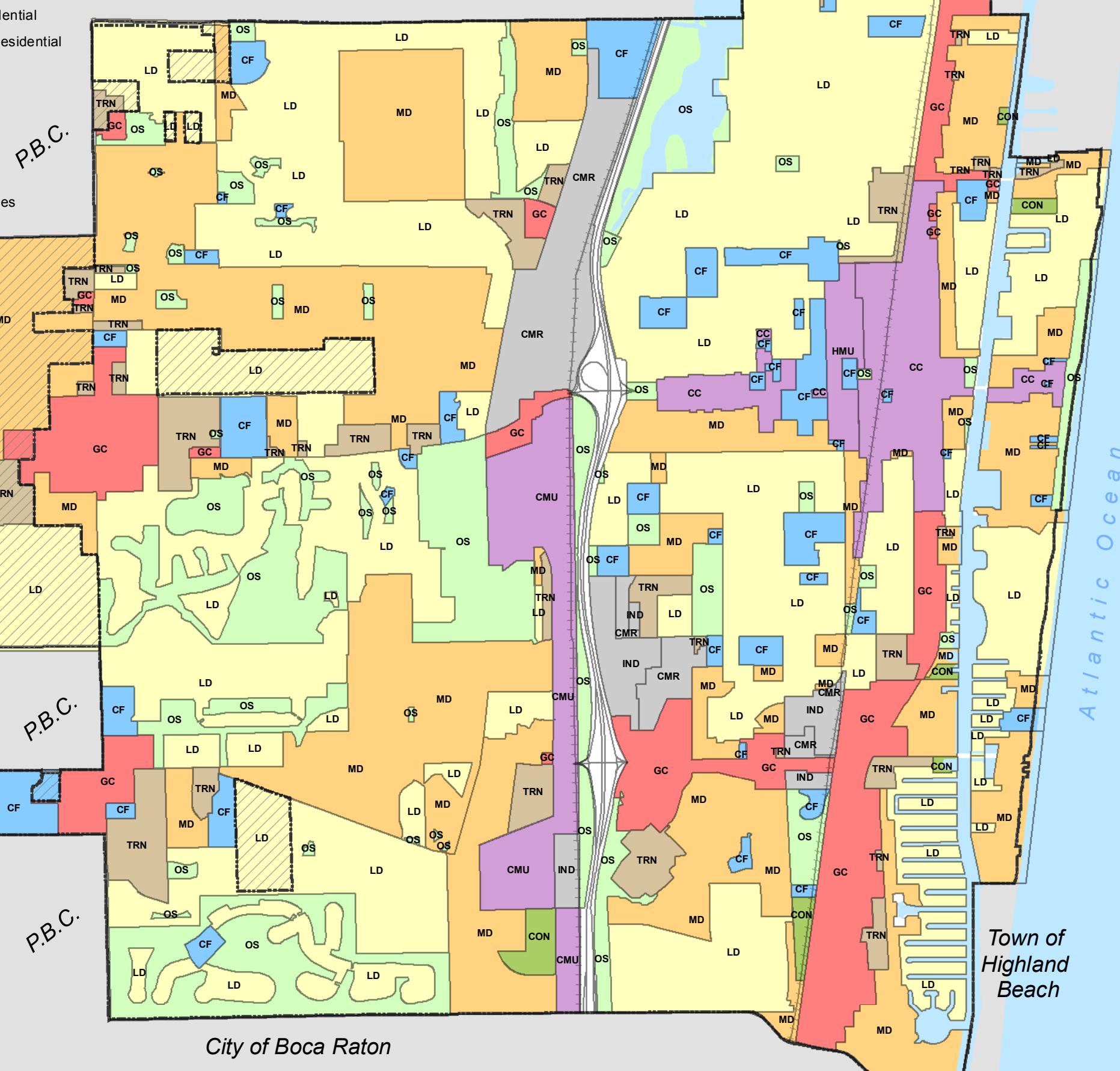




City of Boynton Beach

Town of Gulf Stream



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Future Land Use Designations
[MAP NDC-X]

LD - Low Density Residential, 0-5 units per acre

MD - Medium Density Residential, 5-12 units per acre

TRN - Transitional

GC - General Commercial

CC - Commercial Core

CMU - Congress Avenue Mixed Use

HMU - Historic Mixed Use

CF - Community Facilities

IND - Industrial

CMR - Commerce

OS - Open Space

CON - Conservation

Delray Beach Boundary

Planning Area

Palm Beach County Jurisdiction



0 0.5 1
Miles

City of Delray Beach
Development Services Department

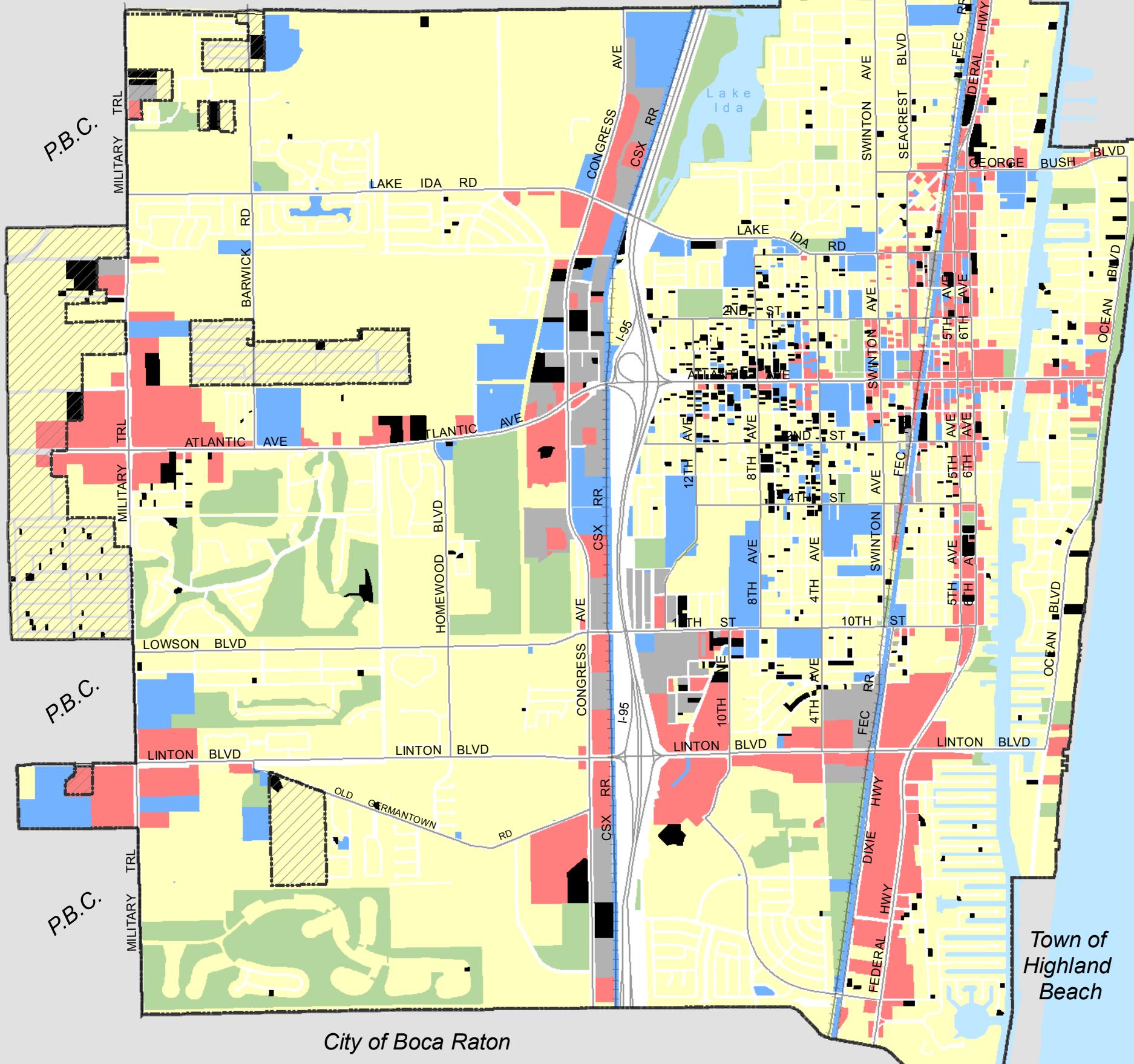
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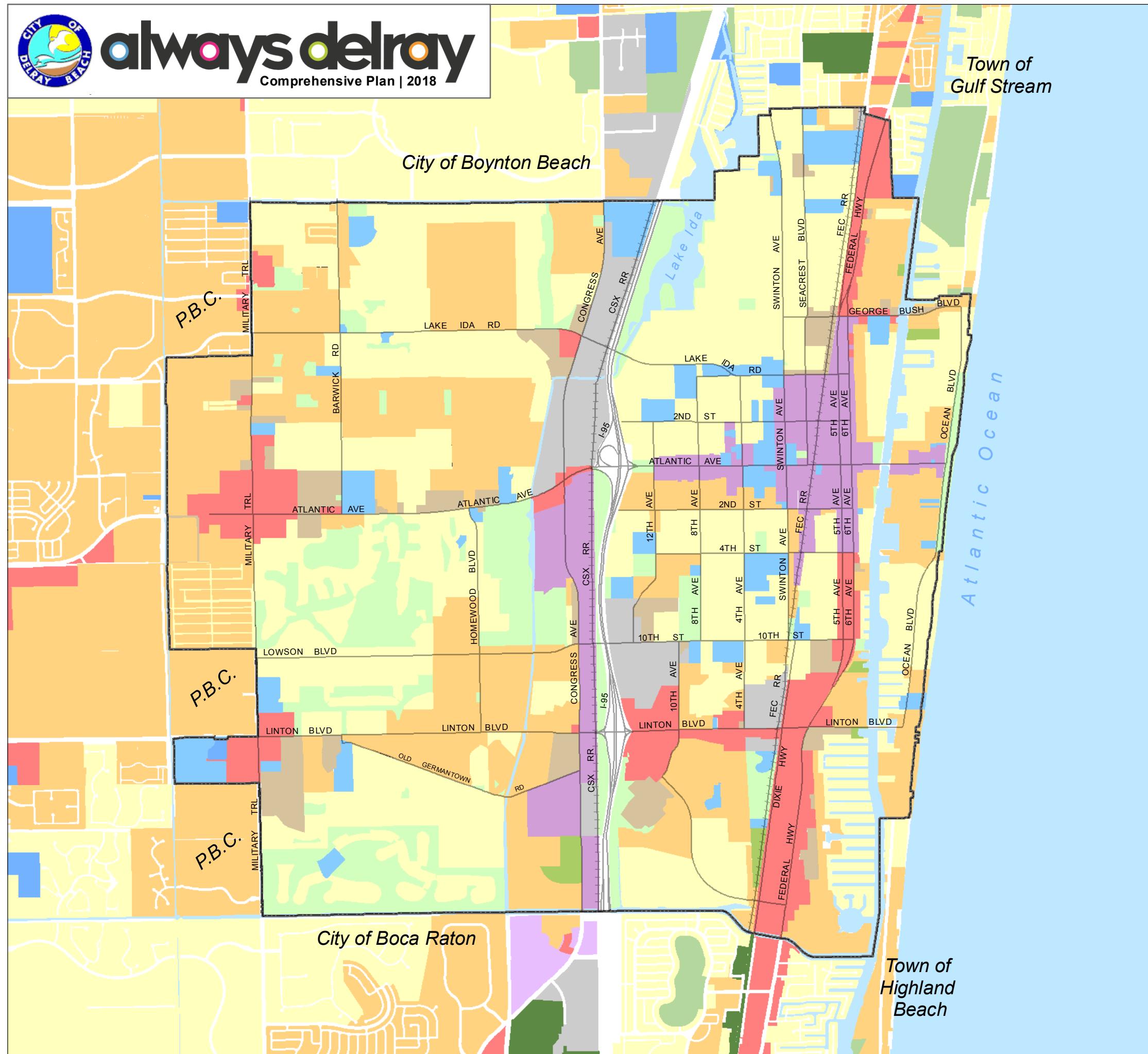




City of Boynton Beach

Town of Gulf Stream





NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Adjacent Land Uses (B)
[MAP NDC-X]

Generalized Future Land Use

- Single Family Residential
- Multifamily Residential
- Commercial
- Mixed Use
- Community Facilities
- Industrial
- Recreation and Open Space
- Conservation

Delray Beach Boundary

Planning Area



0 0.5 1 Miles

City of Delray Beach
Development Services Department

Print Date: 2/21/2019



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Annexation Areas
[MAP NDC-X]

Barwick Rd Area, 127.26 ac
Country Club Acres, 158.39 ac
Delray Community Hospital Area, 7.17 ac
High Point West Area, 213.57 ac
North Military Trl / Barwick Rd Area, 51.42 ac
The Atlantic Ave and Military Trl Area, 37.06 ac
The Foxe Chase Subdivision, 61.52 ac

- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



City of Delray Beach
Development Services Department



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Annexation Areas
[MAP NDC-X]

Advisory Future Land Use

- Low Density, 0-5 units per acre
- Medium Density, 5-12 units per acre
- General Commercial
- Transitional
- Community Facilities

- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction

Acreage Summary of Annexation Areas

Advisory Future Land Use	Acres
Low Density Residential	367.91
Medium Density Residential	210.68
General Commercial	9.88
Transitional	46.31
Community Facilities	7.77

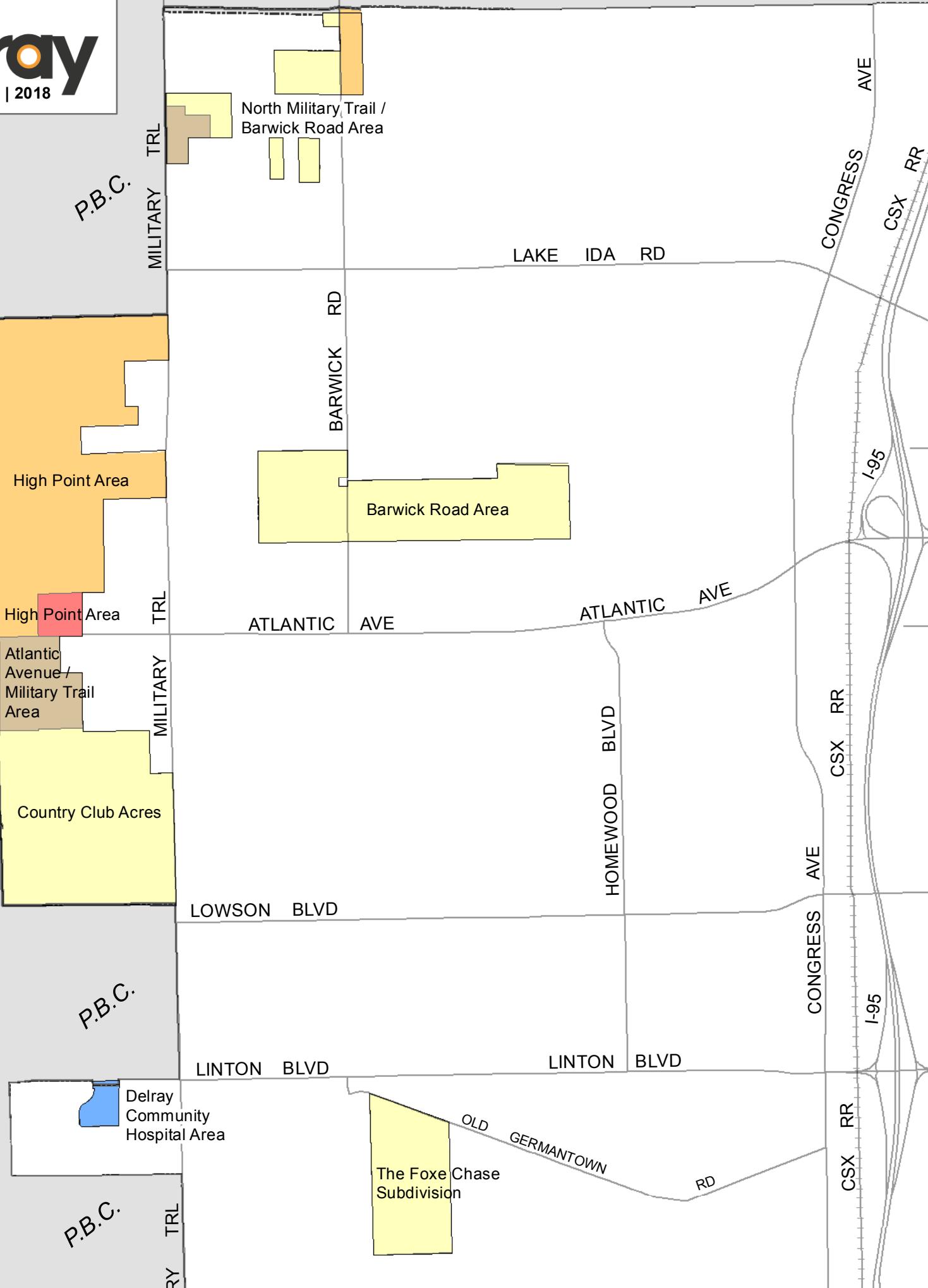
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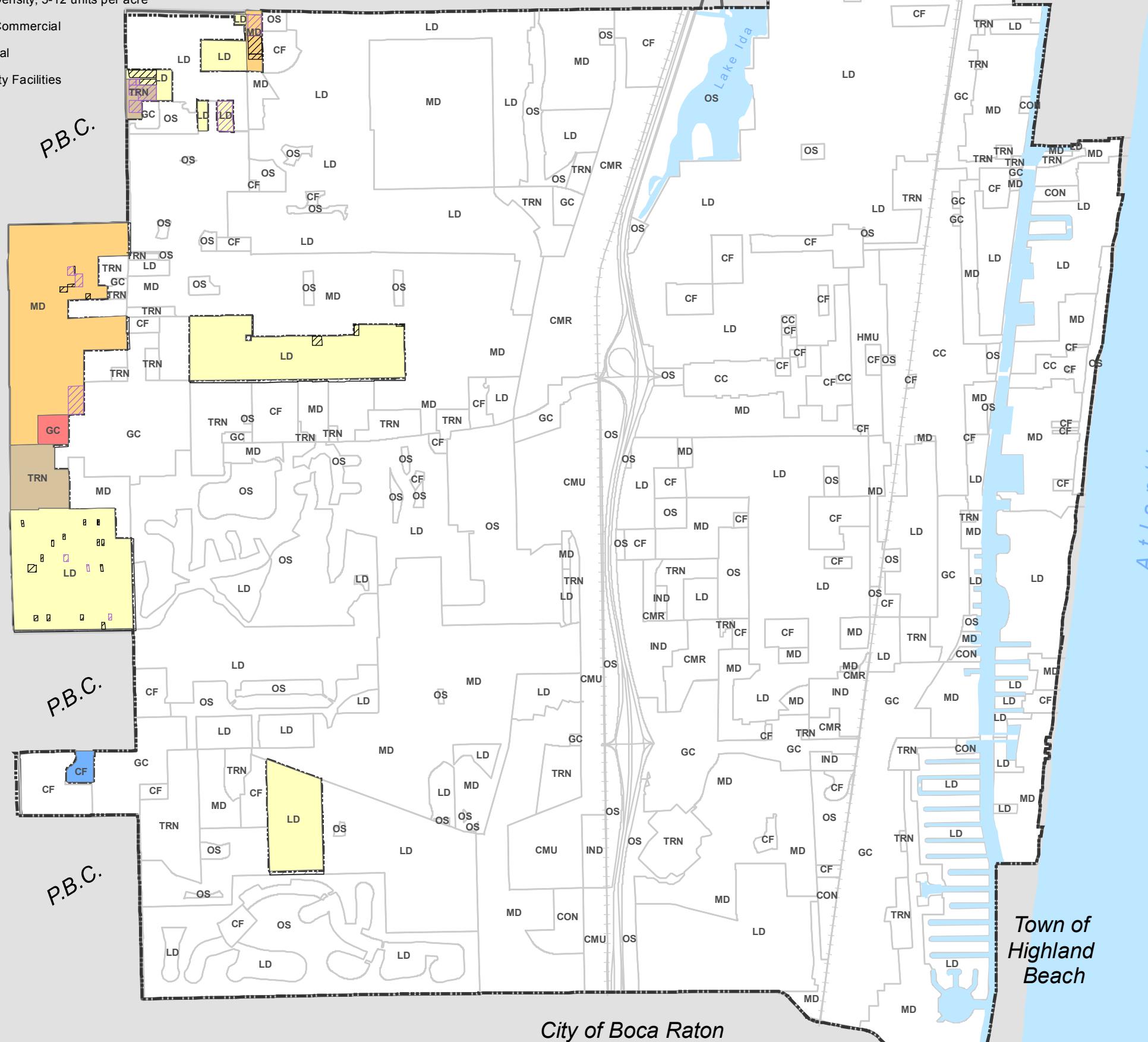
City of Delray Beach
Development Services Department

Print Date: 3/20/2019





- Low Density, 0-5 units per acre
- Medium Density, 5-12 units per acre
- General Commercial
- Transitional
- Community Facilities



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Annexation Areas
Potential Residential Units
[MAP NDC-X]

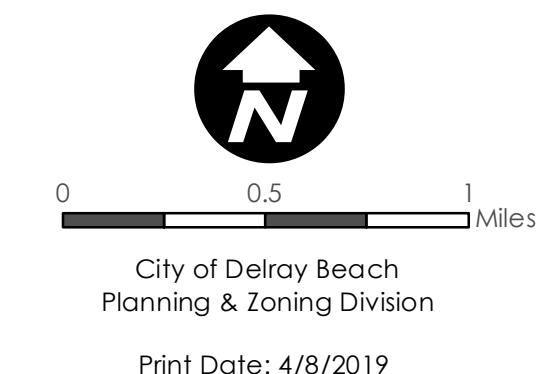
- Vacant Land
- Underutilized Lands (Land value exceeds improvement value by more than 50%)
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction

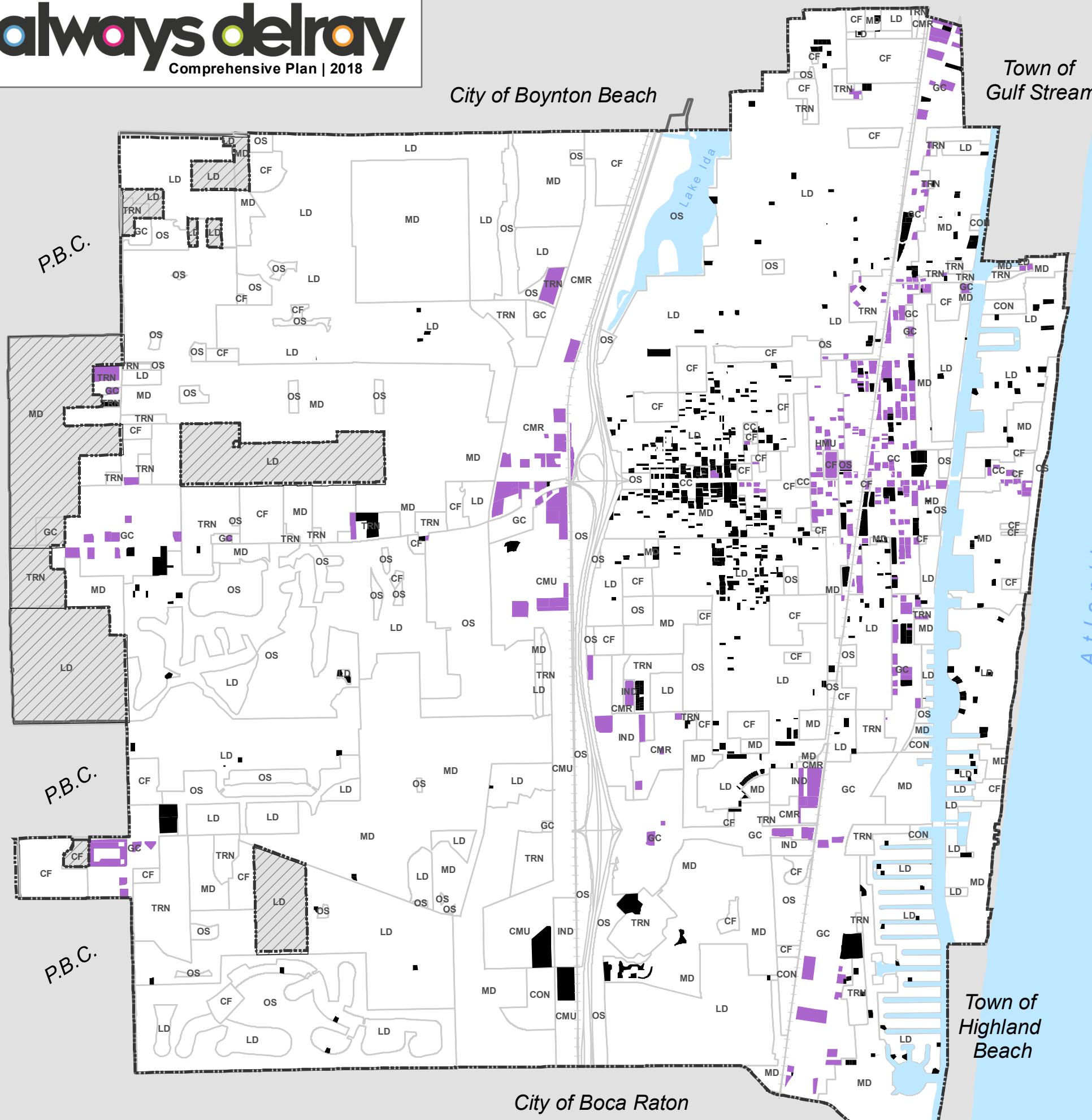
Vacant Land within Annexation Areas

Advisory Future Land Use	Potential Acres	Potential Units
LD - Low Density, 0-5 units per acre	8.03	40
MD - Medium Density, 5-12 units per acre	4.55	55
TRN - Transitional, 18 units per acre	12.58	95

Underutilized Land within Annexation Areas

Advisory Future Land Use	Potential Acres	Potential Units
LD - Low Density, 0-5 units per acre	5.80	29
MD - Medium Density, 5-12 units per acre	9.53	114
TRN - Transitional, 18 units per acre	6.49	117
	21.82	260





NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Potential Residential Units [MAP NDC-X]

-  Vacant Land
-  Underutilized Lands
(Land value exceeds improvement value by more than 50%)
-  Delray Beach Boundary
-  Planning Area
-  Palm Beach County Jurisdiction

Vacant Land Acreage Summary

Future Land Use Designation	Acres	Potential Units
LD - Low Density, 0-5 units per acre	79.83	399
MD - Medium Density, 5-12 units per acre	27.68	332
CC - Commercial Core, 30 units per acre	42.52	1,276
GC - General Commercial, 30 units per acre	29.05	872
CMU - Congress Avenue Mixed Use, 40 units per acre	17.27	691
TRN - Transitional, 18 units per acre	15.59	281
	211.95	3,850



0 0.5 1 Miles

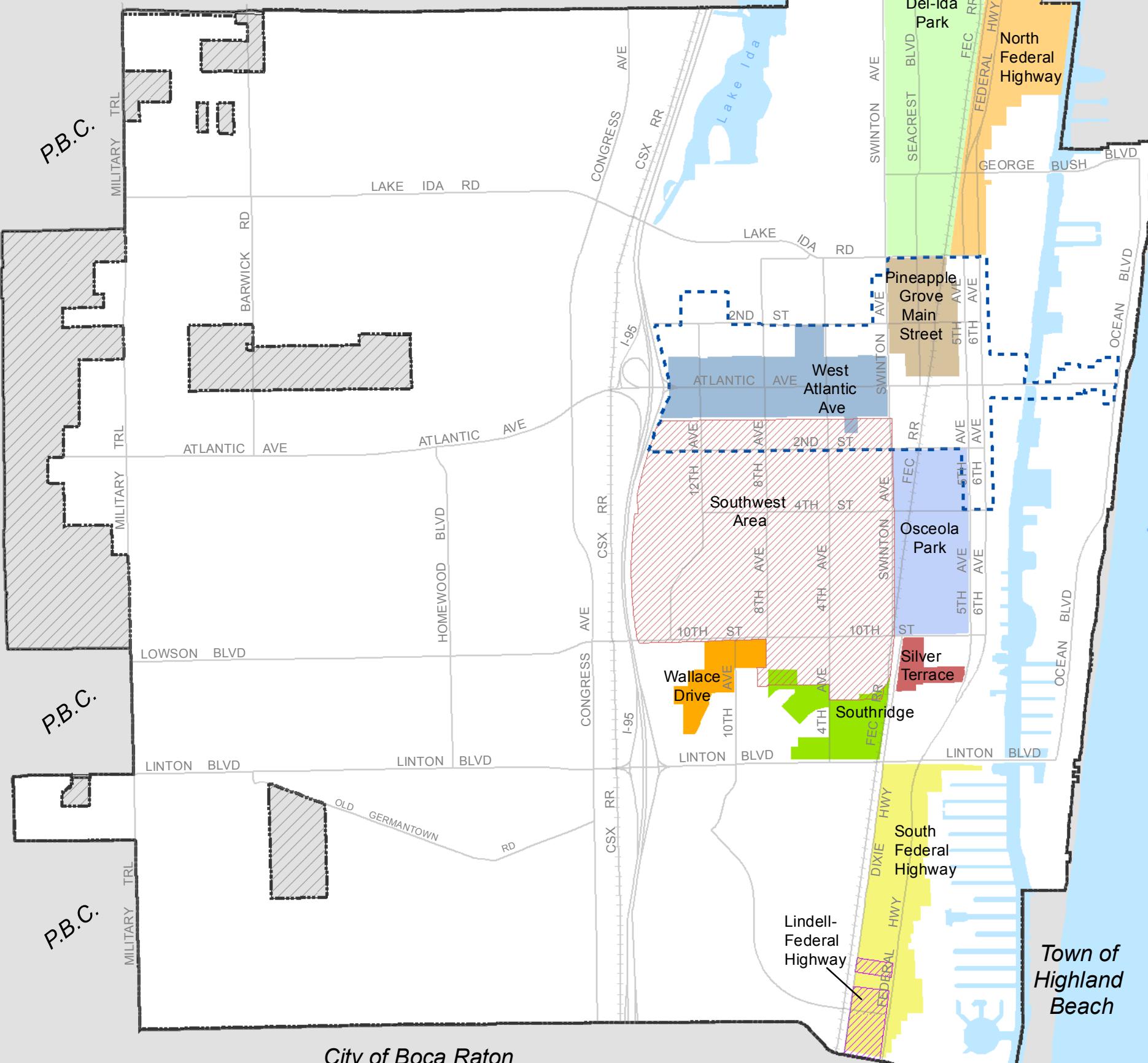
Print Date: 4/8/2019



City of Boynton Beach

Town of Gulf Stream

City of Boca Raton



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Neighborhood and
Redevelopment Plan Areas
[MAP NDC-X]

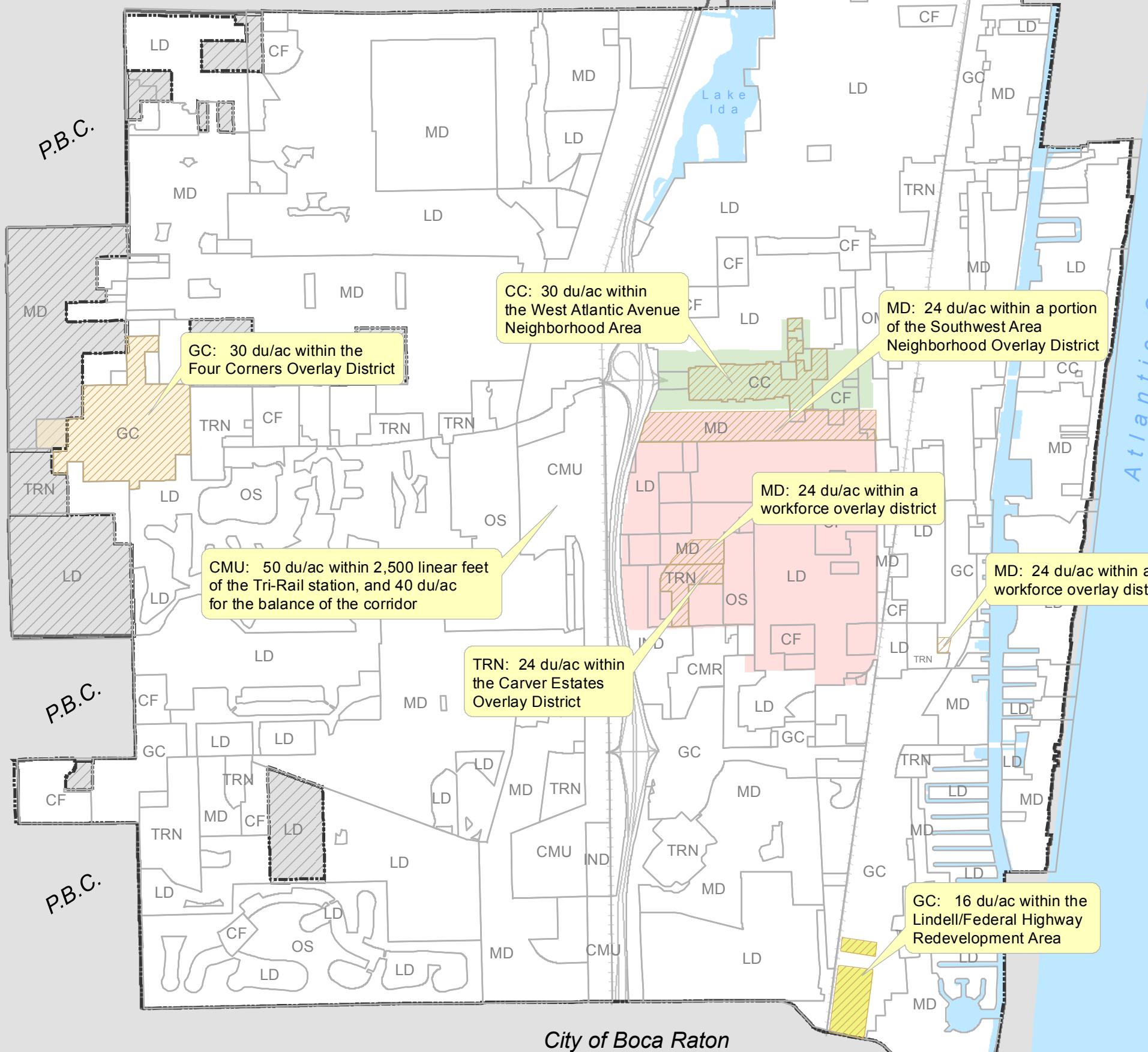
- Downtown Master Plan
- Lindell-Federal Highway
- Osceola Park
- North Federal Highway
- Pineapple Grove Main Street
- Seacrest Del-Ida Park
- Silver Terrace
- South Federal Highway
- Southridge
- Southwest Area
- Wallace Drive
- West Atlantic Avenue
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach
Development Services Department

Print Date: 4/3/2019



NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Density Bonus Areas [MAP NDC-X]

- Density Bonus Areas
- Redevelopment Areas
 - Four Corners Overlay District
 - Lindell-Federal Hwy Redevelopment Area
 - Southwest Area Neighborhood Overlay District
 - West Atlantic Avenue Neighborhood Area
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach
Planning & Zoning Division

Print Date: 3/8/2019