



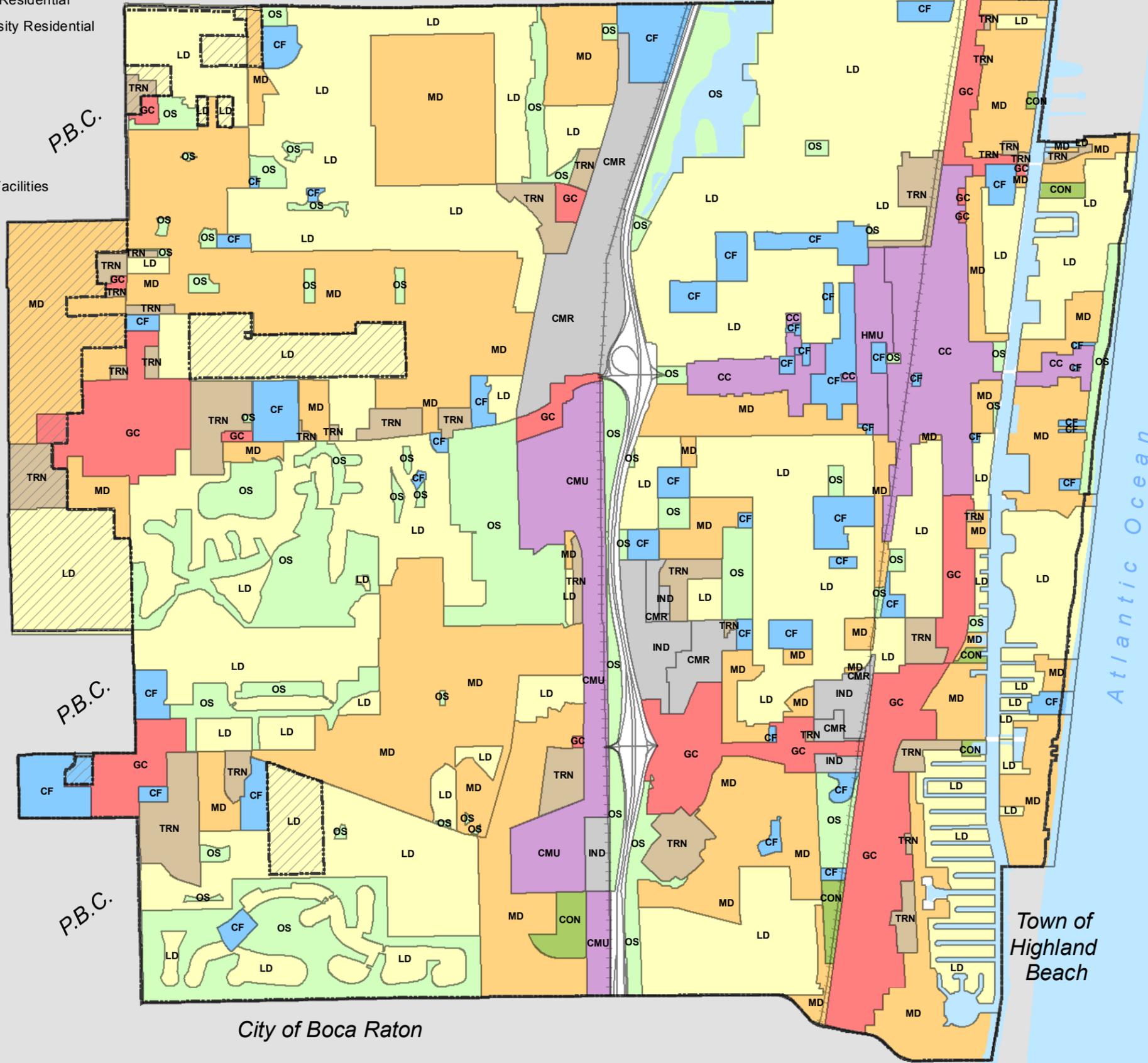
City of Boynton Beach

Town of Gulf Stream



**NEIGHBORHOODS,  
DISTRICTS AND CORRIDORS**  
Future Land Use Designations  
[MAP NDC-X]

- Low Density Residential
- Medium Density Residential
- Transitional
- Commercial
- Mixed Use
- Open Space
- Conservation
- Community Facilities
- Industrial



- 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

Print Date: 4/5/2019

City of Boca Raton

Town of Highland Beach

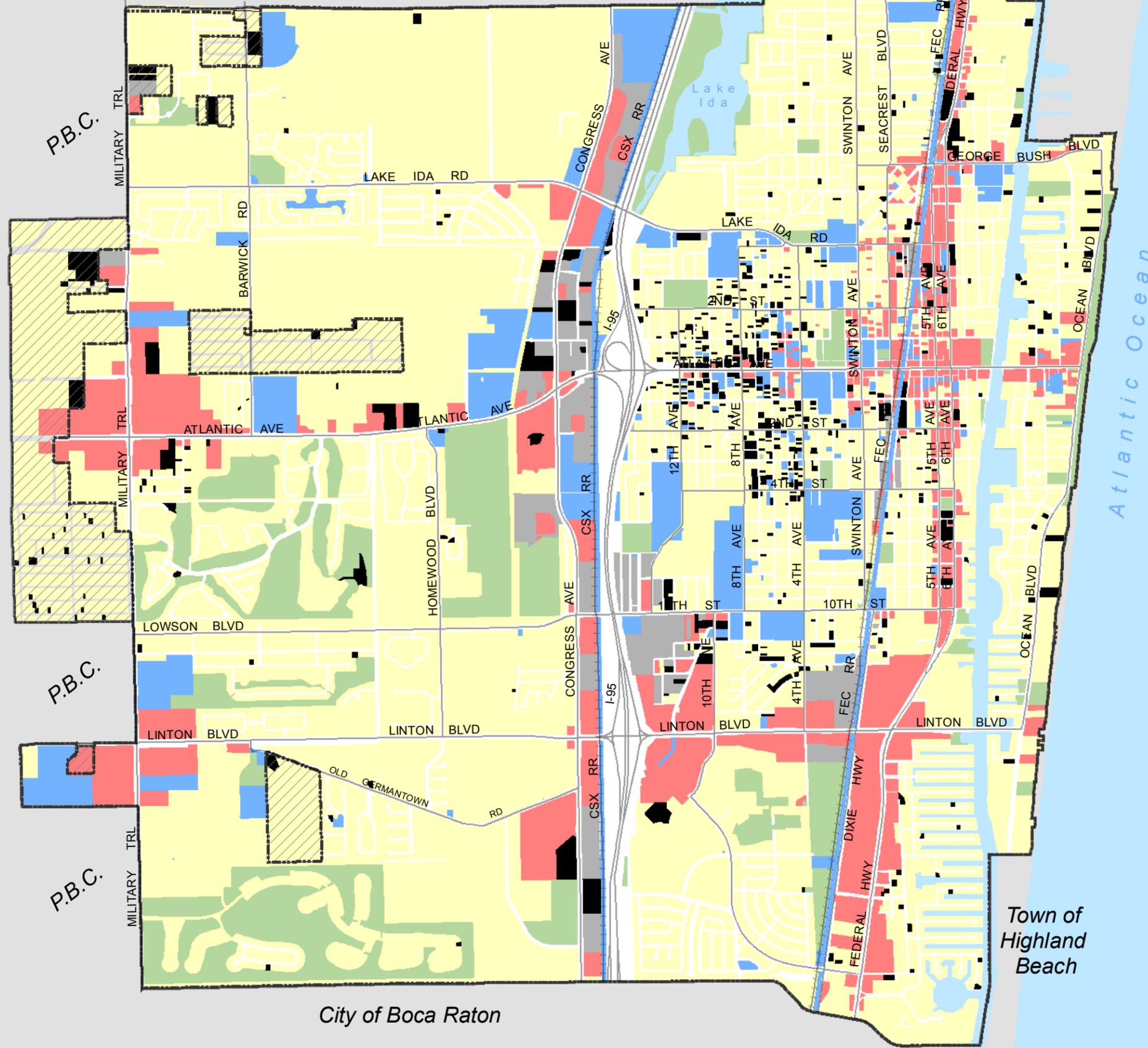


City of Boynton Beach

Town of Gulf Stream



**NEIGHBORHOODS,  
DISTRICTS AND CORRIDORS**  
Existing Land Uses  
[MAP NDC-X]



- Residential
- Commercial
- Education and Public Facilities
- Industrial
- Recreation, Open Space and Conservation
- Vacant & Agriculture
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

Print Date: 2/8/2019

City of Boca Raton

Town of Highland Beach

P.B.C.

P.B.C.

P.B.C.

MILITARY TRL

MILITARY TRL

MILITARY TRL

LAKE IDA RD

ATLANTIC AVE

LOWSON BLVD

LINTON BLVD

LINTON BLVD

OLD CERMANTOWN RD

CONGRESS AVE

CONGRESS AVE

CONGRESS AVE

CSX RR

CSX RR

CSX RR

I-95

I-95

LAKE IDA RD

LAKE IDA RD

LAKE IDA RD

12TH AVE

8TH AVE

8TH AVE

4TH AVE

SWINTON AVE

SWINTON AVE

SWINTON AVE

SEACREST BLVD

SEACREST BLVD

SEACREST BLVD

FEDERAL HWY

FEDERAL HWY

FEDERAL HWY

DIXIE HWY

DIXIE HWY

DIXIE HWY

FEC RR

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FEC RR

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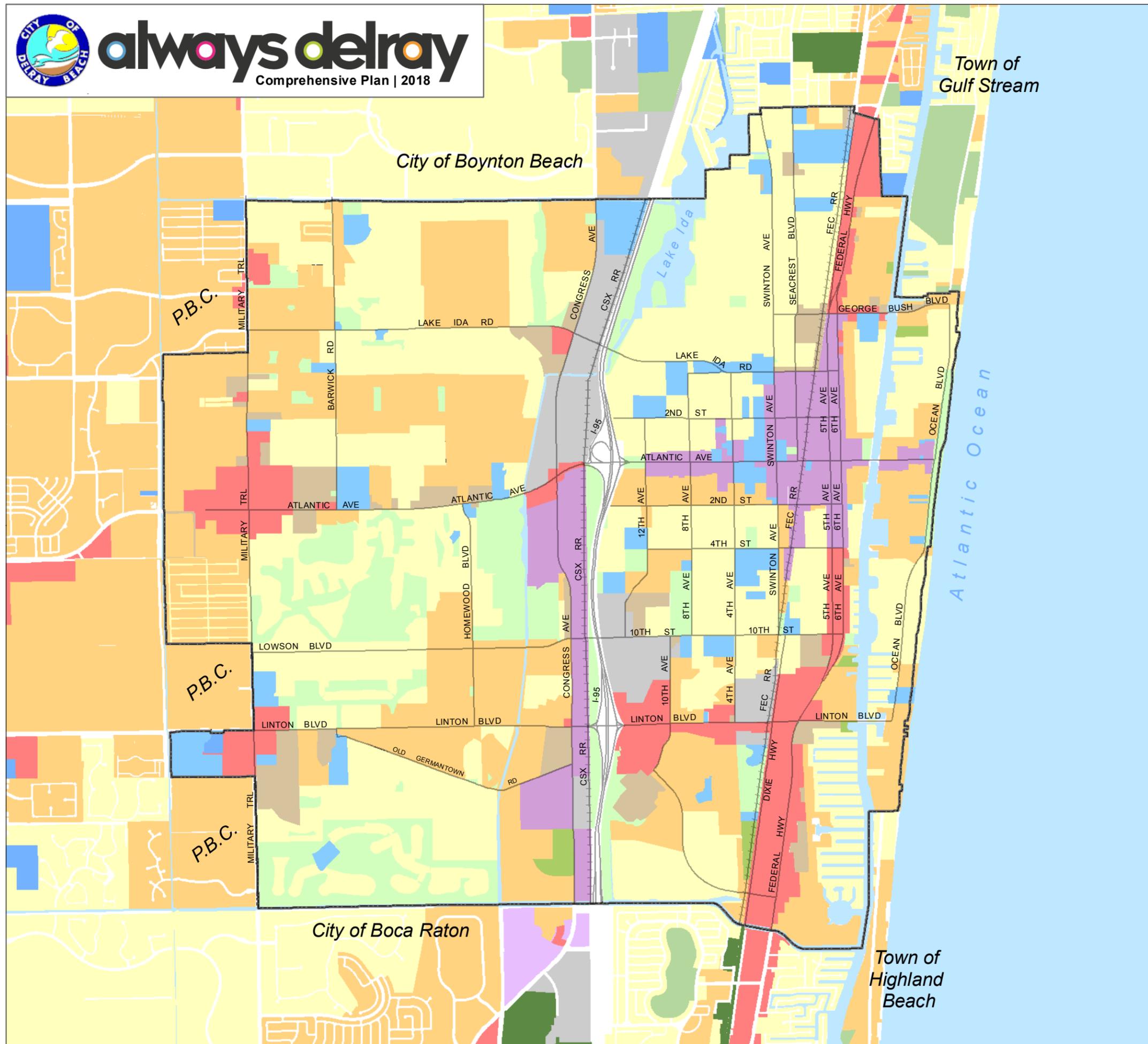
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**NEIGHBORHOODS,  
DISTRICTS AND CORRIDORS**  
Adjacent Land Uses (B)  
[MAP NDC-X]



**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



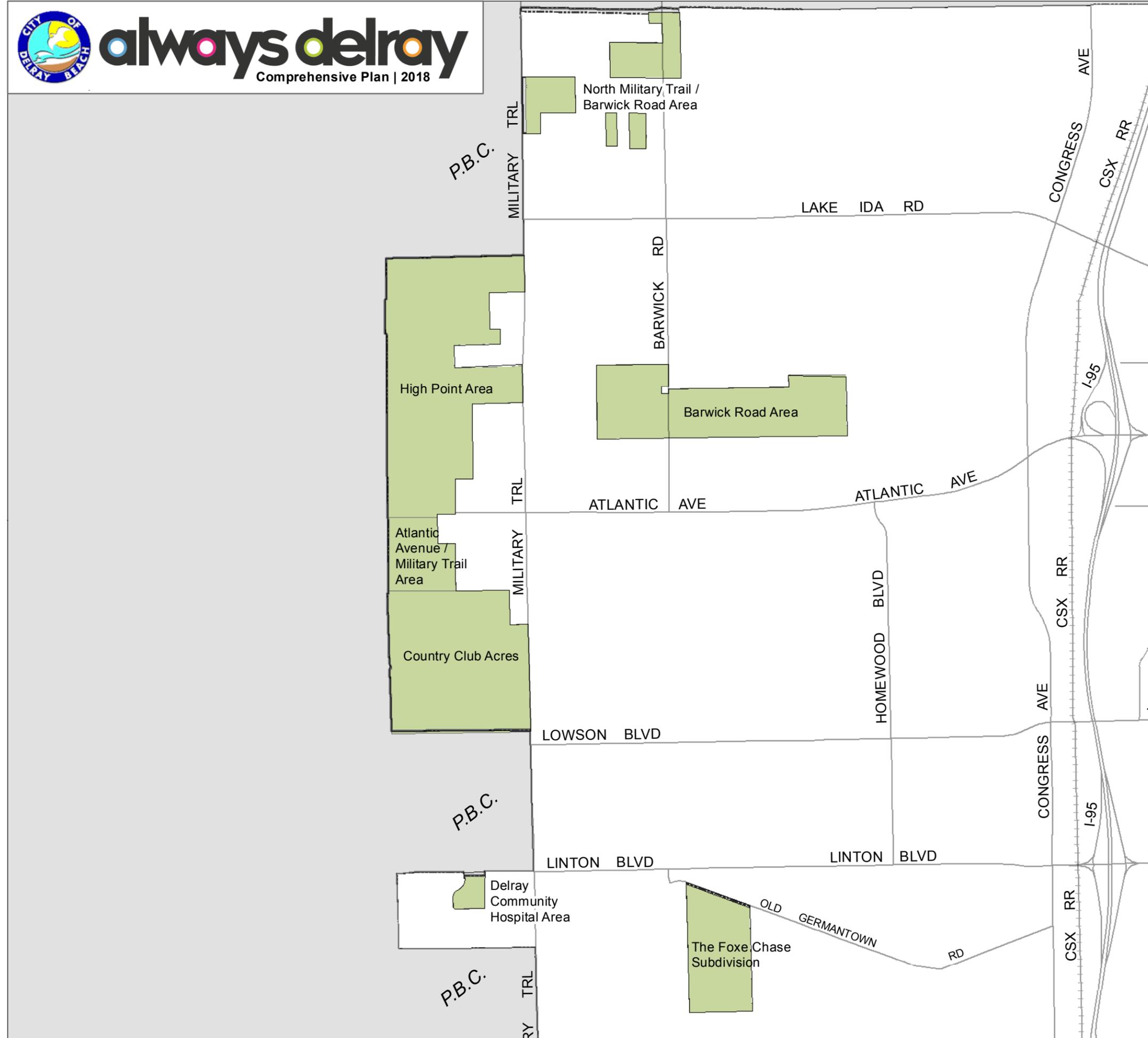
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City of Delray Beach  
Development Services Department

Print Date: 2/21/2019



## NEIGHBORHOODS, DISTRICTS AND CORRIDORS Annexation Areas [MAP NDC-X]



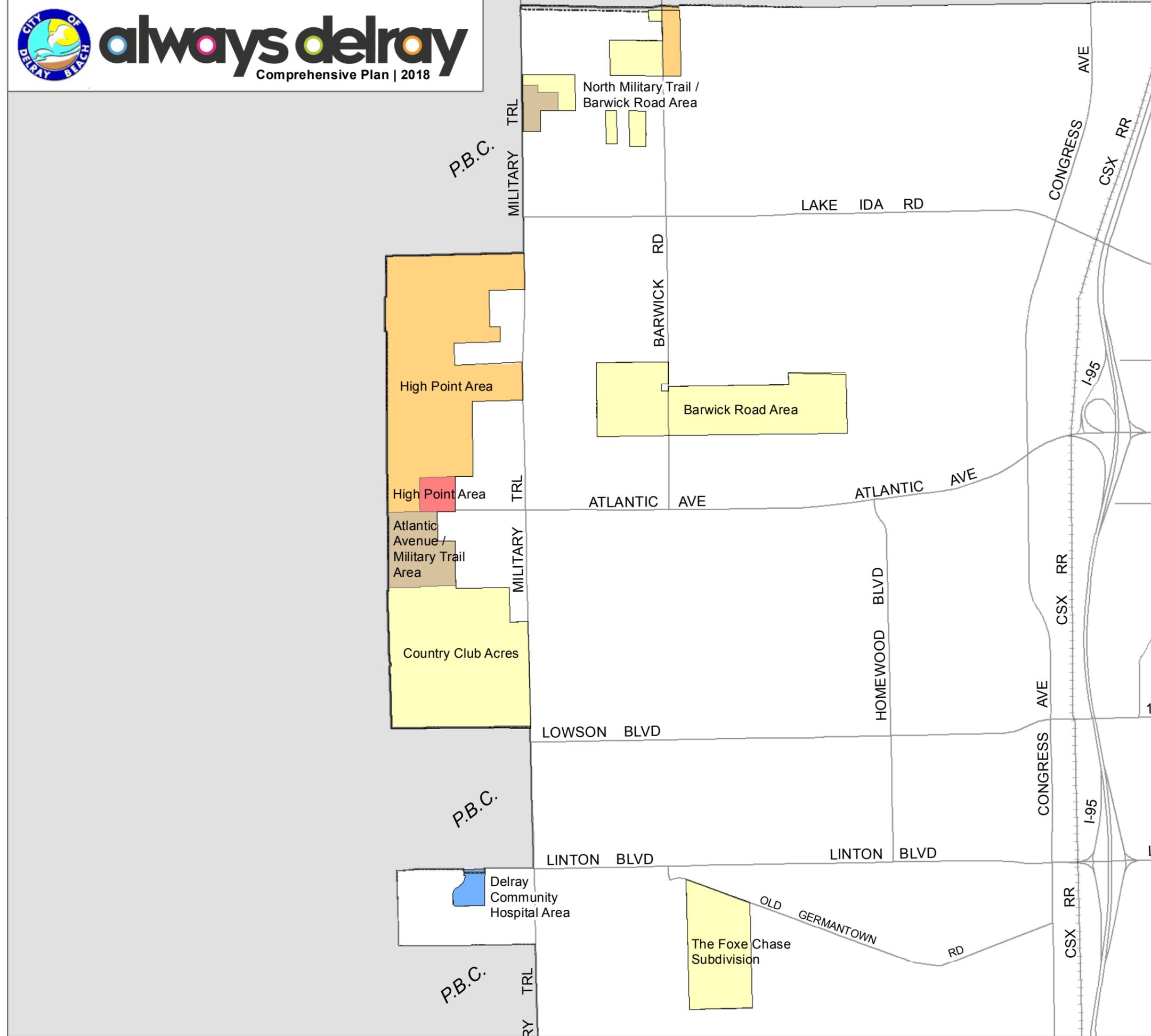
- Barwick Rd Area, 127.26 ac
- Country Club Acres, 158.39 ac
- Delray Community Hospital Area, 7.17 ac
- High Point West Area, 213.57 ac
- North Military Trl / Barwick Rd Area, 51.42 ac
- The Atlantic Ave and Military Trl Area, 37.06 ac
- The Foxe Chase Subdivision, 61.52 ac

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





**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
<b>Total</b>	<b>642.55</b>





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

City of Boynton Beach

Town of Gulf Stream



**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	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
	12.58	<b>95</b>

Underutilized Land within Annexation Areas

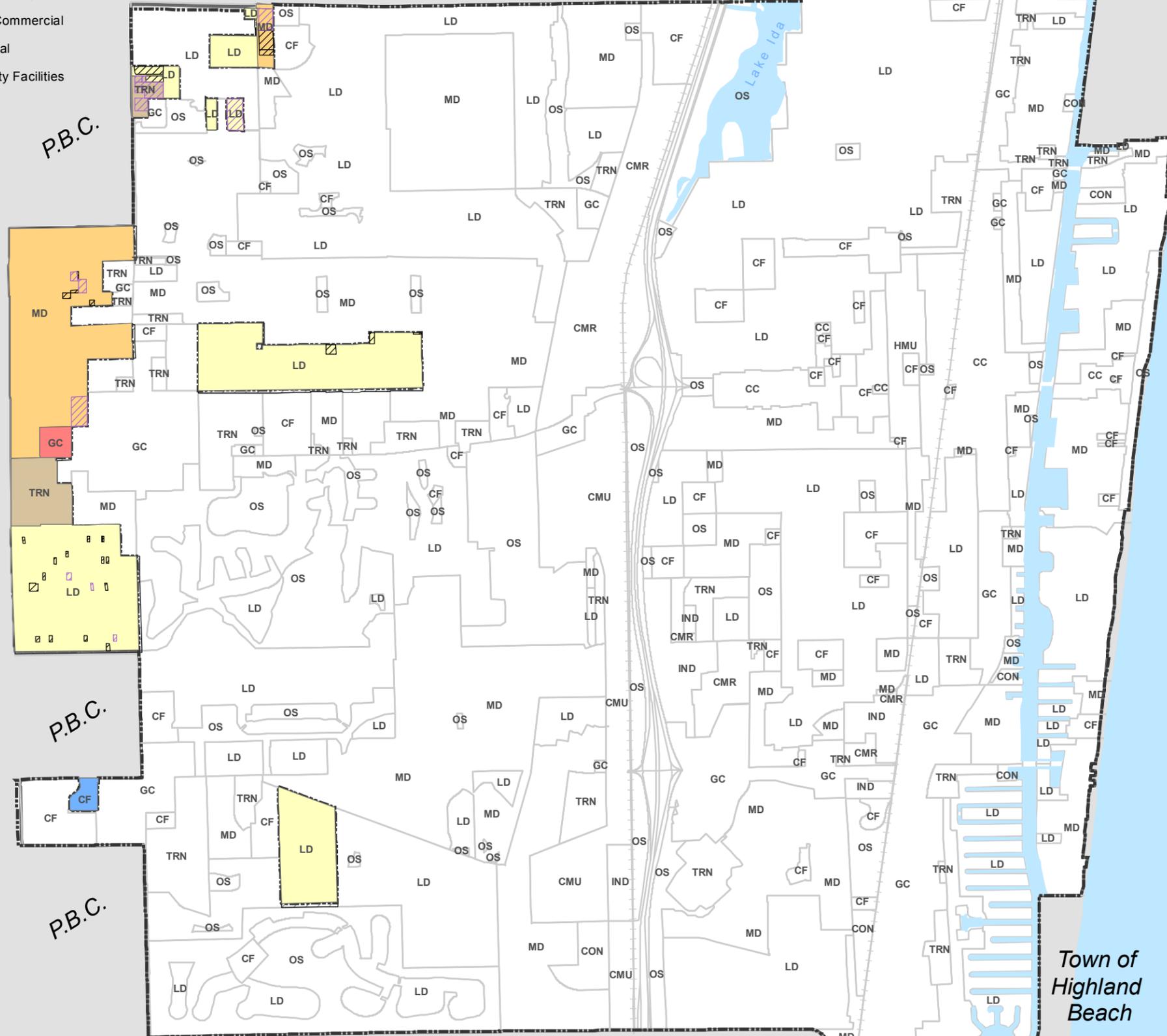
Advisory Future Land Use	Acres	Potential Units
LD - Low Density, 0-5 units per acre	5.80	29
MD - Medium Density, 5-12 units per acre	9.53	114
TRN - Transitional, 18 units per acre	6.49	117
	21.82	<b>260</b>



0 0.5 1 Miles

City of Delray Beach  
Planning & Zoning Division

Print Date: 4/8/2019



P.B.C.

P.B.C.

P.B.C.

City of Boca Raton

Town of Highland Beach

Atlantic Ocean





City of Boynton Beach

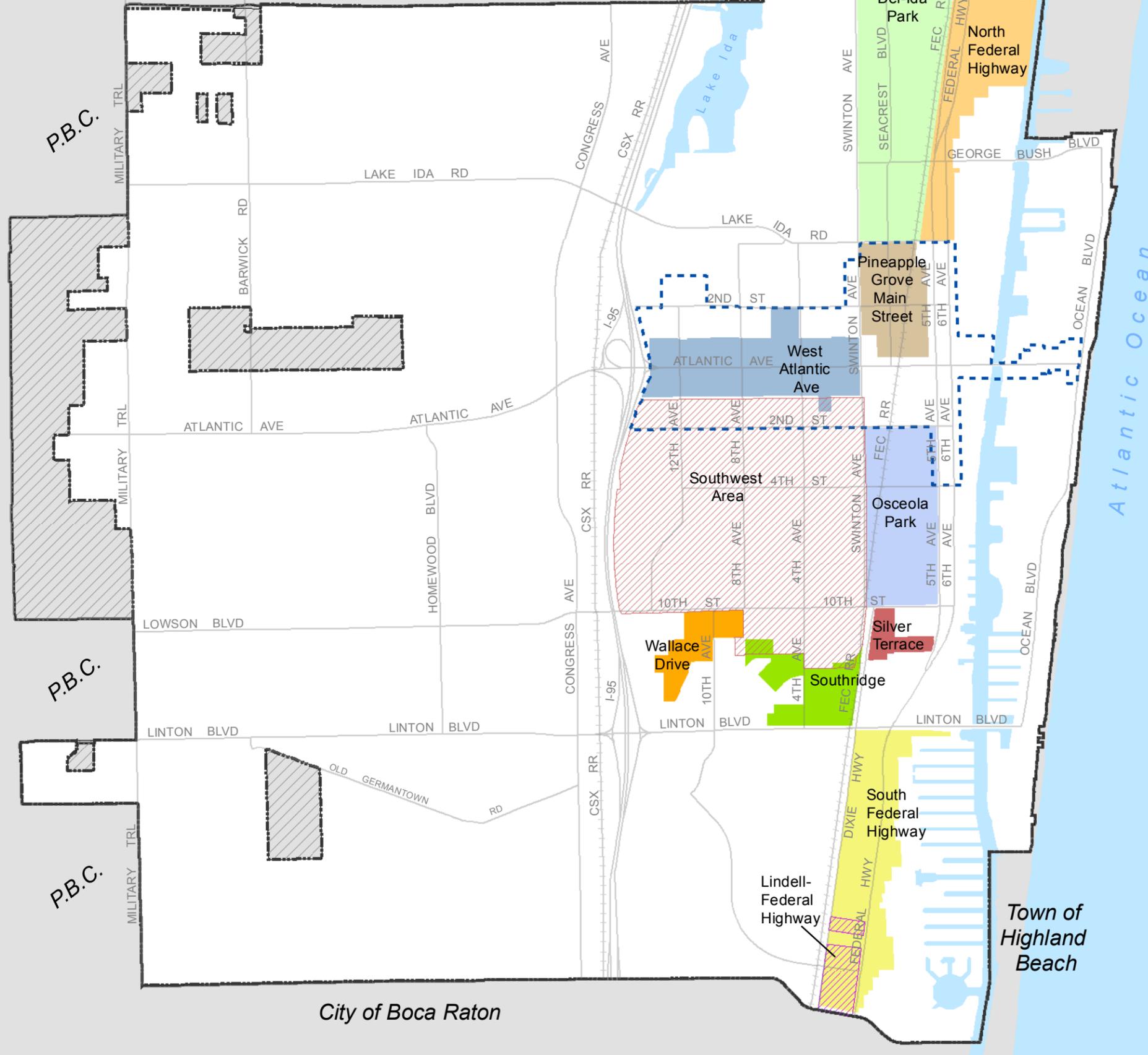
Town of Gulf Stream

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



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City of Delray Beach  
Development Services Department

Print Date: 4/3/2019

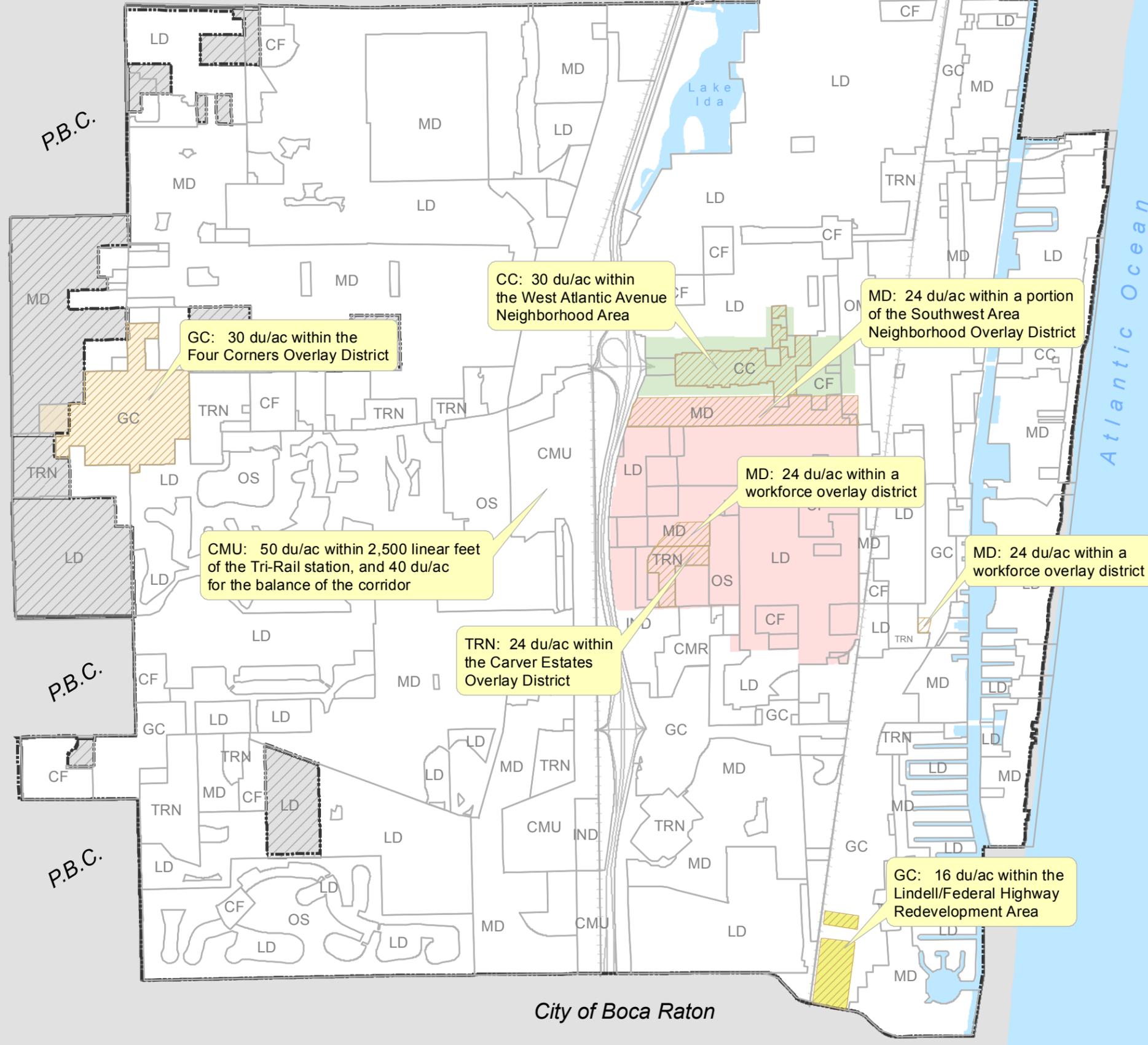


City of Boynton Beach

Town of Gulf Stream



**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



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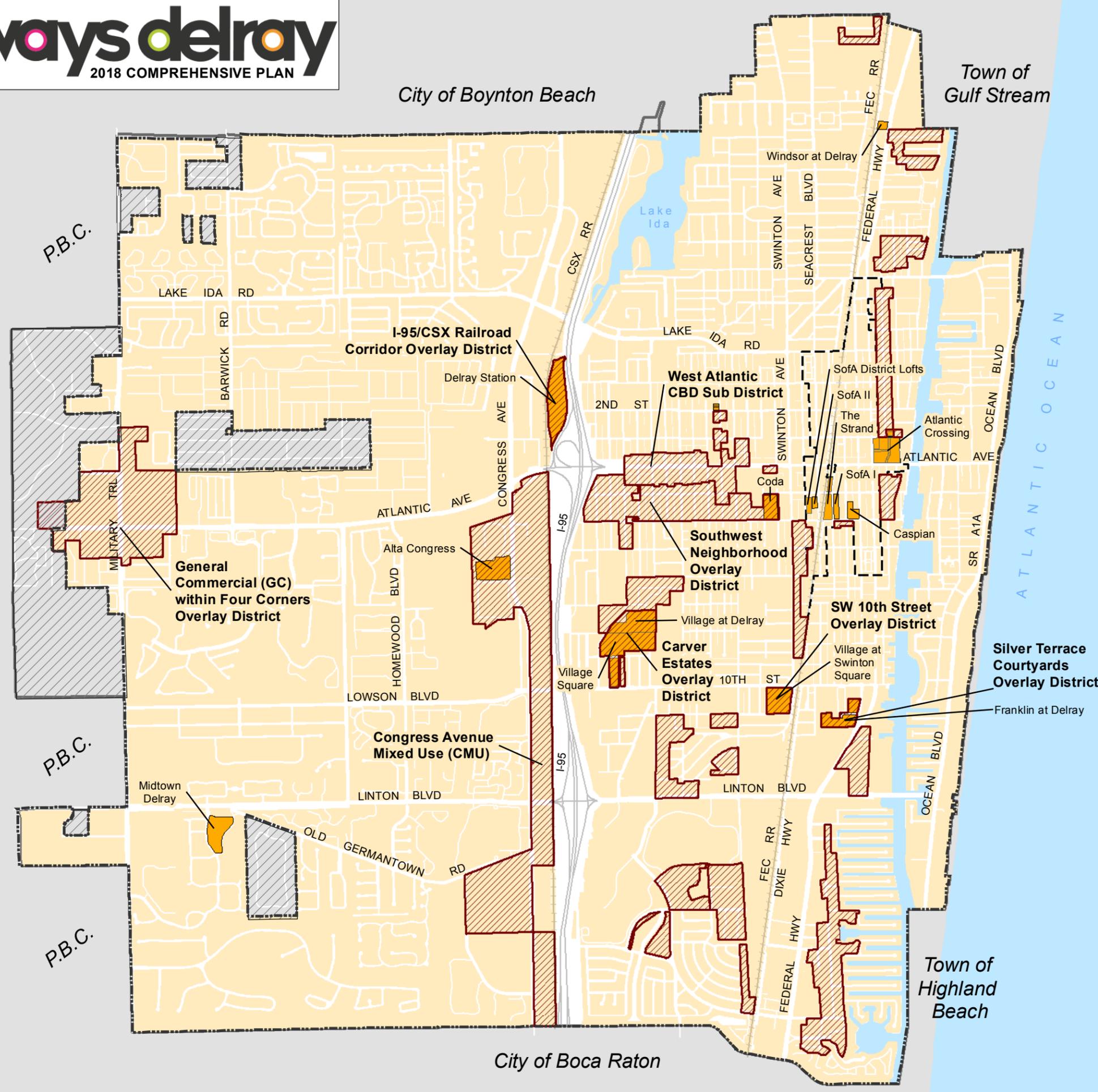
City of Delray Beach  
Planning & Zoning Division

Print Date: 3/8/2019



**HOUSING ELEMENT**

**Workforce Housing Incentive Areas  
[MAP HOU-6]**



-  Workforce Housing Incentive Area
-  Development with Approved Workforce Housing Units
-  Commercial Core (CC) District  
*(workforce housing incentive eliminated in 2015)*
-  Delray Beach Boundary
-  Planning Area
-  Palm Beach County Jurisdiction

DRAFT



City of Delray Beach  
Planning & Zoning Division

Print Date: 6/20/2018