

SECTION 1: INTRODUCTION

The Future Land Use Element of the City's Comprehensive Plan identifies several older areas of the City that, due to substandard infrastructure, obsolete or inappropriate uses of land, vacant and dilapidated structures, and other similarly blighting conditions, are in need of special attention in the form of a "Redevelopment Plan." Goal Area "C" of the Future Land Use Element states the following with regard to these areas:

Blighted areas of the City shall be redeveloped and renewed and shall be major contributing areas to the renaissance of Delray Beach.

The purpose of a Redevelopment Plan is to identify the specific deficiencies and assets of a designated area, evaluate the existing and potential uses, and identify specific measures for arresting decline, facilitating new development, and enhancing the quality of life for residents of the area.

"Redevelopment Areas" are identified on the City's Future Land Use Map and are described within the Future Land Use Element. A "Redevelopment Area" designation acts as a holding zone for each site, until an appropriate Future Land Use designation can be assigned that is consistent with an adopted Redevelopment Plan. Policy C-2.1 of the Future Land Use Element states:

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.*

A private development proposal has been submitted for a major portion of Redevelopment Area #6, located in the vicinity of Lindell Boulevard and South Federal Highway. Pursuant to the above referenced policy, preparation of the Redevelopment Plan has been accelerated. The plan is being prepared jointly by a private consulting firm under contract with the developer, and by the City's Planning and Zoning staff.