelopment and renewal efforts which are directed to the future of the City of Delray Beach.

This scenario would encourage economic activity and would be in keeping with the land uses along Linton Boulevard. The residential uses to the north would be buffered from these possible nonresidential land uses via installation of decorative walls and/or landscaping. However, Linton Boulevard at S.W. 4th Avenue is currently operating at a Level of Service "D", which may limit office development. Such a development, although intended to be low in intensity, could still have negative impacts on the surrounding traffic network.

Scenario 2:

Rezone all parcels north and west of the INRC office building to allow for a mix of office, commercial, and residential uses on a small scale. This scenario would require rezoning the properties to a commercial zoning designation, such as General Commercial (GC) or Planned Commercial (PC). These designations permit a mixture of retail, office, residential and service uses, however, this land use scenario could potentially introduce an array of activities too intense for this site. In addition to the potential intensity with this scenario, traffic issues on Linton Boulevard with respect to LOS standard, and compatibility with existing residential uses would need to be



considered. Certain uses, such as gasoline stations and high turnover (fast food) restaurants should not be considered due to traffic and compatibility issues.

Scenario 3:

Encourage the development of residential at the corner (low density single family residential or low density multifamily), and rezone properties to Multiple Family Residential (RL or RM), or maintain the existing zoning, Single Family Residential (R-1-A). The RL zone district permits single family detached dwellings, and duplex and multifamily structure with a base density of three (3) units per acre and a range to six (6) units per acre. The RM zone district allows single family and multifamily units with base density of six (6) units per acre and a range to twelve (12) units per acre. The R-1-A zone district is intended to accommodate single family residential homes. However, there already exists a mix of existing residential uses in the general area, and economic activities that will provide more jobs should be encouraged. Many of the multifamily developments in the area, particularly those along Linton, have deteriorated. Given the surrounding industrial and commercial uses and the intensity of traffic in the area, residential development on this property is not encouraged.

Scenario 4:

Rezone all parcels in this area to a zoning classification that allows recreational establishments such as pinball, air hockey, electronic games, skating rinks, and miniature golf courses. With this scenario a small scale recreational area could be targeted towards young people in the City. In order to allow these recreational uses, a Future Land Use Map change to General Commercial would be required. However, given these uses would likely generate a significant number of additional trips, this scenario would require close examination of impacts on the surrounding road network. It should be noted that with this scenario of primary concern are safety with respect to pedestrian and vehicular traffic. Given the potential dangers at the corner of Linton and 4th, safety measures would need to be considered in order to protect children via signage, bicycle paths, and restrictions on hours of operation.

Scenario 5:

Change the Future Land Use Map designation of the INRC building to Transitional, and leave the remaining Redevelopment Area #3 Future Land Use Map designation and R-1-A zoning in place for the remaining properties. Within this plan indicate the possible types of development that are desired for this area. Privately sponsored Future Land Use Map and rezoning petitions could be considered based upon their consistency with the Redevelopment Plan. This would provide the most flexibility, but a drawback is that it leaves the property in a kind of “limbo” for an indefinite period.



⇒ **Recommendation**

Recommend Scenario 5. Each of the potential scenarios has certain benefits and certain drawbacks. However, to adopt a specific Future Land Use Map designation at this time, without a specific proposal in mind, could eliminate a potentially positive development of the property. Therefore, Scenario 5 is recommended. The only Future Land Use Map change to be processed at this time would be for the INRC building (Transitional). This leaves the current Redevelopment Area #3 Future Land Use Map designation and R-1-A zoning in place as a kind of “holding” zone until a specific development proposal is submitted. Please refer to Appendix B for a detailed description of the proposed TRN Future Land Use Map classification.

The following parameters are hereby established for the consideration of any future development proposals for this area:

- To the greatest extent possible, the properties are to be aggregated for a unified development.
- Residential development, unless part of a comprehensive mixed use project or an assisted living type facility, is not to be considered.
- Uses identified within Scenarios 1 and 4 are encouraged.
- Commercial uses may be appropriate if it can be demonstrated that the traffic can be accommodated on the roadway network, and that impacts on the adjacent residential uses will be minimal. A mix of uses, including retail, office and second story residential, and entertainment is encouraged. Gasoline stations, fast food restaurants, flea market/bazaar/merchandise marts, and auto repair and maintenance type facilities shall not be considered.
- The style of development shall be of a distinctive architectural character that enhances the area and encourages new investment and redevelopment.
- Adjacent residential areas are to be separated from the development by a wall and substantial landscape buffer.



EAST OF S.W. 4th AVENUE

The area east of S.W. 4th Avenue is intended to handle heavy industrial uses with some associated office and commercial uses. There are a limited number of areas within the City that provide for heavy industrial uses, including the area east of I-95, north of Linton Boulevard; the Delray Industrial Park south of Linton Boulevard and west of Old Dixie Highway; and the Hardrives site on S. Congress Avenue. The Mixed Industrial and Commercial (MIC) zone districts, mostly located along Congress Avenue, are intended to serve lighter industrial uses with office and commercial components.

Scenario:

The northeast corner of S.W. 4th Avenue and Linton Boulevard is a high visibility location, and accessible to other economic activity, such as Plaza at Delray. Other uses, such as a mix of recreational, office and retail activities might have been more desirable at this location. However, given the existing development, the site's proximity to I-95 and the F.E.C. Railroad, and the limited number of locations that allow heavy industrial uses in the City, the area should maintain the I and MIC zoning designations. It should be noted this area is located within Wellfield Protection Area Zone #4. Any redevelopment of the site for industrial purposes would require information regarding potential existence of regulated substances, manner of containment, and compliance with the Wellfield Protection Ordinance.

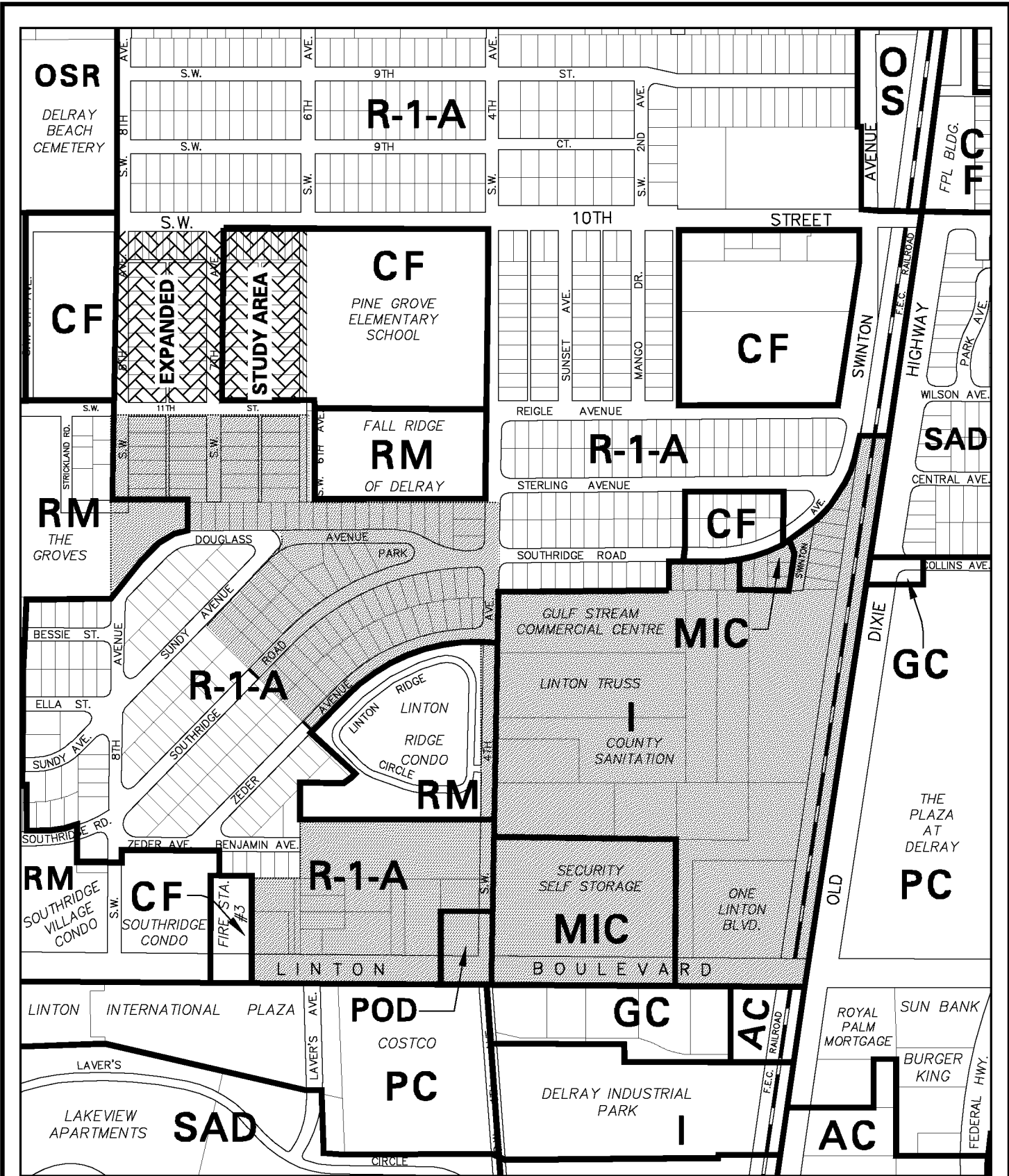
The Land Development Regulations state that the MIC is intended to provide for a mix of industrial, commercial, and office uses. The primary use of property zoned MIC is to be industrial (manufacturing, wholesale, repair). Office and retail uses are appropriate, but only when within a building which has industrial uses. Security Self Storage, located at the northeast corner of S.W. 4th Avenue and Linton Boulevard is zoned MIC. Per the Land Development Regulations, the Industrial (I) District provides for industrial land uses and their regulation so as to provide reasonable protection for the environment and the public with respect to the impacts of such use. Any redevelopment proposals for properties zoned Industrial would require close review of the proposed use to determine impacts on the surrounding area, including environmental issues and permitting requirements.

⇒ Recommendation

Encourage maintenance of properties within this area with respect to landscaping, parking areas, and building facades. Any redevelopment of any parcels should ensure that impacts to surrounding residential areas will be no more than the previous use(s), and where possible, less. Although no changes are recommended for this area, circumstances may change which may deem other non-industrial uses more appropriate.



Maintenance of the existing zoning classifications within this section of the redevelopment area (MIC and I) will require Future Land Use Map designation changes. There are two categories of industrial land use: Commerce and Industrial. Per the City's Comprehensive Plan, the MIC zoning district is consistent with the Commerce Future Land Use Map designation and the I zoning district is consistent with the Industrial Future Land Use Map designation (Figures 10 and 11). Please refer to Appendix B for descriptions of these Land Use Map designations per the Comprehensive Plan.





 CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

FIGURE 10
REDEVELOPMENT #3 STUDY AREA
 - PROPOSED ZONING -

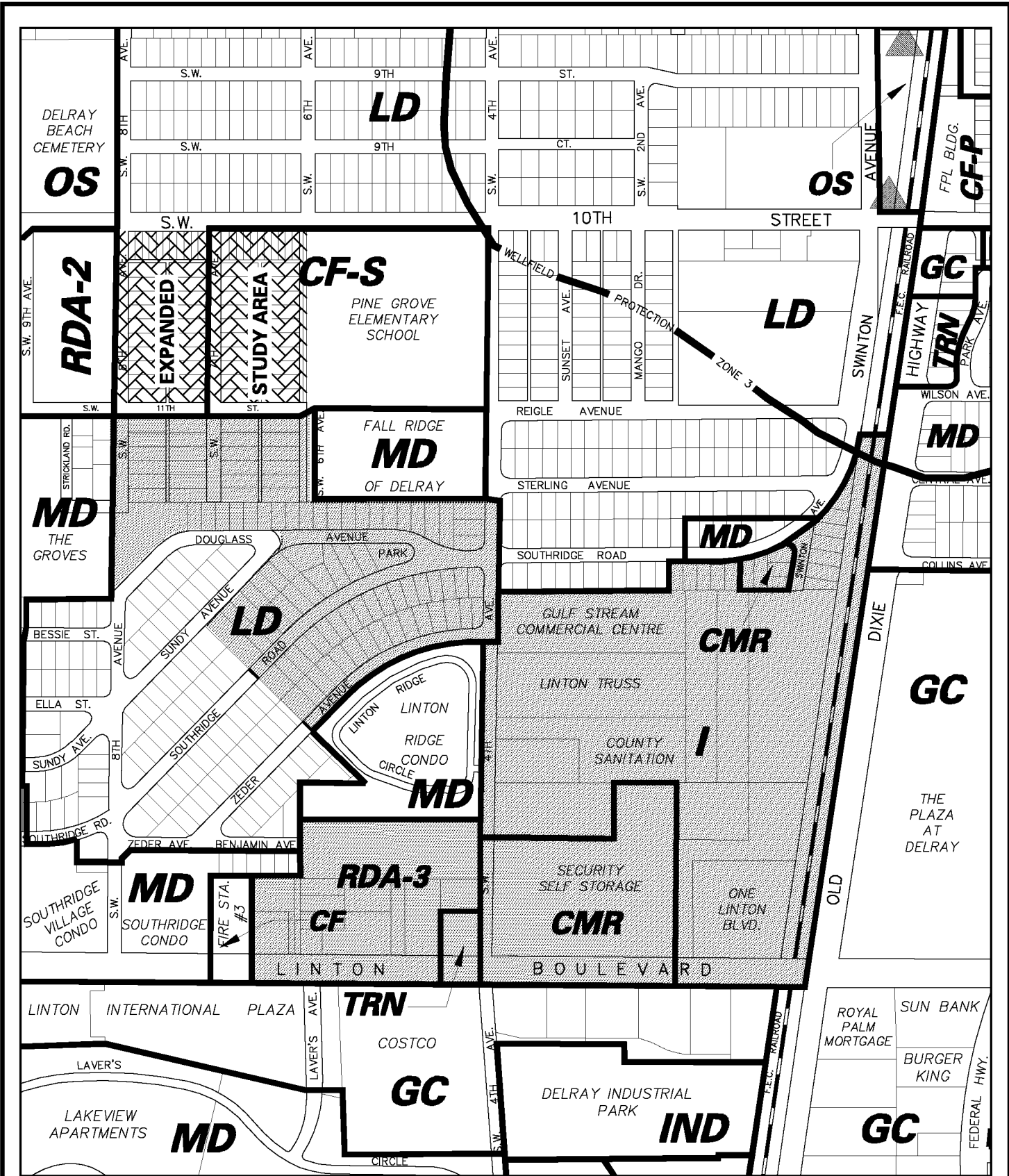


FIGURE 11

REDEVELOPMENT #3 STUDY AREA
- PROPOSED FUTURE LAND USE MAP DESIGNATION -



CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

-- DIGITAL BASE MAP SYSTEM --

MAP REF: LMABB



INFRASTRUCTURE

Redevelopment of the study area will require improvements/extensions with respect to water and sewer, additional fire hydrants, paving of unimproved roads, and installation of lighting and sidewalks, most notably within the undeveloped portion of Southridge. A traffic analysis may need to be conducted to review hypothetical redevelopment scenarios at S.W. 4th Avenue and Linton Boulevard. Such studies may impact which alternative(s) are selected. Traffic pattern modification techniques may be utilized along S.W. 4th Avenue to alleviate any additional traffic impacts generated by the redevelopment. Proposed infrastructure improvements related to redevelopment of the S.W. 4th area will need to be integrated into the Capital Improvements Plan.

WATER, SEWER, AND DRAINAGE

Southridge and Ridgewood Heights: Water mains exist within Southridge, Southridge Road and Zeder Avenue (6" and 8", respectively). A water main must be installed within the Douglass Road right-of-way to accommodate development of vacant lots along this road, as well as provision of fire suppression (installation of fire hydrants). All roads within Ridgewood Heights contain 8" water mains. Fire hydrants are located on these streets as well, with one on S.W. 6th and S.W. 7th Avenues each, and two on S.W. 8th Avenue. A 10" sewer main exists within Southridge Road and an 8" sewer main is located in Zeder Avenue. A sewer main will need to be installed within Douglass Avenue at the time this road is improved. Within Ridgewood Heights, 8" sewer mains exist within S.W. 7th and S.W. 8th Avenues, and a 10" water main is located within S.W. 6th Avenue.

Currently, there are no drainage improvements within these areas. When these roads are improved drainage improvements will need to be installed to handle surface water.

Unplatted Parcels/INRC Building - West Side of S.W. 4th Avenue: The INRC office building at the northwest corner of S.W. 4th Avenue and Linton Boulevard has access to a 20" water main within S.W. 4th Avenue. A fire hydrant is located adjacent the building. With respect to sewer, Lift Station 26C is located on this site and connects to a 6" force main within S.W. 4th Avenue. With any development of the unplatted parcels zoned R-1-A, installation of water and sewer mains, fire hydrants, and drainage improvements must be accommodated. The location of these improvements will depend upon site design layout of any proposed development(s).

Commercial/Industrial Uses - East Side of S.W. 4th Avenue: The existing industrial uses along S.W. 4th Avenue have access to water service via connections to an existing 6" water main within S.W. 4th Avenue. An 8" water main extends along the County Sanitation's north property line. The Self Security Storage and One Linton Boulevard uses have access to an 8" water main within Linton Boulevard. The industrial uses on Southridge Road and S. Swinton Avenue (east side of S.W. 4th Avenue) are serviced by 2" and 8" water mains within these rights-of-way. Fire hydrants are located along S.W. 4th Avenue adjacent Gulf Stream Commercial Centre



and Linton Truss. Fire hydrants are located on the BFI County Sanitation, Tarmac, Security Self Storage, and One Linton Boulevard properties. With respect to the industrial uses with frontage on Southridge Road and Swinton Avenues two hydrants are located Southridge Road and one fire hydrant is located at the end of Swinton Avenue.

Sewer service is available to the properties on S.W. 4th Avenue via 6” and 10” sewer mains, and a private lift station on the Linton Truss site. Sewer service is available to the industrial uses on Southridge Road and Swinton Avenue via existing sewer mains within these roads.

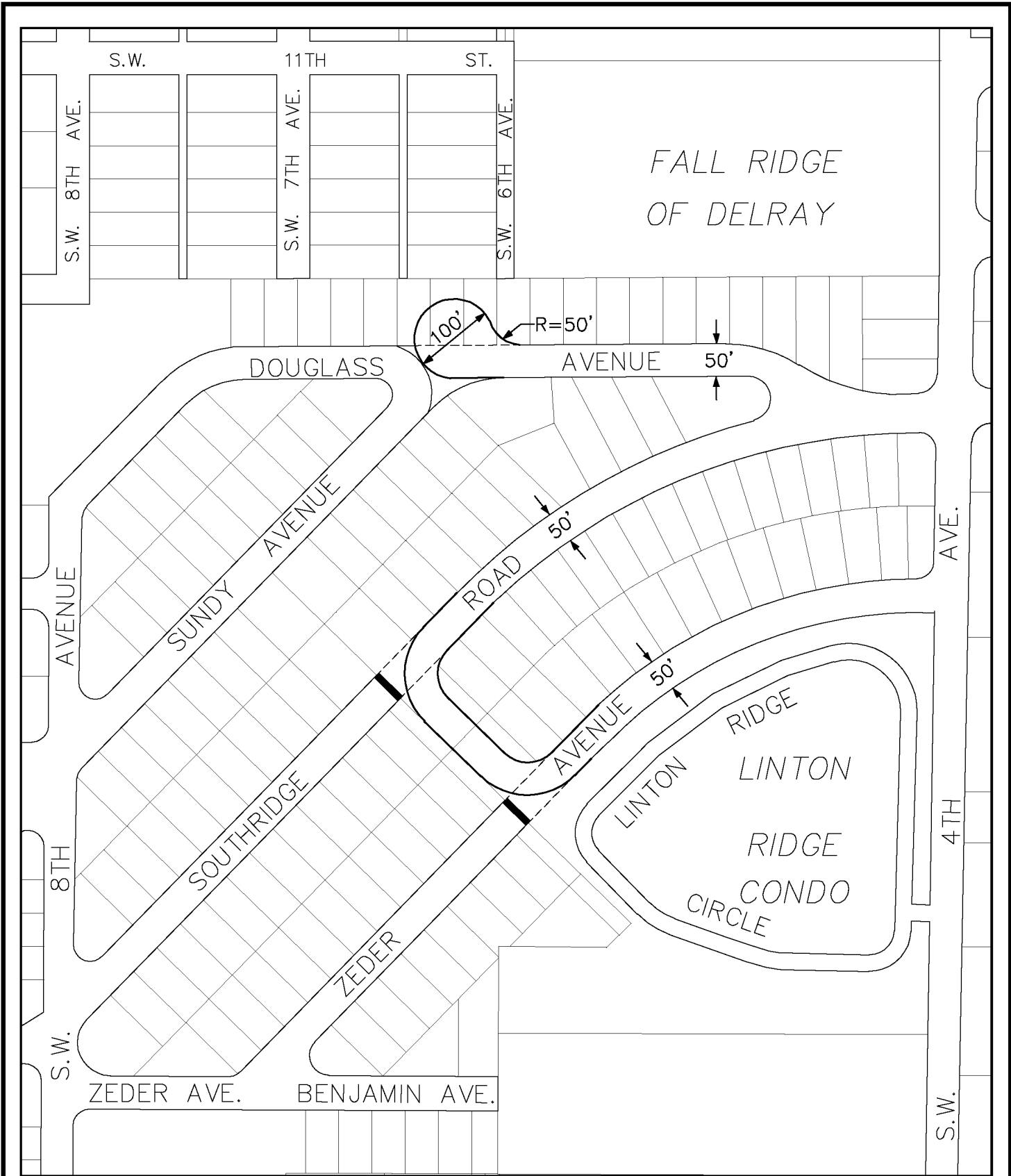
STREETS AND TRANSPORTATION

Southridge and Ridgewood Heights: The roads needing the most improvements are within the Southridge and Ridgewood Heights sections of the redevelopment area. These roads are unpaved yet serve residentially zoned lots. It has been previously recommended that these areas retain their residential intent. Based upon comments provided by the Southridge and Ridgewood Heights homeowners, several designs for street layouts in these areas were considered by staff, and two options are being reviewed in this report.

- ❑ *Street Design Option I:* This layout shows a cul-de-sac at the end of Douglass Road, and a connection to link Southridge Road and Zeder Avenue (Figure 12). This layout would require purchasing a portion of lots in order to provide the linkage between the two streets. The streets within Ridgewood Heights (S.W. 6th, S.W. 7th, and S.W. 8th Avenues) would be improved as per the plat layout.
- ❑ *Street Design Option II:* This layout connects Douglass Avenue and S.W. 6th Avenue, and Southridge Road and Zeder Avenue (Figure 13). The lots to be utilized in making these connections are vacant and would require that they be purchased.

It should be noted that Southridge residents have voiced concerns regarding the connection to S.W. 6th Avenue, stating this layout would introduce other points of access and add more traffic onto Southridge streets. The Southridge residents are more supportive of Option 1.

These layouts were reviewed by the Police Department and Option 2 was not supported due to previous drug activity on S.W. 6th Avenue and the vacant lot directly south, which resulted in the barricading of that road approximately 4-5 years ago. However, there was no objection to Option 1.




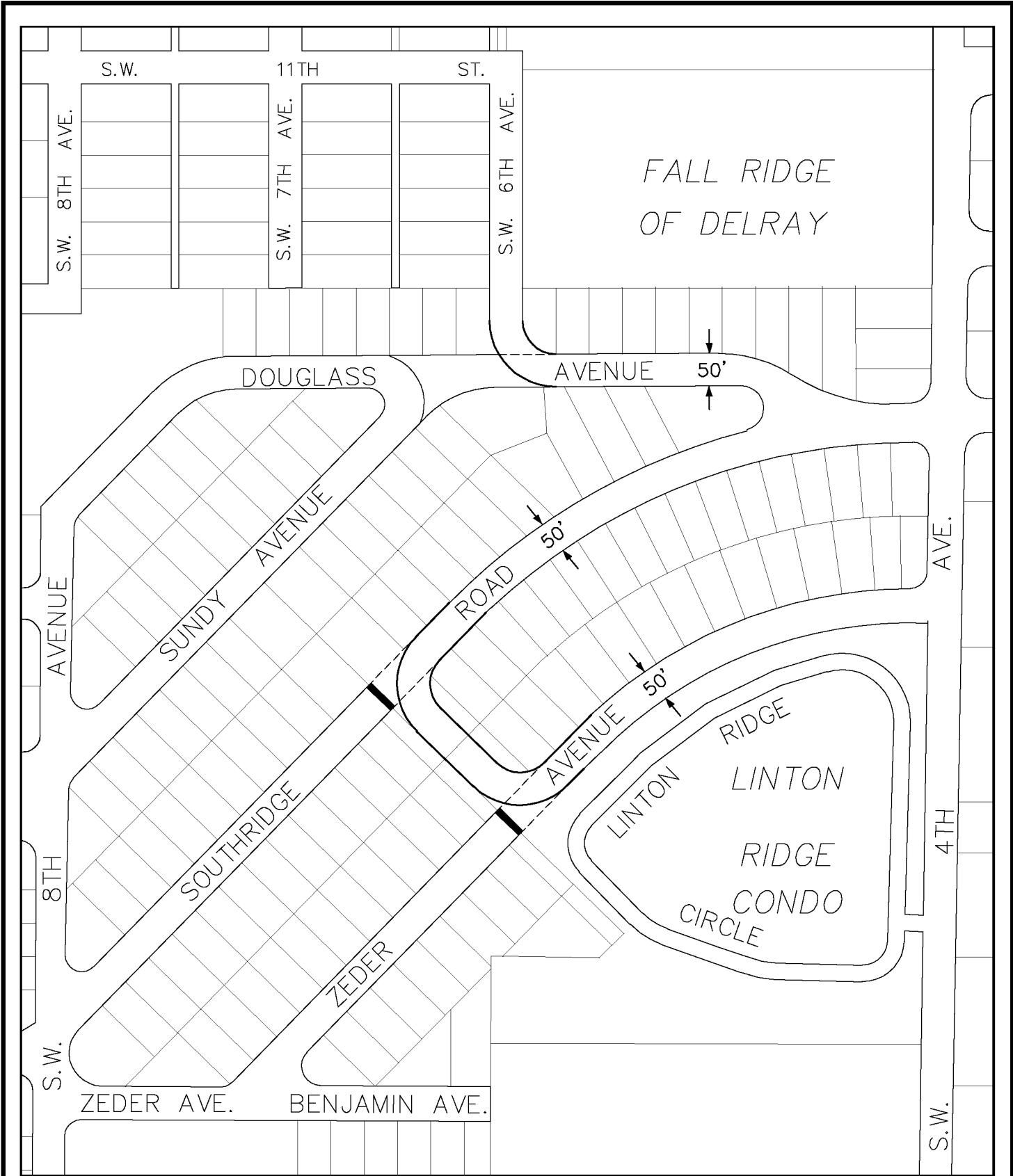

 CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

FIGURE 12
REDEVELOPMENT AREA #3 RIGHT-OF-WAY
OPTION - 1





 CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

FIGURE 13
REDEVELOPMENT AREA #3 RIGHT-OF-WAY
OPTION - 2



Alleyways: North/south and east/west alleyways exist within Ridgewood Heights (including the expanded study area). These alleys are generally unimproved, however, several structures have been erected within them, including fences and power poles. All developed and vacant lots abutting the alleys have primary access from the surrounding streets. It is recommended that these alleys be abandoned and equally divided between abutting property owners on both sides for incorporation into these adjacent lots.

Industrial/Commercial Uses East Side of S.W. 4th Avenue: These uses generally take access from S.W. 4th Avenue, Linton Boulevard, and Southridge Road. In the event the uses change within this area, depending upon site design layout existing curb cuts may be eliminated and new curb cuts established. Any new uses will need to be reviewed for impacts on the surrounding traffic network.

Unplatted Parcels West Side of S.W. 4th Avenue: Regardless of the scenario selected for this area (residential, mixed use), internal traffic circulation will need to be provided for any development. Given the existing traffic and potential traffic flow on Linton Boulevard, it is recommended that any new development take access from both Linton Boulevard and S.W. 4th Avenue where possible.

HOUSING

Utilizing data provided by the Department of Community Affairs (DCA), the Comprehensive Plan states: “The greatest need identified in the years 1995 through 2000 is for single family homes, which is forecast at 747 units.” Data also indicates an estimated additional 1,504 rental housing units would be needed through the year 2005. Proposed developments and projects under construction pushes the City ahead in providing these housing needs.

Per the Comprehensive Plan, infill housing for low and moderate income families is encouraged with the redevelopment of this area. Construction of single family homes within the undeveloped portions of the Southridge and Ridgewood Heights is encouraged to help stabilize the existing neighborhoods and improve property values and the area in general. A large number of vacant lots exist within these subdivisions to realize this goal. In addition, the vacant land zoned R-1-A located at the northwest corner of Linton Boulevard and S.W. 4th Avenue can accommodate infill housing projects. Programs exist to encourage construction and rehabilitation of low and moderate income housing, such as the City’s SHIP, HOME and Bootstrap Rehab Program, CDBG grants, the Delray Beach Housing Authority, the Federal Home Loan Bank Affordable Housing Program, and other potential private/public joint ventures such as Habitat for Humanity.



Aesthetic Improvements/Design

The adoption and implementation of aesthetic appearance codes on the east side of S.W. 4th Avenue is encouraged, including installation of trees and landscaping where possible, and upkeep and maintenance of structures. Depending upon the alternative selected, where proposed non-residential is to abut existing or proposed residential development, provisions should be made for adequate buffering, including erection of decorative walls and/or landscaping. Currently poorly kept hedges and chain link fences are located along the industrial properties adjacent to the F.E.C. Railroad. In addition, the F.E.C. Railroad right-of-way adjacent to Old Dixie Highway is in need of maintenance. Green or black vinyl coating is encouraged to be applied to chain link fences in the area.

Proposed buildings, residential and non residential, should provide interesting elevations with character that will add to the area aesthetically and encourage the improvement of adjacent properties. Street lighting should be installed where required for safety and visibility purposes. As previously discussed, sidewalks should be provided if a majority of the residents support their installation and are willing to accept one-half of the cost via an assessment . Installation of trees along streets, particularly in undeveloped portions of platted subdivisions is encouraged to improve the appearance of the community.

Point Park: The parcel platted as “Point Park” within the Southridge Subdivision is currently overgrown. However, as an enhancement to the overall neighborhood, this lot should be improved, with consideration given to expanding the park through the purchase of adjacent vacant lots. The neighborhood association should be responsible for maintaining this park and ensuring that it remains an asset to the area.

CAPITAL IMPROVEMENT PLAN

Infrastructure improvements to the Southridge area are identified in the draft City Capital Improvement Plan, which covers fiscal years 1999/2000-2003/2004. The funding source proposed for these improvements will come from enterprise funds (special assessments or user fees). Paving and drainage improvements are identified under “Stormwater Utility Fund”, and the estimated cost for these upgrades is \$497,000. Water and sewer improvements are listed under “Water/Sewer Renewal and Replacement Fund”, and the cost estimate of these upgrades is \$90,000. These improvements are scheduled for Fiscal Year 2001/2002.

The proposed infrastructure improvements and upgrades are necessary in order to provide basic services to existing residents, and to promote infill residential development. The upgrades to this area are in keeping with Capital Improvement Element Objective A-1 of the City’s Comprehensive Plan, which states the following:



The City shall direct financial resources to the task of maintaining and upgrading existing public facilities as necessary to assure that the entire City achieves the adopted levels of service. To this end, the City shall allocate sufficient reserves and annual recurring funding to address critical needs and system deficiencies.

COMMUNITY INVOLVEMENT

In order to strengthen community ties and improve the overall character of the neighborhoods, Southridge and Ridgewood Heights neighborhood association meetings should continue on a regular basis. A neighborhood crime watch should be created to monitor activity in the general area. Also, these neighborhoods should continue to work with the City with respect to code enforcement issues, implementing and enhancing the redevelopment plan, and crime watch.

V. IMPLEMENTATION

The Planning and Zoning Board and City Commission are to review the redevelopment plan and provide recommendations. The adoption of the plan will require that the Comprehensive Plan, Zoning District Map and Future Land Use Map be amended to reflect the provisions identified in the plan. Depending upon type of development to occur, properties will need to be purchased and aggregated to accommodate road improvements, and to construct residential and nonresidential projects in compliance with City standards. Multifamily and non residential projects will be required to be reviewed by the Site Plan Review and Appearance Board.

IMPLEMENTATION STEPS

- ⇒ Adoption of Redevelopment Plan
- ⇒ Future Land Use Map Amendments and Rezonings
- ⇒ Purchase of Properties Associated with Road Improvements
- ⇒ Construction of Improvements
- ⇒ Promote Development of Vacant Lots and Redevelopment/Upgrades of Existing Properties
- ⇒ Implement and Monitor Redevelopment Plan



APPENDIX A ZONING CLASSIFICATIONS

Section 4.4.3 Single Family Residential (R-1) Districts:

(A) The Single Family Residential Districts have been created in order to provide areas where the traditional single family detached residence can be established and maintained and be protected from the unwarranted intrusion of other inappropriate uses. Further, the Single Family Residential Districts are established in compliance with provisions of Goal Area “A” of the Comprehensive Plan which calls for the preservation of maintenance of stable neighborhoods. The following Single Family Residential Districts are regulated by this Section:

- * R-1-AAA
- * R-1-AAAB
- * R-1-AA
- * R-1-AAB
- * R-1-A
- * R-1-AB

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the Single Family Districts as a permitted use:

- (1) Conventionally sited Single Family Detached Residences.
- (2) Foster Homes pursuant to restrictions set forth in Section 4.3.3.(I).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, guest cottages, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, swimming pools, and workshops.

(2) Home occupations subject to the restrictions set forth in Section 4.3.3(K).

(3) Family Day Care pursuant to restrictions set forth in Section 4.3.3(T) (Child care, up to five children).

(4) Home Tutorial Services subject to the restrictions set forth in Section 4.3.3(KK).



(5) Recreational facilities attendant to a subdivision which is operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and golf courses.

(6) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as each residential use on a one-to-one basis.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the Single Family Districts.

(1) Child Care and Adult Day Care

(2) Churches, or places of worship, and their attendant educational, nursery, Sunday school, recreational, and columbarium facilities. The foregoing does not allow establishment of educational and care uses such as elementary school and general day care; however, such uses may be established by a separate conditional use application for child care or rezoning to C.F., as appropriate.

(3) Educational Facilities subject to the restrictions set forth in Section 4.3.3(HH).

(4) The use of common recreational facilities such as swimming pools and tennis courts, associated with a subdivision, for club or commercial purposes.

(5) Single Family Detached Residences in zero lot developments but only in the R-1-A and R-1-AA Districts.

(6) Level I Group Homes.

(E) Review and Approval Process:

(1) All principal uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.

(2) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(3) The creation of a new lot for the purpose of building a single family residence requires platting pursuant to 2.4.5(J) or (K), as applicable.

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



(H) Special Regulations:

(1) The height of accessory structures shall not exceed the height of the associated principal structure. Screen enclosures without a solid roof are excluded from this limit.

(2) The floor area of an accessory structure shall not exceed 40% of the floor area of the principal structure.



Section 4.4.5 Low Density Residential (RL) District:

(A) Purpose and Intent: The Low Density Residential (RL) District provides a residential zoning district with flexible densities having a base density of three (3) units per acre and a range to six (6) units per acre. Further, the Low Density Residential District provides for implementation of provisions of Goal Area “C” of the Comprehensive Plan and, more specifically, Policy C-2.1 which calls for providing sites for single family detached and low density planned residential development.

(B) Principal Uses and Structures Permitted: The following uses are allowed within the (RL) District as a permitted use:

- (1) Single family detached dwellings
- (2) Duplex structures
- (3) Multiple Family Structures
- (4) Group Homes, Level I

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Uses and structures normally associated with residences such as: bird aviaries, boat docks, dog houses and dog runs, garages, greenhouses, playhouses, pool houses and covers, pump houses, slat houses, storage sheds, tennis courts, workshops, and home occupations.

(2) Family Day Care pursuant to restrictions set forth in Section 4.3.3(T) (Child Care, up to five children).

(3) Home Tutorial Services subject to the restrictions set forth in Section 4.3.3(KK).

(4) Home Occupations.

(5) Recreational facilities attendant to a subdivision which are operated under a bonafide homeowners association such as: tennis courts, swimming pools, exercise area, clubhouse, and private golf courses.

(6) The rental or lease of a boat dock when the dock is assigned to, or on the same lot as, each residential use on a one-to-one basis.

(7) Guest cottages, only when accessory to a single family detached structure.



(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the RL District.

(1) Child care and Adult Day Care.

(2) Churches, or places of worship, and their attendant educational, nursery, Sunday school, recreational, and columbarium facilities. The foregoing does not allow establishment of educational and care uses such as elementary school and general day care; however, such uses may be established by a separate conditional use application for child care or rezoning to CF as appropriate.

(3) Educational Facilities subject to the restrictions set forth in Section 4.3.3(HH).

(4) The use of common recreational facilities such as swimming pools, tennis courts, and golf course (associated with a subdivision) for club or commercial purposes.

(5) Single Family Detached Residences in zero lot developments.

(6) Group Homes, Level II.

(E) Review and Approval Process:

(1) Single family and duplex uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise complying with applicable use restrictions.

(2) Multiple family uses and structures must be approved by the Site Plan and Appearance Board pursuant the provisions of Sections 2.4.5(F), 2.4.5(H), and (I).

(3) The creation of a new lot for the purpose of building a single family residence requires platting pursuant to 2.4.5(J) or (K), as applicable.

(4) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(F) Development Standards:

(1) The provisions for the R-1-A District shall apply for single family detached dwellings.

(2) The development standards as set forth in Section 4.3.4 shall apply for duplex and multifamily development.



(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) A minimum density of three units per acre is established for duplex and multiple family housing projects within this District. Density may exceed the base of three (3) units per acre only upon a determination by the Local Planning Agency that the resulting development is harmonious with adjacent properties and does not adversely affect areas of environmental significance or sensitivity. However, the maximum density shall not exceed six (6) units per acre.

(2) Notwithstanding the above, a duplex may be situated upon a platted lot pursuant to Section 4.3.4(l)(3)(b).

(3) The height of accessory structures shall not exceed the height of the associated principal structures. Screen enclosures without a solid roof are excluded from this limit.

(4) The floor area of an accessory structure shall not exceed 40% of the floor area of the principal structure.



Section 4.4.19 Mixed Industrial and Commercial (MIC) District:

(A) Purpose and Intent: The Mixed Industrial and Commercial (MIC) District is 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. The MIC District is to be located in areas designated for the primary use - industry and commerce - as shown on the Future Land Use Map.

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the MIC District as a permitted use:

(1) Industrial Uses: The manufacturing, fabrication and wholesale of items and other uses as described in Section 4.4.20(B)(1), (2) and (3).

(2) Service Industry: Uses which provide an off-site service but maintain inventory, storage and an office at a central location, as described in Section 4.4.20(B)(5).

(3) Business and Professional Offices: Including, but not limited to finance, insurance, real estate, accounting and bookkeeping services, advertising services, photographic studios, architectural and engineering services, computer and data processing services, correspondence and vocational schools, credit reporting and collection, detective and protective services, legal services, travel agencies, and general offices for an individual, partnership or corporation.

(4) Retail Trade: Retail uses as a secondary use within any one building that has as its primary occupant an industrial or service industry use, but only to the extent that the floor area for all retail use (either accessory to an industrial use or not) shall not exceed 25% of the floor area of the total building. Although an intent of this Zoning District is to allow retailing of items manufactured, fabricated, or wholesaled on-site, additional retail uses may be allowed. Such additional uses may include, but are not limited to:

- (a) Apparel and accessory stores;
- (b) Bakeries;
- (c) Building materials and garden supplies, except mobile home dealers;
- (d) Camera and photographic equipment and supplies;
- (e) Hobbies, games, and toys;



- (f) Jewelry, gifts, novelties;
- (g) Luggage and leather goods;
- (h) Mail order houses;
- (i) Radio and television sets;
- (j) Seasonal holiday items (Christmas trees, fruit baskets, other seasonal items);
- (k) Sporting goods, including bicycles.

(5) Interior Design and Furnishings: The wholesale, retail, storage, and distribution of home furnishings, floor coverings, wall coverings, lighting, and other items related to the finishing and furnishing of interior space.

(6) Other Processes and Activities: The following activities may also be conducted:

- (a) Dry cleaning and laundering;
- (b) Emissions testing.

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots
- (2) Refuse and service areas
- (3) Provisions or services and repair of items incidental to principal uses.
- (4) Storage of inventory, equipment, or materials, within a structure or in an approved outside location.
- (5) The conducting of auctions incidental to a principal use, and subject to the provision of parking at the rate required for general commercial uses.

(D) Conditional Uses and Structures Allowed:

- (1) The following uses are allowed as conditional uses within the MIC Zone District:
- (a) Adult Entertainment Establishments, pursuant to the provisions of 2.4.5(E);
 - (b) Kennels, no on-site disposal of carcasses;



(c) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);

(d) Towing services, with no outside storage;

(e) Automobile paint, body, and repair shops;

(f) Boat repair and service;

(g) Self-Service Storage Facilities (SSSF), pursuant to the provisions set forth in 4.3.3(A).

(2) The following additional uses are also allowed as conditional uses in the MIC zoning district. However, any outside storage associated with such uses may not be located within one hundred and fifty feet (150') of any property line adjacent to an arterial roadway (excluding Interstate 95);

(a) Lumberyards;

(b) Garages and lots for the parking and storage of vehicles, including the storage of light trucks, up to and including two-ton trucks;

(c) Storage and rental of light construction equipment not over twenty-four feet (24') long, eight feet (8') wide, and ten feet (10') high;

(d) Monument and ornamental stone cutting;

(e) Rental and sales of modular buildings.

(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and (I).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



(H) Special Regulations:

(1) Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front yard setback.

(2) Within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(3) Overhead doors shall be prohibited from facing a public right-of-way.

(4) Except for outside storage approved pursuant to Section 4.6.6(C)(2), all principal and conditional uses shall be conducted within an enclosed building.



Section 4.4.20 Industrial (I) District

(A) Purpose and Intent: The Industrial (I) District provides for industrial land uses and their regulation so as to provide reasonable protection for the environment and the public with respect to the impacts of such use.

(B) Principal Uses and Structures Permitted: The following types of use are allowed within the Industrial District as a permitted use:

MATERIALS:

ceramics and plaster
fiberglass
glass
leather
tobacco
wood

PRODUCTS:

appliances
bakery products
beverages, alcoholic and nonalcoholic
cabinets
clothes
computer chips and computer components
cosmetics
dry ice
electronic components
furniture
ice
optical
pharmaceuticals
signs of all / any materials
sporting goods
textiles
toys

PROCESSES:

millwork (woodwork)
welding

(2) Fabrication and/or Assembly: The working or combing of processed or manufactured materials or parts which are then prepared for distribution for sale. All processes and products identified under “manufacturing” are permitted as are the following:

PROCESSES:

assembly of mechanical and / or component parts
bottling
engraving
machine shops
printing
repair of damaged goods and products which may have been manufactured on the premises

PRODUCTS:

communication devices (radio, television, cameras)
confectioneries
metal goods
precision instruments
newspapers, books, periodicals



(3) Wholesaling, Storage, and Distribution: The wholesaling, storage, and distribution of any products which may be manufactured, assembled, or fabricated on the premises. In addition, the following items may be wholesaled, stored, or distributed:

household furnishings and goods
moving and related storage

(4) Other Process and Activities: The following activities and processes may also be conducted:

automobile paint, body, and repair shops
boat repair and service
cold storage
dry cleaning
emissions testing
frozen food lockers, including personal lockers
laundering
publishing
tailoring

(5) Service Industry: Service Industry uses are those which are primarily engaged in providing an off-site service but which maintain inventory, storage of materials, and a business office at a central location. Repair of equipment and materials associated with the service is also permitted at this central location.

Land Development Services (e.g., surveying, soils testing, mapping, architectural, engineering).

Contractor and Trade Services (e.g., general contractor, electrician, plumbers, heating and air-conditioning specialists, swimming pool maintenance, landscaping services, exterminators, equipment and tool rental).

Repair of office equipment (e.g., typewriters, computers, data processing equipment).

Business Services (e.g., typewriters, computers, data processing equipment).

Limousine Service.

Gun Ranges (indoor).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

- (1) Parking lots;
- (2) Refuse and service areas;
- (3) Outside storage;



(4) Snack bar and sale of convenience goods when limited to employees who work in the general industrial area;

(5) Caretaker residence and or facilities for temporary housing of security personnel;

(6) Business offices, accessory to the primary industrial use.

(D) Conditional Uses and Structures Permitted: The following uses are allowed as conditional uses:

(1) Boat manufacturing, repair, and/or service;

(2) Bulk storage, gas and oil;

(3) Concrete products manufacturing, including concrete block and redimix concrete;

(4) Custom fiberglass shops;

(5) Dairy processing;

(6) Heavy equipment and tool rental;

(7) Bulk fertilizer sales, excluding compost heaps;

(8) Garages for parking and storage of vehicles;

(9) Junkyards;

(10) Kennels, no on-site disposal of carcasses;

(11) Lumberyards;

(12) Meat cutting and wholesale storage;

(13) Monument and ornamental stone cutting;

(14) Rental and sales of modular buildings;

(15) Material and component recovery for reuse, such as the disassembly and resale of computer components, appliances, and electrical components. This does not include resource recovery facilities as described and regulated by Section 4.3.3(Z);



(16) Scrap metal recycling, when all operations and storage are in a completely enclosed building, which generates no emissions, and which does not create a noise disturbance in violation of Chapter 99 of the City Codes;

(17) Storage of light trucks, up to, and including two-ton trucks, and light construction equipment not over 24 feet long, eight feet wide, and ten feet high;

(18) Towing services and attendant storage;

(19) Truck terminals and storage facilities.

(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H) and (I).

(3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply except that minimum lot area dimensions shall not apply to lots of record as of September 1, 1990.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front yard setback.

(2) Within the front yard setback, the first ten feet (10') abutting the right-of-way shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(3) Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector street.



Section 4.4.16 Professional and Office (POD) District:

(A) Purpose and Intent: The Professional and Office District (POD) is created in order to provide a very limited application of professional, office, and similar intensity use to small parcels on properties designated as Transitional on the Future Land Use Map and thus mitigate against adverse effects which may occur with a higher intensity application of such usage.

(B) Principal Uses and Structure Permitted: The following types of use are allowed within the POD District as a permitted use:

(1) Professional Offices such as accountants, architects, attorneys, chiropractors, dentists, engineers, independent trustees, landscape architects, opticians, optometrists, osteopaths, physicians, psychologists, surgeons, and interior designers.

(2) General Business Offices for businesses without outside storage of inventory or equipment.

(3) Banks and Financial Institutions including drive-through facilities.

(4) Finance, insurance, travel, and real estate services.

(5) Medical Offices including clinics with out patient facilities only.

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots

(2) Refuse and service areas

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the POD District:

(1) Educational facilities, training centers, and vocational schools.

(2) Alcohol and Drug Abuse Treatment Facilities.

(3) Mental Health Treatment Facilities with or without residential care programs and facilities.

(4) Veterinarian Clinics.

(5) Funeral Homes

(6) Licensed, professional providers of personal services, e.g. pedicurist, beauticians, and cosmetologists.



(E) Review and Approval Process:

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For a new development approval must be granted by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), (H)., and (I).

(3) Conditional uses must be approved pursuant to the provisions of Section 2.4.5(E).

(F) Development Standards: The development standards set forth in Section 4.3.4 shall apply.

(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.



Section 4.4.21 Community Facilities (CF) District

(A) Purpose and Intent: The Community Facilities (CF) District is a special purpose zone district primarily, but not exclusively intended for locations at which facilities are provided to serve public, semi-public, and private purposes. Such purposes include governmental, religious, educational, health care, social service, and special facilities. It is also applied to regulated properties subjected to a transfer of development rights pursuant to Section 4.6.20

The CF District is deemed compatible with all land use designations shown on the Future Land Use Map.

(B) Principal Uses and Structures Allowed: The following types of use are allowed within the CF District as a permitted use:

(1) Governmental, such as: civic centers, courts, courthouses, temporary holding facilities, fire stations, governmental offices, public health facilities, law enforcement offices and facilities, post offices, public utility facilities (e.g. lift stations), water storage tanks, water treatment plants, water wells, wastewater treatment plants, drainage facilities.

(2) Community, such as: civic centers, community centers, community theater, cultural facilities and auditoriums, arts and crafts centers, libraries, museums, public parking lots and garages.

(3) Recreation, such as: community centers, tennis centers, swimming centers.

(4) Services, such as: abused spouse residences, child care centers, day care centers, community residential facilities with six or less occupants.

(5) Religious, such as: churches and places of worship with attendant uses of day care, pre-school, educational facilities, and with other normal educational (Sunday school) and recreational facilities, and support facilities (e.g., parsonage).

(6) Restricted usage allowed pursuant to an ordinance enacted to sever development rights under a Transfer of Development (TDR).

(C) Accessory Uses and Structures Permitted: The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking lots and garages

(2) Service and Refuse Areas

(3) Cafeterias, snack bars, restaurants, exercise facilities, etc., when contained in the same structure as the principal use.



(4) Storage of inventory, equipment, or materials, within a structure or in an approved outside location.

(5) Concessions and services provided under a license agreement with the City.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses:

(1) Health Care, such as: adult congregate living; continuing care; homes for the aged; nursing homes; substance abuse treatment facilities; hospitals, with or without helipads and associated laboratories, treatment centers, rehabilitation centers, and testing facilities; and mental health treatment facilities including residential care.

(2) Educational, either public or private, and vocational schools except for training or programs which can be conducted in multipurpose buildings or offices (e.g. a dance school, real estate school, etc.) which may be located in various commercial districts.

(3) Services, such as: community residential homes with seven or more occupants.

(4) Transportation, such as: bus stations, railway stations, taxi dispatch (more than one taxi), and park and ride areas.

(5) Special Services and Facilities, such as: privately operated parking lots and garages; stadiums and arenas; refuse transfer stations; resource recovery facilities, pursuant to provisions of Section 4.3.3(Z); and power transfer stations.

(E) Review and Approval Process:

(1) In established structures, principal and accessory uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development, approval must be granted by the Historic Preservation Board or the Site Plan Review and Appearance Board pursuant to Sections 2.4.5(F), 2.4.5(H), and (I).

(3) Conditional uses must be approved pursuant to Section 2.4.5(E).

(F) Development Standards: The development standards as set forth in Section 4.3.4 shall apply as guidelines for site development. While deviations from these standards are allowed, each deviation must be specifically approved by the Historic Preservation board or the Site Plan Review and Appearance Board.



(G) Supplemental District Regulations: The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) Special Regulations:

(1) The perimeter setback area, when provided, shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

(2) When this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of fifteen feet (15'); or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes.



APPENDIX B FUTURE LAND USE MAP CLASSIFICATIONS

LD (Low Density Residential): This designation is applied to land which is developed, or is to be developed, at a density of five units per acre or less. Such land is usually developed for single family purposes, although mixed residential uses may occur under a planned residential zoning district. Home ownership is characteristic of this designation. Where this designation exists, uses other than low density residential shall not be considered.

MD (Medium Density Residential): This designation is applied to land which is developed, or is to be developed, at a density between five and twelve units per acre. Such land is usually developed in planned communities or exists in older areas where are duplexes and condominiums. Home ownership is characteristic of this designation. Where this designation exists, uses other than those which are residential in character shall not be considered.

CF (Community Facility Land Uses): This designation is applied to current and future school sites; to current and future sites for public buildings; and to current and future sites for public facilities, e.g. the wastewater treatment plant. It is also applied to single function (purpose) buildings which have been constructed for community related purposes (e.g. churches) and which are not commercial in nature. However, not all community facilities are required to be shown under this designation. Small sites are not shown nor are the locations of governmental services (e.g. H.R.S.) which lease common office space, nor are churches that do not include substantial accessory uses such as educational facilities.

GC (General Commercial): This designation is applied to land which is, or should be, developed for general commercial purposes e.g. retail, office, services. Light industrial type uses such as fabrication and assembly are permissible under this designation when located in the special overlay district between Federal Highway and Dixie Highway, north of N.E. 14th Street to the north City limit. Residential uses, unless they are in conjunction with a commercial use, are not permissible on land shown as General Commercial on the Future Land Use Map.

Redevelopment Area #2: Future Land Use Element Policy C-2.3 describes Redevelopment Area #2 (Wallace Drive Industrial Area). This area shall be primarily industrial (LI Zoning) with an emphasis on commerce uses. 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.



TRN (Transitional): This designation is applied to land which is developed, or is to be developed, for either residential or nonresidential uses. In some instances this designation provides for a transition between less intensive residential use and commercial uses. In other instances, this designation allows the establishment of uses which are compatible with adjacent residential use. When Neighborhood Commercial Zoning is placed within or adjacent to a residential area, such zoning shall be limited to two acres, or less, which sufficient to accommodate the needs of an immediate residential neighborhood. While in others, it provides for uses which are not as intensive as general commercial in areas where residential use is not desirable and/or appropriate.

Residential development at a density between five and twelve units per acre, mobile home parks and apartment development in addition to condominiums, Continuing Care Facilities, A.C.L.F., and various types of group homes are appropriate under this designation. Nonresidential development at an intensity equivalent to that associated with medium density residential land uses is also appropriate.

Commerce: This designation is applied to property which is developed, or is to be developed in such a manner as to accommodate a mix of industrial, service, and commercial uses. This may be done either through development of existing parcels or through a planned concept.

Industrial: This designation accommodates manufacturing, fabrication, assembly, and warehousing. It is applied to property which currently has such uses and which is located in an area which should continue to be used for industrial purposes. It is also applied to those areas of the community which are best suited, because of their location, to accommodate industrial uses. Residential and general commercial uses are not appropriate on land designated as Industrial.



**APPENDIX C
 REDEVELOPMENT AREA #3 ACREAGE INFORMATION**

NORTHWEST CORNER OF LINTON BOULEVARD AND S.W. 4TH AVENUE ZONING: R-1-A AND POD		
PID#	ACRES	LAND USE
12-43-46-20-47-001-0000 (POD)	0.5	INRC OFFICE BUILDING
12-43-46-20-01-008-0010	0.15	VACANT
12-43-46-20-01-008-0040	0.2	VACANT
12-43-46-20-01-008-0050	0.19	VACANT
12-43-46-20-01-008-0060	0.19	VACANT
12-43-46-20-01-008-0080	0.49	SINGLE FAMILY RESIDENCE
12-43-46-20-01-008-0090	0.9	VACANT
12-43-46-20-01-008-0110	0.4	VACANT
12-43-46-20-01-008-0120	0.75	VACANT
12-43-46-20-01-008-0140	0.42	VACANT
12-43-46-20-01-008-0150	0.54	VACANT
12-43-46-20-01-008-0160	0.19	VACANT
12-43-46-20-01-008-0170	0.32	VACANT
12-43-46-20-01-008-0180	2.97	VACANT
TOTAL:	8.21	



NORTHEAST CORNER OF LINTON BOULEVARD AND S.W. 4TH AVENUE		
ZONING: I AND MIC		
PID#	ACRES	LAND USE
12-43-46-20-42-001-0000	2.82	ONE LINTON BLVD.
12-43-46-20-01-015-0010	4.59	TARMAC
12-43-46-20-01-015-0020	0.91	SUNBELT HYDRAULICS AND EQUIPMENT
12-43-46-20-01-015-0030	3	LINTON TRUSS CORPORATION
12-43-46-20-01-015-0040	1.66	COUNTY SANITATION
12-43-46-20-01-015-0050	2.78	COUNTY SANITATION
12-43-46-20-01-015-0060	3.06	GULF STREAM COMMERCIAL CENTRE
12-43-46-20-01-015-0070	1.39	COUNTY SANITATION
12-43-46-20-01-016-0100	1.93	COUNTY SANITATION
12-43-46-20-01-016-0020	3.14	SELF SECURITY STORAGE
12-43-46-20-01-016-0030	1.89	ADELPHIA CABLE
12-43-46-20-01-016-0050	1	SELF SECURITY STORAGE
12-43-46-20-01-016-0060	3.14	SELF SECURITY STORAGE
12-43-46-20-01-016-0070	1.13	COUNTY SANITATION
12-43-46-20-13-003-0010	0.55	PROFESSIONAL INSULATORS, INC. ANYTHING IN FENCE/TWO R.T. PROPERTIES
12-43-46-20-13-003-0050	0.37	PROFESSIONAL INSULATORS, INC.
12-43-46-20-13-004-0010 (MIC)	0.63	TYLER FABRICATORS/EAGLE MARINE SVC.
12-43-46-20-13-004-0051	0.04	VACANT
12-43-46-20-13-004-0060	0.64	BUCHANAN SCREEN
TOTAL:	34.67	



SOUTHRIDGE (BLOCKS 5, 7, AND 10)									
ZONING: R-1-A									
PID#	LOT DIMENSION	SQ. FT.	AC.	LAND USE	N/C	YR. BUILT	BLDG. SQ. FT.	VALUE (\$)	
12-43-46-20-13-005-0010	65' x 110'	7,150	0.16	SFR	A	1981	2,496	98,799	
12-43-46-20-13-005-0020	60' x 110'	6,600	0.15	SFR/R	A	1982	2,431	89,599	
12-43-46-20-13-005-0030	60' x 110'	6,600	0.15	SFR	W	1983	1,556	70,748	
12-43-46-20-13-005-0040	51' x 162'	8,262	0.19	SFR	W	1930	1,109	44,655	
12-43-46-20-13-005-0050	54' x 142'	7,668	0.18	V	W				
12-43-46-20-13-005-0060*	152' x 108'	16,416	0.38	V					
12-43-46-20-13-005-0090*	250' x 100'	25,000	0.57	V					
12-43-46-20-13-005-0140	50' x 100'	5,000	0.12	V	A,W				
12-43-46-20-13-005-0150	50' x 100'	5,000	0.12	V	A,W				
12-43-46-20-13-005-0160*	100' x 100'	10,000	0.23	V					
12-43-46-20-13-005-0180*	150' x 100'	15,000	0.36	V					
12-43-46-20-13-005-0210*	100' x 100'	10,000	0.23	V					
12-43-46-20-13-007-0020*	115' x 137'	15,755	0.36	V					
12-43-46-20-13-007-0040	41' x 173'	7,093	0.16	SFR	A,W	1947	1,322	45,946	
12-43-46-20-13-007-0050	119' x 88'	10,472	0.24	V	D				
12-43-46-20-13-007-0060*	150' x 110'	16,500	0.38	V					
12-43-46-20-13-007-0090	50' x 110'	5,500	0.13	V	A,W				
12-43-46-20-13-007-0100*	50' x 220'	11,000	0.26	V	W				
12-43-46-20-13-007-0110	68' x 110'	7,480	0.17	SFR	A	1990	2,342	102,468	
12-43-46-20-13-007-0121	68' x 110'	7,480	0.17	SFR	A	1990	2,342	101,952	
12-43-46-20-13-007-0130*	129' x 110'	14,190	0.33	MFR/R		1961	1,182	37,246	
12-43-46-20-13-007-0160*	100' x 110'	11,000	0.25	V	A,W				
12-43-46-20-13-007-0180*	100' x 110'	11,000	0.25	SFR/R	F	1950	800	42,736	
12-43-46-20-13-007-0200	69' x 118'	8,142	0.19	SFR	F	1950	720	34,521	
12-43-46-20-13-010-0010*	109' x 110'	11,990	0.28	V					
12-43-46-20-13-010-0030*	100' x 110'	11,000	0.26	SFR		1930	1,263	58,666	
12-43-46-20-13-010-0050	50' x 110'	5,500	0.13	SFR	A,F,W	1950	996	37,846	
12-43-46-20-13-010-0060	50' x 88'	4,400	0.1	SFR	A,D,F,W	1947	808	34,658	
12-43-46-20-13-010-0061	50' x 132'	6,600	0.15	SFR/R	A,F,W	1955	400	17,938	
12-43-46-20-13-010-0070	50' x 110'	5,500	0.13	SFR	A,F,W	1939	708	32,923	
12-43-46-20-13-010-0080*	100' x 220'	22,000	0.51	V					
12-43-46-20-13-010-0100*	150' x 110'	16,500	0.38	V					
12-43-46-20-13-010-0130*	100' x 110'	11,000	0.26	SFR		1956	1,098	51,376	
12-43-46-20-13-010-0150*	100' x 110'	11,000	0.26	SFR		1973	2,258	88,838	

NOTES:

8.19

* MULTIPLE LOTS UNDER ONE OWNERSHIP

N/C-NONCONFORMING

SFR-SINGLE FAMILY RESIDENCE, R-RENTAL, A-AREA, D-DEPTH, V-VACANT, W-WIDTH

F-FLOOR AREA



SOUTHRIDGE (BLOCK 10 CONT'D)									
ZONING: R-1-A									
PID#	LOT DIMENSION	SQ. FT.	AC.	LAND USE	N/C	YR. BUILT	BLDG. SQ. FT.	VALUE (\$)	
12-43-46-20-13-010-0170	50' x 110'	5,500	0.13	V					
12-43-46-20-13-010-0180*	75' x 110'								
	125' x 110'	22,000	0.51	V					
12-43-46-20-13-010-0210*	150' x 110'	16,500	0.37	V					
12-43-46-20-13-010-0240*	100' x 110'	11,000	0.26	V					
12-43-46-20-13-010-0280	50' x 110'	5,500	0.13	V	A,W				
12-43-46-20-13-010-0300*	100' x 110'	11,000	0.26	V					
12-43-46-20-13-010-0320*	95' x 110'	10,450	0.24	SFR	F	1950	918	42,049	
TOTAL ACRES IN SOUTHRIDGE SUBDIVISION			10.09	AVERAGE HOME VALUE			57,387		
NOTES:									
* MULTIPLE LOTS UNDER ONE OWNERSHIP					N/C-NONCONFORMING				
SFR-SINGLE FAMILY RESIDENCE, R-RENTAL, A-AREA, D-DEPTH, V-VACANT, W-WIDTH									
F-FLOOR AREA									



RIDGEWOOD HEIGHTS								
ZONING: R-1-A								
PID#	LOT DIMENSION	SQ. FT.	AC.	LAND USE	N/C	YR. BUILT	BLDG. SQ. FT.	VALUE (\$)
12-43-46-20-20-003-0010	56' x 135'	7,560	0.17	SFR	F,W	1985	688	33,058
12-43-46-20-20-003-0020	50' x 135'	6,750	0.16	SFR	A,F,W	1981	712	32,173
12-43-46-20-20-003-0030	50' x 135'	6,750	0.16	V	A,W			
12-43-46-20-20-003-0040	50' x 135'	6,750	0.16	V	A,W			
12-43-46-20-20-003-0050	50' x 135'	6,750	0.16	V	A,W			
12-43-46-20-20-003-0060	50' x 135'	6,750	0.16	SFR	A,F,W	1981	712	35,129
12-43-46-20-20-003-0190	50' x 135'	6,750	0.16	SFR	A,W	1928	1,311	35,093
12-43-46-20-20-003-0200	50' x 135'	6,750	0.16	SFR	A,F,W	1928	577	20,613
12-43-46-20-20-003-0210*	100' x 135'	13,500	0.31	V				
12-43-46-20-20-003-0230	56' x 135'	7,560	0.17	V	W			
12-43-46-20-20-003-0240	56' x 135'	7,560	0.17	SFR/R	W	1982	1,176	45,252
12-43-46-20-20-004-0010	56' x 135'	7,560	0.17	SFR	W	1950	1,048	37,948
12-43-46-20-20-004-0021	50' x 91'	4,550	0.11	SFR	A,D,F,W	1950	697	25,038
12-43-46-20-20-004-0022	50' x 44'	2,200	0.05	V	A,D,W			
12-43-46-20-20-004-0032	35' x 135'	4,725	0.11	V	A,W			
12-43-46-20-20-004-0031	50' x 135'	6,750	0.16	SFR	A,F,W	1940	851	30,260
12-43-46-20-20-004-0041	65' x 135'	8,775	0.2	SFR		1940	1,758	50,997
12-43-46-20-20-004-0060	50' x 135'	6,750	0.16	V	A,W			
12-43-46-20-20-004-0190*	100' x 135'	13,500	0.31	SFR		1940	1,753	52,289
12-43-46-20-20-004-0210	50' x 135'	6,750	0.16	SFR	A,F,W	1940	946	36,941
12-43-46-20-20-004-0220	50' x 135'	6,750	0.16	SFR	A,F,W	1940	672	23,434
12-43-46-20-20-004-0230*	107' x 135'	14,445	0.33	V				
TOTAL ACRES IN RIDGEWOOD HEIGHTS:			3.86	AVERAGE HOME VALUE				35,248
* MULTIPLE LOTS UNDER ONE OWNERSHIP				N/C-NONCONFORMING				
SFR-SINGLE FAMILY RESIDENCE, R-RENTAL, A-AREA, D-DEPTH, V-VACANT, W-WIDTH F-FLOOR AREA								



ACREAGE INFORMATION FOR REDEVELOPMENT AREA #3			
TOTAL ACREAGE	56.83 AC.±		
INDUSTRIAL	34.67 AC	61.00%	
INDUSTRIAL VACANT	.04 AC	0.07%	
OFFICE	.5 AC	0.90%	
COMMERCIAL	0	0	
RESIDENTIAL	21.66 AC	38.10%	
RESIDENTIAL VACANT	15.47 AC	27.20%	
SOUTHRIDGE AND RIDGEWOOD HEIGHTS - RESIDENTIAL USE INFORMATION			
TOTAL # OF UNITS	31		
TOTAL ACREAGE	13.95 AC		
SINGLE FAMILY	5.37 AC	38.49%	
RENTAL (SF)	1.05 AC	7.53%	
MULTIFAMILY (RENTAL)	.33 AC	2.37%	
VACANT	8.25 AC	59.14%	
AVERAGE HOME VALUE	\$48,103	\$46,186	(INCLUDING EXPANDED STUDY AREA)



APPENDIX D EXPANDED STUDY AREA #3 ACREAGE INFORMATION

RIDGEWOOD HEIGHTS EXPANSION STUDY AREA (BLOCKS A AND B)								
ZONING: R-1-A								
PID#	LOT DIMENSION	SQ. FT.	AC.	LAND USE	N/C	YR. BUILT	BLDG. SQ. FT.	VALUE (\$)
12-43-46-20-20-001-0010	282' x 613'	172,866	3.97	P				
12-43-46-20-20-002-0010*	56' x 85'	4,760	0.11	V	A,D,W			
12-43-46-20-20-002-0030*	100' x 85'	8,500	0.2	SFR	D	1930	1,257	40,740
12-43-46-20-20-002-0070*	62.5' x 85'	5,313	0.12	SFR	A,D,W	1928	1,076	38,777
12-43-46-20-20-002-0091	62.5' x 85'	5,313	0.12	SFR	A,D,W	1950	1,459	51,394
12-43-46-20-20-002-0120*	100' x 100'	10,000	0.23	V				
12-43-46-20-20-002-0140*	100' x 100'	10,000	0.23	V				
12-43-46-20-20-002-0160*	200' x 135'	27,000	0.62	V				
12-43-46-20-20-002-0200*	100' x 135'	13,500	0.31	SFR		1985	2,209	77,872
12-43-46-20-20-002-0220	50' x 135'	6,750	0.16	SFR	A,W	1990	1,228	53,803
12-43-46-20-20-002-0230	50' x 135'	6,750	0.16	SFR/R	A,W	1930	930	29,726
12-43-46-20-20-002-0240*	100' x 100'	10,000	0.23	DX		1,953	1,236	56,246
12-43-46-20-20-002-0260*	100' x 100'	10,000	0.23	V				
12-43-46-20-20-002-0280	50' x 135'	6,750	0.16	SFR	A,W	1976	1,084	41,494
12-43-46-20-20-002-0290	50' x 135'	6,750	0.16	SFR	A,F,W	1940	667	22,832
12-43-46-20-20-002-0300	50' x 135'	6,750	0.16	SFR	A,W	1940	1,110	34,412
12-43-46-20-20-002-0310	50' x 135'	6,750	0.16	SFR	A,W	1940	1,394	41,342
TOTAL ACRES (EXPANDED STUDY AREA)			7.33	AVERAGE HOME VALUE			44,422	
* MULTIPLE LOTS UNDER ONE OWNERSHIP					N/C-NONCONFORMING			
SFR-SINGLE FAMILY RESIDENCE, DX-DUPLEX,R-RENTAL, A-AREA, D-DEPTH, F-FLOOR AREA,P-PARK,V-VACANT,W-WIDTH								
RIDGEWOOD HEIGHTS (BLOCKS A AND B)								
EXPANSION STUDY AREA - RESIDENTIAL USE INFORMATION								
TOTAL # OF UNITS		11						
TOTAL ACREAGE		3.36 (EXCLUDING BLOCK A - PINE GROVE EXPANSION)						
SINGLE FAMILY		1.55 AC	46.00%					
RENTAL (SF)		0.16 AC	4.80%					
MULTIFAMILY RENTAL		0.23 AC	6.90%					
VACANT		1.42 AC	42.30%					
AVERAGE HOME VALUE		\$44,422						

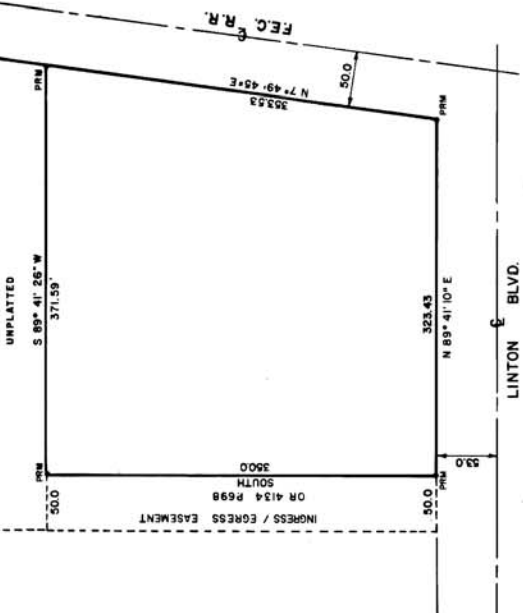


APPENDIX E
EXPANDED STUDY AREA #3 - PLATS



FRIEDES PLAT NO. I
 A REPLAT OF A PORTION OF LOT 16 SUBDIVISION
 OF SECTION 20, TWP 46 S., RGE 43 E., PB. 1, PG. 4
 CITY OF DELRAY BEACH, PALM BEACH, FLORIDA

J. J. GIBSON AND ASSOCIATES, INC.
 Surveyors and Land Planners, Florida 33401
 3600 N.W. 2nd Avenue



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH FRIEDES, OWNER OF THE LAND SHOWN HEREIN, BEING A REPLAT OF A PORTION OF LOT 16, SUBDIVISION OF SECTION 20, TWP 46 S., RGE 43 E., AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW HEREIN AS FRIZES PLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 433.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, TO-WIT: THAT PART OF THE SOUTHWEST QUARTER (S.E. 1/4) OF THE CORNERST QUARTER (S.E. 1/4) OF THE SOUTHWEST QUARTER (S.E. 1/4) OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, BEING THAT PART OF THE EAST HALF (E. 1/2) OF LOT 16 IN THE SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 53.00 FEET FOR THE RIGHT-OF-WAY OF SOUTHWEST 12TH STREET AND LESS THE WEST 50.00 FEET THEREOF, LYING AND BEING IN DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREIN.
 IN WITNESS WHEREOF I, **Joseph Frieedes**, HAVE SET MY HAND AND SEAL THIS 27 DAY OF **April**, 1984.

ATTEST
Sandra J. Johnson
 Witness
Joseph Frieedes
 DEEDY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, **Joseph Frieedes**, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF **April**, 1984.

Gerald E. Gibson
 Notary Public
 My Comm. Expires May 27, 1985

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER HEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4007 AT PAGE 407 OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF
 I HEREBY SET MY HAND AND SEAL THIS 27 DAY OF **April**, 1984.

Joseph Frieedes
 MORTGAGOR
J. J. Gibson
 MORTGAGEE
 DEEDY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED **Thomas L. Jensen**, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF **April**, 1984.
Paul A. Jensen
 Notary Public, State of Florida
 My Comm. Expires May 27, 1985

CITY APPROVAL
 ACCEPTED AND APPROVED
Michael McPherson, A.O. 1984
 DIRECTOR, PLANNING DEPARTMENT
 CITY ENGINEER
 BY **Thomas A. Gandy**, A.O. 1984
 CITY CLERK
 FILE NO. 3341

TITLE CERTIFICATE
 I, **J. J. Gibson**, A.O. 1984, A DAY LICENSED ATTORNEY, IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE MESSON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO **Joseph Frieedes**, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREIN.

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT AWARE OF ANY OTHER INTERESTS OR CLAIMS IN THE PROPERTY DESCRIBED HEREIN. I HAVE BEEN PROVIDED WITH ALL NECESSARY RECORDS AND DOCUMENTS BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND I HAVE THEREUPON MADE THE NECESSARY VERIFICATION THEREOF IN ACCORDANCE WITH CHAPTER 179, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. I HAVE BEEN PROVIDED WITH ALL NECESSARY RECORDS AND DOCUMENTS BY THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND I HAVE THEREUPON MADE THE NECESSARY VERIFICATION THEREOF IN ACCORDANCE WITH CHAPTER 179, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

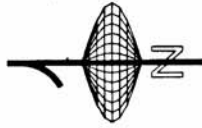
NOTARIES
 JOSEPH FRIEDES
 JOSEPH FRIEDES
 JOSEPH FRIEDES
 JOSEPH FRIEDES
 JOSEPH FRIEDES

- NOTES:**
- A separate Permanent Reference Monument (P.R.M.) is being placed at the corner of the parcel shown relative to an adjacent plat.
 - No structures shall be placed on the property for emergency and maintenance purposes.
 - City of Delray Beach has access to the property for emergency and maintenance purposes.
- PREPARED BY: **J. J. Gibson and Associates, Inc.**
 3600 N.W. SECOND AVENUE
 BOCA RATON, FLORIDA 33431



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT
10:57 P.M.
A.D. 1936 AND DAY RECORDED
IN PLAT BOOK 57 ON
PAGE 30 NO.

JOHN B. DWIGHT,
CLERK CIRCUIT COURT
Palm Beach, Florida
COUNTY CLERK



PROCACCI OFFICE CENTER

A REPLAT OF
A PORTION OF LOT 8, SECTION 20,
OF THE PLAT OF TOWNSHIPS 45 AND 46, RANGE 43 EAST
AS RECORDED IN PLAT BOOK 1, PAGE 4,
IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF DELRAY BEACH
SECTION 20, TOWNSHIP 46 S, RANGE 43 E

PREPARED BY
CAULFIELD AND WHEELER, INC.
LAND SURVEYORS AND ENGINEERS
750 A W. PALM BEACH BOULEVARD, SUITE 100A
BOCA RATON, FLORIDA 33433

CITY APPROVAL
TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DELRAY BEACH AS PART OF THE MUNICIPALITY TO IMPROVE SUCH STREETS OTHER THAN PROVIDED UNDER THE CHARTER, TO INSTALL WATER MAINS, SANITARY SEWERS OR STORM DRAINAGE.

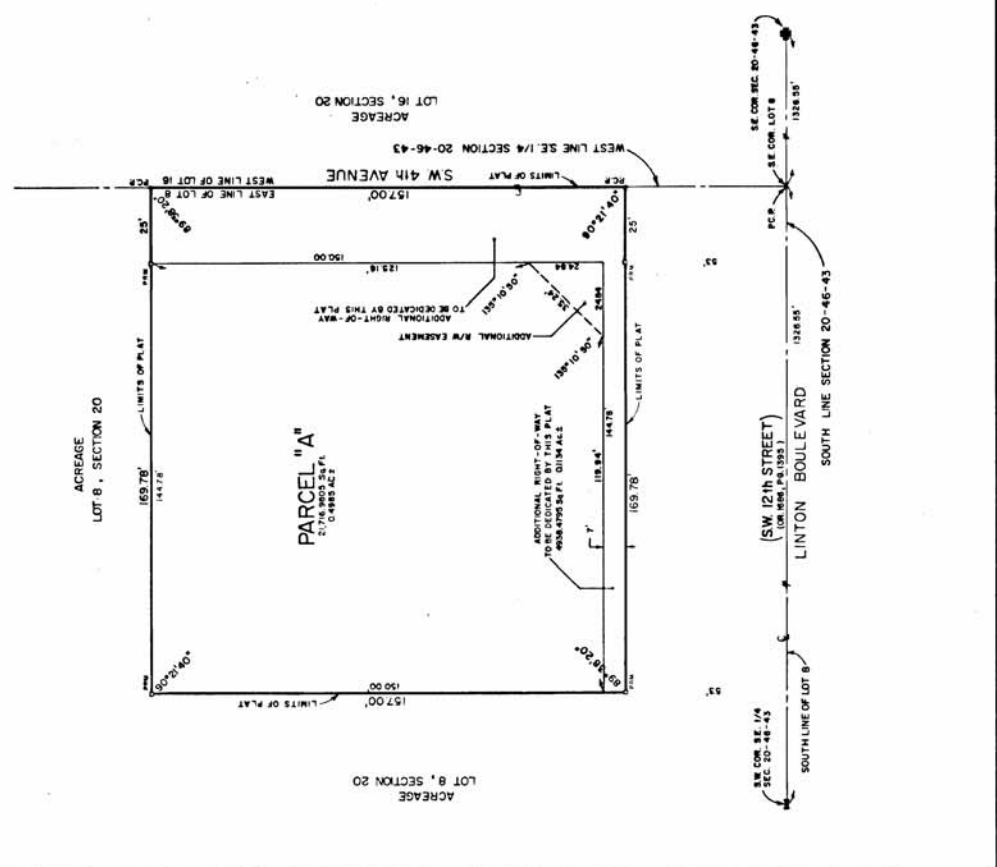
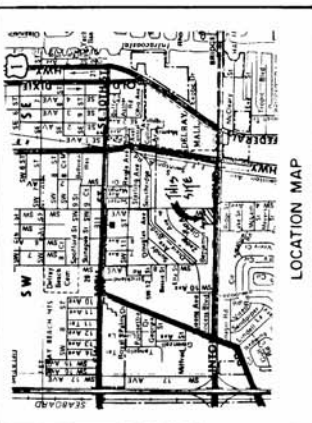
SURVEYOR'S NOTES
THE CITY OF DELRAY BEACH HAS RIGHTS OF ACCESS OVER ANY AND ALL TRACTS SHOWN HEREON FOR EMERGENCY AND MAINTENANCE PURPOSES.
THESE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE CASINGS OR UTILITY FACILITIES.
P.B.M. - INDICATES A 4" X 4" PERMANENT REFERENCE MONUMENT - FLORIDA CERT. NO. 1930.
P.C.P. - INDICATES A PERMANENT CONTROL POINT - FLORIDA CERT. NO. 1930

TITLE CERTIFICATE
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, **Robert A. Elson**, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property and find that title to the property is vested in **Procacci and Rose, Inc.**

DEDICATION
WHEN ALL MEN BY THESE PRESENTS THAT **Procacci and Rose, Inc.**, of the County of Palm Beach, State of Florida, have caused these lands to be surveyed and platted as shown hereon and do hereby dedicate as follows:
1. AN ADDITIONAL 7.00 FOOT RIGHT-OF-WAY ALONG LINTON BOULEVARD.
2. AN ADDITIONAL 23.00 FOOT RIGHT-OF-WAY ALONG S.W. 4TH AVENUE.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE PLAT ENTITLED "PROCACCI AND ROSE PROJECT" IS A DULY COMPLETED REPRESENTATION OF THE SURVEY AND PLATTING OF THE LANDS DESCRIBED THEREON AS REQUIRED BY LAW, AND THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF DEKALB COUNTY, GEORGIA.

CAULFIELD AND WHEELER, INC.
Professional Engineer
No. 10,438
FLORIDA REGISTRATION NO. 1930



IN WITNESS WHEREOF: ME, **Procacci and Rose, Inc.**, DO HEREBY SET MY HAND AND SEAL THIS 12 DAY OF July, 1936.

Robert A. Elson
Attorney at Law

Robert A. Elson
Procacci and Rose, Inc.

Robert A. Elson
Procacci and Rose, Inc.