

SECTION 6: PLAN IMPLEMENTATION

Implementation of this plan will involve minimal public expenditure, as the essential infrastructure is already in place. The actions that will be necessary for its implementation are as follows.

Amendments to the FLUM Designation and Comprehensive Plan

The Future Land Use Map (FLUM) designation must be changed from Redevelopment Area #6 (RDA #6) to General Commercial (GC)—see Figure 13. The description of the GC FLUM designation must also be amended to state that residential densities in this area may be up to 16 units per acre subject to conditional use approval. Once amended, the GC designation will allow all of the uses contemplated in this plan. In addition, changes must be made to Future Land Use Objective C-2, and Policy C-2.4 to acknowledge the adoption of this Redevelopment Plan, and to require that all future development be in compliance with the adopted plan. Housing Element Policy B 2.6 should also be amended to include the Lindell Federal area as an area where new rental housing should be directed (See Appendix B for proposed language).

Zoning Designations

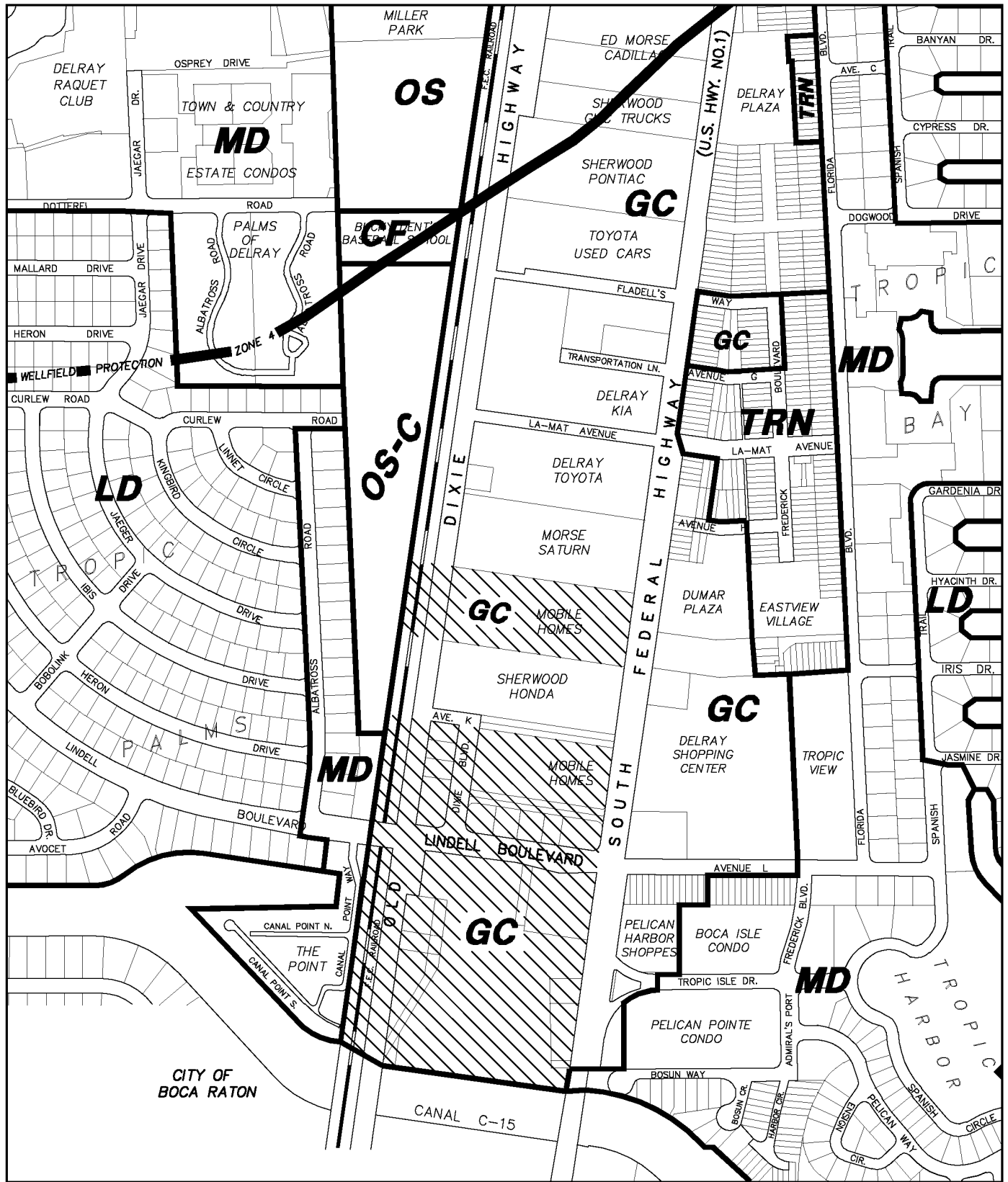
The existing PC (Planned Commercial) zoning designation is appropriate for most of the uses identified as appropriate in this plan (Figure 14). If an automotive dealership is contemplated, a privately initiated rezoning to AC (Automotive Commercial) will be necessary. Similarly, establishment of a school facility would require a change in zoning to CF (Community Facilities). The recommendations contained within this plan will provide the basis for recommendations of support or denial on any future rezoning requests.

Amendments to the Land Development Regulations

The PC (Planned Commercial) zoning district regulations will have to be amended to allow residential densities up to a maximum of 16 units per acre as a conditional use, provided that certain performance standards and specified criteria are met. The applicable performance standards should be as contained within the RM (Medium Density Residential) zoning district regulations.

Other

City staff will work with the developer of the property south of Lindell to explore the possibility of having all or a portion of the project's traffic impact fees applied to improvements in the immediate area, such as the creation of a northbound right turn lane at Dixie Highway and Lindell Boulevard.

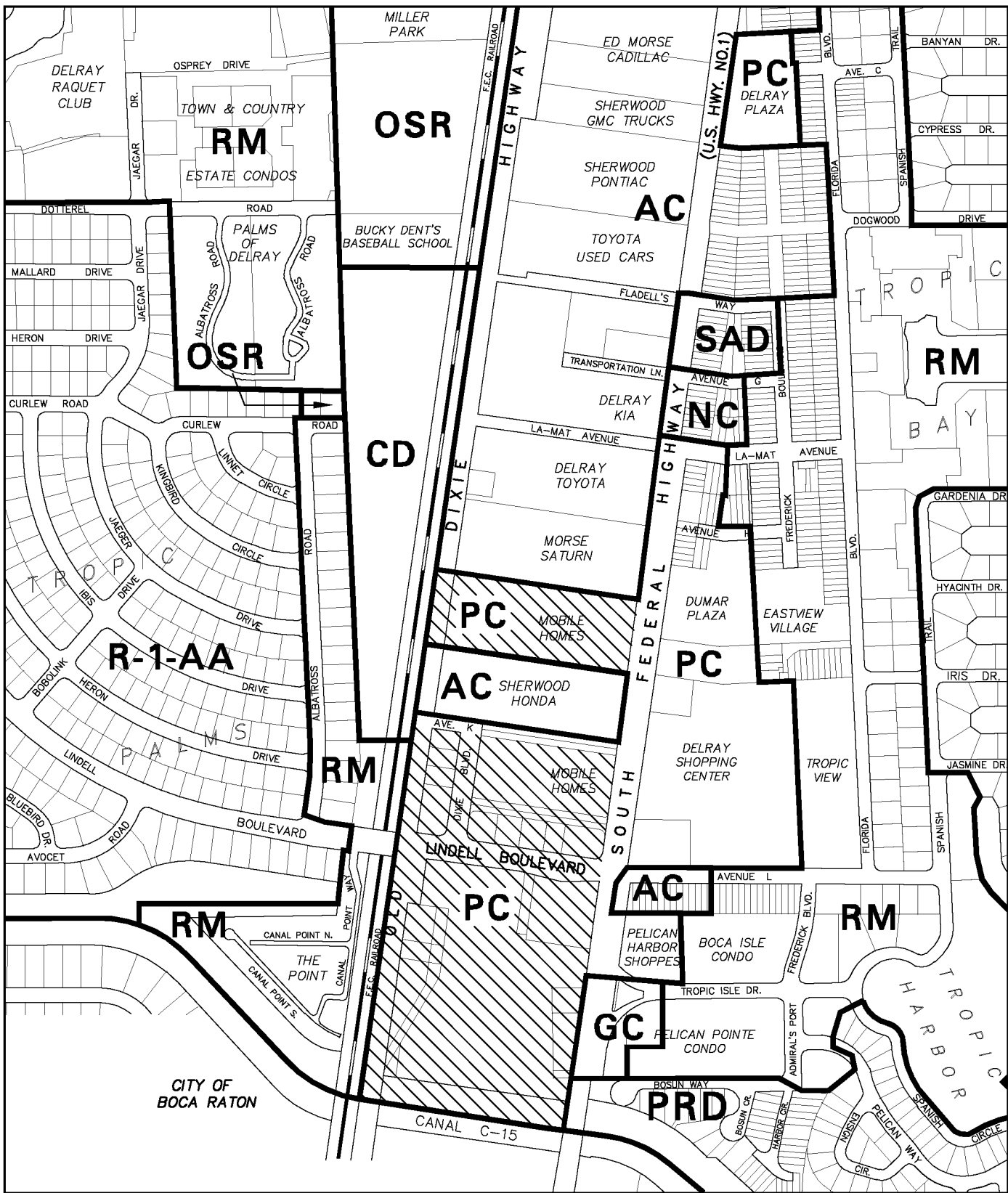


CITY OF DELRAY BEACH, FL
PLANNING & ZONING DEPARTMENT

FIG. 13

REDEVELOPMENT AREA # 6

- PROPOSED FUTURE LAND USE MAP DESIGNATIONS -



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FIG. 14
REDEVELOPMENT AREA # 6
- PROPOSED ZONING DESIGNATIONS -