

Redevelopment Plan

GUIDELINES FOR REDEVELOPMENT OF THE AREA

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

Potential Uses

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

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

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

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

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

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

Aggregation of Properties

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

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



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

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

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

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

Unifying Elements

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

RECOMMENDED DEVELOPMENT SCENARIOS BY SECTION

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

West of Wallace Drive

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

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



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

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

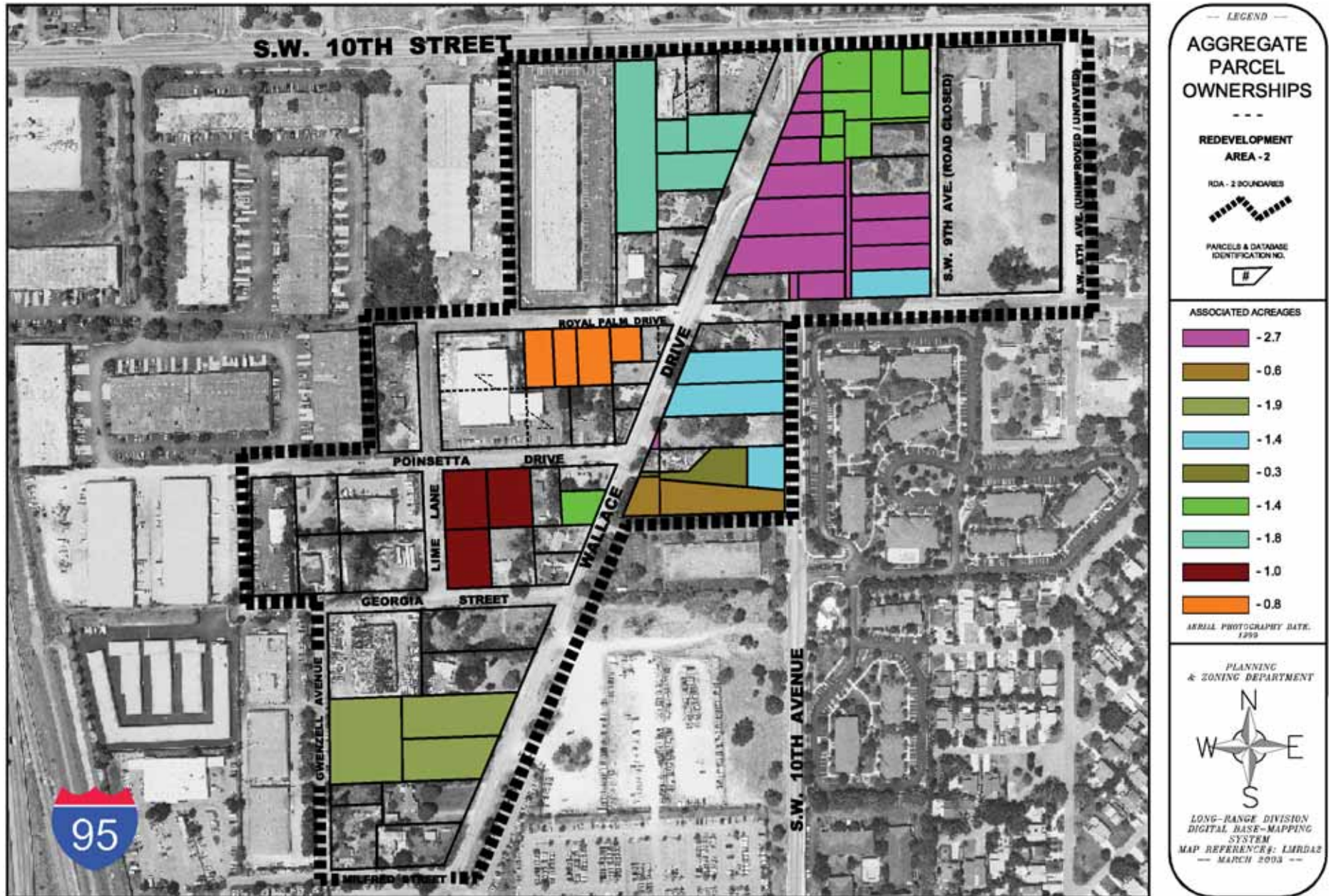


Figure 19 - Aggregate Property Ownership Map

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

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



Figure 20 – Old Wallace Drive Right-Of-Way

East of Wallace Drive

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

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

Calvary Bible Missionary Baptist Church

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



Figure 21 – Calvary Bible Missionary Baptist Church Property

Nonconforming Uses

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

BUSINESS DEVELOPMENT

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

Business Assistance Programs

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

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

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

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

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

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

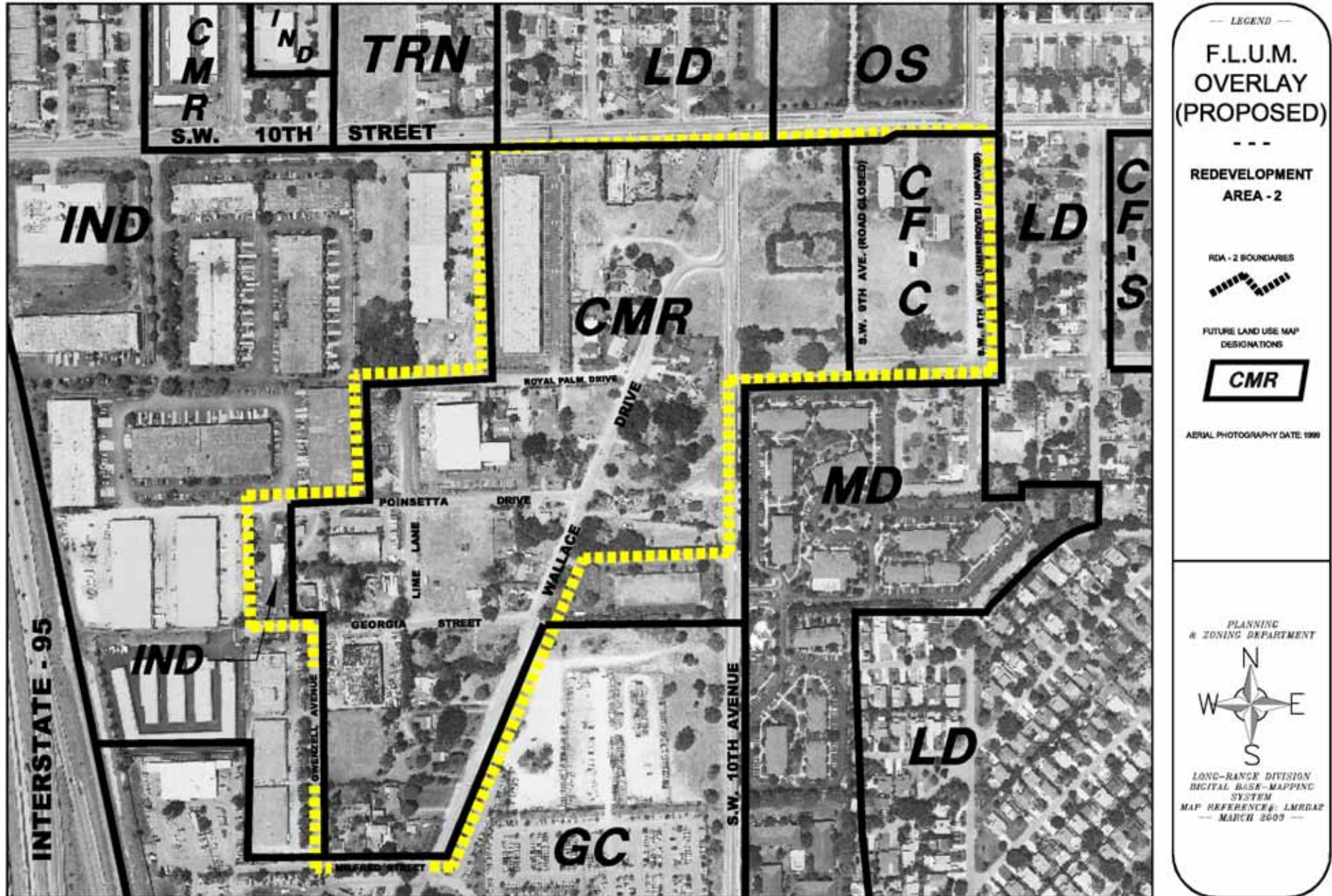


Figure 22 – Proposed FLUM

FUTURE LAND USE

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

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

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

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

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

ZONING MAP AMENDMENTS

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

The proposed rezonings include:

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

LAND DEVELOPMENT REGULATIONS

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

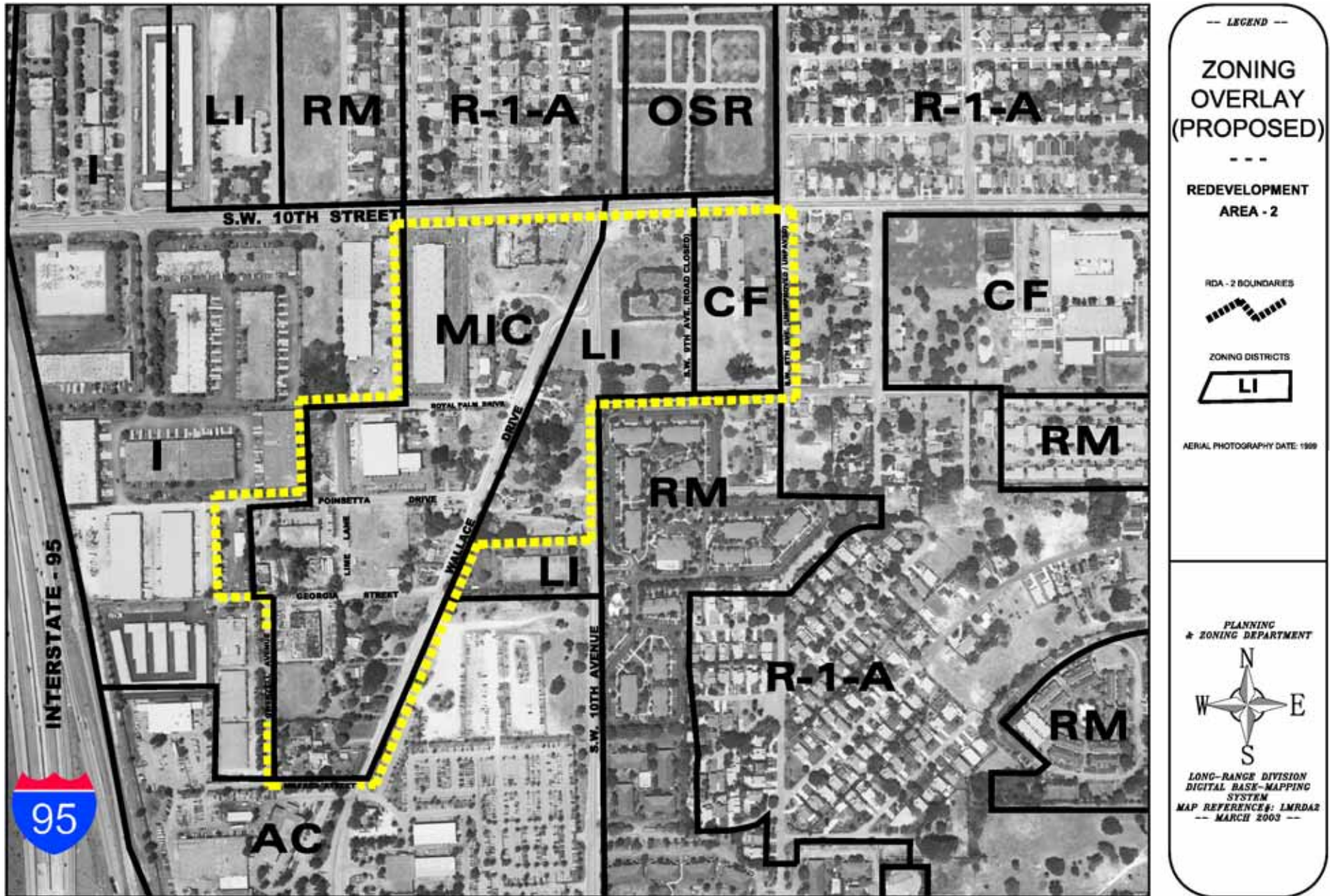


Figure 23 – Proposed Zoning Map

INFRASTRUCTURE IMPROVEMENTS

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

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

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

AESTHETIC IMPROVEMENTS/DESIGN

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

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

ENHANCED CODE ENFORCEMENT

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

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

DILAPIDATED STRUCTURES AND BLIGHTED PROPERTIES

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

MARKETING

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

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

FUNDING

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

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

IMPLEMENTATION STEPS

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