



EXISTING COMMERCIAL/INDUSTRIAL LAND USES

The east side of S.W. 4th Avenue is developed with a mixture of industrial, office, and commercial uses on properties zoned Mixed Industrial and Commercial (MIC), and Industrial (I). The following businesses are located within this area:

- Gulf Stream Commercial Centre
- Linton Truss
- Sunbelt Hydraulics and Equipment
- Adelphia Cable
- Tarmac Concrete Ready-Mix Plant
- One Linton Boulevard
- Security Self Storage
- BFI (Browning-Ferris Industries)
- Anything In Fence
- Eagle Marine Services
- Professional Insulators
- Two R.T. Properties, Inc.

The S.W. 4th Avenue study area is surrounded by a mixture of residential, commercial, and governmental uses, including Plaza at Delray, Linton International Plaza, Costco, and Fire Station #3. The redevelopment area abuts a major commercial area as well as Linton Boulevard, and is in close proximity to Interstate 95, Federal Highway, and the F.E.C. Railroad. Any recommendation for the development/redevelopment of this study area needs to take into consideration this surrounding road network and the railroad.

There is one vacant lot zoned MIC which is located on Southridge Road, and is owned by the adjacent company, Buchanan Screen. However, this lot is very small (.04 acre), and appears to have been subdivided illegally. A stand alone development on this lot would not be permitted or feasible given its size.

EXISTING FUTURE LAND USE MAP AND ZONING

Existing Future Land Use Map

⇒ **Redevelopment Area #3:**

The primary study area is designated as Redevelopment Area #3 on the Future Land Use Map. As previously stated, the Comprehensive Plan policy notes that existing uses in this area include warehouses, heavy industrial, sporadic residential uses, and vacant land. With regard to appropriate Future Land Use Map designations, Future Land Use Element Policy C-2.5 of the Comprehensive Plan states that residential uses are most appropriate west of S.W. 4th Avenue, with industrial and office uses on the east.

Redevelopment plans are to be produced for each designated Redevelopment Area. The scheduled completion date for the plan for the Redevelopment Area #3 is stated as within Fiscal Year 98/99.