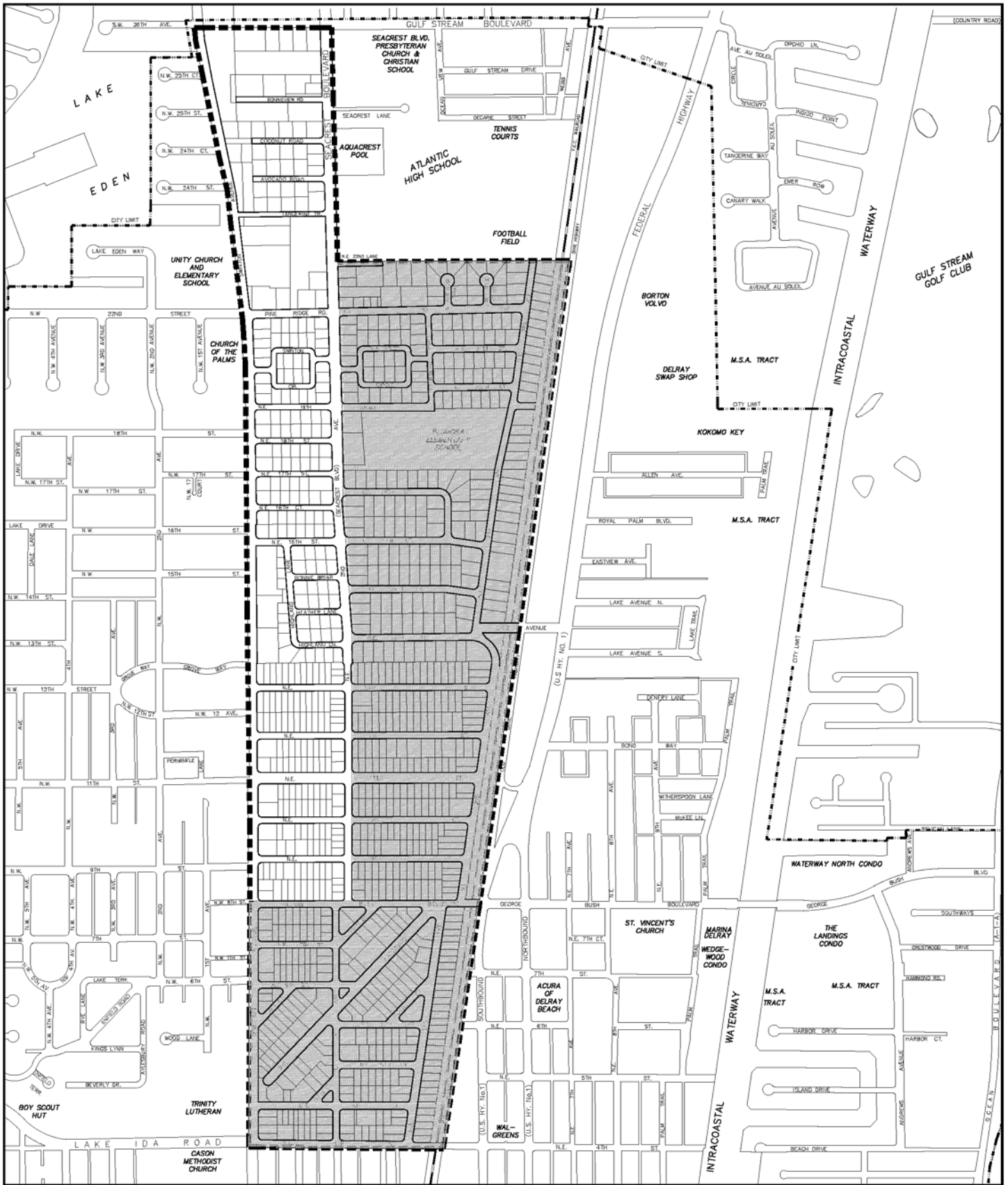




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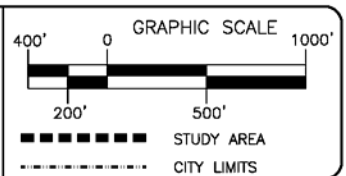
# Introduction



  
 CITY OF DELRAY BEACH, FL  
 PLANNING & ZONING DEPARTMENT  
 -- DIGITAL BASE MAP SYSTEM --

**SEACREST/DEL-IDA PARK NEIGHBORHOOD**

 Within Community Redevelopment Area



## THE STUDY AREA

The City of Delray Beach Seacrest/Del-Ida Park Study Area, (shown graphically on Figure 1, Page 1), is generally defined as the area of the City bordered by the F.E.C. Railroad on the east; Swinton Avenue on the west; NE 4<sup>th</sup> Street on the south and Atlantic High School and the city limits to the north. The Study Area is made up of two neighborhoods, each with its own homeowners association. The Del-Ida Park Neighborhood includes properties between NE 4<sup>th</sup> Street and George Bush Boulevard and the Seacrest Neighborhood includes properties north of George Bush Boulevard. For the purposes of this plan, these two neighborhoods have been combined.

## BACKGROUND AND HISTORY OF THE AREA

The Del-Ida Park neighborhood is one of Delray Beach's planned developments. Mr. J. C. Secord of Miami organized the Ocean City Development Company and purchased a 58 acre tract along the northern city limits of Delray. The plat was designed with 12 blocks containing 300 building lots and 3 public parks. The Ocean City Development Company recorded the plat on September 18, 1923. At a time when the rest of the town was using a rectangular grid plan, Mr. Secord chose to integrate diagonal streets into the design to create a sense of space and attractive irregularity. The design created unusual triangular blocks and provided the opportunity to integrate three small parks into the scheme. The overall effect was the creation of a park-like atmosphere accessible to all the residents of the neighborhood.

In 1987, the Del-Ida Park Plat was selected for a comprehensive historic survey which identified 22 Mediterranean Revival style buildings constructed between 1923 and 1930. The Del-Ida Park neighborhood was designated an Historic District by the City in 1988.

The Seacrest neighborhood began in 1922 when 70 acres of undeveloped land just north of the Delray City limits were platted by Floradixi Farms Company as the *Dell Park* subdivision. One home was constructed that year. However, 1923 was the start of a construction rush in Delray (as well as other South Florida cities) and by the end of the decade, there were 45 new homes scattered throughout the subdivision. Most of the rest of Dell Park was built up during the 50's and 60's.

The first set of neighborhood homeowners included many young families. The increase in the number of Delray school children caused Delray Elementary School to institute double sessions in 1950. The

overcrowding was not relieved until Plumosa Elementary School was opened in 1954. Homes in the neighborhood were built to serve both year-round and seasonal residents. Many of the older homes included rear cottages. These cottages often served as a family's main residence while the front house was under construction. They were then used as guest cottages for visiting friends and family, and converted to rental housing for serviceman during World War II. Later, these cottages became workshops, storage areas and affordable rental housing.

The next subdivision to be platted was Plumosa park, platted in 1950 by Mr. August Pruyser, who lived at what was then the north end of Swinton Avenue on "Swinton Hill". The Thayer Development Company built 50 homes, most of which were located on NE 14<sup>th</sup> Street. Demand for postwar housing was great, and all fifty homes were sold within the first year, at a cost of \$8,000 each.

The Seacrest Neighborhood includes several other subdivisions, all platted between 1951 and 1958. These include Northridge (1951), Seacrest Park (1953), Bonniecrest (1953) and Swinton Heights (1954). Like Plumosa Park, these areas were developed in response to the high demand for housing in South Florida during the 1950's.

## PURPOSE OF THE PLAN

In preparing its vision for the future in the 1989 Comprehensive Plan, the City of Delray Beach realized that build-out was rapidly approaching. It was also evident that future increases in ad-valorem tax revenues would become more and more dependent upon the value of existing properties and less dependent on new development. This fact and a growing realization of the importance of neighborhood stability, led the City to refocus its attention toward redevelopment and revitalization of the older sections of Delray Beach. Recognizing that several of these older areas were becoming increasingly blighted and that property values were declining, the City adopted a pro-active approach to stop the decline. The following Goal statement from the Future Land Use Element of the Comprehensive Plan represents the starting block upon which its implementation strategy has been built:

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

In preparation of the Housing Element of the Comprehensive Plan, neighborhoods throughout the City were evaluated and a "Residential Neighborhood Categorization Map" was created. This map delineates areas according to the prevailing condition of private property. The main objective of the categorization is to identify the level of need in each neighborhood, which in turn will determine the strategies to be taken in meeting that need. The Seacrest/Del-Ida Park Neighborhood is currently categorized as follows:

**Revitalization** - *Evidence of decline in condition of structures and yards; increase in crime; property values stagnant or declining.*

Objective A-5 of the Comprehensive Plan Housing Element calls for areas with this categorization to have a greater priority in terms of targeting of code enforcement and law enforcement operations; and to have a greater priority in the scheduling of capital improvements (infrastructure) which will assist in arresting visual signs of deterioration.

Additionally, "Policy A-5.5" states that neighborhood plans are to be prepared for areas designated as "revitalization."

**POLICY A-5.5** *These areas shall be provided assistance through the development of a "neighborhood plan" which is directed toward the arresting of deterioration through physical improvements such as street lighting, street trees, landscaping, street repair, drainage improvements, sidewalks, parks and parking areas, installation or upgrading water and sewer facilities, all of which may be provided through funding and/or assessment districts. The plans shall also address the appropriateness of existing land use and zoning classifications, traffic circulation patterns, abatement of inappropriate uses, and targeting of code enforcement programs. The plans shall be prepared by the Planning and Zoning Department, with assistance from the Community Improvement Department, and the Community Redevelopment Agency if located within the CRA district. At least one neighborhood plan shall be prepared each fiscal year. The priority of these plans is as follows:*

- *Seacrest/Del-Ida*
- *Allen/Eastview/Lake Avenues (to be addressed in the North Federal Plan*
- *Osceola Park*
- *Delray Shores*

This document is the Neighborhood Plan for the "Seacrest/Del-Ida Park Neighborhood." The Plan will attempt to reflect the essence of the neighborhood's needs for the future. These needs will then be addressed by determining what regulations and

programs are appropriate and how they fit into an overall concept.

## THE PLANNING PROCESS

Following a series of neighborhood visits and collection of land use and environmental data, staff attended a series of neighborhood association meetings to ascertain the priorities of residents and property owners in the study area. The property owners who attended the meetings were enthusiastic and supportive of the idea of neighborhood stabilization through development of a neighborhood plan. The residents identified their concerns and priorities for the neighborhood. Staff incorporated many of those ideas into this plan.

A draft of this plan was submitted to members of both the Seacrest Neighborhood Association and the Del-Ida Park Neighborhood Association in November, 1997 and discussed again at its meeting in January, 1998.

A draft of this Redevelopment Plan was presented to the Community Redevelopment Agency and the Planning and Zoning Board in February, 1998. The Plan was adopted by the City Commission on March 3, 1998.