

EXECUTIVE SUMMARY

The Wallace Drive Redevelopment Plan creates the framework for the future redevelopment of an area which was originally annexed into the City under the Enclave Act in 1988. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. As a result, most of the area had deteriorated to a point where private investment had virtually stopped. The Redevelopment area is bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. Two-thirds of the area is located west of Wallace Drive, which bisects the area, running diagonally from northeast to southwest. This area is currently identified as Redevelopment Area #2 in the City's Comprehensive Plan (See Figure 1 for the map of the Redevelopment Area). The plan was developed by the City of Delray Beach Planning and Zoning Department.

The purpose of this Redevelopment Plan is to meet the intent in Future Land Use Element Policy C-2.3, which requires a Redevelopment Plan be developed and recommendations be included. These recommendations can be used by the City of Delray to encourage new development.

The Redevelopment plan is divided into three sections:

- The **Introduction** describes the Study Area, a brief history of the area, and what lead to the existing conditions. This section also discusses the Future Land Use Element Policy in the Comprehensive and includes the purpose of the Redevelopment Plan and a summary of the planning process that guided it.
- The **Existing Conditions** section discusses the Wallace Drive Area in terms which reflect on its marketability for business development. This includes a brief description of the existing land uses, zoning, Future Land Use, housing, ownership, and vacant land. This section also looks at the infrastructure in the Redevelopment Area, including, water, sewer, drainage, streets, sidewalks and lighting.
- The **Redevelopment Plan** section outlines the potential plan for development and redevelopment of the properties within the Redevelopment Area. The section establishes recommendations for the enhancement of the area. These recommendations work toward making the

area more marketable for business development while protecting the surrounding uses from greater impacts.

It is the intent of this plan to make the Wallace Drive Redevelopment Area a unique place that will encourage the development of light industrial, commercial and office uses in an urban setting. It is our hope that it will also serve as a catalyst to increase property values and increase the City's employment base in the industrial, manufacturing and trade sectors. While the Wallace Drive Area has remained in its existing state for many years, the area has always had great potential. The City of Delray Beach Planning and Zoning Department recognized the potential and assigned this area a redevelopment designation. The unique opportunity that is facing the City of Delray and this particular Redevelopment Area is that the City will most likely not need to have any major intervention. The private sector will be the driving force behind the revitalization of the Redevelopment Area. This plan will give private property owners and developers a clear understanding of what the future could hold if they develop in the prescribed manner as suggested by this plan.

Recommendations for the Redevelopment Area will require the City to initiate changes to the Future Land Use Map eliminating the Redevelopment Area # 2 designation, and assign new Land Use Map and corresponding Zoning designations. Recommended designations are discussed below:

FUTURE LAND USE MAP

A Future Land Use Map Amendment will need to be processed to eliminate the Redevelopment Area #2 classification for the entire area and establish the recommended Future Land Use designations. This will be initiated by the City and processed as part of Comprehensive Plan Amendment 2003-2. The three recommended Future Land Use designations are:

CF-C – Community Facilities – Church

The Calvary Bible Missionary Baptist Church parcel, located south of SW 10th Street, between SW 8th and SW 9th Streets – approximately 4 acres. This change is required to accommodate the existing use. The property is currently zoned CF (Community Facilities), which is consistent with this designation.

IND – Industrial

Orkin Pest Control, located at the southeast corner of Georgia Street and Tangelo Terrace – approximately 0.7 acres. This change is required to accommodate the existing use. The property is currently zoned I (Industrial), which is consistent with this designation.

CMR – Commerce

The remainder of the Redevelopment Area on both sides of Wallace Drive – approximately 29.6 acres. This designation is required to accommodate existing non-residential uses west of Wallace Drive and proposed industrial development east of Wallace Drive. The MIC (Mixed Industrial & Commercial) Zoning on most of the property west of Wallace Drive, is consistent with this designation. The remaining 38 parcels, which are not consistent with this designation, will be rezoned.

ZONING

The properties located with in the Redevelopment Area are currently zoned MIC (Mixed Industrial & Commercial), I (Industrial) and R-1-A (Single Family Residential). The following rezonings will be required for consistency with the Future Land Use Map designations. They will be initiated by the City and process concurrent with the FLUM amendments.

- Rezoning of 2 parcels from I (Industrial) to MIC (Mixed Industrial & Commercial) – located approximately 100 feet east of Tangelo Terrace, between Poinsettia Drive and Georgia Street – approximately 0.7 acres. This change is being made to facilitate redevelopment of the existing single-family homes on these parcels. The existing sites do not meet the required minimum lot size requirement.
- Rezoning of 36 parcels from R-1-A (Single Family Residential) to LI (Light Industrial) – located east of Wallace Drive – approximately 8.5 acres. This change is being made to accommodate the proposed light industrial uses for the area.

LAND DEVELOPMENT REGULATIONS

An LDR text amendment will be necessary to create an overlay district which amends the development standards for the LI District within the

Redevelopment Area to reduce the minimum development area, lot size, lot dimensions and tenant space requirements. The overlay will also include provisions to increase the front setback for properties fronting on Wallace Drive. Although aggregation of parcels is encouraged, this accommodation will be necessary to allow development on smaller parcels where aggregation is not possible. The modified development standards will be similar to those in the adjacent MIC zoning district.

INFRASTRUCTURE IMPROVEMENTS

Overall, the redevelopment area has a fully developed infrastructure system. Water and Sewer systems are only 10 years old, most of the streets are paved and street lighting is provided throughout the area. The unpaved streets, which include SW 8th Avenue, Tangelo Terrace, and portions of Royal Palm Drive and Lime Drive, should be paved as funds allow or as adjacent development occurs. Roadway swales, throughout the area should be evaluated and modified, if required, to accommodate runoff. As the area develops, and the amount of impervious area increases, it will be important for new projects to provide adequate on-site drainage with their site improvements in order to control runoff. Sidewalks should be provided along the major roadways, Wallace Drive, SW 10th Street and SW 10th Avenue, as properties develop, but are unnecessary on local streets to service industrial uses in the interior of the redevelopment area.

ENHANCED CODE ENFORCEMENT

Code enforcement will play a critical role in the redevelopment of the area. The City will begin by implementing a special outreach program to help property owners understand applicable codes and ordinances regarding maintenance, trash disposal, parking, etc. Information included in newsletters or flyers as well as a door-to-door canvassing to explain these programs would help the City to reduce violations and improve the area.

As the Plan is implemented, the area should be targeted for enhanced code enforcement action with daily inspections for a period of one year. However, since code enforcement can only do so much, the area should also begin to police itself. It is hoped that once the area is cleaned up, property owners will begin to develop a sense of pride in the area and formation of a Property Owners Association may be possible.

AESTHETIC IMPROVEMENTS/DESIGN

In order to improve its marketability to compete with other Industrial /Business Parks in the area, the Wallace Drive area should be upgraded with features normally found in an Industrial Park setting. As properties develop or as city funding becomes available, streetscape improvements should be made to unify the area and establish a sense of place. The storm water detention area, located immediately south of the intersection of Wallace Drive and SW 10th Avenue, should be modified to provide area for landscaping and the main “Industrial Park” signage. Street trees and street furniture should be installed throughout the entire area and landscaped entrances with smaller decorative signs should be installed at each intersection on Wallace Drive to identify each street as part of the overall Industrial Park.

If a Property Owners Association can be established, preparation and adoption of an Aesthetic Appearance Code is encouraged to implement the Industrial Park theme. The code should include uniform design standards for landscaping, fencing and signage. It should also set standards for the upkeep and maintenance of structures.

This area has great potential, with undeveloped and underdeveloped land, competitive property values and a great location, close to the interstate and downtown Delray Beach. There are only 85 parcels and many of these have already been aggregated for future development. It’s obvious that at least a few investors are aware of the potential.

MARKETING

Once the area has been rezoned and clean up has begun, preliminary marketing should begin. A name and design theme for the area should be established and “Branding” material produced. Press releases and other promotional materials should be developed to advertise the plan and market the area to potential developers.

Following construction of the capital improvements and assuming a Property Owners Association has been formed, the City will provide technical assistance to develop a long-term marketing plan for the area.

FUNDING

Infrastructure improvements identified in the Plan for the Redevelopment Area should be included in the City’s 5-Year Capital Improvement Plan. Engineering, design and detailed cost estimates of individual projects can begin as time and funding becomes available. It is recommended that the property owners create a property improvement district which, in turn, would give the owners a collective voice in improving the area. The district would contribute moneys needed to pay for some or all of the improvements through special assessments.

The City will commit staff time to accomplish some of the activities outlined in the Plan, including enhanced code enforcement, formation of a Property Owners Association and Marketing.

IMPLEMENTATION STEPS

- Adoption of the Redevelopment Plan
- Future Land Use Map Amendments and Rezoning
- Enhanced code enforcement – clean up
- Preliminary Marketing – “Branding”
- Formation of a Property Owners Association
- Construction of street and swale improvements
- Construction of unified streetscape improvements
- Aesthetic Appearance Code
- Long-term Marketing Plan
- Monitor implementation and make strategy adjustments as required