



NEIGHBORHOODS, DISTRICTS, & CORRIDORS

LIVE



GOALS, OBJECTIVES, AND POLICIES

GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND
CORRIDORS

WORK



GOAL NDC 2 QUALITY OF LIFE AND URBAN FORM

GOAL NDC 3 URBAN SERVICES

PLAY



GROW





NEIGHBORHOODS, DISTRICTS, AND CORRIDORS ELEMENT

What is the NEIGHBORHOODS, DISTRICTS, AND CORRIDORS Element?

Neighborhoods, Districts, and Corridors are the essential elements of the City. Together, they are the structure that forms identifiable areas of the community. Neighborhoods are predominantly residential areas with varying levels of intensity and use that accommodate many activities of daily life. The City's eastern neighborhoods accommodate a wider mix of uses within the neighborhoods than the western neighborhoods, which rely on corridors for access to shopping and workplaces. Districts are areas that emphasize a specific use, have a unique land use pattern, or specialized plan. Corridors are both the connectors and the boundaries of neighborhoods and districts; they include thoroughfares, rail lines, and greenways. Corridors link the city internally and to the region.

The Neighborhoods, Districts and Corridors Element provides the land use principles and standards to guide development and redevelopment to reinforce the character of existing neighborhoods, to revitalize blighted areas, and to accommodate growth in the form envisioned by the residents and stakeholders of the City.

NEIGHBORHOODS, DISTRICTS, AND CORRIDORS GOALS

GOAL NDC 1	NEIGHBORHOODS, DISTRICTS, AND CORRIDORS ENHANCE THE QUALITY AND CHARACTER OF THE CITY'S NEIGHBORHOODS, DISTRICTS, AND CORRIDORS TO CONTINUE TO PROVIDE A SUSTAINABLE COMMUNITY IN WHICH TO LIVE, WORK, PLAY, AND GROW.
GOAL NDC 2	QUALITY OF LIFE AND URBAN FORM PROVIDE A HIGH QUALITY OF LIFE FOR ALL RESIDENTS, ENCOURAGE A MIX OF BUILDING TYPES AND USES, DIVERSE HOUSING, AND TRANSPORTATION OPTIONS, AND USE MEANINGFUL COMMUNITY ENGAGEMENT TO TRANSFORM UNDERUTILIZED AND BLIGHTED AREAS INTO ATTRACTIVE AND THRIVING NEIGHBORHOODS, DISTRICTS, AND CORRIDORS.
GOAL NDC 3	URBAN SERVICES USE SMART GROWTH POLICIES TO DELIVER COST EFFECTIVE URBAN SERVICES TO SUPPORT ENVISIONED GROWTH.



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

ENHANCE THE QUALITY AND CHARACTER OF THE CITY'S NEIGHBORHOODS, DISTRICTS, AND CORRIDORS TO CONTINUE TO PROVIDE A SUSTAINABLE COMMUNITY IN WHICH TO LIVE, WORK, AND PLAY.

Performance Measures: Success in addressing Objectives and Policies of **GOAL NDC 1** shall be measured utilizing the following performance indicators:

- 🌍 Implementation of Capital Improvements identified in Neighborhood/Redevelopment Plan recommendations;
- 🌍 Number of mixed-use developments that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-once environment; and,
- 🌍 Number of developments utilizing community incentives to provide workforce housing as part of the project.

Objective NDC 1.1 Land Use Designation

Establish compatible land use arrangements using land use categories appropriate for the diverse and different neighborhoods, districts, and corridors throughout Delray Beach.

(Objective A-2 Carried Forward)

Policy NDC 1.1.1

Identify the land use designations for all property within the City of Delray Beach planning area on the Land Use Map (Map AD-2) for the planning horizon of 2019 through 2050.

Policy NDC 1.1.2

Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide:

- 🌍 Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods.
- 🌍 Uses that meet the daily needs of residents.
- 🌍 Public open spaces that are safe and attractive.

Policy NDC 1.1.3

Provide transitions between land use designations at the rear of properties or at major corridors so that the prescribed uses and potential development patterns are arranged

to achieve compatible and appropriate changes in intensity, height, and scale.

Policy NDC 1.1.4

Provide, at a minimum, the location of historic districts and properties (Map AD-3 and Map AD-4), Future Annexation Areas with Advisory Land Use designations (Map AD-24), and the Coastal High Hazard Area (Map AD-13) in Comprehensive Plan map series.

Policy NDC 1.1.5

Provide the City's land use designations, general description, density, intensity, and implementing Zoning Districts in Table NDC-1, "Land Use Designations: Density, Intensity, and Implementing Zoning Districts" and within the corresponding land use designation objectives and policies, which are grouped by the overarching planning categories of conventional designations of Residential, Mixed-Use, Industrial, Open Space, and Community Facilities.

Policy NDC 1.1.6

Require that existing parcels designated and mapped on the Land Use Map with more than one land use designation on a single property be governed by the most restrictive land use designation or require an amendment to the Land Use Map prior to development consideration.

Policy NDC 1.1.7

Establish the maximum density, measured in



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

dwelling units per gross acre, for residential land use and mixed-use designations (See Table NDC-1). The Standard density is the range of density allowed in the land use designation. The Revitalization/Incentive density is the maximum density that may be offered in the Land Development Regulations to achieve a certain community benefit in a specific area as part of an incentive program, or to implement the recommendations of an adopted redevelopment or neighborhood plan. Standards in the Land Development Regulations, including those guiding compatibility and transitions, such as setbacks, height limitations, open space criteria, etc. may limit the actual density achievable on a specific site.

Policy NDC 1.1.8

Establish the maximum intensity for non-residential development (See Table NDC-1) through a floor area ratio, which is calculated by dividing the total size of the building (in gross square feet) by the total size of the lot (in gross square feet) on which the building is located. Limitations for specific areas and other standards in the Land Development Regulations, including those guiding compatibility and transitions between properties, such as setbacks, height limitations, open space criteria, etc. may limit the actual intensity achievable on a specific site.

Policy NDC 1.1.9

Allow non-residential, residential, or mixed-use development on properties with a mixed-use land use designation within the maximum development intensity allowed by floor area ratio. Square footage of both non-residential and residential uses are included in the calculation of floor area ratio and the number of residential units is also limited by the maximum density.

Policy NDC 1.1.10

Provide for open space areas, quality neighborhood and development amenities, and water retention areas by encouraging the clustering the gross density on a parcel.

Policy NDC 1.1.11

Use the implementing zoning districts identified in Table NDC-1 to provide appropriate development and improvements that further the adopted strategies of and are compatible with the assigned land use designation.

Policy NDC 1.1.12

Develop and redevelop of remaining infill lots in residential neighborhoods using zoning that is identical or similar to the zoning of adjacent properties or that results in same or less intense development. (Reworded Policy FLU A-2.3)

[Policy CME 2.2.4](#)

Policy NDC 1.1.13

Apply the most restrictive residential zoning district(s) that is appropriate based on existing development patterns and lot sizes to these neighborhoods.

[Policy HOU 1.3.1](#)

Policy NDC 1.1.14

Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs. (Previous Objective A-1 Carried Forward)



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Table NDC - 1			
Land Use Designations: Density, Intensity, and Implementing Zoning Districts			
Land Use Designation	Residential Density (Maximum Dwelling Units Per Acre)	Intensity (Maximum Floor Area Ratio)	Implementing Zoning Districts
Residential			
Low Density (LD)			
Standard	Up to 5	---	Preferred: R-1, RL, PRD Compatible: A, RR, CF, OS, OSR-SAD
Medium Density (MD)			
Standard	5-12	---	Preferred: RM, PRD Compatible: A, RR, R-1, RL, CF, OS, OSR SAD,
Revitalization/Incentive	12-24		
Mixed-Use			
Commercial Core (CC)			
Standard	12-30	3.0	Preferred: CBD Compatible: CF, OS, OSR RM, RO, SAD,
East of Intracoastal Waterway	12		
Revitalization/Incentive	30-100		
General Commercial (GC)			
Standard	12	3.0	Preferred: GC, AC, PC, POC, POD Compatible: A, NC, SAD CF, OS, OSR
Revitalization/Incentive	12-30		
Congress Avenue Mixed Use (CMU)			
Standard	Up to 40	1.0 or 2.0	Preferred: MROC Compatible: SAD, CF
Revitalization/Incentive	50	3.0	
Other Historic Mixed Use (OHMU)			
Standard	10	1.0	Preferred: OSSHAD Compatible: CF SAD
Transitional (TRN)			
Standard	5-12	1.0	Preferred: PRD, NC, RO Compatible: POC, POD, SAD,CF, OS, OSR, A, R-1, MH, RL, RM
Revitalization/Incentive	12-24		
Industrial			
Industrial (IND)			
Standard	---	0.60	Preferred: I, LI, Compatible: A, CF SAD, OS, OSR, PCC,
Commerce (CMR)			
Standard	---	0.60	Preferred: MIC, LI, PCC, Also Compatible: A, CF, SAD OS, OSR
Revitalization/Incentive	24		
Open Space			
Recreation & Open Space (OS)			



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Table NDC - 1			
Land Use Designations: Density, Intensity, and Implementing Zoning Districts			
Land Use Designation	Residential Density (Maximum Dwelling Units Per Acre)	Intensity (Maximum Floor Area Ratio)	Implementing Zoning Districts
Standard	---	0.5-1.0	Preferred: OSR, OS Compatible: CF, A*, RR, R-1, MH*, RL*, RM*, PRD* *See Policy NDC 1.5.4 SAD*
Open Space, Conservation (OS-CON)			
Standard	---	0.01	Preferred: CD Compatible: OS SAD,
Community Facility			
Community Facilities (CF)			
Standard	---	1.0	Preferred: CF Compatible: OS, OSR A, SAD

Objective NDC 1.2 Residential Land Use Designations

Apply the Low Density Residential and Medium Density Residential land use designations to maintain and enhance the City's established neighborhood characteristics, while supporting new and revitalized housing that compliments the desired development pattern and intensity.

Policy NDC 1.2.1

Apply the most restrictive Residential land use designation that is appropriate based on existing development patterns and lot sizes in the surrounding neighborhood.

Policy HOU 1.3.1

Policy NDC 1.2.2

Encourage the location of schools proximate to urban residential areas by allowing schools as a permitted use on land with a Residential land use designation.

(Partial Policy PSFE B-1.5)

Policy NDC 1.2.3

Allow the Low Density Residential land use designation on land that is or will be developed for detached, single family residential housing or for residential uses within a mix of housing types under a planned residential zoning district.

Policy NDC 1.2.4

Allow the Low Density Residential land use designation on small parcels that have non-commercial, neighborhood-oriented facilities, such as community clubhouses, neighborhood amenities, and places of worship.

Policy NDC 1.2.5

Use the Low Density Residential land use designation to create and maintain low density residential neighborhoods up to five dwelling units per acre with high quality amenities.

Policy NDC 1.2.6

Apply the Medium Density Residential land use designation to land that is or will be developed for a wide range of housing types, including but not limited to attached and detached single-family and multi-family housing. ~~Such land is usually developed in planned communities or exists in older areas where there are duplexes and condominiums. Where this designation exists, uses other than those which are residential in character shall not be considered.~~

Policy NDC 1.2.7

Use the Medium Density Residential land use designation to create and maintain residential neighborhoods with a wide range of housing types with associated neighborhood amenities



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

at a density more than five and up to 12 units per acre.

Policy NDC 1.2.8

Allow revitalization/incentive density up to 24 dwelling units per acre on land with a Medium Density Residential land use designation and mapped as Workforce Housing Overlay or included as part of a workforce housing incentive program.

Objective NDC 1.3 Mixed-Use Land Use Designations

Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the City.

Policy NDC 1.3.1

Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.

Policy NDC 1.3.2

Apply the mixed-use land use designation that best maintains and enhances the scale, density, intensity, and character of the surrounding neighborhood, district, or corridor.

Policy NDC 1.3.3

Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.

Policy NDC 1.3.4

Use Regional Activity Centers in mixed-use land use designations for large projects to create compact development with a variety of

community-serving uses with the following development pattern design characteristics:

- An interconnected block structure and network of multimodal streets and paths to maximize internal circulation and minimize impacts to arterial roads;
- A complementary mix of uses, including residential, office, commercial, and recreation that meets the daily needs of residents, that may also include education and civic uses;
- Densities and intensities that support nearby transit service;
- Streets, paths, and public open spaces that are interconnected, safe, and attractive;
- Off-street parking areas located and designed to support walking, such as located to the rear or sides of buildings and limited in size; large fields of parking between building facades and streets are not desirable; and,
- Efficient infrastructure.
(Reworded Policies A-8.1-8.5)

Policy NDC 1.3.5

Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.
(Reworded Policy A-1.1)

Policy NDC 1.3.6

Allow a maximum floor area ratio of 3.0 and a maximum density of 12 dwelling units per acre east of the Intracoastal Waterway, and a standard density of 12-30 dwelling units per acre with a revitalization/incentive density of 30-100 dwelling units per acre for the Commercial Core land use designation; specific standards in the Land Development Regulations adjust density and intensity based on compatibility, scale, character, adopted Redevelopment or Neighborhood Master Plans, or workforce housing incentives. A maximum Floor Area Ratio of 3.0 is permitted for nonresidential uses and residential uses may



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

~~comprise up to 50% of the total floor area, within the West Atlantic Avenue Neighborhood Area. The base residential density within the West Atlantic Avenue Neighborhood and Beach areas is 12 units per acre. The base residential density within the downtown core area is 30 units per acre, but portions of this area may exceed 30 units per acre, up to a maximum of 100 units per acre, subject to Conditional Use approval. Also, within the West Atlantic Avenue Neighborhood Area, the density may exceed the base of 12 units per acre, up to a maximum of 30 units per acre subject to Conditional Use approval. (Reworded Policy A-1.1)~~

Policy NDC 1.3.7

Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area continue to evolve into a traditional, self-sufficient downtown. This designation is applied to the Community's Downtown area. It includes a substantial portion of the Transportation Concurrency Exception Area described in the Future Land Use Element and graphically shown in Map 9. The Commercial Core designation accommodates a variety of uses including commercial and office development; residential land use upper story apartments; older homes renovated to accommodate office use; and uses such as "bed and breakfast" establishment; and industrial/commerce type uses. (Reworded Policy A-1.1)

~~Policy C 3.1 CBD Zone District: The Central Business District (CBD) Zoning District regulations shall facilitate and encourage rehabilitation and revitalization and shall, at a minimum, address the following:~~

- ~~• deletion of inappropriate uses~~
- ~~• incentives for locating retail on the ground floor with office and residential use on upper floors~~
- ~~• accommodating parking needs through innovative actions~~
- ~~• incentives for dinner theaters, playhouses, and other family oriented activities~~
- ~~• allowing and facilitating outdoor cafes~~
- ~~• incentives for mixed use development and rehabilitations~~
- ~~• elimination of side yard setback requirements~~

- ~~• allow structural overhang encroachments into required yard areas~~

Policy NDC 1.3.8

Identify incentives that support and encourage the adaptive reuse of structures with a Commercial Core land use designation that are eligible for historic designation for the purpose of maintaining and preserving Delray Beach's historic fabric. [Complete by 2025]

[Policy HPE 2.2.3](#)

Policy NDC 1.3.9

Allow a maximum floor area ratio of 3.0 and a maximum standard density of 12 dwelling units per acre with a revitalization/incentive density of 12-30 dwelling units per acre in the General Commercial land use designation to accommodate general commercial uses such as retail, office, commercial services, and mixed use developments with limited residential development opportunities. ~~Limit residential uses to a maximum of 15% of the total floor area. Residential uses may comprise up to 15% of the total floor area of the General Commercial Land Use designation. (Reworded Policy A-1.1)~~

Policy NDC 1.3.10

Use the General Commercial land use designation to accommodate a wide range of non-residential and mixed-use development, and limited stand-alone residential development, along major corridors and in certain districts in the city. (Updated Policy A-1.1)

Policy NDC 1.3.11

Accommodate light industrial type uses where they have historically existed on properties that are located in the North Federal Highway Overlay District with a General Commercial land use designation.

Policy NDC 1.3.12

Re-evaluate the prescribed residential density and required use mix allowed in the implementing zoning districts for land with a General Commercial land use designation within three years of the completion of a



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Housing Assessment Study to provide for desirable and appropriate amounts and locations of mixed use developments with residential uses. [Complete by 2025]

Policy HOU 6.2.1

Policy NDC 1.3.13

Allow a wide range of residential and low intensity nonresidential uses for properties with a Transitional land use designation to address varied community needs, unique development patterns, and/or distinctive uses. (Reworded Policy A-1.1)

Policy NDC 1.3.14

Use the Transitional land use designation for properties located between two or more land use designations that allow different building scale, heights, uses, or levels of intensity to create development patterns that balance the changes in intensity relative to the specific, unique surrounding conditions. (Reworded Policy A-1.1)

Policy NDC 1.3.15

Allow a maximum floor area ratio of 1.0, a maximum standard density of 12 dwelling units per acre, and a revitalization/incentive density of 12-24 dwelling units per acre in the Transitional land use designation to provide a mix of uses and potential development patterns to provide an appropriate scale, height, and intensity, and other essential transitions among areas with different land uses or levels of intensity. This designation is applied to land which is developed, or is to be developed, for either residential or nonresidential uses. In other instances, this designation allows the establishment of uses which are compatible with adjacent residential use, such as mobile home parks, multi family developments continuing care facilities, A.C.L.F., and various types of group homes are appropriate under this designation. (Reworded Policy A-1.1)

Policy NDC 1.3.16

Accommodate the daily shopping and service needs of adjacent residential neighborhoods by utilizing the Neighborhood Commercial

zoning designation for properties with a Transitional land use designation. ~~such zoning shall be limited to two acres, or less, which is sufficient. Nonresidential development at an intensity equivalent to that associated with medium density residential land use is also appropriate at a maximum FAR of 1.0.~~ (Reworded Policy A-1.1)

Policy 1.3.17

Allow a maximum floor area ratio of 3.0, and a standard density up to 40 dwelling units per acre with a revitalization/incentive density up to 50 dwelling units per acre for properties with a Congress Avenue Mixed Use land use designation to encourage a mix of uses and continue to transform the Congress Avenue corridor as a destination and great street. (Reworded Policy A-1.1)

Policy 1.3.18

Use the Congress Avenue Mixed Use future land use designation to accommodate a variety of commercial, office, and residential uses that provide development intensities that advance economic growth, provide incentives for transit oriented development, and create multimodal development patterns along the Congress Avenue corridor, south of West Atlantic Avenue. ~~bounded by West Atlantic Avenue on the north, the C-15 Canal to the south, I-95 transportation corridor on the east and generally Congress Avenue on the west together with the Congress Park, Congress Park South, and the Office Depot complex located just west of Congress Avenue. The Mixed Use designation. The primary function of the district is to attract Class A office development while allowing limited residential development (including workforce housing) and support commercial uses. The Congress Avenue Corridor is specifically designated as highly suitable for increased intensities.~~ (Reworded Policy A-1.1)

Policy 1.3.19

Support transit-oriented development by providing incentives in the Land Development Regulations, for developments near the Delray Beach Tri-Rail Station with the Congress



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Avenue Mixed Use land use designation.
[Complete by 2025]

Policy MBL 2.4.5

Policy CSR 1.3.2

~~Allow residential uses to comprise up to 100% of the total floor area of a master development plan for properties with a Congress Avenue Mixed Use future land use designation and located within 1,000 feet of the Tri-Rail Station. Allow residential uses to comprise up to 80% of the total floor area of a development for properties with a Congress Avenue Mixed Use future land use designation and located between 1,001 and 2,500 feet of the Tri-Rail Station. Allow residential uses to comprise up to 75% of the total floor area of a development for properties with a Congress Avenue Mixed Use future land use designation. The maximum FAR for residential uses is 2.0. The mixed use category will also allow commercial and office development at a maximum FAR of 1.0. The commercial uses are limited to 20% of the total floor area of a master development plan. Upon establishment of the Congress Avenue Mixed Use (CMU) district, the City shall create a zoning district that permits mixed use development. (Reworded Policy A-1.1)~~

Policy NDC 1.3.20

Use the Congress Village Regional Activity Center overlay that is established on the 42.749 acre site, located on the west side of Congress Avenue, south of Old Germantown Road to allow a maximum development program of 600,000 square feet of office use, 400,000 square feet of commercial uses, 350 hotel units and 2,000 residential units. (Reworded Policy A-8.4)

Policy NDC 1.3.21

Allow a maximum floor area ratio of 1.0 and a density up to 10 dwelling units per acre for properties with a Historic Mixed Use land use designation. (Reworded Policy A-1.1 for Other Mixed Use)

Policy NDC 1.3.22

Use the Historic Mixed Use land use designation for properties within the Old School Square Historic District to encourage the preservation

~~and adaptive reuse of historic structures and to maintain and enhance the historic, pedestrian scale and character, while providing for a mix of residential, commercial, and arts uses. with an emphasis on the arts, which will along the Swinton Avenue corridor generally 4 blocks north and two blocks south of Atlantic Avenue. With the exception of the Old School Square facility itself, the boundaries are contiguous with the Old School Square Historic Arts zoning district. (Reworded Policy A-1.1 for Other Mixed Use)~~

Policy NDC 1.3.23

Support adaptive reuse of historic structures and achieve compatible infill development in a consistent pattern and scale along Delray Beach's historic commercial main streets through the limited application of a Central Business District overlay in the land development regulations within the Historic mixed Use land use designation without increasing density or intensity.

Policy NDC 1.3.24

Maintain the historically balanced mix of residential and nonresidential uses throughout the Historic Mixed Use land use designation by applying planning tools that support the maintenance of residential uses, such as incentives in the Land Development Regulations for maintaining existing residential units, including live-work units, and/or providing incentives for residential and non-residential developments. ~~Limit residential units to no more than 50% of the gross floor area of a structure also containing permitted non-residential uses. Allow a maximum floor area ratio of 1.0 for nonresidential uses and may comprise up to 100% of the total floor area of a building. (Reworded Policy A-1.1 for Other Mixed Use)~~



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Objective NDC 1.4 Industrial Land Use Designations

Apply the industrial land use designations of Industrial and Commerce to those areas where industrial type uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, are the primary economic strategy for the district, to ensure that those industries, which are essential to the local economy, are appropriately accommodated in the City.

Policy NDC 1.4.1

Allow auto-related uses that involve the servicing and repair of vehicles, other than as part of a full service dealership, on land with an Industrial or Commerce land use designation. (Reworded Policy A-2.4)

Policy NDC 1.4.2

Allow a maximum floor area ratio of 0.60 for properties with an Industrial land use designation. (Reworded Policy A-1.1)

Policy NDC 1.4.3

Use the Industrial land use designation to accommodate manufacturing, fabrication, assembly, and warehousing uses on properties where such uses currently exist and in areas identified as appropriate to continue or expand industrial-based uses. ~~It is applied to property which currently has such uses and which is located in an area which should continue to be used for industrial purposes. It is also applied to those areas of the community which are best suited, because of their location, to accommodate industrial uses.~~ (Reworded Policy A-1.1)

Policy NDC 1.4.4

Prohibit residential and general commercial uses on properties with an Industrial land use designation. (Reworded Policy A-1.1)

Policy NDC 1.4.5

Recognize the importance of maintaining the Industrial land use designation for long term economic prosperity by prohibiting amendments to the Land Use Map that

diminish the quantity of property with Industrial land use designation. (Reworded Policy A-1.3)

Policy ECP 3.3.7, 6.3.4

Policy NDC 1.4.6

Allow a maximum floor area ratio of 0.60 for nonresidential uses and a revitalization/incentive density up to 24 dwelling units per acre with at least 25% of the units provided as workforce housing units, for properties with a Commerce land use designation. (Reworded Policy A-1.1)

Policy NDC 1.4.7

Use the Commerce land use designation for property located along or adjacent to the North Congress Avenue corridor, north of West Atlantic Avenue, where it is appropriate to accommodate ~~property which is developed, or is to be developed, in such a manner as to accommodate~~ a mix of industrial, service, and commercial uses, and limited residential development opportunities. ~~as well as residential development if located within a designated workforce housing overlay district. This may be done either through development of existing parcels or through a planned concept. Residential development may also be permitted provided that such development is within a designated workforce housing overlay district that allows such use and any residential development meets the criteria of the City of Delray Beach Workforce Housing Ordinance. Areas with this designation, located within a workforce housing overlay district, may be developed up to a maximum of 24 units per acre, provided at least 25% of the units are workforce housing units. The maximum intensity for nonresidential uses within this category is 0.60 FAR.~~ (Reworded Policy A-1.1)

Policy NDC 1.4.8

Recognize the importance of maintaining the Commerce land use designation for long term economic prosperity by discouraging amendments to the Future Land Use Map that diminish the quantity of property with Commerce land use designation. (Policy A-1.3 Carried Forward)

Policy ECP 6.3.4



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Policy NDC 1.4.9

Analyze the existing land use and zoning designations of Commerce and Congress Avenue Mixed Use assigned to property along the Congress Avenue Corridor for the purpose of accommodating a balanced mix of commercial, industrial, office, and residential uses with a cohesive aesthetic for the corridor.

Objective NDC 1.5 Open Space Land Uses

Protect, preserve, enhance, and expand open and natural areas within the municipal boundaries that serve to benefit the public by applying the Open Space or Conservation land use designations.

Policy NDC 1.5.1

Preserve and protect areas with Conservation or Open Space land use designations to maintain a high quality of life for the residents and to prevent a reduction in the amount of open space in the City.

Policy CME 2.1.7

Policy CSR 4.2.6

Policy OPR 1.2.9

Policy NDC 1.5.2

Maintain or increase the amount of land (5.7% of the City's Planning Area in 2019) that is publicly-owned open space, parks, and recreational facilities.

Policy OPR 1.1.4

Policy NDC 1.5.3

Provide for the creation and retention of open space and the retention of natural resources within new development of remaining vacant land or redevelopment. (Objective A-3 and Policy FLU A-3.3 carried forward).

Policy NDC 1.5.4

Allow a maximum floor area ratio of 0.5 to 1.0 for properties with an Open Space land use designation. (Reworded Policy A-1.1)

Policy NDC 1.5.5

Use the Open Space land use designation for public recreational areas, including those sites with associated indoor facilities, (i.e. municipal

parks), open space areas, and conservation areas. (Reworded Policy A-1.1)

Policy NDC 1.5.6

Use the Open Space land use designation for canals, waterways, beaches, shores, estuarine systems, golf courses, private common areas within planned developments, and undevelopable parcels. (Reworded Policy A-1.1)

Policy NDC 1.5.7

Limit the implementation of the Open Space land use designation by residential zoning districts to open space and recreation uses provided for the neighborhood. ~~Apply the Recreation and Open Space future land use designation to public recreational areas that also have associated indoor facilities (e.g. community centers) are more apt to be shown as "Community Facilities".~~ (Reworded Policy A-1.1)

Policy NDC 1.5.8

Allow a floor area ratio of 0.01 on properties with a Conservation land use designation to be utilized for ancillary structures that support the needs of the conservation of land and do not have a negative impact on the property or environment. (Reworded Policy A-1.1)

Policy NDC 1.5.9

Use the Conservation land use designation for those properties identified in the Conservation Element as land to be preserved with development allowed only in accordance with the Conservation Element. (Reworded Policy A-1.1)

Policy NDC 1.5.10

Limit the use of properties with a Conservation land use designation to recreation, open space, or conservation uses. ~~when the classification of Recreation and Open Space future land use is applied, conservation properties are those lands shown on the Conservation Map. Land shown under this designation shall not be used for any purpose other than.~~ (Reworded Policy A-1.1)



GOAL NDC 1 NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Policy NDC 1.5.11

Require that properties with a Conservation land use designation be placed into public ownership or protected through a perpetual restrictive land covenant. ~~No other land use is appropriate. These properties shall be either placed into public ownership or developed only as allowed by policies of the Conservation Element. They are shown on the Future Land Use Map under the Open Space Conservation designation. Properties having an Open Space Conservation designation will be developed with an intensity consistent with the policies contained within Objective B-1 of the Conservation Element.~~ (Reworded Policy A-1.1)

~~Future Land Use Map. Small sites are not shown nor are the locations of governmental services (e.g. H.R.S.) that lease common office space, nor are churches that do not include substantial accessory uses such as educational facilities required to be designated as Community Facility on the Future Land Use Map.~~ (Reworded Policy A-1.1)

Objective NDC 1.6, Community Facility land use designation

Provide a full range of local or regional community-based uses primarily intended to serve the public by appropriately applying the Community Facilities land use designation.

Policy NDC 1.6.1

Allow a floor area ratio of 1.0 for properties with a Community Facility land use designation. (Reworded Policy A-1.1)

Policy NDC 1.6.2

Use the Community Facility land use designation for current and future school sites, public buildings, public facilities, and buildings that serve the community and are not commercial in nature, such as places of worship. (Reworded Policy A-1.1)

Policy NDC 1.6.3

Community facilities located on small sites, governmental services (e.g. Florida Department of Health) that lease common office space, and existing places of worship that do not have substantial accessory uses, such as educational facilities, are not required to be designated as Community Facility on the Land Use Map.

~~Not all community facilities are required to be designated as Community Facility on the~~



GOAL NDC 2

QUALITY OF LIFE AND URBAN FORM

PROVIDE A HIGH QUALITY OF LIFE FOR ALL RESIDENTS AND TRANSFORM UNDERUTILIZED AND BLIGHTED AREAS INTO ATTRACTIVE AND SUCCESSFUL NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

Performance Measures: Success in addressing Objectives and Policies of **GOAL NDC 2** shall be measured utilizing the following performance indicators:

- Retention of land designated as Open Space or Conservation;
- Establishment of innovative and creative approaches to parking;
- Increased bicycle and pedestrian connectivity west of Interstate-95;
- Creation of a Transfer of Development Rights Program for historic preservation or for the Coastal Planning Area;
- Establishment of a district park west of I-95;
- Number of transit-oriented developments completed; and,
- Number of Neighborhood or Redevelopment Plans adopted or updated.

Objective NDC 2.1 Development on the Barrier Island

Maintain the existing low density and low intensity uses that characterize the development pattern on the barrier island.

Policy NDC 2.1.1

Do not increase the intensity of land use designations on the barrier island and do not approve commercial uses if impacts could diminish beach resources.

Policy CME 2.2.1

Policy NDC 2.1.2

Do not increase the net density within the Coastal High Hazard Area, including through incentive programs, zoning changes, or land use designation amendments. (Reworded)

Policy FLU A-7.3

Policy HOU 3.1.6

Policy CME 2.2.3

Policy NDC 2.1.3

Address critical features of development, such as setbacks, building height, finished floor elevation, and construction materials in the Land Development Regulations to maintain the current character of and to increase resiliency within the Coastal Planning Area. To discourage placing more property assets at

risk, relief from the minimum lot size requirements, maximum lot coverage, or building height to increase the volume of building envelopes will not be considered.

Policy CME 2.2.5, 3.5.3

Policy NDC 2.1.4

Study a Transfer of Development Rights program, establishing sending and receiving zones, to direct density and development away from the Coastal Planning Area. [Complete by 2025-2040]

Policy CME 2.2.6

Policy CSR 4.2.16, 8.5.5

Policy NDC 2.1.5

Maintain the amount of land designated as Open Space or Conservation within the Coastal Planning Area.

Policy CME 2.1.7

Policy CSR 4.2.6

Policy OPR 1.2.9

Objective NDC 2.2 Downtown and Surrounding Neighborhoods

Protect and enhance the "Village by the Sea" character of the downtown and neighborhoods located east of I-95.



Policy NDC 2.2.1

Maintain and enhance the tightly gridded, interconnected street network that facilitates the dispersal of traffic and contributes to the character of Delray Beach using the following complete streets techniques:

- Design streets to be safe, comfortable, and attractive for pedestrians, cyclists, and drivers;
- Do not close or abandon streets or alleys and encourage connectivity of vehicular, pedestrian and bicycle routes.
- Provide links to regional bicycle/pedestrian networks
- Reinvest in roadway infrastructure, such as intersections, signalization, and turning movements without increasing the number of through vehicular lanes.

[Policy MBL 1.1.1, 2.5.8, 3.1.3](#)

Policy NDC 2.2.2

Retain alleys, especially those located in the downtown area and historic districts, to mitigate impacts of development intensity and massing, while maintaining their service functions, contributing to the street network, and expanding their function to include multi-modal use throughout neighborhoods, districts, and corridors.

[Policy HPE 1.4.4](#)

[Policy MBL 2.5.8](#)

~~Policy C 2.2 — Alleys in Old School Square District: Alleys located within the Old School Square Historic District on either side of Swinton Avenue shall remain and be made available for access to abutting properties. Accordingly, these alleys shall not be abandoned to private interests.~~

Policy NDC 2.2.3

Encourage the adaptive reuse of existing structures located within mixed-use and commercial land use designations, particularly those that were originally established as single-family homes or are over 50 years old, by providing incentives, such as relief in the Land Development Regulations, grants to facilitate

retrofitting or rehabilitation, etc. [Complete by 2025-2040]

[Policy HPE 2.2.3](#)

Policy NDC 2.2.4

Provide incentives in the Land Development Regulations that encourage the long-term viability, adaptive reuse, and redevelopment of small properties located within mixed-use and commercial land use designations to maintain the historic development pattern over time. [Complete by 2025-2040]

Policy NDC 2.2.5

Maintain public rights-of-way that provide view corridors or vistas to water bodies and, whenever possible, provide features such as benches, landscaping, and trash receptacles to enhance the areas as pocket parks.

[Policy HOU 1.4.8](#)

[Policy CME 2.6.6](#)

[Policy OPR 3.2.4](#)

Policy NDC 2.2.6

Accommodate automobile parking through innovative approaches, including creating district-wide parking programs, strategically locating public garages and lots to maximize access to destinations without conflicting with pedestrian activity, providing on-street parking, and developing “park once” areas that facilitate walking among multiple destinations in a safe, attractive environment.

Policy NDC 2.2.7

Within the Commercial Core, locate and design off-street parking areas in a manner that does not detract from the character by providing standards in the Land Development Regulations, such as locating parking to the side or rear of buildings, limiting size of lots, and landscaping and façade requirements. Large fields of parking between building facades and streets are generally not desirable.



Objective 2.3 Western Neighborhoods (West of Interstate-95)

Protect and enhance the residential neighborhoods located west of I-95, improve connectivity, and provide a mix of uses that meet daily needs of residents.

Policy NDC 2.3.1

Preserve common areas used or designated as open space or recreational amenities in planned developments to maintain a high quality of life for the residents.

[Policy OPR 1.2.9](#)

Policy NDC 2.3.2

Seek opportunities west of Interstate 95 to enhance and augment the street, sidewalk, and bicycle route network and require new development and redevelopment to provide pedestrian, bicycle, and vehicular interconnections to adjacent properties.

[Policy MBL 2.5.5](#)

Policy NDC 2.3.3

Include cross access between properties to reduce vehicular trips on the roadway network. Cross-connectivity shall include bicycle and pedestrian accommodations, except where not feasible due to natural or environmental constraints.

[Policy MBL 3.1.1](#)

Policy NDC 2.3.4

Improve access to public and private recreation opportunities west of I-95 by providing bicycle and pedestrian connectivity between recreation amenities.

[Policy MBL 2.5.5](#)

[Policy OPR 2.2.4](#)

Policy NDC 2.3.5

Due to limited number of public open spaces, parks, and recreational facilities located west of Interstate 95, do not offer for sale the City's publicly-owned golf courses. If it is determined that a publicly-owned golf course cannot be maintained, engage the public and conduct a study to identify new parks and recreational

facilities to best meet community needs and desires.

[Policy OPR 1.2.8](#)

Policy NDC 2.3.6

Establish a district park that provides unique recreation opportunities for the western area of the city on the Family Recreation and Fitness Center Playground located on North Congress Avenue. [Complete by 2040]

[Policy OPR 1.3.13](#)

Policy NDC 2.3.7

Implement the vision in the "Congress Avenue: Delray Beach's Next Great Street" report by protecting commercial and industrial land uses to maintain and enhance the jobs base; ensuring diverse housing options for varying income levels; attracting higher education institutes; encouraging sustainable redevelopment; and, establishing a balance of uses along the corridor.

[Policy ECP 6.4.2](#)

Policy NDC 2.3.8

Continue to support the medical cluster and Medical Arts District by appropriately providing locations for medical uses.

[Policy ECP 6.3.5](#)

Policy NDC 2.3.9

Continue to offer incentives to encourage strip commercial development to redevelop into mixed-use, high quality, multi-modal environments. [\(Reworded Policy FLU A-1.2\)](#)

Objective 2.4 Promote Transit-Oriented Development

Promote Transit-Oriented Development patterns around commuter rail stations and along transit corridors to attract economic development, enhance sustainability, and maximize infrastructure investments.

Policy NDC 2.4.1

Establish transit-oriented development as development or redevelopment that is characterized as compact, moderate to high density, mixed-use, interconnected with



surrounding land uses, bicycle and pedestrian friendly, and designed to provide easy access to transit service.

Policy MBL 2.3.1

Policy NDC 2.4.2

Provide mechanisms in the Land Development Regulations to encourage and provide opportunities for infill and redevelopment within half a mile of commuter rail stations and along transit corridors that improves ridership, including but not limited to, nodes of moderate to high density, mixed use development, and transit-oriented developments. [Complete by 2025]

Policy MBL 2.4.5

Policy CSR 1.3.2

Policy NDC 2.4.3

Support the provision of transit-oriented workforce housing with incentives, such as increased density, smaller unit sizes, and reduced parking requirements in areas located within one-half mile of commuter rail stations and along main transit corridors, minimizing impacts to surrounding neighborhoods by providing compatible transitions.

Policy MBL 3.6.2

Policy NDC 2.4.4

Work with Palm Beach County and other local partners to create an infill/redevelopment plan for the station area surrounding the Delray Beach Tri-Rail Station to maximize both ridership and return on investments.

Policy NDC 2.4.5

Develop station design plans and site improvement plans for the Tri-Rail Coastal Link Station in downtown, considering the recommendations of Delray Beach Tri-Rail Coastal Link Station Master Plan. [Complete by 2025]

Policy MBL 2.3.3

Policy CSR 1.3.3

Recognize that automotive dealers and auto-related uses are local legacy industries with unique impacts that require appropriate and strategic locations.

Policy NDC 2.5.1

Accommodate automotive dealerships and auto-related uses on land with a General Commercial land use designation, zoned Automotive Commercial, and located:

- north of George Bush Boulevard, between North Federal and Dixie Highways,
- on the east side of North Federal Highway north of 2200 North Federal Highway, south of Linton Boulevard, between South Federal and Dixie Highways,
- south of Linton Boulevard, between South Federal and Dixie Highways,
- on the north side of West Linton Boulevard, between Interstate 95 and SW 10th Avenue, or;
- along Wallace Drive.

(Reworded Policy A 2.4 Carried Forward)

Policy ECP 6.3.6

Policy NDC 2.5.2

Prohibit rezoning of land located west of Interstate-95 to Automotive Commercial.

(Reworded Policy A 2.4 Carried Forward)

Policy NDC 2.5.3

Prohibit new or the expansion of existing automotive dealerships on land located:

- within the ~~Central Business District~~ Commercial Core land use designation; or
- on the east side of southbound North/South Federal Highway between George Bush Boulevard and SE 10th Street; or,
- on the east side of North Federal Highway, between George Bush Boulevard and the north property line of 2200 North Federal Highway; or,
- on properties fronting George Bush Boulevard, east of North Federal Highway; or,

Objective 2.5 Automotive Dealerships



GOAL NDC 2

QUALITY OF LIFE AND URBAN FORM

on properties located west of Interstate-95.
(Reworded Policy A 2.4 Carried Forward)

Policy NDC 2.5.4

Direct auto-related uses that involve the servicing and repair of vehicles, other than as part of a full service dealership, to land with an Industrial or Commerce land use designation.
(Reworded Policy A 2.4 Carried Forward)

Objective NDC 2.6 Improve City Corridors

Improve the appearance and function of visually prominent or distressed corridors in Delray Beach.

Policy NDC 2.6.1

Create vibrant, attractive streetscapes on commercial corridors in mixed use land use designations using standards in the Land Development Regulations that define the amount of commercial and residential uses suitable for the first story and provide hardscape, landscape, and facade design criteria. [Complete by 2025]

~~Policy A 1.6: To encourage revitalization of the City's Central Business District and enhance the residential character of the western portion of the City, Future Land Use Map amendments to commercial designations in the area west of Interstate 95 shall be discouraged.~~

Policy NDC 2.6.2

Design public infrastructure improvements with appropriate materials and detailing, street trees and landscaping, streetlights, signage, furniture, and sidewalks to enhance the existing or establish the desired character of the corridor and surrounding neighborhood.

Policy HPE 1.4.2

Policy NDC 2.6.3

Concentrate efforts to improve the condition of the heavy industrial and undeveloped areas along arterial roadways to provide a better image of the community by providing:

- ongoing code enforcement; and,
- perimeter landscaping requirements in the land development regulations; and,

standards for the maintenance and landscaping of vacant property in the Land Development Regulations.

[Complete by 2022-2025]

Policy NDC 2.6.4

Improve the appearance of Delray Beach from the FEC and CSX Railways and Interstate-95 using strategies such as, promoting public art opportunities, requiring landscaping, using the development review process to improve building façades facing the corridors, and using code enforcement as needed.
[Complete by 2025]

Policy NDC 2.6.5

Continue to obtain easements from redevelopment and new development along the CSX Railway corridor to create a greenway along the railroad corridor through the length of the city.

Policy NDC 2.6.6

Avoid zoning changes that would result in strip commercial development. Where strip commercial developments or zoning currently exist along an arterial street, consider increasing the depth of the mixed-use zoning to provide for more substantive, mixed use projects that provide compatible transitions in form and use to the surrounding area. (Policy A-1.2 Carried Forward)

~~Definition: Strip commercial development, in this context, is characterized by several of the following design features: buildings are arranged in a linear (or strip) format on a narrow depth lot; parking is generally street frontage or on street; uses are one store deep; no design integration among individual uses; typically no pedestrian access between adjacent developments; very little or no uniformity of signage on an individual development. (Previous Policy A 1.2 move to DIA)~~

Objective NDC 2.7 Planning of Neighborhoods, Districts, and Corridors

Continue to respond to unique needs and conditions of the varied neighborhoods,



GOAL NDC 2

QUALITY OF LIFE AND URBAN FORM

districts, and corridors of Delray Beach using Neighborhood and Redevelopment Plans that determine specialized planning strategies and improvement projects to implement the vision of plans.

Policy NDC 2.7.1

Continue to facilitate, prepare, and implement neighborhood and redevelopment plans with a high degree of public participation in collaboration with the Delray Beach Community Redevelopment Agency (if located within the CRA boundary), strategic partners, and neighborhood residents.

[Policy HOU 1.2.2](#)

Policy NDC 2.7.2

Continue to facilitate public participation through the creation of neighborhood, community, and stakeholder groups to provide balanced representation and by maintaining and updating a list of stakeholder, neighborhood, and homeowner association contacts to act as liaisons with the City.

[\(Reworded Policy HOU A-4.2 Carried Forward\)](#)

[Policy HOU 1.2.1](#)

Policy NDC 2.7.3

Prioritize the creation or update of neighborhood and redevelopment plans for neighborhoods, districts, and corridors that are determined to be blighted, categorized as Needing Rehabilitation, or in a historic district and presenting signs of deterioration or intrusion of incompatible uses or development patterns.

[Policy HOU 1.2.3](#)

Policy NDC 2.7.4

Include recommendations in neighborhood and redevelopment plans based on the need, desirability, and level of support for enacting specific planning strategies such as, but not limited to, the creation of a historic or other special purpose district, introduction of new uses or housing types, inclusion of streetscape or landscape design guidelines, or amendment of land use designations.

[Policy HOU 1.2.5](#)

Policy NDC 2.7.5

Deny requests to change residential land use or zoning designations to designations other than Community Facilities or Open Space land use designations or zoning categories unless the proposed changes implement an adopted neighborhood or redevelopment plan.

[\(Reworded Policy A-3.2 Carried Forward\)](#)

[Policy HOU 1.3.2](#)

Policy NDC 2.7.6

Amend land use designations, zoning, Land Development Regulations, design guidelines, etc. within two years of adopting a new or updated Neighborhood or Redevelopment Plan, to implement the adopted Plan's vision.

Policy NDC 2.7.7

Update the West Atlantic Avenue Redevelopment Plan, which was adopted in 1995; new improvements and development shall comply with the provisions of the West Atlantic Avenue Redevelopment Plan until an update to the West Atlantic Avenue Redevelopment Plan is adopted. [Complete by 2025]

[Policy C 1.5, West Atlantic Redevelopment Area](#)

~~The following pertains to the redevelopment of the West Atlantic Avenue Area. This area extends in a corridor along Atlantic Avenue eastward from I 95 to Swinton Avenue. The present land uses in this area include single family homes, duplexes, mini parks, commercial uses along Atlantic Avenue and N.W. 5th Avenue, and scattered vacant parcels. The West Atlantic Avenue Redevelopment Plan was adopted by the City Commission on July 11, 1995. The plan establishes Future Land Use Map designations, zonings, special development standards, and design guidelines for the Redevelopment Area. Future development in the area must be in accordance with the provisions of the redevelopment plan.~~

Policy NDC 2.7.8

Evaluate and update the Silver Terrace Redevelopment Plan to include development and other improvements that have occurred since the Plan's adoption in 1996, and re-



evaluate the vision for the Silver Terrace area; new development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025]

[Policy C 1.6, Silver Terrace Area](#)

~~The following pertains to the redevelopment of the Silver Terrace Area: This area involves the old Silver Terrace nSubdivision which contains some mixed use but is primarily single family. It also involves the adjacent land use of the Floranda Mobile Home Park which is a well maintained land use but which may, in the future, be inappropriate for its location along Federal Highway adjacent to a regional shopping center. The Silver Terrace Redevelopment Plan was adopted by the City Commission on March 5, 1996. The plan establishes Future Land Use Map designations, zonings, and special development standards for the redevelopment area. Future development in the area must be in accordance with the provisions of the Redevelopment Plan.~~

Policy NDC 2.7.9

Review and update the North Federal Highway Redevelopment Plan to include new development and other improvements that have occurred since the Plan's adoption in 1999, and re-evaluate the vision for the North Federal Highway Redevelopment Area; new development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025]

[Policy C 1.4, North Federal Highway Corridor](#)

~~The following pertains to the North Federal Highway Corridor: The North Federal Highway Corridor is defined as the area bounded by the FEC railroad right of way to the west, the easterly boundary of the CRA to the east, NE 4th Street to the south, and the north City limits to the north. Properties in the corridor that front on Federal Highway primarily contain small-scale, strip commercial development. Many parcels in the area contain vacant or dilapidated structures, substandard parking, and substandard landscaping. The area also contains residential areas identified as "Stabilization" and "Revitalization" on the~~

~~Residential Neighborhood Categorization Map contained in the Housing Element. Many of the remaining parcels in the area are currently vacant. Due to those conditions, the North Federal Highway Corridor is hereby identified as a blighted area. The North Federal Highway Redevelopment Plan was approved by City Commission on March 16, 1999. The Plan identified the need for limited rezonings and LDR amendments, along with improvements necessary to accomplish certain redevelopment goals. Future development in the area must be in accordance with the provisions of the Redevelopment Plan. In FY 2010/11, the Planning & Zoning department shall evaluate the need for establishing design guidelines for the corridor. [Revised by Amendment 10-1]~~

Policy NDC 2.7.10

Evaluate and update the Lindell/Federal Highway Redevelopment Plan, which was adopted in 2000 and reassessed in 2012 with the South Federal Highway Redevelopment Plan, to identify and other improvements that have occurred since the Plan's adoption, and reassess the Plan's vision for the area; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2030]

Policy NDC 2.7.11

Evaluate if the intent of the Lindell/Federal Highway Redevelopment Plan has been incorporated into and can be replaced by the South Federal Highway Redevelopment Plan, adopted in 2012. [Complete by 2025-2040]

[Policy C 1.9, Lindell and Federal Highway](#)

~~The following pertains to the vicinity of Lindell and Federal Highway: This area extends from the C-15 Canal northward between Federal and Dixie Highways. The area does not include the existing (Honda) automobile dealership but does include the mobile home park north of it. Half of the land is vacant, almost half is underutilized as a substandard trailer park, and a few lots have residences upon them. The Lindell/Federal Highway Redevelopment Plan was adopted by the City Commission on April 4, 2000. The plan establishes proposed land use~~



designations for the Redevelopment Area. Future development must be in accordance with the provisions of the redevelopment plan. Aggregation of parcels is encouraged throughout the area to accommodate a unified development.

Policy NDC 2.7.12

Evaluate and update the Southridge/SW 4th Avenue Redevelopment Plan to identify new development and improvements that have occurred since the Plan's adoption in 1999, and reassess the Plan's vision for the area; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025]
[Policy C 1.10, S.W. 4th Avenue](#)

The following pertains to the area on both sides of S.W. 4th Avenue, north of Linton Boulevard: This area involves warehouses, heavy industrial use, sporadic residential uses, and vacant land. The vacant land was platted as a part of the Woods of Southridge Subdivision. The Southridge/SW 4th Avenue Redevelopment Plan was adopted by City Commission on June 15, 1999. Future development must be in accordance with the provisions of the Redevelopment Plan.

Policy NDC 2.7.13

Evaluate and update the Downtown Delray Beach Master Plan to assess the Plan's vision for the growth and unification of the downtown area while maintaining the "village by the sea" character; identify new developments and improvements have occurred since the Plan's adoption in 2002; all new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2025-2040]

Objective CME 2.2

[Objective C 3, The Central Business District](#)

The Central Business District (CBD) and surrounding neighborhoods, including A 1 A, Seacrest and Swinton Avenue represents the essence of what is Delray Beach i.e. a "village by the sea". The continued revitalization of the CBD is essential to achieving the overall theme of the City's Comprehensive Plan by managing growth and preserving the charm. The

following policies and activities shall be pursued in the achievement of this objective.

[Policy C 3.2, CBD Development Plan](#)

The "Downtown Delray Beach Master Plan" was adopted by the City Commission on March 19, 2002. Covering the downtown business districts surrounding the Atlantic Avenue corridor between I 95 and A 1 A, it represents the citizens' vision for the growth and unification of Delray Beach, while still retaining the "village by the sea" character of the CBD. The Plan addresses a wide range of issues including infill development, neighborhood parks, shared parking, public art, the roadway and alleyway systems, marketing/economic development, and the need to modify the Land Development Regulations to include design guidelines to retain the character of Delray Beach. Future development and redevelopment in this area shall be consistent with the Master Plan.

Policy NDC 2.7.14

Update the Southwest Area Neighborhood Plan, which was adopted in 2003; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025-2040]

[Policy C 1.7, Southwest Area Neighborhood](#)

The following pertains to redevelopment of the Southwest Neighborhood Area: This area is generally defined as the area bounded by West Atlantic Avenue on the north, SW 10th Street on the south, Interstate 95 on the west, and Swinton Avenue on the east. Many of parcels in the area contain vacant or dilapidated structures, substandard parking and substandard landscaping. The area also contains residential areas identified as "Rehabilitation" on the Residential Neighborhood Categorization Map contained in the Housing Element. The Southwest Area Neighborhood Redevelopment Plan was adopted by the City Commission at its meeting of June 3, 2003. The Plan establishes a blueprint for the revitalization and stabilization of the area. The Southwest Area Neighborhood Redevelopment Plan is divided into five sub-areas based upon current and proposed land



~~uses. The sub-areas serve to define potential boundaries for the phased implementation of the various plan components. Future development in the area must be in accordance with the provisions of the Redevelopment Plan.~~

Policy NDC 2.7.15

Evaluate and update the Wallace Drive Industrial Area Redevelopment Plan, which was adopted in 2004, and continue to encourage the development of light industrial uses, and limited commercial and office uses and support aggregation of parcels for new development new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025-2040]

~~Policy C 1.8, Redevelopment of Wallace Drive Industrial Area The following pertains to redevelopment of the Wallace Drive Industrial Area: This area is bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. The Wallace Drive Industrial Area Redevelopment Plan was adopted by City Commission on January 6, 2004. The Plan establishes proposed land use designations for the Redevelopment Area. Future development must be in accordance with the provisions of the Redevelopment Plan. The Redevelopment Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. Aggregation of parcels is encouraged throughout the area to accommodate unified development.~~

Policy NDC 2.7.16

Continue to support the variety of commercial and light industrial uses on land with mixed-use land use designations in Osceola Park.

Policy NDC 2.7.17

Continue to support the accommodation of compatible housing types within Osceola Park based on the recommendations and overall

intent of the adopted Osceola Park Redevelopment Plan.

Policy NDC 2.7.18

Evaluate and update the Osceola Park Redevelopment Plan, which was adopted in 2004, to assess the Plan’s vision for the area and identify any improvements or new development that have occurred within the Plan’s boundary or that affect the Plan area; new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2022]

~~Policy C 1.11, Osceola Park Area: The following pertains to the area bounded by S.E. 2nd Street, Federal Highway, S.E. 5th Street, and Swinton Avenue (Osceola Park area): This area has industrial uses with inadequate parking to the west, commercial uses to the east, and a mixed residential area which has turned mainly into renter occupied units. It is also encompassed by wellfield protection zones. The Osceola Park Redevelopment Plan was adopted by the City Commission on December 6, 2004. The primary focus of this redevelopment plan is to arrest deterioration, provide adequate parking and services for the existing industrial and commercial areas, and accommodate housing which is compatible with the other uses. The Plan establishes proposed Future Land Use Map designations for the area. Future development must be in accordance with the provisions of the Redevelopment Plan.~~

Policy NDC 2.7.19

Evaluate and update the South Federal Highway Redevelopment Plan to identify new development and improvements that have occurred since the Plan’s adoption in 2012, and reassess the Plan’s vision for the area, including those parcels initially included within the Lindell/Federal Highway Redevelopment Plan area; new improvements and development shall comply with the provisions of the adopted Plan until an updated plan is adopted. [Complete by 2025-2040]



~~Policy C 1.12, South Federal Highway; The following pertains to the South Federal Highway area, south of Linton Boulevard. In FY 2010/11, the City's Planning & Zoning Department shall review existing land uses in this area and shall create a redevelopment plan, overlay district or other development tool to promote and guide future redevelopment of the area.~~

Policy NDC 2.7.20

Review existing land uses and traffic patterns along the West Linton Boulevard corridor, located between Interstate-95 and South Federal Highway for the purpose of creating a redevelopment plan, overlay district or other development tool, which incorporates the defined vision for the to promote and guide redevelopment of the area. [Complete by 2025]

~~Policy C 1.13, Linton Boulevard; The following pertains to the Linton Boulevard area, from I 95 east to Federal Highway. In FY 2010/11, the City's Planning & Zoning Department shall review existing land uses in this area and shall create a redevelopment plan, overlay district or other development tool to promote and guide future redevelopment of the area.~~

Policy NDC 2.7.21

Evaluate the Congress Avenue corridor study and consider implementing the strategies and recommendations of the Delray Beach's Next Great Street report. [Complete by 2025]

Policy A 1.9

~~Class A Offices within Congress Avenue Corridor. The primary function of the Congress Avenue Mixed Use Future Land Use designation is to attract Class A office development while allowing limited residential development (including workforce housing) and support commercial uses. The designation allows commercial and office development at a total maximum FAR of 1.0. The commercial uses are limited to 20% of the total floor area of a master development plan. Office uses may comprise one hundred percent (100%) of the total floor area of a master development plan. Residential development, at a maximum density of up to 50 units per acre within 2,500~~

~~linear feet of the Tri Rail Station, and 40 units per acre for the balance of the corridor, will be allowed. Residential use may comprise up to 100% of the total floor area of a master development plan within 1,000 feet of the Tri-Rail Station; 80% of the total floor area between 1,001 and 2,500 feet of the Tri Rail Station; and 75% of the total floor area for the balance of the corridor. The maximum FAR for residential uses is 2.0. Development must have an emphasis on non vehicular (e.g. pedestrian and bicycle) access to mass transit, including but not limited to, Tri rail and Palm Tran.~~

Policy NDC 2.7.22

Continue to support efforts to revitalize and enhance the Pineapple Grove Main Street area and its promotion as an arts-based district by implementing the guidelines and recommendations of "A Neighborhood Plan for 'Main Street' in the Grove", which was last updated and adopted in 1998.

~~Policy C 3.4, Pineapple Grove Main Street; The City supports the efforts to revitalize the Pineapple Grove Main Street area, and the use of the Main Street approach: organization, promotion, design, and economic restructuring. Opportunities to promote the area as a Arts District shall be emphasized.~~

Policy NDC 2.7.23

Evaluate and update the Seacrest / Del-Ida Park Neighborhood Plan, which was adopted in 1998, to assess the Plan's vision for the area and identify any improvements or new development that have occurred within the Plan's boundary or that affect the Plan area; new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2025-2040]

Policy NDC 2.7.24

Evaluate and update "Banker's Row: A program for Re-Use and Restoration", which was adopted in 1991, to assess the Plan's vision for the area and identify any improvements or new development that have occurred within the Plan's boundary or that affect the Plan area; new improvements and development



shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2025]

Policy NDC 2.7.25

Evaluate the Land Development Regulations to the Four Corners Overlay District, which were adopted in 2007, to assess the vision for the area and create and adopt a redevelopment plan that implements the identified vision through the provision of guidelines and recommendations; new improvements and development shall comply with the provisions of the applicable Land Development Regulations until a Plan and associated Land Development Regulations are adopted. [Complete by 2025-2040] (Policy FLU A-1.10 reworded)

Objective NDC 2.8 Innovative Housing Strategies

Use innovative housing planning practices to provide a wide range of housing types at price points that serve the city's diverse population.

Policy NDC 2.8.1

Evaluate and designate those residential areas, based on public input and participation efforts, where a greater range of housing choices and increased affordable housing options can be provided by allowing innovative housing types, such as one accessory dwelling unit per lot, tiny houses, co-housing arrangements, or cottage housing.

Policy NDC 2.8.2

Establish specific regulations and performance criteria in the Land Development Regulations that include size, site design, landscaping, access, and parking requirements for accessory dwelling units in residential areas where such units are determined to be desirable; do not include the accessory dwelling unit in density calculations.

Policy NDC 2.8.3

Continue to utilize workforce housing programs and incentives, such as but not limited to,

increased density and smaller lot sizes where appropriate and compatible in the Land Development Code to encourage the provision of workforce housing in the City. (Reworded Policy A-7.1 Carried Forward)

~~Policy A 7.1~~

~~The maximum density may be increased within the Medium Density, General Commercial and Transitional Future Land Use designations through the Workforce Housing "Density Bonus Program". The concept is that for every workforce housing unit that a developer builds, a calculated number of market rate units greater than would be allowed otherwise may be built.~~

Policy NDC 2.8.4

To protect the long term viability of workforce housing, include provisions in the Land Development Regulations that establish a long-term period of affordability of at least 40 years, income qualifications, maximum unit cost or rent; reassess the provisions of the Land Development Regulations within one year of the completion of new housing assessment studies. (Reworded Policy A-7.4 Carried Forward)

~~Policy A 7.4~~

~~All Workforce Housing Units, constructed under the Family/Workforce Housing Program, shall remain affordable for a period of no less than forty (40) years commencing from the date of initial occupancy of the unit.~~

Policy 2.8.5

Promote the development of workforce housing units by offering incentives, such as, increased density, in specific areas identified shall be identified in the Land Development Regulations. The maximum density within these districts shall be as follows:

~~The MROC (Mixed Residential Office Commercial) zoning district shall have a maximum density of 40 units per acre except within the Tri-rail Station Overlay where the maximum density is 50 units per acre.~~

~~The Southwest Neighborhood and Carver Estates Overlay Districts shall have a maximum density of 24 units per acre.~~



GOAL NDC 2

QUALITY OF LIFE AND URBAN FORM

- ~~✚ The I-95/CSX RR Corridor Overlay District shall have a maximum of 24 units per acre.~~
- ~~✚ The SW 10th Street Overlay District shall have a maximum density of 12 units per acre.~~
- ~~✚ The Four Corners Overlay District shall have a maximum density of 30 units per acre.~~
- ~~✚ All other Overlay Districts shall have a maximum density of 18 units per acre. These numbers should be in LDRs—table now includes the max for each district.~~

Policy NDC 2.8.6

Monitor the progress of workforce/affordable housing programs and incentives to identify successful initiatives and to adjust underperforming programs or incentives or regulations. (Policy A-7.5 Carried Forward)



GOAL NDC 3

URBAN SERVICES

USE SMART GROWTH POLICIES TO DELIVER COST EFFECTIVE URBAN SERVICES TO SUPPORT ENVISIONED GROWTH.

Performance Measures: Success in addressing Objectives and Policies of **GOAL NDC 2** shall be measured utilizing the following performance indicators:

- Adoption of a Land Development Regulation amendment to provide consistent use terminology in all zoning districts;
- Completion of an assessment of the potential consolidation of zoning districts;
- Number of form-based code amendments;
- Adoption of visual compatibility standards for non-residential properties in historic district;
- Preparation of an urban services annexation report; and,
- Development and implementation of a Transfer of Development Rights Program.

Objective NDC 3.1 Concurrency

Allow new development within the Planning Area provided the necessary public facilities and services that are provided by, or through, the City are available concurrently. (Objective B-2 Carried Forward)

Policy NDC 3.1.1

Continue to coordinate with Lake Worth Drainage District, the South Florida Water Management District, and other water management Strategic Partners to evaluate drainage plans for new development and redevelopment.

Policy NDC 3.1.2

Continue to coordinate with Palm Beach County, Florida Department of Transportation, Palm Tran, South Florida Regional Transportation Authority, and other transportation Strategic Partners to evaluate the transportation impacts of new development and redevelopment.

Policy NDC 3.1.3

Maintain Land Development Regulations that require a determination that public services and facilities are or will be available at adopted levels of service to serve the needs of

new development concurrently with occupancy, such as, but not limited to

- Potable water
- Sewer
- Drainage
- Transportation
- Parks and Open Space
- Solid Waste
- Public Schools

Policy NDC 3.1.4

Do not allow new development upon land that is needed for public facilities or open space that are necessary to support the growth of the community. (Objective B-1 Carried Forward). Policy OPR 1.2.7

Policy NDC 3.1.5

Support proposals to establish regional public facilities that demonstrate any loss of property tax revenue or other negative impacts will be offset by mitigating measures, which may include, but are not limited to, payment of fees, creation of significant numbers of local jobs, and measures to control odors, noise, traffic, and other potential impacts on the surrounding communities; deny such proposals if the negative impact of a proposed facility



GOAL NDC 3

URBAN SERVICES

cannot be substantially offset by mitigating measures. (Policy A-1.8 Carried Forward)

Objective NDC 3.2 Provide Services within the Planning Area

Discourage urban sprawl by providing facilities and services to areas within the city's Planning Area that are not yet served. (Objective A-6 and B-3 Carried Forward)

Policy NDC 3.2.1

Provide services to unincorporated areas upon annexation at a level that exists for land uses under similar conditions elsewhere in the City; do not require areas that received water and sewer services from Palm Beach County prior to annexation to switch to City service. (Policy B-3.1 Carried Forward)

Policy NDC 3.2.2

In circumstances where annexation is not feasible or appropriate, services such as, fire protection and code enforcement may be provided to unincorporated parcels within the City's Planning Area through interlocal agreements. (Policy B-3.1 Carried Forward)

Policy NDC 3.2.3

Provide water and sewer facilities to unincorporated areas upon demand in a manner consistent with City policies with an agreement to voluntarily annex upon eligibility; if the property is already eligible, annexation shall precede the provision of services. (Policy B-3.2 Carried Forward)

Policy PFE 2.4.4, 3.4.3

Objective NDC 3.3: Annexation

Continue to annex unincorporated areas within the City's Planning Area. Objective B-3 Carried Forward

Policy NDC 3.3.1

Undertake the following program for the annexation of remaining eligible properties:

- a. Prepare an "urban services annexation report" as required by Florida Statutes, for each of the remaining designated

annexation areas depicted on Map AD-24 (Annexation Areas):

- Foxe Chase subdivision
- Delray Community Hospital Area
- Barwick Road Area (north of West Atlantic Avenue)
- West Atlantic Avenue & Military Trail
- North Military Trail / Barwick Road Area.
- High Point Delray Area (north of West Atlantic Avenue)
- Country Club Acres (west of Military Trail)

- b. Work with Palm Beach County to address the annexation of improved property that lacks adequate sewer, water, street, and/or drainage facilities pursuant to the Palm Beach County Annexation Incentive Program;
- c. Recommend whether annexation should be pursued and, if so, the means by which annexation should occur; and,
- d. Accommodate individual voluntary annexations as the opportunities arise.

(Policy B-3.5 and B-3.6 Carried Forward)

Policy NDC 3.3.2

Apply the City's land use designation immediately upon annexation of a parcel. Following any annexation, amend the Land Use Map, and appropriate portions of the Comprehensive Plan, to reflect the change in the City's boundaries. (Policy B-3.3 Carried Forward)

Objective NDC 3.4 Future Land Use Map Amendments

Use a consistent set of standards to evaluate amendments to the Land Use Map.

Policy NDC 3.4.1

Amend the Land Use Map only when a demonstrated need for the requested land use



is based upon circumstances that are verified and supported by data and analysis, such as shifts in demographic trends, changes in the availability of land, changes in the existing character and Land Use Map designations of the surrounding area, fulfillment of a comprehensive plan objective or policy, annexation into the municipal boundaries, or similar circumstances, and the following findings can be determined:

- That the requested land use designation is consistent with the goals, objectives, and policies of the most recently adopted Comprehensive Plan; and,
- That development at the highest intensity possible under the requested land use designation meets the adopted concurrency standards; and,
- That the requested land use designation is compatible with the land use designations of the surrounding area; and,
- That the requested land use designations are compliant with the provisions and requirements of the Land Development Regulations.

(Reworded Policy A-1.7 Carried Forward)

Policy NDC 3.4.2

Use the development review process to determine development, redevelopment, and adaptive reuse is consistent with and complementary to adjacent development, regardless of the implementing zoning designations for each land use designation (See Table NDC-1). **(Policy A-2.3 Carried Forward)**

Policy NDC 3.4.3

Apply the advisory land use designation to parcels as they are annexed into the municipal city limits; the findings in Policy 3.4.1 must be made to apply an alternative land use designation.

Objective NDC 3.5 Update Land Development Regulations

Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices. **(Objective A-5 Carried Forward)**

Policy NDC 3.5.1

Review the uses and use descriptions in the Land Development Regulations to provide consistent terminology. [Complete by 2025]

Policy NDC 3.5.2

Analyze and update the current zoning districts and, where feasible, consolidate and eliminate redundant districts. [Complete by 2025]

Policy NDC 3.5.3

Continue to develop zoning districts and regulations that utilize or include form-based code concepts to improve predictability in the built environment.

Policy NDC 3.5.4

Provide direction for the redevelopment of properties with nonconforming structures that are significantly damaged or destroyed by natural disasters in the Land Development Regulations. **(Reworded Policy FLU A-2.5, A-2.6, A-2.7)**

Policy CSR 9.2.5

Policy NDC 3.5.5

Continue to develop new land use and zoning incentives for eligible and historic resources within the Land Development Regulations, such as encouraging the adaptive reuse of historic structures within mixed-use zoning districts and providing parking relief strategies.

Policy HPE 2.2.3

**Policy NDC 3.5.6**

Create Land Development Regulations for visual compatibility standards for non-residential properties in historic districts [Complete by 2025]

[Policy HPE 1.4.5](#)

Policy NDC 3.5.7

Analyze the historic development pattern and characteristics of each historic district for the purpose of creating context-related Land Development Regulations. [Complete by 2025]

[Policy HPE 1.4.6](#)

Policy NDC 3.5.8

Evaluate and, where necessary, amend the Land Development Regulations to ensure the protection of historic resources. [Complete by 2025]

[Policy HPE 1.3.3](#)

Policy NDC 3.5.9

Develop and implement a Transfer of Development Rights program that requires the preservation of eligible and historic resources. [Complete by 2025]

[Policy HPE 2.2.2](#)

Policy NDC 3.5.10

Explore providing development incentives in the Land Development Regulations, in exchange for the provision and maintenance of open spaces, recreation facilities, naturally occurring habitats and environmentally sensitive land. [Complete by 2025]

[Policy CSR 4.2.16](#)

[Policy OPR 3.1.5](#)

Policy NDC 3.5.11

Revise the Land Development Regulations to eliminate required irrigation systems when a landscape plan is approved that includes the use of native plants and other vegetation that will survive without permanent irrigation, while meeting landscape code requirements. [Complete by 2025]

[Policy CSR 2.4.7](#)

Policy NDC 3.5.12

Revise the Land Development Regulations to provide and encourage the use of energy efficient design techniques, such as passive solar design for residential and commercial solar installations. Provide incentives for installing solar arrays on rooftops and other impervious spaces and remove any barriers to their installation in such areas. [Complete by 2025]

[Policy CSR 5.2.9](#)