

SECTION 3: BACKGROUND OF THE AREA

Redevelopment Area #6 is part of the Del Raton Park Subdivision, which was platted in 1925. It contains Blocks 4, 5, 6, 7, 9, and 32 (See Figure 2 for the original plat configuration) and consists of approximately 27.8 acres. Del Raton Park was platted under the jurisdiction of unincorporated Palm Beach County.

The Del Raton Park plat was designed in a traditional development pattern, with alleys and avenues. The average lot size was 25 feet wide by 125 feet deep. Del Raton Boulevard (which does not currently exist) was on the original plat and sliced diagonally through the Redevelopment Area from Dixie Highway to Avenue "L", currently Lindell Boulevard. Del Raton Boulevard continued north on present day south Federal Highway. Dixie Boulevard was also included in the original 1925 plat just east of Dixie Highway. South of Avenue "L", Lindell Boulevard was Raton Court, which led to the C-15 canal. It is clear from the existing conditions that the original development pattern proposed in the 1925 plat of Del Raton Park was not followed.

On December 16, 1986, the City Commission approved the annexation of a vacant 10.2-acre portion of the plat located on the south side of Lindell, and assigned an SC (Specialized Commercial) zoning designation (via Ordinance No. 89-86). Also at that meeting, the Commission approved the abandonment of various road and canal rights-of-way, and easements within and adjacent to the annexed property (via Resolution No. 68-86).

At its meeting of March 24, 1987, the City Commission granted conditional use and site plan approval to construct a full service automobile dealership (Lehman Auto Dealership) on the 10.2 acre parcel. A condition of approval was that the property be platted. The Commission also approved a land use plan amendment from MF-10 (Multiple Family - 10 du/ac to C (Commercial) (via Ordinance No. 24-87) and a rezoning from RM-10 (Multiple Family Dwelling District) to SC (Specialized Commercial) for an additional 2.3 acres of land on the south side of Lindell Boulevard (via Ordinance No. 25-87).

On November 11, 1987, the City Commission approved the plat for the Lehman dealership, however, the plat was never recorded. On July 29, 1988, a request for a time extension to the conditional use and site plan for Lehman auto dealership was submitted and was subsequently withdrawn. The conditional use and site plan expired on April 20, 1988.

In July of 1988 the Orange Royal property voluntarily annexed into the City and was given a GC (General Commercial) zoning designation. In December of 1988, the Delray Trailer Park and adjacent single family homes and auto repair facility were included in Enclave 52 and annexed into the City through the state enclave act. Zoning designations included SC, GC, and RM-10. In July of 1989

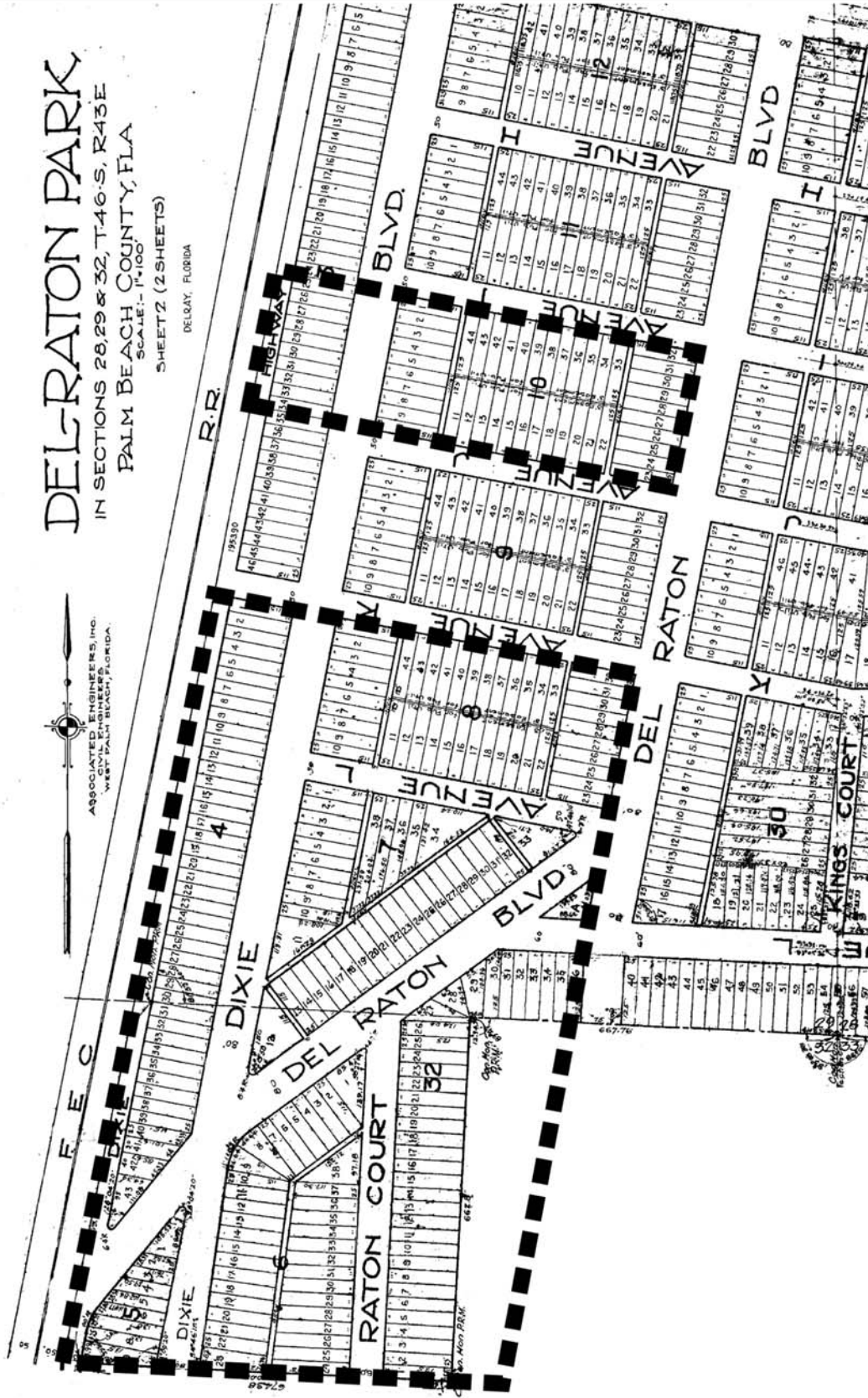
DEL-RATON PARK

IN SECTIONS 28, 29 & 32, T46-S, R43E
PALM BEACH COUNTY, FLA
SCALE: 1"=100'
SHEET 2 (2 SHEETS)

DELRAY, FLORIDA



ASSOCIATED ENGINEERS, INC.
CIVIL ENGINEERS
WEST PALM BEACH, FLORIDA



CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT

-- DIGITAL BASE MAP SYSTEM --

FIG. 2

REDEVELOPMENT AREA # 6 DEL-RATON PARK PLAT

MAP REF: LMA124

Enclave 50, which included the Del Raton Travel Trailer Park, was annexed into the City, and given an SC zoning designation.

With the adoption of the City's Comprehensive Plan in November 1989, the Future Land Use Map designation for the area was changed from C (Commercial) to Redevelopment Area #6. With the Citywide rezoning and adoption of the Land Development Regulations in October 1990, the subject properties were rezoned to PC (Planned Commercial).

In 1994, a request was submitted to rezone a 10.2 acre parcel on the south side of Lindell from PC (Planned Commercial) to RM (Medium Density Residential). The applicant was a contract purchaser who wanted to build an apartment complex on the property. The rezoning was approved by the City Commission on first reading in January of 1995, however, the application was ultimately withdrawn due to the property owner's concern that if the project fell through, the parcel would have lost its commercial designation.

To overcome the owner's concern regarding the rezoning of the property, the applicant submitted a Conditional Use application to establish a multi-family development in the PC zone district. The proposal included an additional 2.2 acres (vacant land) located at the southeast and southwest corners of the site. Accompanying the Conditional Use request was a sketch plan of a 146-unit townhouse development reflecting "new urbanism" concepts. The sketch plan included two large retention areas, an amenity area, a common park area, and large perimeter buffers and access provided from Lindell Boulevard. The conditional use request was approved by the City Commission on April 4, 1995.

On July 26, 1995, the Site Plan Review and Appearance Board (SPRAB) approved the site plan for the residential development subject to conditions. The conditions of approval were never addressed and the project was not constructed.