

EXECUTIVE SUMMARY

SOUTHRIDGE/S.W. 4TH AVENUE REDEVELOPMENT PLAN

The Redevelopment Plan for the Southridge/S.W. 4th Avenue area lays the framework for development, redevelopment, and enhancement of improved and vacant properties within Redevelopment Area #3, as identified on the City of Delray Beach Future Land Use Map. The study area is located north of Linton Boulevard, south of S.W. 10th Street, east of S.W. 10th Avenue, and west of Dixie Highway. Although not a part of the redevelopment area, the area bordered by S.W. 10th Street to the north, S.W. 11th Street to the south, Pine Grove Elementary School to the east, and S.W. 8th Avenue to the west is identified as the “Expanded Study Area”. This area is discussed due to identified needs with respect to redevelopment, including water, sewer, lighting, and road infrastructure improvements.

The purpose of the plan is to recommend alternatives for improvement and stabilization of existing residential neighborhoods and non-residential properties, and compatible land uses with appropriate zoning and Future Land Use Map designations for vacant properties, most notably vacant parcels located at the northwest corner of S.W. 4th Avenue and Linton Boulevard.

The study is divided into four sections:

- ⇒ The **Introduction** and **Background** sections identify the goal of the report, and describe the designated redevelopment area, the expanded study area, including the need for a redevelopment plan per the Comprehensive Plan.
- ⇒ The **Existing Conditions** portion discusses current conditions of existing residential and non-residential land uses, as they relate to zoning and Future Land Use Map designations, housing, ownership, and vacant land. This section also reviews infrastructure, including water, sewer, and drainage services; streets and surrounding traffic networks; and, sidewalks and lighting.
- ⇒ The **Redevelopment Plan** section outlines proposals for development and redevelopment for properties within the study area. The section identifies various scenarios and recommendations for enhancement and stabilization of existing residential and industrial and commercial areas, while addressing measures to mitigate negative impacts to existing services and infrastructure, particularly additional vehicle trips on nearby rights-of-way.

Recommendations for the study area will require changes to the Future Land Use Map to eliminate the Redevelopment Area #3 designation, and assign

appropriate Land Use Map and zoning classifications. Recommended designations are briefly discussed below:

Future Land Use Map

Future Land Use Map Amendments will be processed to eliminate the Redevelopment Area #3 classification for the majority of the area and establish the appropriate designations. The recommended Land Use Map Designations are:

- ⇒ *Low Density Residential:* Sections of Southridge and Ridgewood Heights residential subdivisions within study area to encourage stabilization of existing neighborhoods.
- ⇒ *Commerce and Industrial:* Nonresidential uses on the east side of S.W. 4th Avenue to maintain existing industrial uses.
- ⇒ *Transitional:* The INRC office building located at the northwest corner of S.W. 4th Avenue and Linton Boulevard.
- ⇒ *Community Facilities:* Pine Grove Elementary School (located within the expanded study area)
- ⇒ *Redevelopment Area #3:* Undeveloped parcels located on the west side of S.W. 4th Avenue, north of Linton Boulevard.

Zoning

All of the properties within the redevelopment will retain their existing zoning classifications. It is recommended the vacant parcels at the northwest corner of Linton Boulevard and S.W. 4th Avenue retain the current R-1-A zoning as a kind of “holding” zone until a specific development proposal is submitted.

Infrastructure

The Redevelopment Plan outlines required infrastructure improvements needed for existing residences and future development of vacant residential lots. These improvements include, but are not limited to water, sewer, drainage, roads (paving and re-routing), lighting, and sidewalks.