

## **PLANNING AND ZONING BOARD**

### **STAFF REPORT**

**MEETING DATE:** March 20, 2017

**AGENDA NO:** VII.D

**AGENDA ITEM:** ADOPTION OF OFFICIAL ZONING MAP

**FILE:** 2017-121

**PREPARED BY:** Daneé Smith, GIS Specialist  
Mark E Stivers, AICP, Principal Planner

### **ITEM BEFORE THE BOARD**

The item before the Board is to recommend to the City Commission the adoption of the attached map as the Official Zoning Map of the City of Delray Beach.

### **BACKGROUND**

This Zoning Map is being brought forward to be adopted by the City Commission as the Official Zoning Map in accordance with Section 4.1.2 of the Land Development Regulations.

- Last signed update was January 2012
- Last update to the zoning map was in 2014

Since 2012 the City has annexed the parcel located at 14461 Barwick Road and has adopted several zoning changes throughout the City.

### **ANALYSIS**

Changes to the map are as follows:

1. Corrections to polylines along I-95, removed polylines.
2. Change to the color of overlay districts, made colors more bold.
3. Change to color of Zoning District Text, made text more bold.
4. Correction to overlay area bleeding into PBC area, correction to Medical Arts Overlay.
5. Removal of fly-out Zoning District Text and used text that was more consistent throughout map.
6. Changes in zoning pertaining to Ordinance No. 03-16.
7. Changes in zoning pertaining to Ordinance No. 30-16.

8. Changes in color to the Historic Districts, to identify and label on the legend all five historic zoning districts.

#### **REVIEW BY OTHERS**

As this is a City initiated action to adopt a new Official Zoning Map, there was no additional review. Such comments can be presented at the Planning and Zoning Board meeting or at the City Commission meetings.

#### **ASSESSMENT AND CONCLUSION**

Due to the number of amendments that have been made and the desire to create a map that not only shows the base zoning districts but also shows the overlay and the historic districts, it is now appropriate to adopt a new Official Zoning Map.

#### **ALTERNATIVE ACTIONS**

- A. Move a recommendation of approval to the City Commission of the City-initiated amendment for the adoption of the Official Zoning Map based upon the finding that the proposed Official Map is consistent with the Comprehensive Plan and includes all map amendments to date.
- B. Move a recommendation of approval, as amended, to the City Commission of the City-initiated amendment for the adoption of the Official Zoning Map based upon the finding that the proposed Official Map is consistent with the Comprehensive Plan and includes all map amendments to date.
- C. Move a recommendation of denial to the City Commission of the City-initiated amendment for the adoption of the Official Zoning Map based upon the finding that the proposed Official Map is inconsistent with the Comprehensive Plan.

#### **STAFF RECOMMENDATION**

- A. Recommend to City Commission the adoption of the Official Zoning Map of the City of Delray Beach as presented based upon the finding that the proposed Official Map is consistent with the Comprehensive Plan and includes all map amendments to date.

**ATTACHMENT:**

Draft Official Zoning Map  
Draft Ordinance XX-17