

Goals

- *Land within the planning area shall be developed or redeveloped, to enhance the existing quality of life, compliment existing land use and result in a mixed, but predominately residential community with a balanced economic base.*
- *Blighted areas of the City shall be the major contributing areas to the renaissance of Delray Beach.*
- *The public school system that serves Delray Beach shall be an asset to the community by contributing to the stabilization of neighborhoods and accommodating the needs and desires of existing and future residents of the City.*

Specific Objectives

- Residential is the predominate use projected for the area
- Public uses in the area are primarily schools and public utilities
- Maximizing green spaces and exploring opportunities for additional recreation activities will be a primary area of focus
- Opportunities for increased neighborhood serving businesses will be dependent upon the development of linkages with the CBD and redevelopment of the West Atlantic Corridor
- Extensive vacant lots provide opportunities for the development of additional quality housing option
- Industrial land use designations in the southern section of the study area provide potential economic development and job creation opportunities

Public Mandates Comprehensive Plan

The proposed redevelopment strategies included in this plan are consistent with the goals and objectives outlined in the comprehensive plan relative to the study area. The redevelopment of blighted areas and the preservation of residential neighborhoods are prominent themes in the comprehensive plan that would be advanced through the implementation of this plan. The comprehensive plan objectives also include the development of additional green spaces to improve the quality of life in Southwest area neighborhoods. City planners recognized the critical linkage between the development of the business district and the revitalization of surrounding neighborhoods. According to the City's Comprehensive Plan, the area is generally characterized as being in need of substantial housing rehabilitation.

Appendix B



The Delray Beach Comprehensive Plan establishes five categories for residential areas, relative to current conditions of housing stock:

Stable – No apparent signs of physical or other decline; no improvement needed.

Stabilization – Appearance of minor code violations and maintenance problems; some improvement desired.

Revitalization – Evidence of decline in condition of structures and yards; increase in crime; property values decline or stagnate.

Rehabilitation – Numerous code violations; deteriorated and non-maintained structures; high levels of absentee ownership; significant crime problems; large number of vacant lots.

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