

SECTION 2: THE STUDY AREA

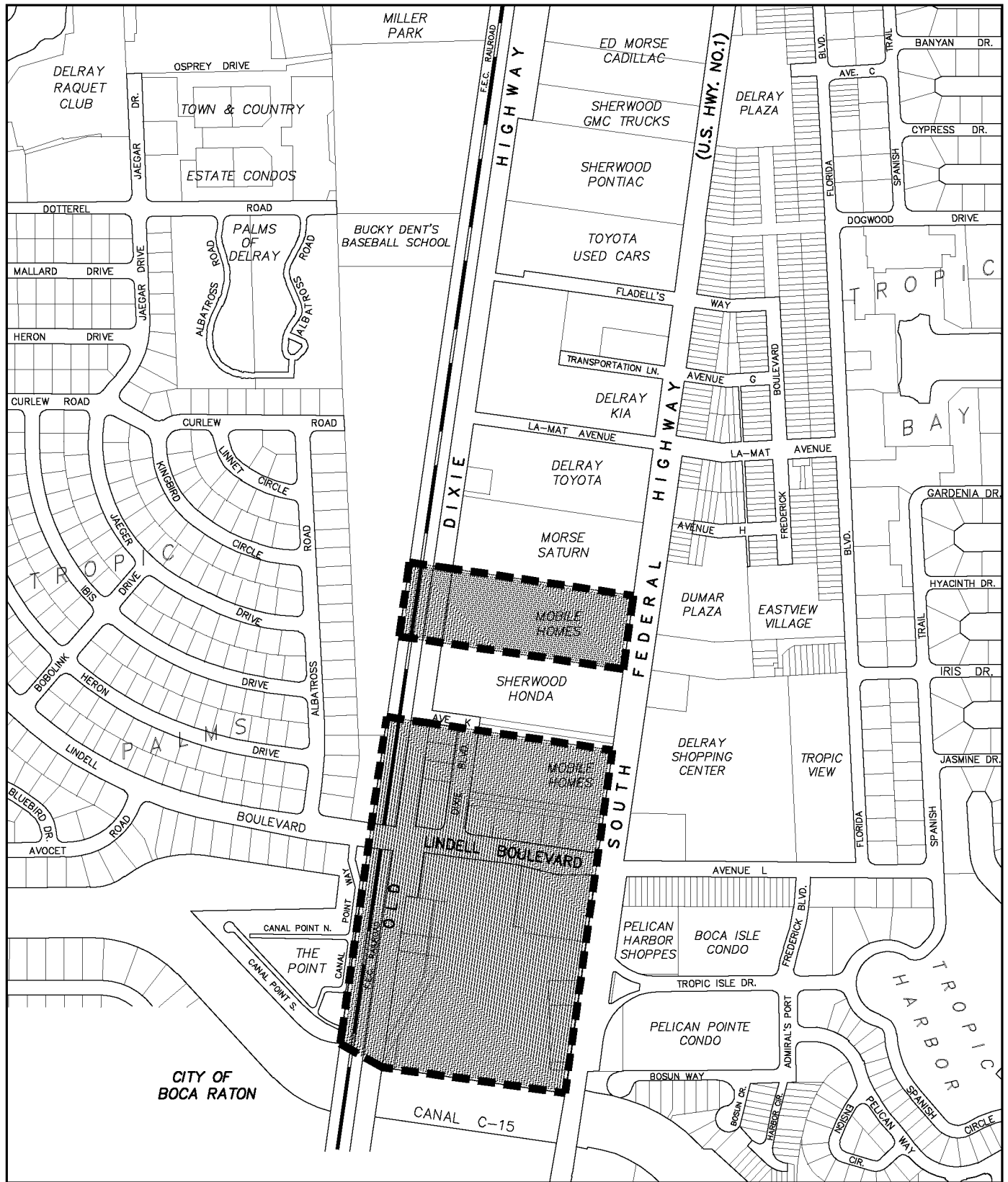
The Lindell/Federal Redevelopment Area is located north of the C-15 canal, east of Dixie Highway and the Florida East Coast Railroad, west of Federal Highway, and south of the Morse Saturn dealership and the abandoned Avenue "I" (See Figure 1). It is located at the southernmost limit of the City, just north of the City of Boca Raton. The Redevelopment Area excludes the Sherwood Honda dealership.

The Lindell/Federal area is identified on the Future Land Use Map as "Redevelopment Area #6" and is subject to Future Land Use Element Policy C-2.4, which states:

The following pertains to the vicinity of Lindell and Federal Highway:

This area extends from the C-15 Canal northward between Federal and Dixie Highways. The area does not include the existing (Honda)automobile dealership but does include the mobile home park north of it. Half of the land is vacant, almost half is underutilized as a substandard trailer park, and a few lots have residences upon them. While any commercial uses are allowable, the future use of the property is most appropriate for specialized commercial or recreational activities. An effort shall be made to promote aggregation of the parcels prior to any further development.

The area represents an important gateway into the southern part of the City, and should reflect a positive image of the City on persons entering from the Federal Highway or Dixie Highway corridors. The current impression is primarily one of a somewhat blighted area occupied by uses from a bygone era, when these highways were the main travel corridors through a sleepy town. A Redevelopment Plan is necessary to preclude new development from occurring in a strip commercial, piecemeal pattern, and provide for an interrelated mix of uses that will serve the City's current and future land use needs.



CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT

FIG. 1

REDEVELOPMENT AREA # 6