



OSCEOLA PARK NEIGHBORHOOD

2019 REDEVELOPMENT PLAN UPDATE
JULY 2019





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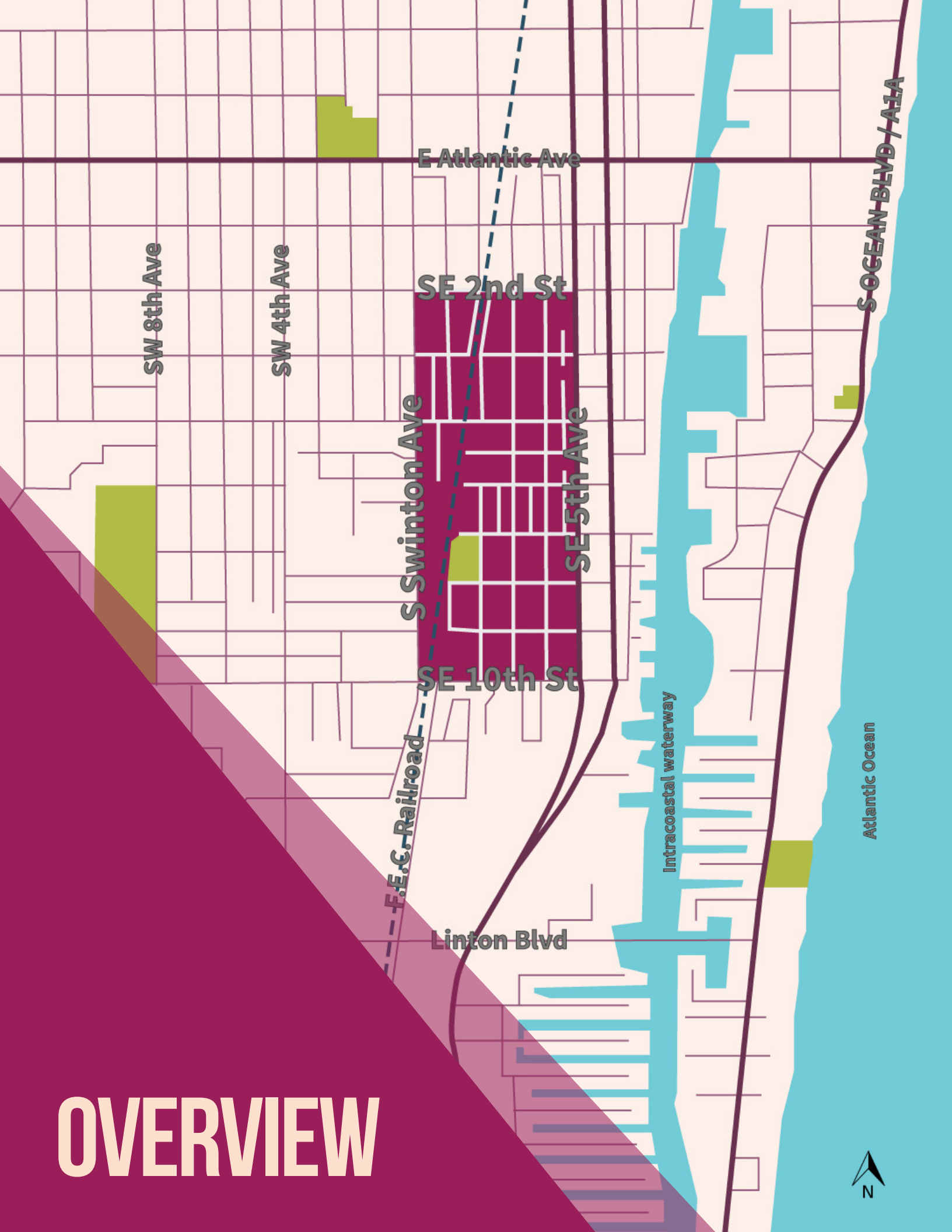
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OVERVIEW





EXECUTIVE SUMMARY

The Osceola Park Neighborhood is one of eight (8) sub-areas identified in the Delray Beach Community Redevelopment Area (CRA). The City of Delray Beach CRA Community Redevelopment Plan was last updated in 2014, and the sub-areas each have an individualized plan. The first Osceola Park Redevelopment Plan was adopted on December 6, 2004. This update to the 2004 Plan identifies the current and future needs for the Osceola Park Neighborhood. The Plan identifies assets of the area, evaluates the existing and potential uses, and identifies specific measures to facilitate new development and enhance the quality of life for the neighborhood.

LOCATION

The Osceola Park Neighborhood area encompasses approximately 170 acres and is located immediately south of the Central Business District (CBD). It is bordered by SE 5th Avenue (Federal Highway southbound) on the east; S Swinton Avenue on the west; SE 2nd Street on the north; and SE 10th Street on the south. The Florida East Coast (F.E.C.) Railway bisects the area, running diagonally from northeast to southwest. Three-quarters of the area is located east of the railway and is represented by the Osceola Park Neighborhood Association. There is no formal neighborhood association for the portion of the study area located west of the F.E.C. railroad corridor.



NEIGHBORHOOD CHARACTER AND CONDITIONS

Originally established in 1913, Osceola Park was one of Delray Beach's first planned neighborhoods. To this day, the core of the neighborhood consists of single-family residential uses. A historic central east-west corridor, SE 5th Street, features a tree-lined median. The neighborhood edges are represented mostly by commercial and industrial uses, as well as some newer multi-family developments. The F.E.C. railroad corridor, located on the west side, is lined by the industrial businesses, and also presents compatibility challenges, such as dead-end streets, noise, and a need for buffering. Overall crime is low, and the community members actively interact with the City and CRA staff, as well as with each other through regular gatherings, art events, and recreational events at Currie Commons Park.

NEIGHBORHOOD PRIORITIES

The Plan outlines five (5) priorities, along with strategies and action steps to address them. The priorities were developed with input from the public at two public involvement meetings held on November 08, 2018 and March 14, 2019, respectively. The priorities are summarized below:

1. Osceola Park residents wish to enhance the **neighborhood identity and character** by bringing in the local culture, physically improving the area with gathering spaces and buffering the single-family area from the commercial/industrial areas to the west. Owner-occupied residences have declined, and one of the focuses of this plan is to develop conditions that increase homeownership.
2. The business community in Osceola Park was developed over time and does not have a cohesive theme. The commercial properties appear to be out of harmony with the adjacent residential community, not only in appearance but also in regard to the specific uses. **Property investment and business development** priorities in this plan address the disconnection and guide new businesses to serve the neighborhood needs, as well as offer more local leisure opportunities.
3. Recognition as a **sustainable neighborhood** is a desire voiced by the Osceola Park residents. Strategies to do so address energy efficiency through home improvement grants and unique approaches to managing stormwater to prevent future flooding and respond to climate change.
4. The history and age of structures in this early 20th Century neighborhood, plus the residents' interest in preserving the community's character, lead to recommendations for analysis of the creation of a local **conservation district**. This type of district may include design guidelines and historic markers for individual properties.
5. A unique characteristic of Osceola Park is the high value of public art. The community has regular "Art in the Alley" events, where local artists gather to embellish the fences in the alleys with art. Attention to neighborhood **beautification** that includes public art initiatives is a priority of this plan, including building appearance and murals along



the railway corridor. Incorporating public art and **streetscape improvements**, particularly at the neighborhood entries, the SE 5th Street median, and in the park, compliments the beautification strategies already underway by the residents.

CONTRIBUTING PLANS AND PUBLIC PARTICIPATION

This redevelopment plan update builds upon the resident-driven Community Based Master Plan for Osceola Park, which was written by Osceola Park residents in 2016. The residents outlined their concerns for the community and what they want to see in the future for Osceola Park. This Plan takes in many of the residents' recommendations.

Prior to this update, the City of Delray Beach approved the June 2018 Preliminary Design Report for the Osceola Park Neighborhood Improvements. This CRA-initiated report provided recommendations for improvements to roadways, traffic calming, stormwater, and utilities. Studies in the report were prompted by the Osceola Park Redevelopment Plan, as well as the Community Based Master Plan for Osceola Park.

Finally, through the process of the redevelopment plan update, public outreach was incorporated. In conjunction with the City and CRA staff, the consulting team led meetings to generate feedback on programs, projects, and experiences meeting the vision of Osceola Park.

Special thanks and acknowledgments of their contributions to the Plan update:

- ▶ Residents of the Osceola Park Neighborhood
- ▶ Delray Beach Community Redevelopment Agency
- ▶ City of Delray Beach



2019

REDEVELOPMENT

PLAN UPDATE



2019 REDEVELOPMENT PLAN UPDATE

THE PLANNING PROCESS

The original Osceola Park Redevelopment Plan was adopted by the City Commission on December 6, 2004. The update of the Osceola Park Redevelopment Plan started with a field inventory of the neighborhood. The resulting Area Inventory and Opportunities Report is an evaluation of roadway corridors, lighting, landscaping, utilities, land uses, and forms of circulation.

Public participation included a visioning meeting to gather input for the future vision of the neighborhood. The timing of the update coincided with the completion of a study and design report, the Osceola Park Neighborhood Improvements Report prepared by Mathews Consulting, a Baxter and Woodman Company. Moreover, the report was managed through the City's Public Works Department. The report focused on improvements of streets and alleys, traffic calming, stormwater, and utilities in the Osceola Park Neighborhood. Since many of the original redevelopment plan's recommendations focused on issues of parking, safety, and traffic calming, the recommendations that resulted from the study helped to shape recommendations provided in this redevelopment plan.



PUBLIC OUTREACH

To facilitate the update, the Osceola Park residents were in attendance at public outreach meetings in November 2018 and March 2019. Over thirty (30) residents attended one or both meetings.

The first public outreach meeting focused on gathering input on the community's vision for the Redevelopment Plan Update. A discussion was facilitated, identifying current concerns. It also involved an update from the Public Works staff and Mathews Consulting, to provide an overview of the planned improvements in the second meeting of the Osceola Park Neighborhood Improvements Report.

The second public outreach meeting was used to present the stakeholders with a set of priorities, strategies, and action steps, which were based on the community feedback from the first public outreach meeting. Through an online survey created by KCI Technologies, Inc., stakeholders were able to vote directly from their mobile device if the seventy two (72) proposed strategies and action items should be included or omitted from the final Plan Update. For stakeholders unable to access the online survey, KCI Technologies, Inc. conducted a hand count for each action item; the votes were tallied and written down on flip charts. The seventy two proposed action items were divided into five (5) categories, based on their relation to the priority topic. The five priority topics, which were introduced and summarized on [page 6](#) of this document, include:

- ▶ Priority 1 - Neighborhood Identity and Character
- ▶ Priority 2 - Property Investment and Business Development
- ▶ Priority 3 - Creating a Sustainable Neighborhood
- ▶ Priority 4 - Creation of a Conservation District
- ▶ Priority 5 - Streetscape and Beautification



OTHER PLANS

Coordination with the City of Delray Beach Development Services staff, as well as the Delray Beach CRA staff were essential in the process from the previous efforts, on behalf of the City and the Osceola Park residents, into a cohesive update of the Plan.

Many of the neighborhood improvements that are being implemented are a result of recommendations presented in the original Osceola Park Redevelopment Plan (2004). They include roadway improvements (reconstruction, mill and overlay, and paving of alleyways), traffic calming (chicane installation and speed humps at neighborhood entries), stormwater improvements (new swales, new pipe and inlet construction), and water and sewer lining and replacement. This meeting provided an opportunity for the attendees to review the projects forthcoming. The final Plan recommendations were formed by the public input, as well as the data and analysis collected prior to the public outreach meetings.

In addition, a review of the following recent plans was conducted to include the necessary conditions and recommendations into this update of the Osceola Park Neighborhood Redevelopment Plan.

- ▶ City of Delray Beach Community Redevelopment Plan (2014)
- ▶ Community Based Master Plan for Osceola Park (2016)
- ▶ Osceola Park Neighborhood Improvements – Preliminary Design Report (2018)
- ▶ Osceola Park Neighborhood Area Inventory and Opportunities Report (2018)



FUNDING FOR PROJECTS, PROGRAMS, AND EXPERIENCES

The primary funding source for CRA activities is the Redevelopment Trust Fund. This fund is the depository for all TIF revenues generated within the Community Redevelopment Area. Other funding sources include grants, bonds, and loans. Osceola Park is a neighborhood within the Delray Beach CRA, and has a specific budget listed in the City's 5-Year Capital Improvement Plan. Infrastructure improvements identified in the update can be funded by the CRA or partners with the CRA. For example, infrastructure improvements identified in the City of Delray Beach CRA Redevelopment Plan were further developed in the Osceola Park Neighborhood Improvements Project, and funded by the CRA in the City's 5-Year Capital Improvement Plan.

Partnerships with public and private organizations to help leverage investments in the Neighborhood also serve as a funding mechanism. The CRA has developed the A-GUIDE: Achieving Goals Using Impact Driven Evaluation, a methodology for verifying alignment and effectiveness of the programs and activities it supports. While the CRA and City are the primary entities responsible for implementing the Redevelopment Plan, several of the overall needs identified in the plan can more effectively be addressed through partnerships with other organizations. Three areas in particular – Affordable Housing, Recreation and Cultural Facilities, and Economic/Business Development – have the potential to realize better results through strategic alliances between the CRA and nonprofits that have a demonstrated capacity to address those needs.





NEIGHBORHOOD OVERVIEW


BACKGROUND AND HISTORY OF THE AREA

The Osceola Park subdivision was established in the early 1900s south of downtown Delray Beach between the Florida East Coast Railroad tracks, the Florida East Coast Canal, and the intracoastal waterway. The neighborhood was considered very progressive for its time with cement sidewalks, paved roads, a central sewerage system, and electrical access. In addition, two parks - Currie Commons and a ball field - were set aside in the development, and shade and palm trees were systematically planted on the neighborhood's main streets.

George G. Currie and F. J. Lewis, of the Currie Investment and Title Guaranty Company, recorded the plat for Osceola Park in January of 1913. Designed in a grid pattern, the lots were primarily 50.5 feet wide and 132.5 feet deep. At that time, subdivisions platted in a grid pattern were typical in Florida. In fact, many early subdivisions planned by speculators throughout the country were platted in this configuration. Because speculative real estate development in Delray Beach was evolving into a lucrative business geared to a quick and maximum return on investment, the grid pattern was practical. It simplified surveying, minimized legal disputes, maximized the number of lots and houses on the land, and facilitated the rapid buying, selling, and improvement of real estate. The streets in Osceola Park were named after local pioneers such as Sundry, Ingraham, and Blackmer (today the streets and avenues are numbered).

(Tropical Sun, January 2, 1913).

George Currie actively promoted Osceola Park in both the Palm Beach Post and Tropical Sun with articles and advertisements featuring the “high-class” residential area of Delray Beach (Palm Beach Post, December 4, 1913; Tropical Sun, January 2, 1913). As one of Delray Beach's first planned neighborhoods, Osceola Park was very successful and lots were quickly sold. By 1914, thirty houses were already located in the subdivision and many more were planned for construction.



To fill up the subdivisions and satisfy the housing shortage in the City, the Delray Realty Board initiated a “Build A Home” program in 1925. In order to shape Delray Beach into “a metropolis of the first order,” the townspeople were asked to build at least one house to sell on a speculative basis or rent to seasonal visitors (The Delray News, August 8, 1925). At this time, subdivisions such as Osceola Park and Dell Park remained appealing locations for new construction. In 1925, twenty “moderately- priced homes” were built in Osceola Park for sale or rental (Palm Beach Post, July 26, 1925). Like the commercial buildings and hotels being constructed at this time, many of the residences exhibited Mediterranean Revival or Mission style architecture. However, the Bungalow style was also prevalent in the 1920s. While many historic structures in the neighborhood are older than 40 years, the neighborhood is not currently designated as a historic, conservation, or heritage district.

DEVELOPMENT PATTERN

The Osceola Park neighborhood currently contains a mix of residential, commercial, light industrial, and community facility land uses. Residential development, primarily single-family residences, accounted for the majority of the total land area of the neighborhood. Ninety percent (90%) of the Osceola Park Neighborhood is single-family with low rise duplexes and triplexes interspersed throughout the neighborhood. It is the intent of this plan to provide for the type and intensity of uses that are appropriate, based on the location of the property, the configuration of the particular parcels, and the nature of the surrounding permitted and historic uses.


Consistent with the built development pattern, the predominant Future Land Use of the properties in the neighborhood is Low Density Residential 0-5 dwelling units per acre (LD), which allows for single-family homes. The neighborhood has smaller areas with non-residential and multi-family residential Future Land Use designations, including the following:

- ▶ Commercial Core (CC);
- ▶ Medium Density Residential 5-12 dwelling units per acre (MD) – Multi-family Uses; and
- ▶ Smaller areas of General Commercial (GC), Open Space (OS) and Community Facilities (CF).

Non-residential uses are primarily located around the edges of the neighborhood, along SE 2nd Street, SE 5th Avenue, and the F.E.C. railroad corridor. Warehouses make up 68% of the non-residential uses and account for approximately 10% of all the uses in Osceola Park.

This type of development is primarily found near railroad corridors in the neighborhood, which is a consistent development pattern in historic south Florida communities. The remainder of the existing non-residential land is typically single-use commercial development.

The Central Business District zoning extends along the western and northern edges of the neighborhood. The CBD allows for higher densities and mixed-use development to foster compact, pedestrian-oriented development. The neighborhood has two areas in two distinct



sub-districts of the CBD, which are separated by approximately 1 acre of small parcels zoned RM (Medium Density Residential) at the northern edge of the neighborhood. The first area is located along the railroad corridor and is in the Railroad Corridor Sub-District. The second smaller area is in the Central Core Sub-District, and is located in the northeastern portion of the neighborhood fronting on SE 5th Avenue.


Two new developments have recently occurred in the Railroad Corridor Sub-District within the neighborhood boundaries, including a portion of the mixed-use development called “The Mark Downtown” and a property, located at 301 SE 1st Avenue, is in for permit for a project with 45 apartment-style units with 4,500 square feet of office.

Two open space/recreation properties are located in the neighborhood: Currie Commons Park with a little league ball field and playground, and a narrow green space between the F.E.C. railroad corridor and Swinton Avenue, at the southwest end of the neighborhood.

RESIDENTIAL DEVELOPMENT

Single-family residential is the predominant land use in the neighborhood. Over half of these residential structures in the Osceola Park Neighborhood are at least 40 years old. East of the F.E.C. railroad corridor, within the single-family portions of the neighborhood, are a number of small-parcel duplex and multiple family developments scattered among the single-family residences.

Single-family homes in the neighborhood are generally in good condition with isolated instances of distress. However, a number of properties have front yards in need of landscape improvements, such as the installation of sod or other ground cover and planting of decorative shrubbery. Fencing is an additional item identified in the field analysis; a small amount of homes throughout the Neighborhood were observed to have 6’ high fencing along the front of the property. This can have several adverse reactions on the neighborhood, including increasing opportunities for crime by reducing visibility and “eyes on the street;” hiding the structure and its architectural character, which greatly contributes to the overall character of the community; creating the perception that the neighborhood is secluded and uninviting.



To preserve the single-family character of the neighborhood, it is the intent of this plan that all new residential development or redevelopment, located east of the railroad, continue to be single-family detached housing within the existing Low Density Residential future land use designation.

A mix of non-conforming duplex and multi-family structures exist in the single-family district. Absentee or inattentive landlords have resulted in some deteriorating duplex and multi-family properties. Lack of building maintenance (painting, window and door repair, etc.), inadequate and overgrown landscaping, vehicle crowding and over parking are the most evident issues and commonly raised by residents. Combined, these issues have a blighting influence on the neighborhood.

NEIGHBORHOOD INVESTMENTS

Given the limited amount of vacant land, future development in the Osceola Park Neighborhood will consist primarily of infill development, redevelopment, and rehabilitation of existing properties. It is the intent of this plan to encourage improvements that facilitate continued investment in the area that are not already being addressed through the on-going Osceola Neighborhood Improvements Project.

Overall, the neighborhood has a fully developed infrastructure system. Both the Area Inventory & Opportunities Report, as well as the Preliminary Design Report for Osceola Park Neighborhood Improvements have indicated localized flooding is an issue on some streets, which is impacted by poorly maintained swales with improper grading. Street lighting is provided, but the lighting level is inconsistent in some areas and not at a pedestrian scale.

The Osceola Park Neighborhood Improvements Project analyzed the current conditions of the stormwater system, sanitary sewer system, water mains, street lighting, and 3.9 miles of roadways, alleyways, sidewalks, swales and driveways, and provided project recommendations to address some of the neighborhood's infrastructure deficiencies with funding from the Delray Beach Community Redevelopment Agency; improvements are in process. The following is a summary of potential improvement projects specific to the Osceola Park Neighborhood Redevelopment Plan Update:

Neighborhood Resiliency

Residents in the neighborhood are concerned with the impacts of climate change and the potential local impacts on the neighborhood, including localized flooding. Further, these issues could be compounded by the infill and redevelopment as the amount of impervious surfaces increase. Throughout the Plan pervious pavement, bioswales and other types of resiliency adaptation strategies are strongly emphasized. The neighborhood commitment to environmental and resiliency was emphasized in their 2016 Community Based Master Plan. Residents are interested in strategies that support climate change mitigation as well as localized adaptation strategies.



Lighting

This Plan Update emphasizes the importance of adequate lighting throughout the neighborhood and encourages pedestrian activity. Within the neighborhood, lighting is not consistently provided on both sides of the streets. While some of the private properties have lighting in their front yards, which provides some spillover lighting to the adjacent public sidewalks, lighting is overall inconsistent throughout the neighborhood. The Osceola Park Neighborhood Improvements Project and the 2016 Community based Master Plan also addressed the need for new pedestrian-scale light posts on the residential streets. Lighting should be reevaluated in the neighborhood after the completion of the neighborhood improvement project.

Landscape

A variety of types and conditions of landscaping are found within the neighborhood as is typical in many older South Florida neighborhoods. Trees that provide shade to neighborhood sidewalks are sparsely located along roadway corridors in residential areas, with some shade tree clusters in front of individual lots. Some newer, curbed planter beds are on corners at the perimeters of the neighborhood and along SE 5th Avenue. SE 5th Street, which serves as a central gateway into the neighborhood, has a planted median with large oak trees. However, the ground cover and shrub material is not consistent, nor themed in a way that enhances the character of the neighborhood. Landscaping is an important component of the Plan Update as it provides pedestrian shade and enhances the architecture and character of the neighborhood.

Parking

It is important to reduce excessive parking along residential roadways, particularly in the swales, and in many instances in front yards to provide a more aesthetically pleasing and improved pedestrian safety by limiting vehicles backing out over sidewalks. The Plan Update encourages the use of alleys to access parking in the rear. With more utilization, the alleys are activated spaces with natural surveillance in the area to help deter criminal activity. Another focus of the Plan Update is to address the need for additional parking for businesses in the railroad corridor area.



NEIGHBORHOOD OPPORTUNITIES

PRIORITY 1: NEIGHBORHOOD IDENTITY & CHARACTER

Create a vibrant and artistic neighborhood with a strong identity, sense of history and community.

Osceola Park is a walkable, early 20th Century neighborhood that has a strong arts and cultural identity. While the single-family neighborhood is located near downtown Delray Beach's lively Atlantic Avenue, the neighborhood has retained a more relaxed old Florida character filled with charming homes representing the continuum of Florida residential development. The neighborhood association has initiated grassroots efforts to create community and identity through the arts, e.g. the Art in the Alley program. Expanding on the grassroots initiatives and neighborhood charm is key to further convey the character of the neighborhood and to continue to develop its strong sense of community. Cohesive signage, enhanced neighborhood entryways, and improved landscaping are examples of strategies that can be expanded upon to enhance neighborhood identity. Continued investments of time and financial support from the CRA for arts initiatives and cultural and art events will support the resident group's grassroots efforts.



STRATEGY SPOTLIGHT

EXPERIENCING LOCAL ART AND CULTURE

FATVillage Art Walk, Fort Lauderdale, FL

ArtWalk Last Saturdays is an event in the FATVillage Arts District in Fort Lauderdale where local artists, artisans, and food vendors enrich visitors with their culture. Different vendors apply and are selected each month, bringing various options to visitors. The FatVillage Art Walk occurs on the final Saturday of every month, bringing a consistent and vibrant community event with economic activity.

GETTING STARTED IN OSCEOLA PARK...

The first step in implementing an ArtWalk in the neighborhood would be to map the existing *Art in the Alley* locations with the neighborhood group providing the program locations. The CRA could create the map, marketing materials, and host information about the program on their website. This program could be further highlighted with an arts and/or food festival at Currie Commons Park. The neighborhood in conjunction with the CRA could plan and advertise the event with the neighborhood group providing art walking tours from the park.

STRATEGY 1.1: PRESERVE THE SINGLE-FAMILY NEIGHBORHOOD AND ENCOURAGE OWNER-OCCUPIED HOMES

ACTION ITEMS:

1. Maintain the single-family land use designation
 - ▶ Alternatives such as townhomes were considered, but the majority of the neighborhood favored single-family
2. Homeownership workshops
3. Façade or renovation grants
4. Support neighborhood group events and meetings
 - ▶ Provide meeting facilities
 - ▶ Advertise for neighborhood meetings, including posting on CRA or City webpage
 - ▶ Provide staff facilitation of meetings upon request
5. Improve neighborhood appearance with investments in landscaping and public art

STRATEGY 1.2: NEIGHBORHOOD IDENTIFICATION, ENTRYWAY FEATURES, AND BEAUTIFICATION

ACTION ITEMS:

1. Add signage at the main neighborhood entry points, particularly SE 5th Street that identifies the neighborhood and its historic past
2. Identify key locations throughout the neighborhood for public landscaping improvements and provide landscaping:
 - ▶ SE 5th Street median
 - ▶ Along the F.E.C. railroad corridor at the end of residential streets
3. Add public art in the neighborhood entry areas, along the F.E.C. railroad corridor, and in Currie Commons Park



STRATEGY SPOTLIGHT

DOWNTOWN BOCA RATON PAVEMENT SIGNAGE

Boca Raton, FL

Boca Raton has installed directional signage on the sidewalks of its downtown to guide visitors. The signs are vinyl decals affixed to the pavement to promote Boca Raton attractions. The location to these locales are indicated by an arrow and distance in feet. The decals will be a part of a broader wayfinding system for Downtown Boca Raton.

GETTING STARTED IN OSCEOLA PARK...

Pavement signage is a creative nontraditional form of signage that would work well with the artistic character of Osceola Park. This signage could be used for general wayfinding and to highlight the historic significance of the residential and commercial areas. To get started, the CRA could install pavement signage that provides wayfinding and emphasizes the artistic and historic character of the neighborhood. Signage could also be effective at providing wayfinding to and highlighting the Caribbean heritage of the business district along the F.E.C. railroad corridor within the neighborhood.



STRATEGY 1.3: COMMUNITY GATHERING SPACES

ACTION ITEMS:

1. Improve and expand park facilities and programming at Currie Commons Park, including adding wayfinding signage; ensuring safe and convenient access for all users; repairing damage to the pathway and fencing.
2. Expand upon park and recreation opportunities for multi-generational users
3. Acquire land to create a centrally-located neighborhood park (longer term priority)

STRATEGY 1.4: EMPHASIZE ART

ACTION ITEMS:

1. Commission new murals in the neighborhood, within the commercial area, and along the F.E.C. railroad corridor
2. Continue “Art in the Alley” events
3. Create a map and online materials for the “Art in the Alley” program
4. Develop additional Arts and Cultural special events within the neighborhood

PRIORITY 2: PROPERTY INVESTMENT & BUSINESS DEVELOPMENT

Encourage adaptive reuse and infill development within and around the neighborhood while respecting the single-family character in the heart of the community.

Commercial uses are found within and in walking distance to the neighborhood. While proximity to commercial uses allows residents to walk to businesses, there is limited buffering and transition between the residential and non-residential uses. The commercial area within the neighborhood adjacent to the Florida East Coast Railroad right-of-way has some industrial uses. Parking and lack of pervious surfaces and landscaping are long-standing concerns in this area. In addition, there is a lack of cohesive branding and identity that could facilitate new investment in the area. New uses that are more desirable to nearby residents, such as a brewpub, would create a stronger connection between the commercial areas and the residential area of the neighborhood.



STRATEGY SPOTLIGHT

BENZAITEEN CENTER FOR CREATIVE ARTS

Artisinal Industrial District, Lake Worth, FL

The Benzaiten Center is a private nonprofit organization whose goal is to infuse artistic and community values all within one industrial building. The organization provides local artists with the studio space, and equipment necessary to create pieces that are treasured by the surrounding community. The center offers artistic craftsman workshops such as glassblowing, and flameworking. The Benzaiten Center as well as Matthews Brewing Company, a popular brewpub, are permitted within Lake Worth's Artisanal Industrial District, which promotes office and industrial uses related to or complimentary complementary to the arts.

GETTING STARTED IN OSCEOLA PARK...

To begin this investment in diversifying the neighborhood uses, CRA and City staff should identify potential industrial spaces that could support a creative cultural project in the neighborhood's CBD-Railroad Corridor Sub-District. An incubator project like the Benzaiten Center could enhance the connection between the neighborhood and the existing industrial business area.



STRATEGY 2.1: CREATE OPPORTUNITIES FOR NEW COMMERCIAL REDEVELOPMENT AND ADAPTIVE REUSE IN THE NEIGHBORHOOD (SE 2ND AVENUE & SE 5TH AVENUE)

ACTION ITEMS:

- 1.** Encourage redevelopment or adaptive reuse of existing properties in the commercial districts
- 2.** Introduce a theme based on local art, culture, and historical elements
- 3.** Actively encourage new and existing business participation in the following existing CRA programs, such as, but not limited to:
 - ▶ Job Creation Bonus Program
 - ▶ Land Value Investment Program
 - ▶ Development Infrastructure Assistance Program
 - ▶ Community Sponsorship Program

STRATEGY 2.2: BRANDING AND MARKETING THE SE 2ND AVENUE COMMERCIAL AREA

ACTION ITEMS:

- 1.** Honor the Caribbean heritage and culture along SE 2nd Avenue through commercial district branding
- 2.** Inventory the businesses and proprietors to develop branding strategies for the business district area
- 3.** Seek grant funding for a potential cultural district, business development, and façade improvements
- 4.** Increase landscaping where feasible in the commercial district



STRATEGY 2.3: CREATE A TRANSITION BETWEEN THE SINGLE-FAMILY AREA FROM THE MORE INTENSE COMMERCIAL AND INDUSTRIAL USES

ACTION ITEMS:

1. Seek grants to address buffering with landscape walls in the transitional areas between single-family and non-residential uses
2. Support CBD zoning along Federal Highway, to use form-based techniques to provide a good transition to the neighborhood
3. Evaluate rezoning the Medium Density Multiple Family Residential (RM) District to Residential Office (RO) along SE 2nd Street

STRATEGY 2.4: DIVERSIFY THE TYPES OF COMMERCIAL USES IN THE NEIGHBORHOOD TO APPEAL TO A WIDER DEMOGRAPHIC

ACTION ITEMS:

1. Research neighborhood impacts of allowing breweries and other commercial uses in warehouse / industrial spaces
2. Market the area to services that attract neighbors within walking distance
3. Introduce parking incentives for redevelopment of properties with uses that are walkable or ideal for ridesharing



PRIORITY 3 - CREATING A SUSTAINABLE NEIGHBORHOOD

Invest in sustainable infrastructure improvements and education that address stormwater, native plant materials, and reduce the carbon footprint of the neighborhood.

Residents in the neighborhood are concerned with the impacts of climate change and the potential local impacts on the neighborhood, including localized flooding. Further, these issues could be compounded by the infill and redevelopment as the amount of impervious surfaces increase. The neighborhood commitment to environmental and resiliency was emphasized in the 2016 Community Based Master Plan and in this priority. Residents are interested in strategies that support climate change mitigation as well as localized adaptation strategies.



STRATEGY SPOTLIGHT

ST. PETE PIER

St Petersburg, Florida

The Tampa Bay region is striving to create a more sustainable region through effective stormwater management to protect the ecology of the bay. The City of St Petersburg has begun the transformation of the St. Pete Pier, which is part of the *St. Petersburg Downtown Waterfront Master Plan*. In this project, the city is utilizing the implementation of lawns and bioswales to transform the aesthetics and stormwater properties of the area.

GETTING STARTED IN OSCEOLA PARK...

The first step in implementing biolawns in Osceola Park is to educate the community and contractors on available informational resources, including the University of Florida's Florida-Friendly Landscaping Program, which promotes the use of native and appropriately located plant materials. Residents and businesses may improve stormwater retention and treatment on their properties through the use of native plant materials, soil amendments and rock underlayments. The City should also consider a pilot program to test the feasibility of bio-swales in residential areas in lieu of required grass-only swales.



STRATEGY 3.1: CREATE A SUSTAINABLE NEIGHBORHOOD

ACTION ITEMS:

1. Support the creation of a City-wide sustainability and climate action plan
2. Institute a program to increase tree canopy and native landscaping materials in the area
3. Allow/introduce bioswales as a pilot project within the neighborhood
4. Implement stormwater solutions as needed
5. Encourage the use of permeable surfaces when residents are installing or replacing driveways
6. Implement a maximum impervious percentage for yards, in the LDRs

STRATEGY 3.2: REDUCE CARBON FOOTPRINT IN RESIDENCES AND BUSINESSES

ACTION ITEMS:

1. Inform businesses and homeowners about loan and grant programs to add solar power, replace aging toilets and water heaters, and replace windows to meet current energy efficient standards
2. Provide education to residents and business owners regarding energy efficiency
3. Promote desired neighborhood business uses within walking distances of the neighborhood like restaurants, pubs and grocery stores





STRATEGY 3.3: INSTALLATION OF NATURAL GAS LINES FOR ENERGY-EFFICIENT APPLIANCES

ACTION ITEMS:

1. Facilitate a feasibility study with the natural gas provider to determine opportunity and cost for the installation of natural gas lines in the neighborhood

STRATEGY 3.4: IMPROVING RESIDENT SAFETY

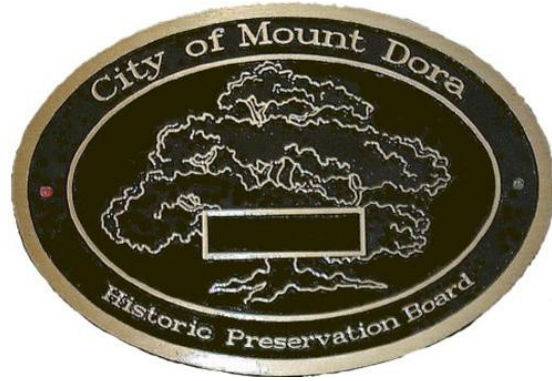
ACTION ITEMS:

1. Re-evaluate traffic speed and patterns after the completion of the road improvements and install traffic calming as needed
2. Encourage resident and neighborhood group connections with the Delray Beach Police Department
3. Improve lighting in the neighborhood that is decorative, consistent with neighborhood character, and appropriate for adjacent land uses

PRIORITY 4 - CREATION OF A CONSERVATION DISTRICT

Improvements to private and public properties will improve the aesthetic and property values in the neighborhood.

Within the Osceola Park Neighborhood, there is a great sense of place that is embraced by the residents and property owners. This sense of place has a foundation in the cohesive built environment. The residents are interested in maintaining the aesthetics of the early and mid-20th century neighborhood. The designation as a conservation overlay district or heritage overlay district would encourage the preservation of this sense of place while allowing some flexible redevelopment. A historic resources study would identify the key components for a future overlay district. Additional tools that should be considered include design guidelines, streamline permitting for specific improvements, and grant assistance.



STRATEGY SPOTLIGHT

THE HISTORIC MARKER PROGRAM

Mount Dora, Florida

The City of Mount Dora embraces its numerous historic structures through the Historic Marker Program. The program provides residents and tourists with historical and architectural information of the buildings, and helps maintain the historical properties located in the city. Local property owners are able to apply for the marker, utilizing the city's archives of historical information.

GETTING STARTED IN OSCEOLA PARK...

City staff, in partnership with the CRA, could seek out grants to fund a historic resources survey. Property owners with significant contributing properties could be approached individual for historic designation in lieu of the establishment of a formal conservation district. The survey could also be utilized to support the establishment of a conservation district that would highlight the history and architecture of the neighborhood.



STRATEGY 4.1: EXPLORE A CONSERVATION DISTRICT OR HERITAGE DISTRICT

ACTION STEPS:

- 1.** Conduct a Conservation District/Heritage District Study
- 2.** Identify neighborhood characteristics to support recognition
- 3.** Create design guidelines

STRATEGY 4.2: ACQUIRE HISTORIC MARKERS OR SIGNAGE FOR INDIVIDUAL PROPERTIES

ACTION STEPS:

- 1.** Identify properties for registration on the State's historic registry
- 2.** Identify grant funding for community signage that would convey the historical significance of the area

PRIORITY 5 - STREETSCAPE & BEAUTIFICATION

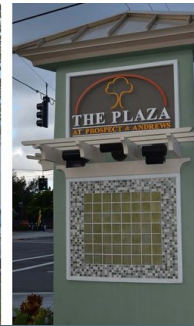
Evaluate the creation of a Local Conservation District to assist in preserving the neighborhood's sense of place.

The Osceola Park neighborhood is a desirable walkable neighborhood. To build upon the existing assets, strategic investments are required. Beautification and landscaping projects at prominent locations, improved street lighting, and addressing fence regulations are opportunities to spur new investment and improve property values within the neighborhood. Additionally, investment in parking solutions, litter control, and property maintenance will contribute to the beautification of the neighborhood.

STRATEGY 5.1: ALLOW FOR BIOSWALES IN THE SWALES AND MEDIANS

ACTION STEPS:

1. Implement a plan for bioswales as a pilot program for citywide use
2. Prepare plant material and maintenance guidelines and requirements for residents interested in converting their swale area to a bioswale
3. Update the City's Land Development Code to address regulations after a pilot program is complete



STRATEGY SPOTLIGHT

THE PLAZA AT PROSPECT AND ANDREWS AVE FACADE IMPROVEMENTS GRANTS

Oakland Park, FL

A pair of commercial plazas developed in the 1960's and 70's stretches along a ¼ mile of roadway in central Oakland Park. The plazas needed a facelift to attract more desirable businesses and restaurants, and the business owners wanted more visibility from the street. The CRA acquired a façade improvement grant through Broward County and developed a program to improve the façades. This has led to other improvements and a renewed sense of pride by the business owners. The CRA also provided funds for parking lot improvements, new landscaping, and an electric vehicle charging station.

GETTING STARTED IN OSCEOLA PARK...

The industrial area within the neighborhood was identified in the Plan as an area with potential for redevelopment and reinvestment. CRA façade improvement grants for business are a great opportunity to provide a financial incentive to implement a themed and cohesive reimagining of a business district.

STRATEGY 5.2: REVISE FENCING REGULATIONS FOR OSCEOLA PARK IN THE FRONT YARDS OF RESIDENTIAL PROPERTIES

ACTION ITEMS:

1. Inventory fence types and characteristics (height, location)
2. Reduce the maximum fence height in front yards to 4 feet, and update the City's LDRs
3. Require green or black vinyl coating and hedges with any chain link fencing in the front yard
4. Implement a grant program to cover costs for replacing fencing that does not meet new height and material requirements

STRATEGY 5.3: IMPROVE THE APPEARANCE ALONG THE F.E.C. RAILROAD RIGHT-OF-WAY

ACTION ITEMS:

1. Identify locations for landscape buffers to be installed or enhanced, particularly at the dead-ends of roadways along the corridor
2. Identify buildings abutting the corridor that are suitable for murals and commission murals
3. Seek grant funding that will assist with landscaping



STRATEGY SPOTLIGHT

RAIL CORRIDOR BEAUTIFICATION

Boynton Beach, FL

The railways throughout South Florida run through multiple industrial areas with large surfaces, some are used as canvases. In Boynton Beach, its art district is situated near a rail corridor, which provides passengers of Tri-Rail a glance of Boynton's mural marking the art district.

GETTING STARTED IN OSCEOLA PARK...

Osceola Park is adjacent to the Florida East Coast Railway tracks, the service corridor of Virgin Trains USA (Brightline). Passengers are able to see structures as well as landscaping along the corridor. Murals commissioned and approved with neighborhood input would better market the arts and cultural assets of Osceola Park as well as Delray Beach at large. Opportunities for landscaping at the neighborhood streets that dead-end along the train tracks would improve the look of the neighborhood internally and from the passing trains.



STRATEGY 5.4: RE-EVALUATE STREET LIGHTING THROUGHOUT THE NEIGHBORHOOD

ACTION ITEMS:

1. Improve lighting in the neighborhood that is decorative, consistent with neighborhood character, and appropriate for adjacent land uses.
2. Follow the Dark Skies recommendation for lighting within the neighborhood
3. Implement the Florida Power and Light LED Street Lighting Program using decorative lighting fixtures consistent with the character of the neighborhood where feasible
4. Encourage additional exterior lighting on private properties along roadways

STRATEGY 5.5: IMPROVE RESIDENTIAL AND COMMERCIAL BUILDING APPEARANCE AS AN INDICATOR OF BEAUTIFICATION

ACTION ITEMS:

1. Provide education on proper home maintenance and information on existing City and CRA programs like the home painting program
2. Host volunteer days to help improve property appearances such as paint day and yard clean-up day
3. Create a landscaping and façade improvement grant programs for both homeowners and businesses
4. Business landscaping grants for commercial properties

STRATEGY 5.6: ADDRESS REPETITIVE CODE VIOLATIONS

ACTION ITEMS:

1. Address frequent code violations in Osceola Park which include:
 - ▶ Placement of gravel in the City's right-of-way (such as the swale or part of the driveway)
 - ▶ Fences constructed without permits, some of which are not in compliance with the City's Land Development Code
 - ▶ Home renovations without permits
2. Provide education to assist residents in multi-lingual formats
3. Incentives for residential gravel driveway replacement to pervious pavers or similar products



STRATEGY 5.7: ALLOW FOR MORE PARKING OFF-STREET

ACTION ITEMS:

1. Provide grants to encourage the use of paved spaces in backyards that are accessed by the alleys
2. Identify additional locations for public parking lots in the area around non-residential uses, and acquire land and develop the parking lots.
3. Expand parking with pervious surfaces at commercial properties

STRATEGY 5.8: ADDRESS LITTER IN THE STREETS

ACTION ITEMS:

1. Coordinate with City solid waste staff for regular cleanups and placement of additional waste containers throughout the neighborhood
2. Increase the number of trash cans on the streets and in parks, as well as other interventions to reduce litter in the public parks
3. Seek business sponsorship for “Adopt-a-Street” program





NEIGHBORHOOD CONDITIONS & AREA ANALYSIS



NEIGHBORHOOD CONDITIONS & AREA ANALYSIS

DATA COLLECTION

In preparation to update this Plan, City staff compiled a database of all properties within the Study Area. The primary source of data was the Palm Beach County Property Appraiser. Additional information was obtained from field surveys conducted in the fall of 2018 as well as the Preliminary Design Report of the Osceola Park Neighborhood Improvements Project (prepared by Mathews Consulting, a Baxter and Woodman Company). The information in the database includes the property control number, property size, homestead information, existing land use, taxable and assessed values, and the last five sales prices.

EXISTING LAND USE

The study area is comprised of approximately 107 acres (not including road rights-of-way). The neighborhood area contains a mix of residential, commercial, light industrial and community facility land uses. The area also contains 16 vacant parcels. Over half of the residential land use is detached single-family residences with over one-half of the land area.

Residential Development

The Osceola Park Neighborhood has 380 properties, of which 90% are residential uses. Of those residential properties, only 34% are homesteaded. In the last two years, 50 residential properties were sold and only 5 of those sold are currently homesteaded properties. The desire to have more homeownership in the neighborhood is noted through the residents and the Citizen's Master Plan.

There are several residential subdivisions within the neighborhood area, containing a mix of single-family, duplex and multi-family structures. Overall, the neighborhood contains 212 single-family residential units, 20 apartments/guest houses associated with single-family homes, 10 townhomes, 31 condominiums, 147 multi-family units, and 2 mixed-use properties for a total of 422 residential units.



Non-Residential Development

Non-residential development within the study area consists of a mix of commercial and light industrial land uses. Development parcels fronting on Federal Highway consist primarily of automotive sales/rental, offices and personal service commercial uses, while the area surrounding the F.E.C. Railroad in the north part of the neighborhood consists primarily of light industrial uses. The neighborhood also contains a city park, Currie Commons Park, between SE 7th and SE 8th Streets, and a public utility on SE 10th Street.

Currie Commons Park includes a lighted softball / Little League field, a multi-purpose field, a press box, concessions, restrooms, a playground, and a gazebo. According to a conditions report within the 2018 City of Delray Beach Parks Master Plan, the fields are in good condition; however, there is no signage, little to no ADA access, damage to the pathway and fencing, and the building and playground equipment are in fair condition.

Undeveloped Property

The existence of undeveloped lots indicates unproductive land use, which limits tax revenues. These lots often become dumping grounds for trash and unsightly or unsafe debris. There are 16 parcels within the neighborhood that are currently undeveloped.

Age of Buildings

A criterion to determine the need for rehabilitation is the age of the buildings. Approximately one-half of all buildings within the neighborhood were constructed before 1956. Given their age, it is unlikely that many buildings meet current life safety regulations with respect to smoke detectors, emergency egress escape windows, hurricane anchorage, electrical wiring, etc.

In 1999, the City hired Janus Research to perform a historic site survey of the neighborhood to determine if the creation of a historic district was warranted. Based on its analysis of the historic resources within the neighborhood, Janus recommended that the City consider the creation of a Local Conservation District instead of a Historic District designation.



HOUSING TENURE

Of the 422 total residential units within the Osceola Park Neighborhood, 120 (35%) are owner-occupied. The encouragement of owner-occupied single-family housing is a feature of this redevelopment plan.

RESIDENTIAL UNITS

There are a considerable number of non-conforming residential structures within the neighborhood. In particular, there are houses without driveways, several that were constructed differently from current development standards (setbacks, minimum floor area). Additionally, some duplexes and multi-family buildings have become non-conforming with respect to use as a result of rezoning, because they are in what is currently a single family zoning district. It is a goal of this Plan Update that residential properties in the neighborhood be upgraded and improved. Section 1.3.6, of the LDRs, Repairs and Maintenance, places annual limits on expenditures for repair and maintenance of non-conforming uses and structures. To prevent further deterioration of existing structures, an amendment to the LDRs should be initiated to increase the current expenditure limits for residential properties within the neighborhood.

There is a wide range of residential unit sizes within the neighborhood area. The largest units are single-family detached units with an average size of 1,515 square feet. Duplex units are significantly smaller, with an average size of 905 square feet. Multiple-family units are smaller still with an average size of only 869 square feet. The Delray Beach Land Development Regulations currently require a minimum of 1,000 sq. ft. for duplex units. The minimum size for multi-family units is dependent on the number of bedrooms, with 400 sq. ft. for efficiencies, 600 sq. ft. for 1-bedroom, 900 sq. ft. for 2-bedrooms, 1,250 sq. ft. for 3- bedrooms and 1,500 sq. ft. for 4-bedrooms. These numbers indicate that many neighborhood duplex and multi-family units are also non-conforming with regard to size.

PROPERTY VALUES

The total assessed value of the 380 properties within the study area was \$79.9 million in 2018, up from \$52.9 million in 2003 and \$24.3 in 1995. Given a total acreage (excluding rights-of-way) of 107.4 acres, the average assessed value of all property in the neighborhood, including structures, was \$17.08 per square foot of land in 2018. This is a significant increase in value from \$11.30 per square foot of land in 2003.

PROPERTY SALES

The ability to sell a property while values continue to rise indicates a strong market demand in the neighborhood. However, excessive turnover in a predominantly residential area can have a negative effect on social relationships and the sense of identity in a neighborhood. The Journal of Housing Policy Debate found support for a link between homeownership and both improved property maintenance and longer lengths of tenure¹.

Palm Beach County property tax roll records indicate that in last two years, 50 residential properties were sold and only 5 of those sold are currently homesteaded properties. In the last 5 years, nearly half of the residential properties changed ownership, which is higher than a typical stable neighborhood. Neighborhood stability is defined as having “a high percentage of persons who have lived in the same residence (house or apartment) for the past five years.”²

FUTURE LAND USE

Several Future Land Use Map designations are applied within the Neighborhood. LD (Low Density Residential 0-5 dwelling units per acre), MD (Medium Density Residential 5-12 dwelling units per acre), CC (Commercial Core), GC (General Commercial), OS (Open Space) and CF (Community Facilities) are each applied to at least one property in the area.

Redevelopment Area #5

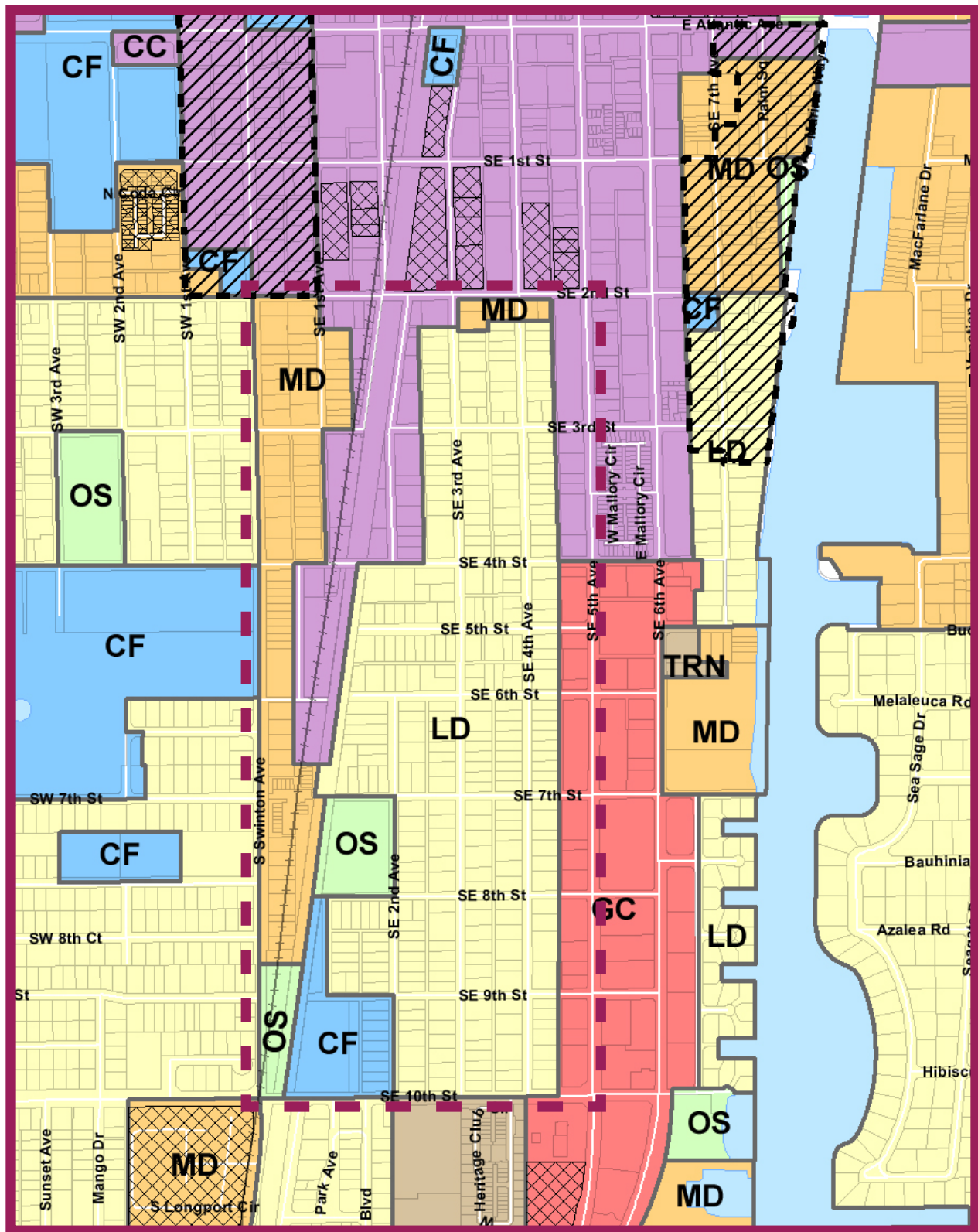
At the time of CRA designation, the Comprehensive Plan included “Redevelopment Areas”. Osceola Park was in Redevelopment Area #5. Following the 2004 adoption of this Osceola Park Redevelopment Plan, a Future Land Use Map Amendment was processed to eliminate the Redevelopment Area #5 designation from the FLUM and established appropriate designations for all parcels in the Area.

The Future Land Use designations in Osceola Park, along with acreages of each are shown in the table below.


FUTURE LAND USE DESIGNATION	ACRES	PERCENT
Low Density, 0-5 Units Per Acre	77.98	54.4
Commercial Core	23.58	16.5
Medium Density Residential, 5-12 Units Per Acre	20.32	14.2
General Commercial	8.36	5.8
Community Facilities	6.84	4.8
Open Space	6.21	4.3
Total	143.3	100

¹William M. Rohe & Leslie S. Stewart (1996) Homeownership and neighborhood stability, Housing Policy Debate, 7:1, 37-81, DOI: 10.1080/10511482.1996.9521213

²The Contingent Meaning of Neighborhood Stability for Residents Psychological Well-being



The map shown above illustrates the Future Land Use designations of the Osceola Park Neighborhood, as well as the surrounding areas.



The following paragraphs describe the Future Land Use designations shown on the map, on the previous page.

Low Density Residential

The majority of the neighborhood is designated as Low Density Residential on the City's Future Land Use Map. This designation allows residential development at densities up to 5 dwelling units per acre. All residential zoning districts, except RM (Medium Density Residential), are consistent with the Low Density Residential FLUM designation. The residential units may be single family.

Medium Density Residential

Two areas in the neighborhood; one adjacent to South Swinton Avenue and one on the south border of SE 2nd Street, are designated as Medium Density Residential on the City's Future Land Use Map. This designation permits residential units at densities of 5-12 dwelling units per acre. All residential zoning districts are consistent with the Medium Density Residential FLUM designation. The residential units may be single-family, duplex, multi-family, or townhouse.

Commercial Core

This designation is applied to the Community's Downtown Area, which extends southward into the neighborhood along Federal Highway. It accommodates a variety of land uses including commercial and office development; residential development; older homes renovated to accommodate office use; "bed and breakfast" establishments; and industrial/commerce type uses.

Community Facilities

This designation is applied to current and future school sites; to current and future sites for public buildings; and to current and future sites for public facilities. It is also applied to single function buildings that have been constructed for community-related purposes (e.g. churches) and which are not commercial in nature. The designation is applied to several parcels on SE 10th Street which are being used by Florida Power and Light Company and the City.



General Commercial

This designation is applied to land which is, or should be, developed for general commercial purposes e.g. retail, office, services. A maximum Floor Area Ratio of 3.0 is permitted for nonresidential uses. Residential uses may comprise up to 15% of the total floor area of the General Commercial Land Use designation. Residential uses are permitted either in conjunction with commercial use or as a stand-alone use subject to Conditional Use approval. Residential density is limited to a maximum of 12 dwelling units per acre.

Open Space

This designation is applied to public recreation areas (such as municipal parks), to open space areas, and to conservation areas. Within the neighborhood area, there are two parcels designated as open space. One is the Currie Commons Park, located between SE 7th Street and SE 8th Street, adjacent to the F.E.C. Railway. The other, a well-landscaped mini-park located adjacent to Swinton Avenue and SE 10th Street, provides a visual break in the development pattern and an opportunity for passive recreation in the area.

ZONING

The zoning designation assigned to a parcel is an important factor in its development potential. Zoning establishes the specific uses allowed as well as setbacks, height limits, and other development standards for structures on the parcel.

Over the years, the Osceola Park Neighborhood has experienced various zoning changes dealing primarily with non-residential classifications, but the most notable change was the southward expansion of the Central Business District.

The Zoning Districts in the Osceola Park Neighborhood follow the same boundaries as the Future Land Use designations. They include mostly Single Family Residential (R-1-A) located in the heart of the neighborhood. Non-residential and multi-family districts are principally located around the edges of the neighborhood and include:

- ▶ Medium Density Multiple Family Residential (RM) located on the northern edge of the neighborhood fronting on SE 2nd Street;
- ▶ Central Business District (CBD) located on the northern and northeastern edges of the neighborhood fronting SE 2nd Street and SE 5th Avenue;
- ▶ General Commercial (GC) located on the eastern and southeastern edge of the neighborhood fronting on SE 5th Ave;
- ▶ Open Space and Recreation (OSR) which is located at Currie Commons Park between SE 7th Street and SE 8th Street; and
- ▶ Open Space (OS) and Community Facilities (CF) located in the southeastern edge of the neighborhood.

The Zoning Districts in Osceola Park, along with acreages of each, are shown in the table below.

ZONING DISTRICT	ACRES	PERCENT
R-1-A - Single Family Residential	78.43	54.7
CBD - Central Business District	23.61	16.5
RM - Multiple Family Residential (Medium Density)	22.47	15.7
GC - General Commercial	8.69	6.1
CF - Community Facilities	4.31	3.0
OSR - Open Space & Recreation	3.13	2.2
OS - Open Space	2.65	1.8
Total	143.3	100

R-1-A (Single Family Residential)

The R-1 zoning districts were created to provide areas of single-family detached residences and to protect those areas from the intrusion of inappropriate uses. The R-1-A district permits single-family residential units with a minimum lot area of 7,500 square feet. Additionally, the district accommodates some non-residential uses (e.g. churches, day care facilities) as conditional uses. The R-1-A designation is applied to most of the neighborhood east of the F.E.C. Railroad.



RM (Multiple Family Residential - Medium Density)

The RM district allows a variety of housing types at densities of 6 to 12 units per acre. The district is applied adjacent to Swinton Avenue, between SE 2nd and SE 9th Streets and east of the railroad, between SE 2nd and SE 3rd Streets.

CBD (Central Business District)

The CBD was established as a form-based code to preserve and protect the cultural and historical aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of the area. The district accommodates a wide range of residential and commercial development and has special provisions for increased densities and heights to accommodate higher intensity uses. The district is applied along the Federal Highway Corridor between SE 2nd and SE 4th Streets.

GC (General Commercial)

The GC district is intended for small parcels of land that are suited to small scale retail, service, and office uses. South of SE 4th Street, most of the land fronting on South Federal Highway is designated GC.

OSR (Open Space & Recreation)

The OSR district was established to most appropriately identify parcels of land which are used primarily for recreational or public purposes in an outdoor setting. Thus, it is generally applied to parks, golf courses, and situations where public recreational facilities may exist. The district is applied to Currie Commons Park.



OS (Open Space)

The OS district was established to most appropriately identify parcels of land which are used primarily in an open space manner. Created to reflect some of the open space areas as shown on the Future Land Use Map, the OS District is applied to portions of land development projects which are primarily open space in nature (e.g., water bodies) and to other open space areas, including the municipal beach, which are normally not to have intense use or commercialization. The district is applied to the landscaped open space area at the northeast corner of Swinton Avenue and SE 10th Street

CF (Community Facilities)

The CF district is a special purpose district, primarily, but not exclusively, intended for facilities which serve public, semi-public, and private purposes. Such uses include governmental, religious, educational, health care, social services, and special facilities. The district is applied to the FPL facility on SE 10th Street and the open space/park between Swinton Avenue and the railroad north of SE 10th Street.

CRIME MANAGEMENT AND PUBLIC SAFETY

The Police Department has initiated a number of programs intended to reduce crime problems in the neighborhoods. The cornerstone of Police Department efforts to reduce crime in Delray Beach is the Community Policing program. Community Policing emphasizes a cooperative effort between the police and the community to find long term solutions to the community's problems. Community Policing is intended to both increase the police presence in the neighborhood and improve relations between the department and residents. This is a departure from past police methods which emphasized officers in patrol cars reporting to emergency radio calls. In addition to routine patrol activity, the Community Officers help to organize community improvement activities, such as trash pick-ups, paint-up projects, and organization of neighborhood watches.



CODE ENFORCEMENT

Code enforcement plays a critical role in the redevelopment of the area. The homeowners association works with the City to help educate neighborhood residents. The City's sanitation officers also conduct a daily cleanup along SW 2nd Avenue. The residents were provided several trash cans, which were painted at a neighborhood event, and the City's sanitation staff empties the cans regularly.

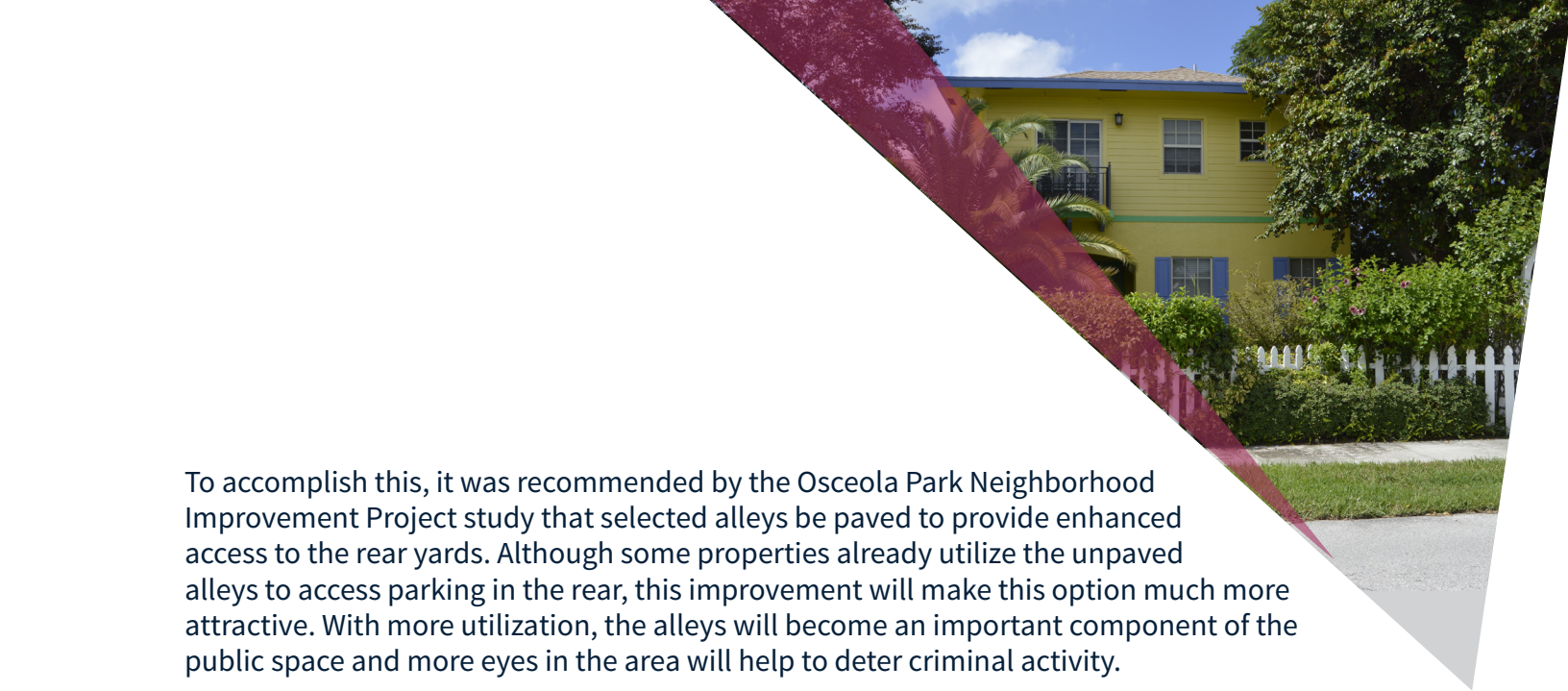
The City's Code Enforcement Division has noted the top three more frequent code violations in Osceola Park include:

- ▶ Placement of gravel in the City's right-of-way (such as the swale or part of the driveway)
- ▶ Fences constructed without permits, some of which are not in compliance with the City's Land Development Code
- ▶ Home renovations without permits; many of which have recently been resolved
- ▶ Due to the upcoming improvements from the Osceola Park Neighborhood Improvements Project, the swales which have gravel will be returned to grass.

PARKING

Two parking issues impact the neighborhood. The first issue is the large number of cars parked in the swales and in some cases, front yards, throughout the neighborhood. The lack of adequate parking is a blighting influence in the neighborhood. The second is the lack of adequate parking for the nonresidential properties in the rail corridor. The large amount of auto repair businesses is the primary cause of this problem.

Improving streetscapes is a primary focus of the Plan Update; therefore, it is important to reduce excessive parking along residential roadways, in the swales, and in many instances in front yards within the residential neighborhood. The R-1-A Single Family Residential District does not permit parking in the front setback. Since much of the Neighborhood is zoned R-1-A, parking solutions have been difficult to address.



To accomplish this, it was recommended by the Osceola Park Neighborhood Improvement Project study that selected alleys be paved to provide enhanced access to the rear yards. Although some properties already utilize the unpaved alleys to access parking in the rear, this improvement will make this option much more attractive. With more utilization, the alleys will become an important component of the public space and more eyes in the area will help to deter criminal activity.

PROXIMITY TO NUISANCES

Residential properties backing up to the Federal Highway and Railroad commercial corridors contend with increased noise levels, overflow parking, and unsightly service areas. Landscape buffers between these commercial/industrial uses and residential properties within the neighborhood are often deteriorating or nonexistent. Addressing these nuisances and compatability issues would have a positive impact on the neighborhood.

The railroad also presents a noise problem in areas where it directly abuts residential development. Landscape buffering would improve the situation, and in some cases, it is the responsibility of the property owners since the landscaping would have to be placed on private property. However, in areas where the east/west roadways terminate at the F.E.C. Railroad right-of-way, landscaping at the dead ends, along with murals is a featured recommendation discussed in the “Priorities, Strategies, and Action Items” section of this plan.

Consideration must also be given to eliminating excessive commercial truck traffic through the neighborhood. Commercial truck traffic associated with the railroad commercial corridor should be directed away from residential streets. Planned improvements underway may accomplish this, but should be re-evaluated after the improvements are completed.

DILAPIDATED STRUCTURES

Dilapidated structures can give an area a blighted appearance, which discourages investment in adjacent properties. Therefore, the City will continue to evaluate poorly maintained and abandoned structures to determine if they should be demolished as a last resort. Records indicate no structures have been demolished by neglect in the past 5 years.



TRAFFIC CIRCULATION

Osceola Park has historically had traffic problems within the neighborhood that include speeding on some local residential streets, and commercial truck traffic through the neighborhood. The Osceola Park Redevelopment Plan previously recommended hiring a traffic consultant to study conditions and make recommendations to alleviate the problems associated with vehicular traffic in the neighborhood. City Commission has approved consultant's recommendations in the Osceola Park Neighborhood Improvements Report to introduce new traffic calming measures and reduce excessive cut-through traffic.

PEDESTRIAN CIRCULATION – SIDEWALKS

Sidewalks are provided on the perimeter roadways surrounding the neighborhood. Within the neighborhood, however, sidewalks are provided on only about half of the residential streets. On streets where sidewalks do exist, there are many missing or broken segments. Damaged sidewalks or lack of sidewalks on major roadways discourages walking around the neighborhood.

STREET LIGHTING

Typical cobra head street lights, attached to Florida Power & Light poles, are located throughout the neighborhood, primarily at roadway intersections and mid-block. Although this level of lighting meets the minimum standards, excessive dead spots create opportunities for criminal activity and the overall feel is that of not being very safe when walking at night. Note that this is being addressed by the improvement project.

ALLEYWAYS

Most of the alleys within the neighborhood are unpaved and overgrown.

WATER AND SEWER SERVICE

Water service and sewer service is provided to properties throughout the study area. While some extensions may be needed to serve vacant properties, no extensions are required for existing developments.



ONGOING & CONCURRENT PROJECTS



THE OSCEOLA PARK NEIGHBORHOOD IMPROVEMENTS PROJECT RECOMMENDATIONS

The following improvements are recommended or underway as part of a project that originated from the original Redevelopment Plan's recommendations. The report was prepared by Mathews Consulting, a Baxter and Woodman Company, and managed through the City's Public Works Department.

SIDEWALKS

There are two options for sidewalk improvements. Option 1 is filling the gaps to have a continuous sidewalk on at least one side of each roadway. Option 2 follows the City's Typical Roadway Section and calls for the provision of sidewalks on both sides of each roadway.

In addition, anywhere sidewalk flags and driveway aprons are broken in the City's right-of-way, those should be replaced. At street intersections with sidewalk connections, Americans with Disabilities Act (ADA)-compliant domed mats will be proposed.

TRAFFIC CIRCULATION

After temporary traffic calming devices were studied, the recommendation was for the installation of six permanent chicanes on the north-south "through streets", which are SE 3rd Avenue and SE 4th Avenue.

- ▶ On SE 3rd Avenue, chicanes are to be installed:
 - Between SE 8th Street and SE 9th Street
 - Between SE 6th Street and SE 7th Street
 - Between SE 3rd Street and SE 4th Street
- ▶ On SE 2nd Avenue, a chicane is to be installed between SE 7th Street and SE 8th Street (in place of an existing speed hump near Currie Commons Park)

Another recommendation was for fourteen neighborhood entrance bumpouts, which narrow the roadway and highlight to motorists that they are entering a residential area. The bumpouts will also be landscaped and serve as a gateway feature.



STREET LIGHTING

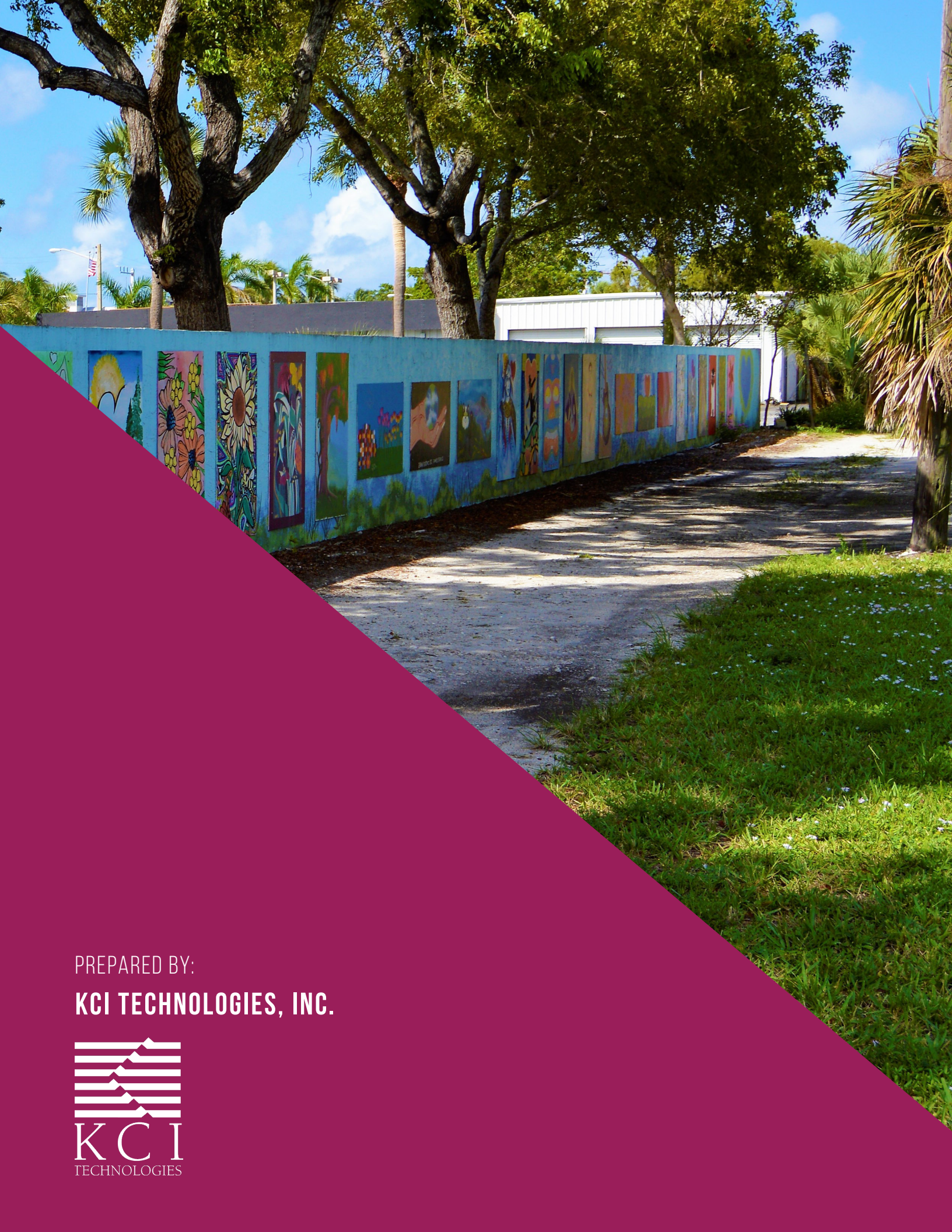
The CRA should work with Florida Power and Light to implement the LED Street Lighting Program in order to replace the typical cobra head street lights that are attached to Florida Power & Light poles. The poles are located throughout the neighborhood, primarily at roadway intersections and mid-block. Replacement and the addition of more exterior lighting along the roadways are recommendations of this plan. The Osceola Park Neighborhood Improvement Project proposes to replace the fixtures with a historic style, Florida Power & Light fixture. After this project is completed, a long term priority could be to re-evaluate the neighborhood lighting coverage to consider supplementary pedestrian-scale lighting with complementary historic style fixtures that are Dark Skies compliant.

ALLEYWAY IMPROVEMENTS

- ▶ With permeable concrete:
 - Between S. Swinton Avenue and SE 1st Avenue, from SE 3rd Street to SE 4th Street
 - Between SE 3rd Avenue and SE 4th Avenue, from SE 2nd Street to SE 4th Street
- ▶ With lattice blocks:
 - From SE 3rd Avenue and SE 4th Avenue, between SE 4th Street and SE 5th Street
 - From the F.E.C. Railroad and SE 4th Avenue, between SE 5th Street and SE 6th Street
 - Between SE 2nd Avenue and SE 3rd Avenue, from SE 8th Street and SE 9th Street
 - Between SE 3rd Avenue and SE 4th Avenue, from SE 8th Street and SE 10th Street

WATER AND SEWER SERVICE

The conditions of the water and sewer pipes were studied through the Osceola Park Neighborhood Improvements Project and have revealed segments of pipes that are in need of upgrades. The plan recommends several areas for sewer pipe replacement and many areas where the sewer pipes are to be lined to extend their life. Three segments of water mains are also recommended for replacement with upgraded pipe sizes to support new fire hydrants and future development. In addition, road surface improvements will have to be programmed to follow the pipe replacements.



PREPARED BY:
KCI TECHNOLOGIES, INC.

