



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD

Osceola Park Neighborhood 2019 Redevelopment Plan Update

Meeting	File No.	Application Type
October 21, 2019	N/A	Resolution

Request

Provide a recommendation to the City Commission on Resolution No. 174-19, regarding the adoption of the Osceola Park Neighborhood 2019 Redevelopment Plan Update.

Background Information

The Osceola Park Redevelopment Plan was originally adopted by the City Commission on December 6, 2004. The primary focus of the 2004 plan was to protect the residential neighborhood by arresting deterioration, providing adequate parking and services for the existing industrial and commercial areas, and accommodating compatible housing types for the unique mixed-use neighborhood. The redevelopment strategies outlined in the 2004 plan include revitalization and rehabilitation of the commercial/industrial uses along the railroad corridor, and stabilization of the residential neighborhood through beautification and traffic calming. In recent years, utilities, alley, and sidewalk improvements have been made in portions of the residential neighborhood. In 2017, construction of the improvements to the business district were completed, which consisted of the following: streetscape improvements along SE 2nd Street and 2nd Avenue, alleyway and sidewalk improvements, construction of a 14-space permeable paver brick public parking lot with decorative lighting on SE 2nd Avenue. The City also entered into an agreement with Matthews Consulting to design the balance of the residential neighborhood improvements consisting of traffic calming, alleyways, sidewalks, landscaping, utility upgrades, and roadway reconstruction, as necessary.

In 2018, it was determined that the 2004 plan should be updated to identify if the redevelopment strategies and development standards within the 2004 plan were still applicable and update the plan to address current market conditions and identify new redevelopment strategies in accordance with neighborhood input. As a result, funding was approved by the Delray Beach Community Redevelopment Agency (CRA) for planning services associated with the creation of an update to the Plan.

Project Description

The consultant selected to provide the update to the Osceola Park Redevelopment Plan, KCI Technologies, Inc., held two public involvement meetings (November 8, 2018 and March 14, 2019) to receive input from the Osceola Park property owners. The input assisted with the identification of five priorities outlined in the Plan. Each priority is further defined and supported by the strategies and action steps needed to address them. The priorities are:

- Neighborhood Identity and Character;
- Property Investment and Business Development;
- Creating a Sustainable Neighborhood;
- Creation of a Conservation District; and,
- Streetscape and Beautification.

Once the draft of the updated plan was complete, City Staff hosted an additional neighborhood input meeting on August 26, 2019 to identify any additional needs for the updated plan. Aside from minor revisions, there were no additional changes to the updated plan.

Project Planner:

Amy Alvarez, Senior Planner; alvarez@mydelraybeach.com; 561.243.7284

Attachments:

- Resolution No. 174-19
- Osceola Park Neighborhood 2019 Redevelopment Plan Update

Review and Analysis

Pursuant to **Florida Statute 163.358(2)**, a county or municipality may delegate powers to a community redevelopment agency except the power to grant final approval to community redevelopment plans and modifications thereof.

The Osceola Park Neighborhood 2019 Redevelopment Plan Update is anticipated to be adopted by the City Commission at its November 19, 2019 meeting.

Pursuant to **Florida Statute 163.360(2)**, the community redevelopment plan shall:

- (a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.
A review of the current Comprehensive Plan and the transmitted Always Delray Comprehensive Plan is provided below. In summary, the proposed Plan update is in conformity with those applicable Goals, Objectives, and Policies.
- (b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
The Plan update includes a priority of "Property Investment and Business Development", which incorporates adaptive reuse and appropriate redevelopment in the commercial area of Osceola Park and identifies the need for a compatible transition between the single-family residential area and the "more intense commercial and industrial uses." To achieve the compatible transition, the Plan update recommends that an evaluation be conducted regarding the rezoning of Medium Density, Multi-family Residential (RM) zoned properties to Residential Office (RO).
- (c) Provide for the development of affordable housing in the area or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.
While affordable housing initiatives are not specified within the five strategies of the plan, it is noted that "alliances between the CRA and nonprofits has the potential to enhance the success of efforts in the areas of affordable housing..."

Pursuant to **Florida Statute 163.360(3)**, the community redevelopment plan may provide for the development and implementation of community policing innovations.

Strategy 3.4, Improving Resident Safety, includes an action item to "encourage resident and neighborhood group connections with the Delray Beach Police Department." Innovative ways of creating and sustaining those connections will be supported through this provision.

Current Comprehensive Plan

The proposed Plan update is in keeping with the intent of the applicable Goals, Objectives, and/or Policies of the current Comprehensive Plan, as follows:

FLU Goal Area "A" Land within the planning area shall be developed or redeveloped, to sustain and enhance the existing quality of life, compliment and be compatible with existing land use and result in a mixed, but predominately residential community with a balanced economic base and encourage accessible affordable everyday services.

HOU Goal Area "A" To maintain a safe and adequate supply of housing for all income levels and to preserve existing stable neighborhoods, stabilize and enhance neighborhoods that are in transition, and restore and rehabilitate neighborhoods that have declined.

The current Comprehensive Plan also includes the Osceola Park Neighborhood as one of six areas (originally identified as Redevelopment Areas in the 1989 Comprehensive Plan) identified "to eliminate blighted conditions" throughout the city.

FLU Policy C-1.11 The following pertains to the area bounded by S.E. 2nd Street, Federal Highway, S.E. 5th Street, and Swinton Avenue (Osceola Park area):

This area has industrial uses with inadequate parking to the west, commercial uses to the east, and a mixed residential area which has turned mainly into renter-occupied units. It is also encompassed by wellfield protection zones. The Osceola Park Redevelopment Plan was adopted by the City Commission on December 6, 2004. The primary focus of this redevelopment plan is to arrest deterioration, provide adequate parking and services for the existing industrial and commercial areas, and accommodate housing which is compatible with the other uses. The Plan establishes proposed Future Land Use Map designations for the area. Future development must be in accordance with the provisions of the Redevelopment Plan.

Always Delray Comprehensive Plan

The Neighborhoods, Districts, and Corridors Element includes the following policies that are specific to Osceola Park:

Policy NDC 2.7.16: Continue to support the variety of commercial and light industrial uses on land with mixed-use land use designations in Osceola Park.

Policy NDC 2.7.17: Continue to support the accommodation of compatible housing types within Osceola Park based on the recommendations and overall intent of the adopted Osceola Park Redevelopment Plan.

Policy NDC 2.7.18: Evaluate and update the Osceola Park Redevelopment Plan, which was adopted in 2004, to assess the Plan's vision for the area and identify any improvements or new development that have occurred within the Plan's boundary or that affect the Plan area; new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2022]

In consideration of the above, the Plan update is compliant with the intent of the Goals, Objectives, and Policies of both the current Comprehensive Plan and the proposed Always Delray Comprehensive Plan. If the redevelopment plan update is adopted by the City Commission, the policies in the Always Delray Comprehensive Plan will be updated at the adoption hearing to reflect the new plan for Osceola Park.

Review By Others

DDA: The subject area is not located in an area subject to review by the DDA.

CRA: A copy of this report and the Plan were provided to the CRA on Friday, October 11, 2019.

Alternative Actions

- A. Move to recommend approval to the City Commission on Resolution No. 174-19, to adopt the Osceola Park Neighborhood 2019 Redevelopment Plan Update, finding that the proposed plan is consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.
- B. Move to recommend denial to the City Commission on Resolution No. 174-19, to adopt the Osceola Park Neighborhood 2019 Redevelopment Plan Update, finding that the proposed plan is not consistent with the Goal, Objectives, and Policies of the Comprehensive Plan.

Public and Courtesy Notices

Courtesy Notices are not applicable to this request

Courtesy Notices were provided to the following:

- Osceola Park Neighborhood Association via email and email subscribers.
- Chamber of Commerce?

Public Notices are not required for this request.

Public Notice was posted at the property on (insert date)

Public Notice was mailed to property owners within a 500' radius on (insert date), ten days before the meeting date.

Public Notice was mailed to the adjacent property owners on (insert date), twenty days before the meeting date.

Public Notice was published in the (insert newspaper) on (insert date), seven days before the meeting date.

Public Notice was posted to the City's website on October 11, 2019.

Public Notice was posted in the main lobby at City Hall on October 11, 2019.