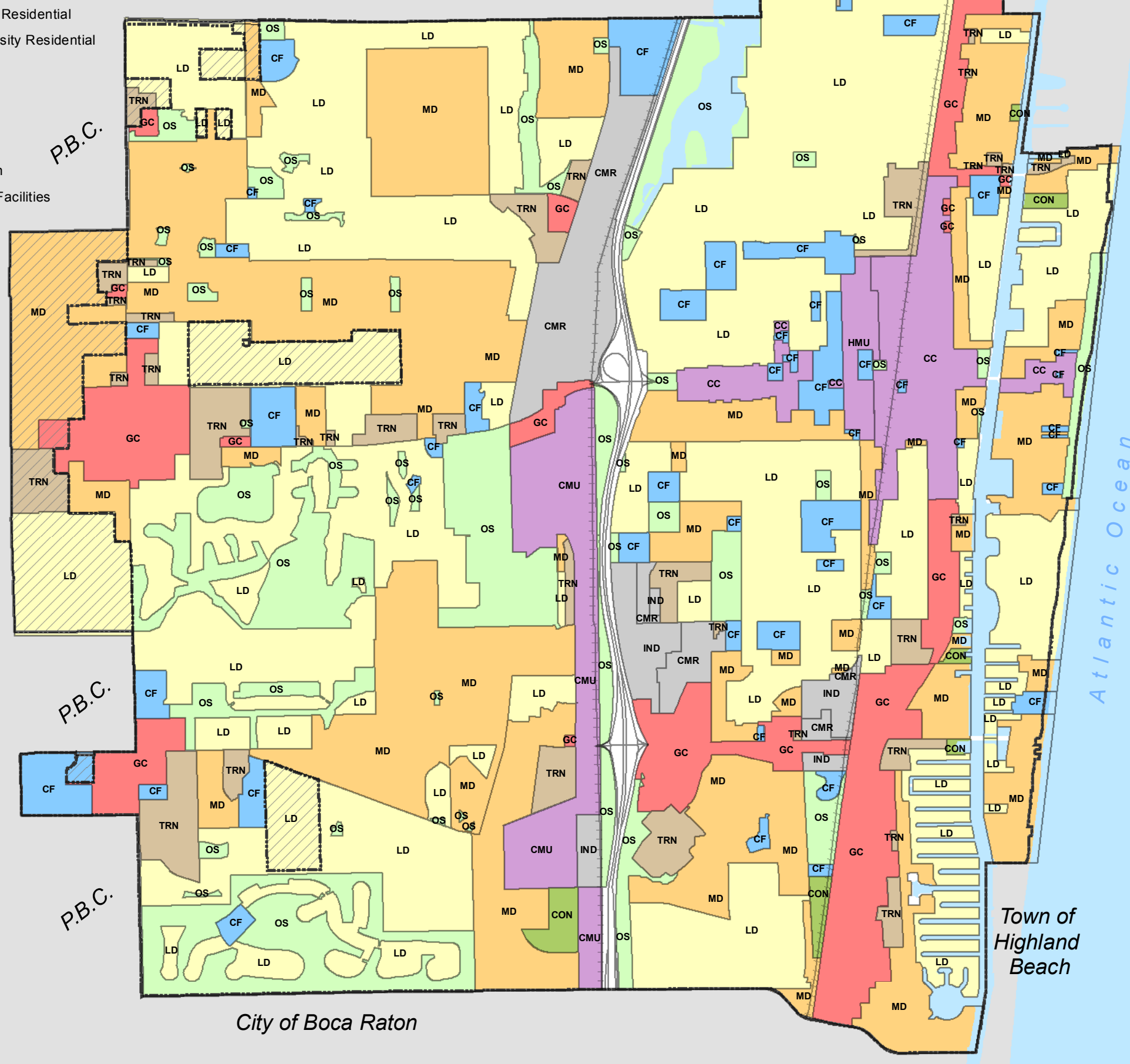


City of Boynton Beach

Town of Gulf Stream

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



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

Print Date: 4/5/2019

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



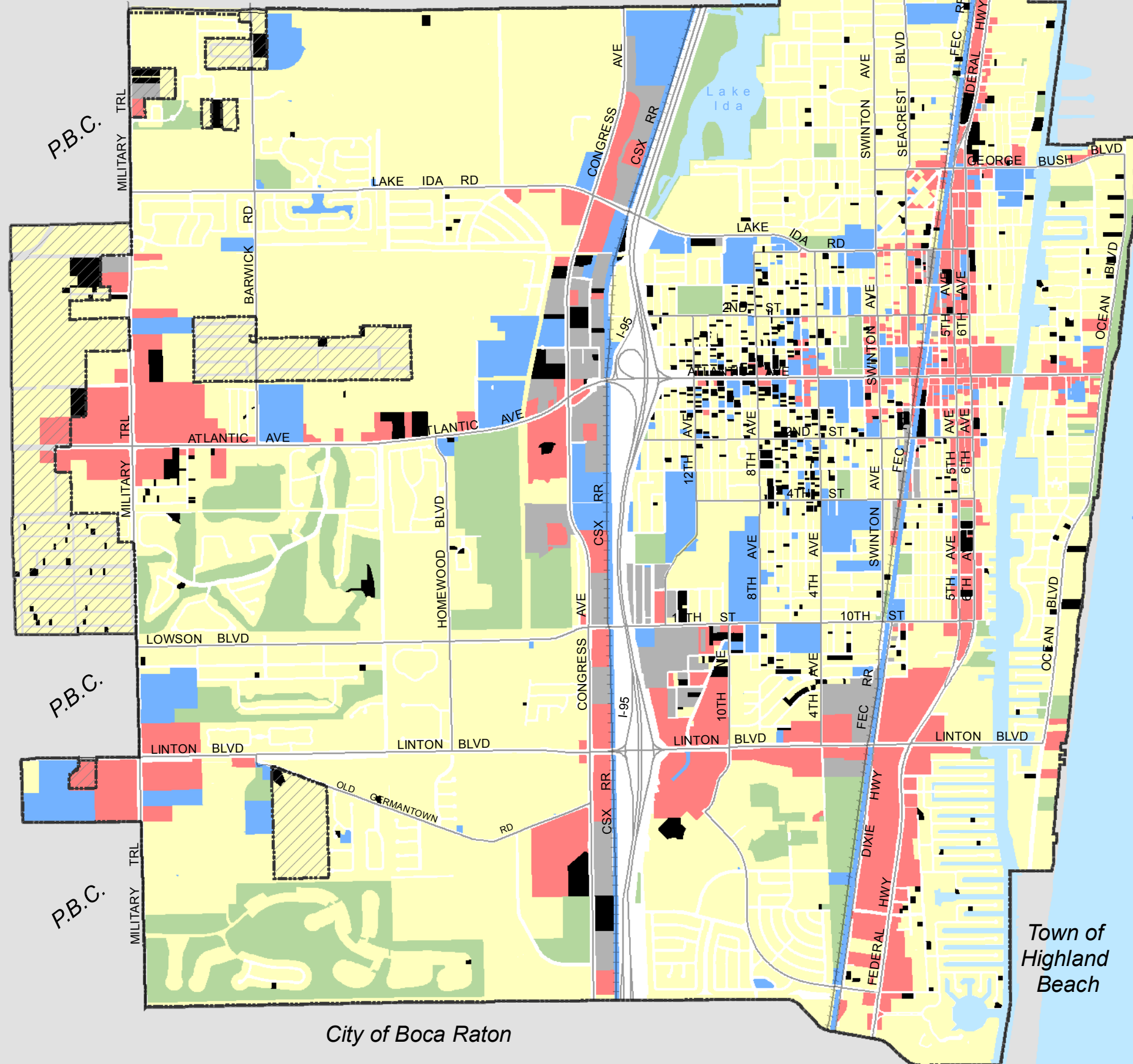
City of Delray Beach
Development Services Department

Print Date: 2/8/2019

City of Boca Raton

Town of Highland Beach

Atlantic Ocean





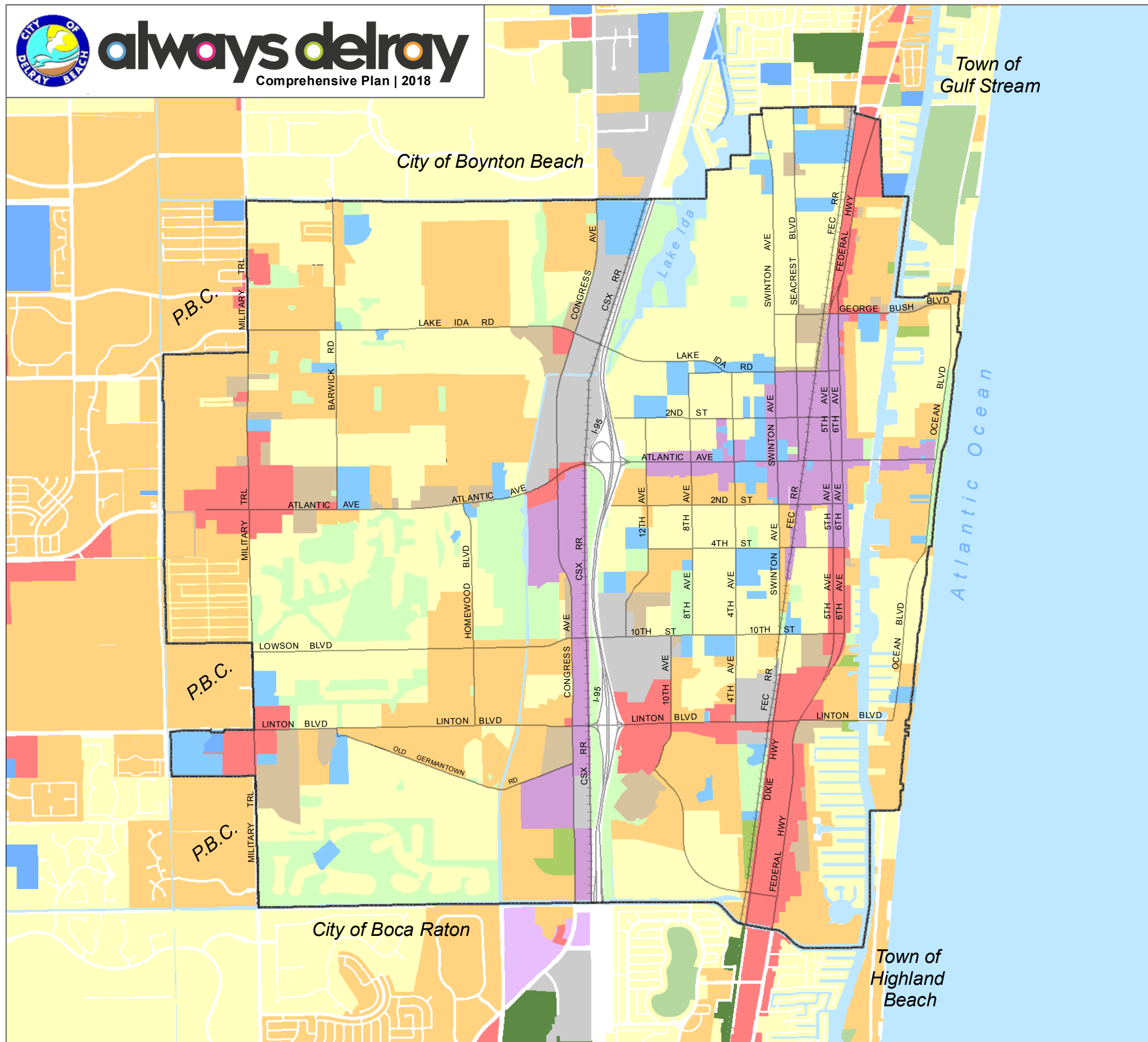
NEIGHBORHOODS, DISTRICTS AND CORRIDORS

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

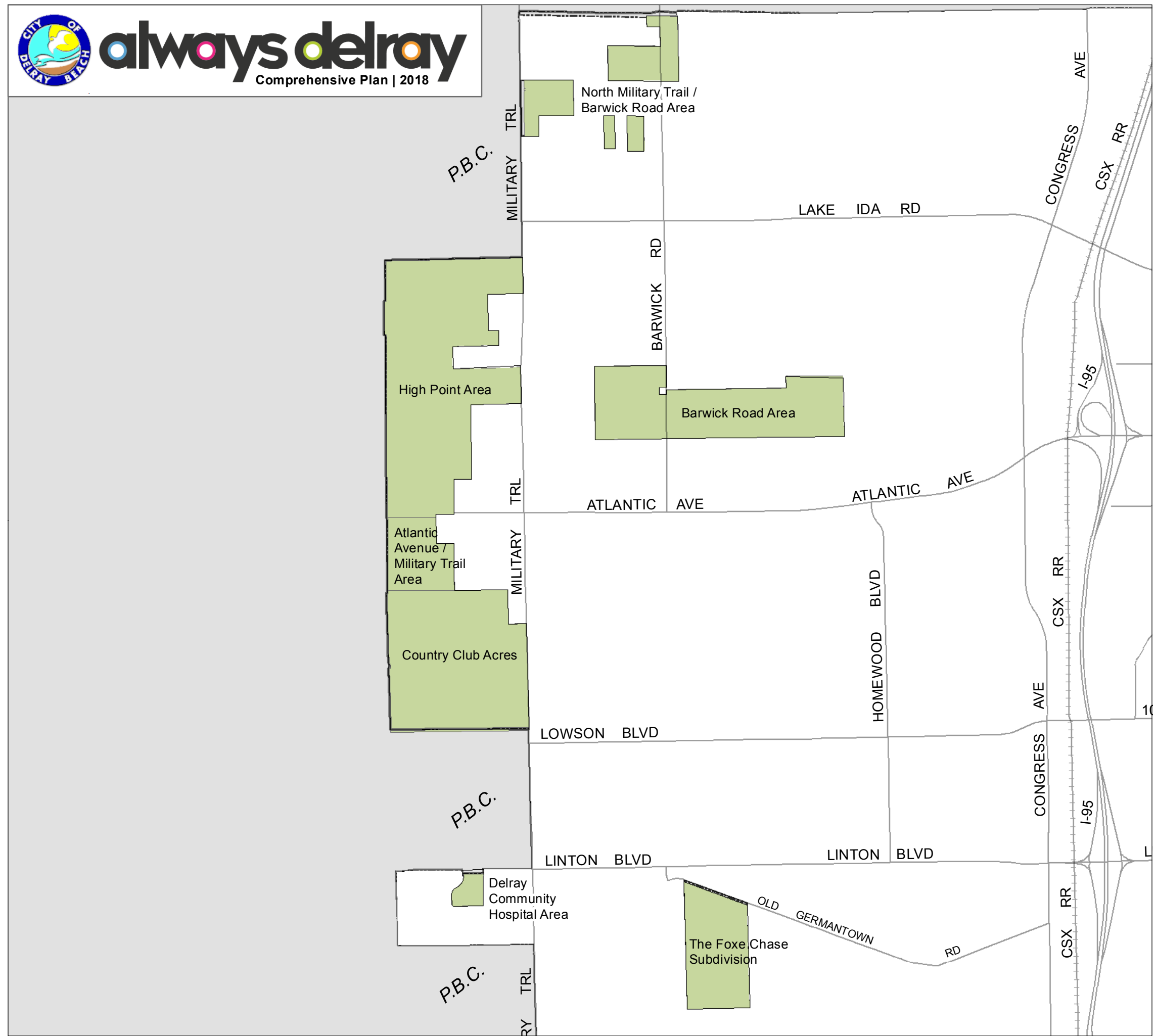
- Delray Beach Boundary
- Planning Area



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



0 0.35 0.7 Miles

City of Delray Beach
Development Services Department

Print Date: 3/20/2019



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

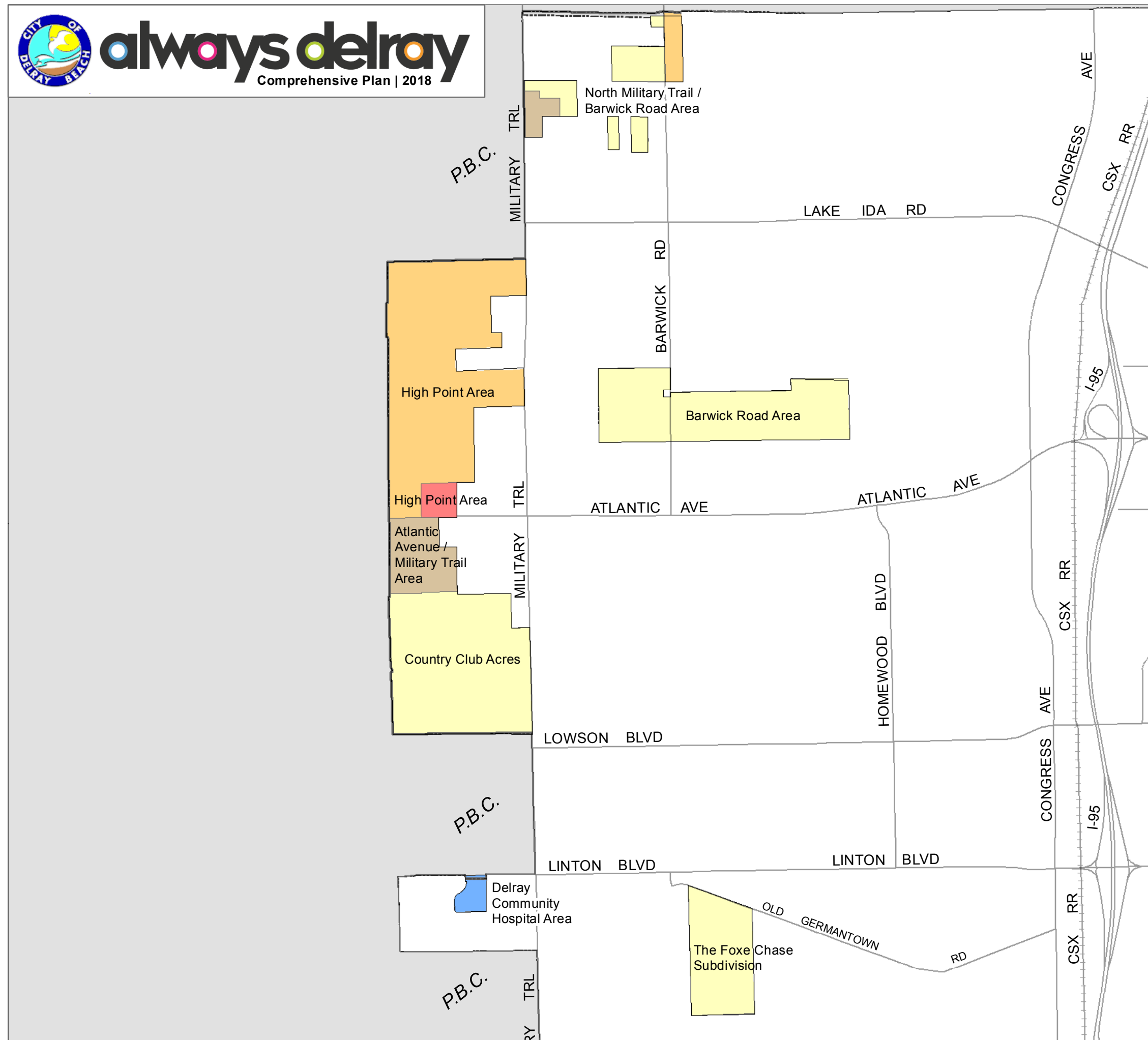
Advisory Future Land Use	Acres
Low Density Residential	367.91
Medium Density Residential	210.68
General Commercial	9.88
Transitional	46.31
Community Facilities	7.77
Total	642.55



0 0.35 0.7 Miles

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

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	95

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	260



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City of Delray Beach
Planning & Zoning Division

Print Date: 4/8/2019

City of Boca Raton

Town of Highland Beach

Atlantic Ocean

Lake Ida

P.B.C.

P.B.C.

P.B.C.



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



City of Delray Beach
Planning & Zoning Division

Print Date: 4/8/2019






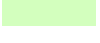








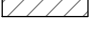
City of Boynton Beach

Town of Gulf Stream



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

City of Boca Raton

Town of Highland Beach

Lindell-Federal Highway

South Federal Highway

Southridge

Wallace Drive

Silver Terrace

Osceola Park

Southwest Area

West Atlantic Ave

Pineapple Grove Main Street

Seacrest Del-Ida Park

North Federal Highway

Lake Ida

Atlantic Ocean

CONGRESS AVE

CONGRESS AVE

CONGRESS AVE

LAKE IDA RD

LAKE IDA RD

ATLANTIC AVE

ATLANTIC AVE

LOWSON BLVD

LINTON BLVD

LINTON BLVD

LINTON BLVD

OLD GERMANTOWN RD

CSX RR

CSX RR

CSX RR

SWINTON AVE

SWINTON AVE

SWINTON AVE

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NEIGHBORHOODS, DISTRICTS AND CORRIDORS

Density Bonus Areas [MAP NDC-X]

 Density Bonus Areas


Redevelopment Areas

 Four Corners Overlay District

 Lindell-Federal Hwy Redevelopment Area

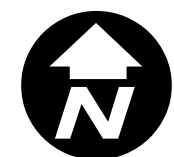
 Southwest Area Neighborhood Overlay District

 West Atlantic Avenue Neighborhood Area

 Delray Beach Boundary

 Planning Area

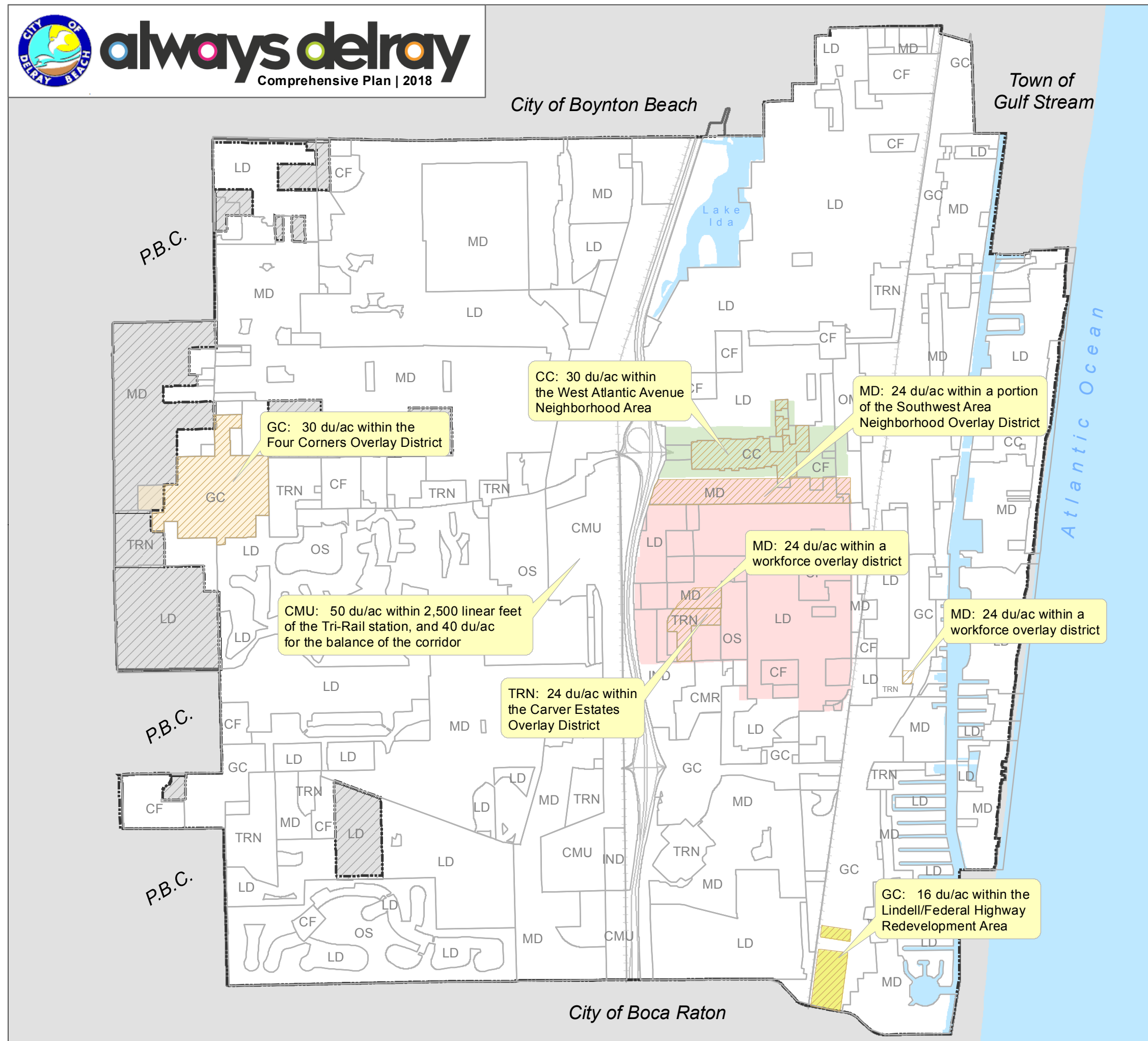
 Palm Beach County Jurisdiction



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City of Delray Beach
Planning & Zoning Division

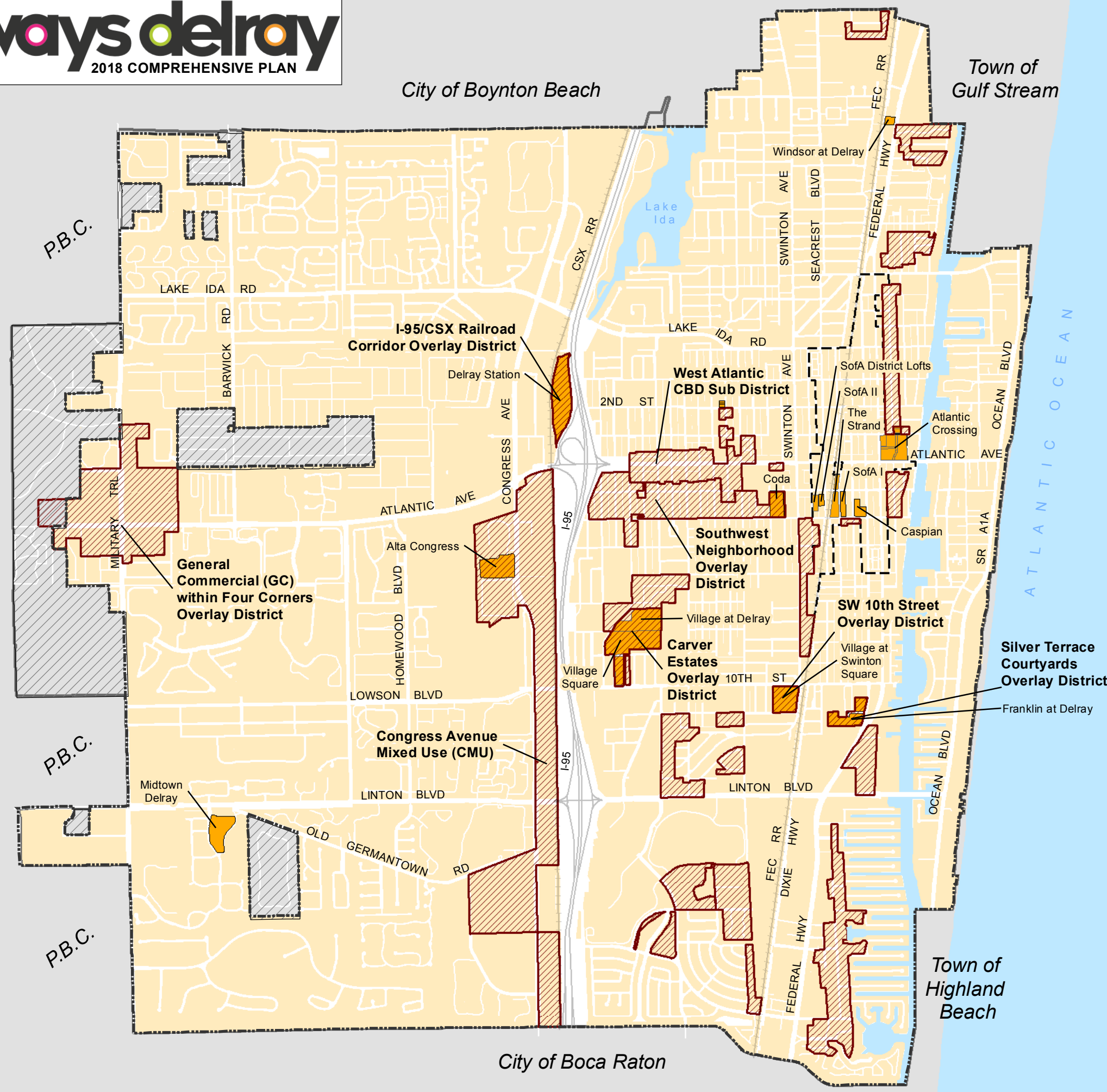
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HOUSING ELEMENT

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



0 0.5 1 Miles

City of Delray Beach
Planning & Zoning Division

Print Date: 6/20/2018