



COMPREHENSIVE PLAN/FUTURE LAND USE MAP

The S.W. 4th Avenue Study Area is depicted as Redevelopment Area # 3 on the Future Land Use Map. The City's Comprehensive Plan states the redevelopment area designation is applied to areas identified in the Future Land Use Element as being in need of redevelopment. Development is to occur pursuant to a specific redevelopment plan.

The Comprehensive Plan [Ref. Future Land Use Element Policy C-2.1] states that until such time as a redevelopment plan is prepared and adopted for a designated redevelopment area, public investment - in terms of infrastructure - shall be minimal. If a private development proposal is made within a redevelopment area, one of the following options shall be pursued:

- Acceleration of the redevelopment plan and deferral of the land use request until the plan is completed; or,
- Consideration of the use request on its own merits with the existing zoning and policies of the Comprehensive Plan guiding the disposition of the request.

Future Land Use Element Policy C-2.5 of the Comprehensive Plan addresses appropriate land uses in the Redevelopment Area:

"This area involves warehouses, heavy industrial use, sporadic residential uses, and vacant land. The vacant land was platted as a part of the Woods of Southridge Subdivision. Residential use is most appropriate for the area west of S.W. 4th Avenue. Industrial and office uses are appropriate east of S.W. 4th Avenue."

III. EXISTING CONDITIONS

EXISTING RESIDENTIAL LAND USES - WEST SIDE OF S.W. 4TH AVENUE

Scattered residential structures and vacant land are located on the west side of S.W. 4th Avenue on properties zoned Single Family Residential (R-1-A). These properties are located within Southridge and Ridgewood Heights Subdivisions, and at the northwest corner of Linton Boulevard and S.W. 4th Avenue. Portions of the original Southridge and Ridgewood Heights Subdivisions were never constructed. Additionally, several unplatted parcels located on the north side of Linton Boulevard and west side of S.W. 4th Avenue are vacant and also zoned for residential use (R-1-A). Most of these parcels, including the undeveloped properties within Southridge and Ridgewood Heights, were voluntarily annexed into the City in 1988. The only nonresidential area on the west side of S.W. 4th Avenue within the study area is the INRC office building. The INRC office building is located at the northwest corner of S.W. 4th Avenue and Linton Boulevard on property zoned Professional and Office District (POD).



Condition of Existing Housing

A survey of the existing housing stock in the portions of Southridge and Ridgewood Heights within the redevelopment area indicates that the structures were built between 1928 and 1990. Some of the housing is in fair condition, but many of the structures are in need of repair. Many of the homes have been built on lots that do not meet current development standards with respect to lot size or depth. A few of the lots appear to have been illegally subdivided and do not meet any of the requirements. In addition, some of the homes do not meet the minimum floor area requirement within the R-1-A zoning district (1,000 sq. ft.). The average value of the homes within these two subdivisions combined is \$48,103 (including expanded study area: \$46,186). The following information provides the lot standards for the R-1-A zoning district:

R-1-A DISTRICT	
MIN. LOT SIZE	7,500 SQ. FT.
LOT WIDTH	60/80 FT.
LOT DEPTH	100 FT.
LOT FRONTAGE	60/80 FT.
MIN. FLOOR AREA	1,000 SQ. FT.

According to the Southridge and Ridgewood Heights subdivision plats most of the lots were originally subdivided as 50' x 100' and 50' x 135'. Although most of the lots do not meet the current requirements for lot area and width, regulations permit construction of a single family home as long as the parcel is a lot of record with a minimum width of 50', and the development complies with all other requirements, including setbacks [ref. LDR Section 4.1.4(B) Use of Lots of Record].

Ownership

Approximately 80% of the homes within Southridge and Ridgewood Heights are owner occupied, and landlord permits reviewed for these areas indicate approximately 20% are used as rentals (Figure 3). In addition, there is one structure located on Southridge Road which is listed as a multifamily residence. This use is nonconforming as the property is located within a single family residential zoning district.

Appendix B provides information with respect to lot size, land uses, nonconformities, age and square footage of residences, ownership and home values.

Vacant Land

Approximately 27% of the entire redevelopment area is vacant, and 99% of this vacant land is zoned R-1-A. The vacant land within the Southridge and Ridgewood Heights subdivisions represents approximately 53% of this residentially zoned vacant land, and the unplatted parcels located at the northwest corner of Linton Boulevard and S.W. 4th Avenue account for the remaining 47%. It should be noted that property records indicate that within the Southridge and Ridgewood Heights subdivisions, there are multiple vacant lots under one ownership.



Park

The Southridge Subdivision plat dedicates a parcel at the intersection of Douglass and Southridge Roads identified as Point Park, which was dedicated to the public with the recordation of the subdivision plat. No improvements have been made within this area, but the parcel has been cleared.

Code Enforcement

Code enforcement cases for the Southridge and Ridgewood Heights areas between 1993 and early 1998 were reviewed and several properties within these sections have been cited for various code problems, including general housing violations, littered and overgrown lots, and missed trash removals. Most of those violations have been addressed.

⇒ *Existing Conditions – Expanded Study Area*

The expanded study area consists of Ridgewood Heights, Blocks A and B, and contains approximately 7.33 acres. Block A has an MD (Medium Density Residential, 5-12 du/ac) Future Land Use Map classification and is zoned CF (Community Facilities). Block B has an LD (Low Density Residential, 0-5 du/ac) Future Land Use Map classification and R-1-A (Single Family Residential) zoning designation. The area zoned CF consists of approximately 3.97 acres owned by the Palm Beach School Board and is part of the Pine Grove Elementary School, located at the southwest corner of S.W. 10th Street and S.W. 4th Avenue.

Residential development accounts for approximately 27% of the overall acreage, with approximately 19% of the area vacant and 54% as park/recreation area. The construction of a park associated with the school has been recently completed.

With regard to the residentially zoned properties, several lots have similar dimensions (50' x 135') to the sections of Southridge and Ridgewood Heights located within the study area. These lots are also nonconforming with respect to lot width and area. The residential structures within the expanded study area were generally constructed between 1928 and 1985. Most of the residences exceed the minimum 1,000 sq. ft. floor area requirement. The average value of the homes within this area is \$44,422.

Approximately 82% of the homes within this area are owner occupied. Landlord permits indicate that one of the homes is rented, and that one structure functions as a duplex, which is a nonconforming use in the R-1-A zoning district.

Code enforcement cases for the expanded area between 1993 and early 1998 were reviewed and a few properties have been cited for code issues, including general housing code violations, overgrown and littered lots, and abandoned vehicles. However, all of these violations have been addressed and are in compliance.

Appendix C provides information with respect to lot size, land uses, nonconformities, age and square footage of residences, ownership and home values.



FIGURE 3
REDEVELOPMENT #3 STUDY AREA
 - RESIDENTIAL OWNERSHIP MAP -



CITY OF DELRAY BEACH, FL
 PLANNING & ZONING DEPARTMENT

- Rental Property

- Owner Occupied

- Vacant

- Park