



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD

Official Zoning Map

Meeting	File No.	Application Type
March 15, 2021	N/A	N/A

Request

Provide a recommendation to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach.

Background Information

The Official Zoning Map was last adopted by the City Commission on June 20, 2017. In 2017, the City was able to upgrade its mapping capabilities using Geographic Information Systems (GIS). Significant changes to the zoning map were adopted that primarily included corrections to polylines along I-95, changes to the color of overlay and historic districts, changes to text configurations, and other minor edits and updates to further improve the map.

Since 2017, aside from zoning changes adopted by the City Commission, the Official Zoning Map has been further modified to the extent that official adoption as the Official Zoning Map is necessary.

Project Description

The proposed changes to the Official Zoning Map are primarily an update to color-code the zoning district categories (listed below) in keeping with the Land-Based Classification Standards (LBCS). Application of the LBCS provides a guide to generally identify the locations of the use categories throughout the City's boundary.

- Low Density [Single-family Residential (R-1), Low Density, Multi-family Residential (RL), Rural Residential (RR), and Planned Residential Development (PRD)]: Yellow
- Medium Density [Multi-family Residential (RM) and Mobile Home (MH)]: Orange
- Mixed-Use [Central Business District (CBD), Old School Square Historic Arts District (OSSHAD), Mixed Residential, Office and Commercial (MROC), Residential Office (RO), and Special Activities District (SAD)]: Purple
- Commercial [General Commercial (GC), Automotive Commercial (AC), Planned Commercial (PC), Neighborhood Commercial (NC), Planned Commerce Center (PCC), Planned Office Center (POC), Professional Office District (POD)]: Red
- Industrial [Industrial (I), Light Industrial (LI), and Mixed Industrial Commercial (MIC)]: Gray
- Institutional [Community Facilities (CF)]: Blue
- Open Space, Parks, and Recreation [Open Space (OS), Open Space and Recreation (OSR), Conservation District (CD), and Agriculture (A)]: Green

In addition to the color-coded zoning district categories, the Municipal Planning Area boundary, which is not the same as the Municipal City Limits, has been added to the map. The key has been updated and better organized with zoning district names adjusted to be consistent with the Land Development Regulations (LDRs). The overlay districts, which were previously color-coded, have been changed to hatched patterns, which allows both the zoning district and the overlay to be easily indicated. The chart that lists the ordinances numbers, descriptions, and adoption dates, is limited to those requests that have been approved since the last adoption.

Project Planner:

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Attachments:

- Ordinance No. 13-21 (DRAFT)
- 2017 Official Zoning Map
- Proposed Official Zoning Map

All changes on the map that have been previously approved, as referenced. Both the 2017 map and the proposed map are included as attachments for comparison.

Review

Pursuant to **Land Development Regulations (LDR) Section 4.1.2(B), The Official Zoning Map: Changes**, *if changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Commission, with an entry on the Official Zoning Map as follows: "On (date), by official action of the Commission, the following changes were made on the Official Zoning Map (brief description of the nature of the change)," which entry shall be signed by the Mayor and attested by the City Clerk.*

The subject changes (described above) to the proposed Official Zoning Map are classified as "other matter portrayed" on the map. All changes to zoning district boundaries, municipal city limits, the planning area, or other areas specifically depicted on the map have been previously adopted are not included as part of the proposed changes to the map.

The **City Commission** is anticipated to review the proposed Official Zoning Map at its meetings of April 20, 2021 (First Reading) and May 4, 2021 (Second Reading).

Alternative Actions

- A. Motion to **recommend approval** to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach.
- B. Move to **recommend approval** to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach, **as amended**.
- C. Move to **recommend denial** to the City Commission on Ordinance No. 13-21, adoption of the Official Zoning Map of the City of Delray Beach.

Public and Courtesy Notices

Courtesy Notices are not applicable to this request

Public Notice is not required for this request.