



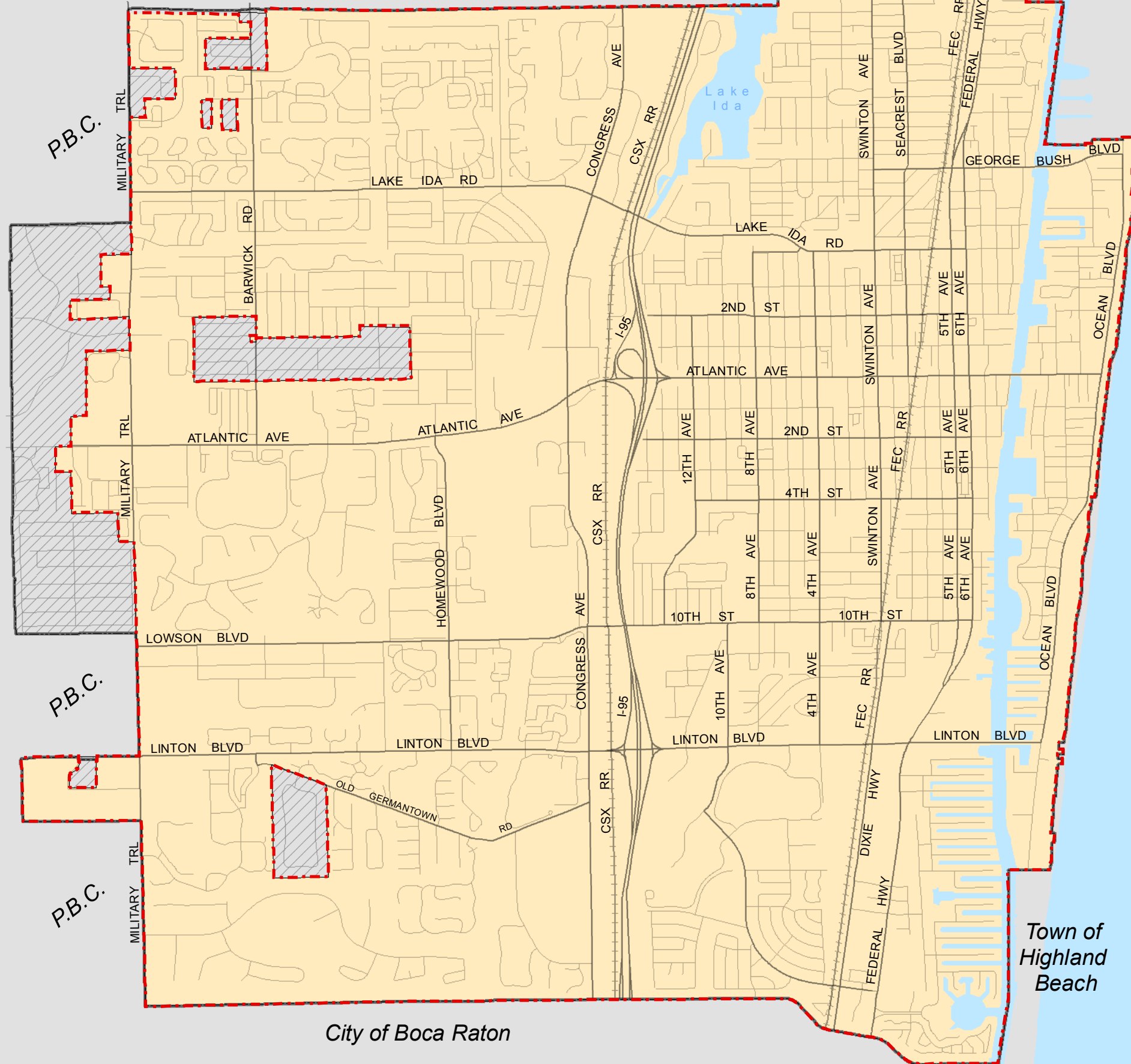
City of Boynton Beach

Town of Gulf Stream



## Planning Area [MAP AD-1]

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



City of Delray Beach  
Development Services Department

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City of Boca Raton

Town of Highland Beach



City of Boynton Beach

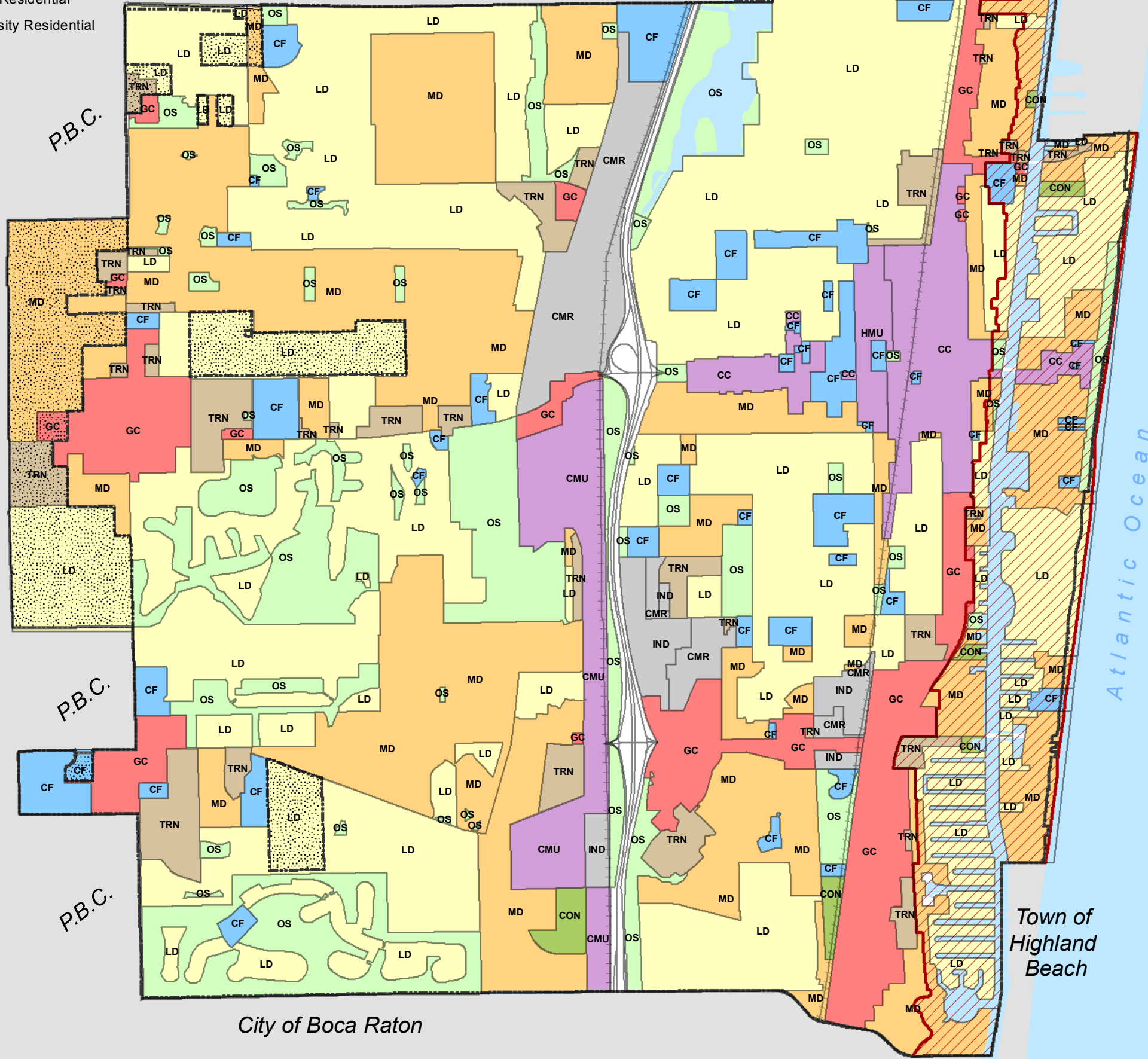
Town of Gulf Stream



## Future Land Use Designations

[MAP AD-2]

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



- LD - Low Density Residential, 0-5 units per acre
- MD - Medium Density Residential, 5-12 units per acre
- TRN - Transitional
- GC - General Commercial
- CC - Commercial Core
- CMU - Congress Avenue Mixed Use
- HMU - Historic Mixed Use
- CF - Community Facilities
- IND - Industrial
- CMR - Commerce
- OS - Open Space
- CON - Conservation

- Coastal High Hazard Area
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

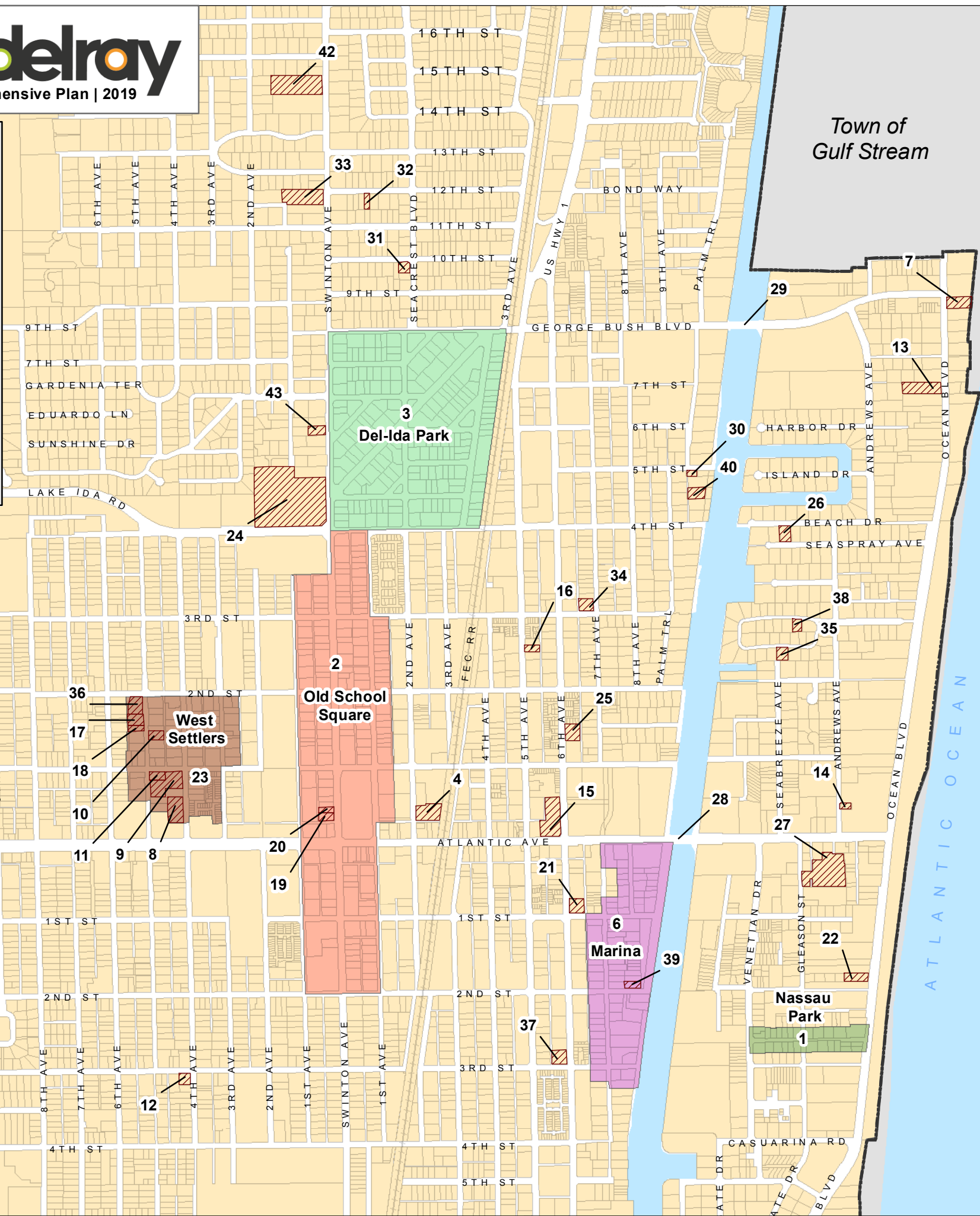
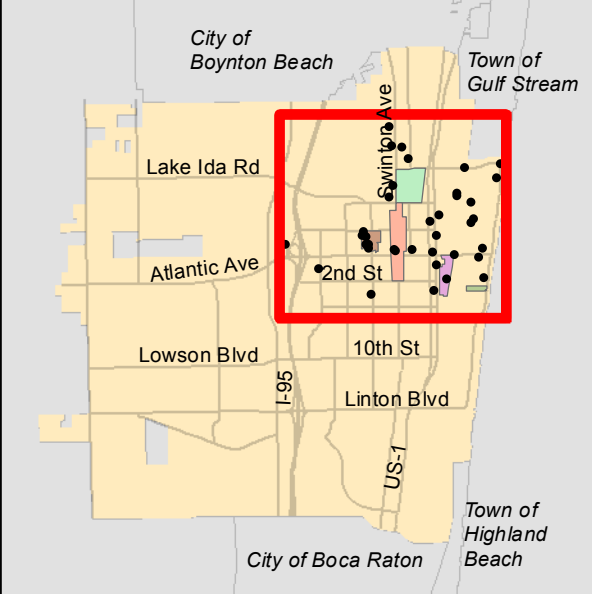
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Town of Highland Beach



**OVERVIEW**



**Local Register  
of Historic Places**  
[MAP AD-3]

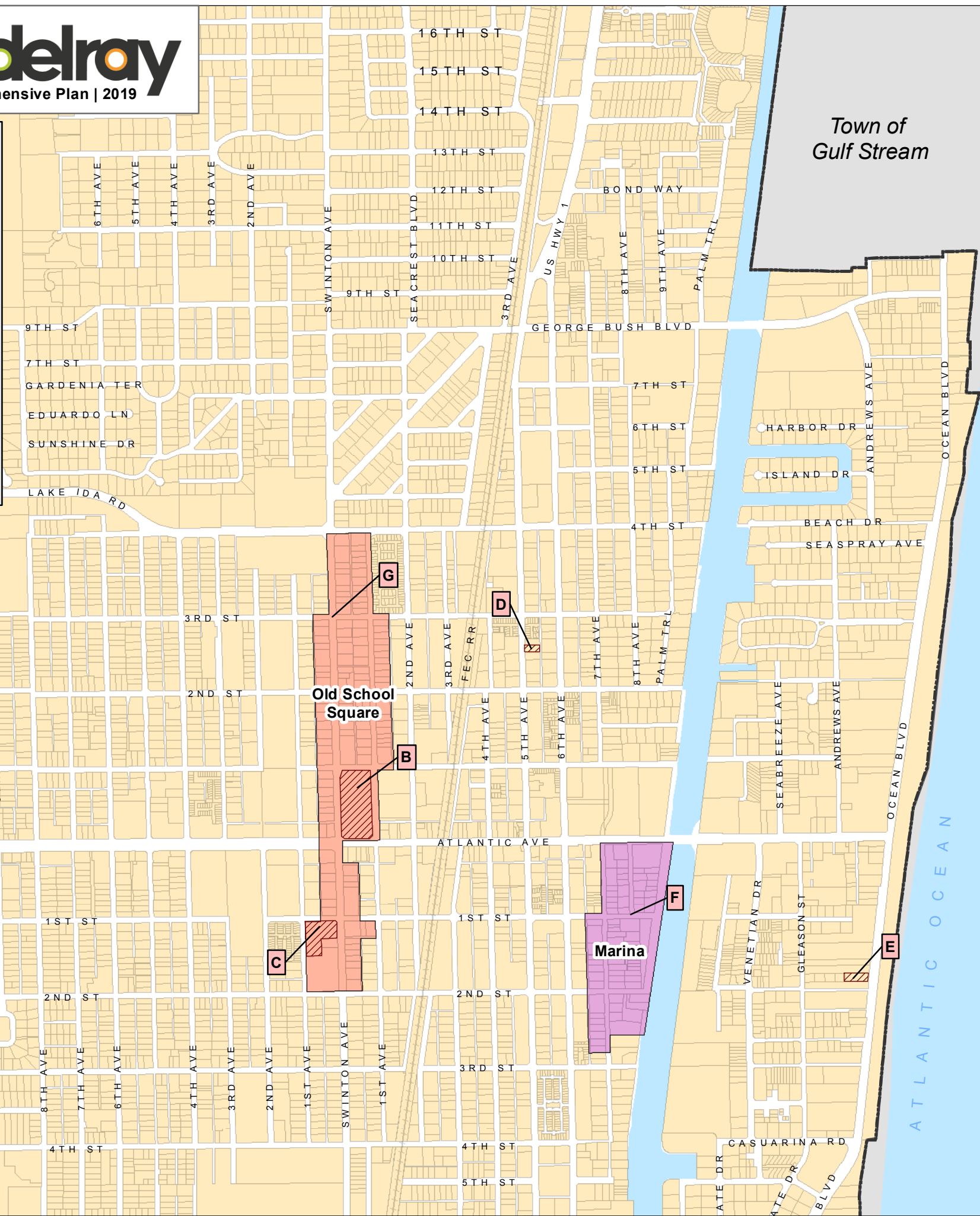
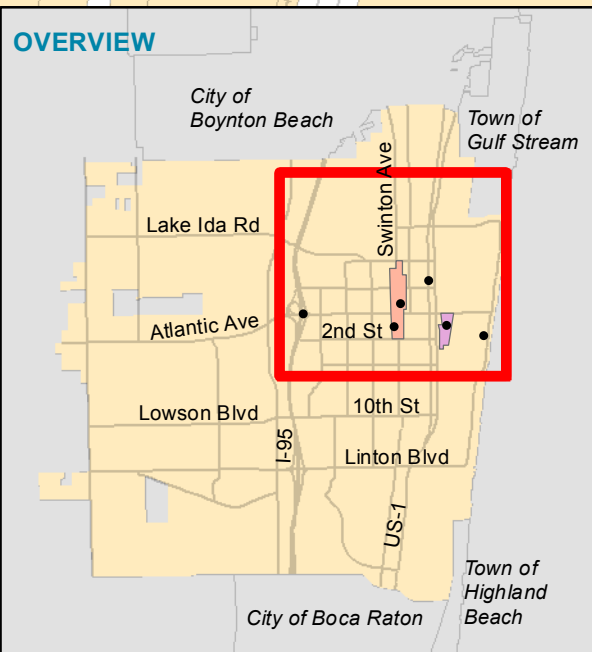
LOCAL REGISTER OF HISTORIC PLACES

- (1) Nassau Park Historic District
- (2) Old School Square Historic District
- (3) Del-Ida Park Historic District
- (4) Sundry Feed Store
- (5) Historic Depot Square
- (6) Marina Historic District
- (7) The Koch House
- (8) Site of School No. 4 Delray Colored
- (9) Greater Mount Olive Missionary Baptist Church
- (10) St. Paul African Methodist Episcopal Church
- (11) The Free and Accepted Masons Of Delray Beach Lodge 275
- (12) St. Matthew Episcopal Church
- (13) Historic Fontaine Fox House Properties
- (14) The Scott House
- (15) The Colony Hotel and the Colony Hotel North Annex
- (16) Milton-Myers Post No. 65, the American Legion of the United States
- (17) Solomon D. Spady House
- (18) The Susan Williams House
- (19) The Monterey House
- (20) The Historic Bungalow
- (21) The Blank House
- (22) The Sandoway House
- (23) West Settlers Historic District
- (24) The Trinity Evangelical Lutheran Church Chapel
- (25) The Turner House
- (26) The Price House
- (27) The Fellowship Hall of the First Presbyterian Church of Delray Beach
- (28) The Atlantic Avenue Bridge (State Structure #930864)
- (29) The George Bush Boulevard Bridge
- (30) The Water House
- (31) The O'Neal House
- (32) The Amelung House
- (33) The Dewitt Estate
- (34) The Hartman House
- (35) The Sewell C. Biggs House
- (36) The Harvel House
- (37) Adams Auto Dealership
- (38) Waters-Wellenbrink Residence
- (39) The Marina House
- (40) Two Fisher Lane
- (41) Ridley Temple Church of God In Christ
- (42) The Clint Moore House
- (43) Harden-Hart House





### OVERVIEW



## National Register of Historic Places

[MAP AD-4]

### NATIONAL REGISTER OF HISTORIC PLACES

- (A) Seaboard Airline Railroad Station
- (B) Delray Beach Schools (Old School Square Complex)
- (C) Sundry House (John & Elizabeth Shaw House)
- (D) Milton-Myers American Legion Post No. 65
- (E) JB Evans House (Sandoway House Natire Center)
- (F) Marina Historic District
- (G) Old School Square Historic District





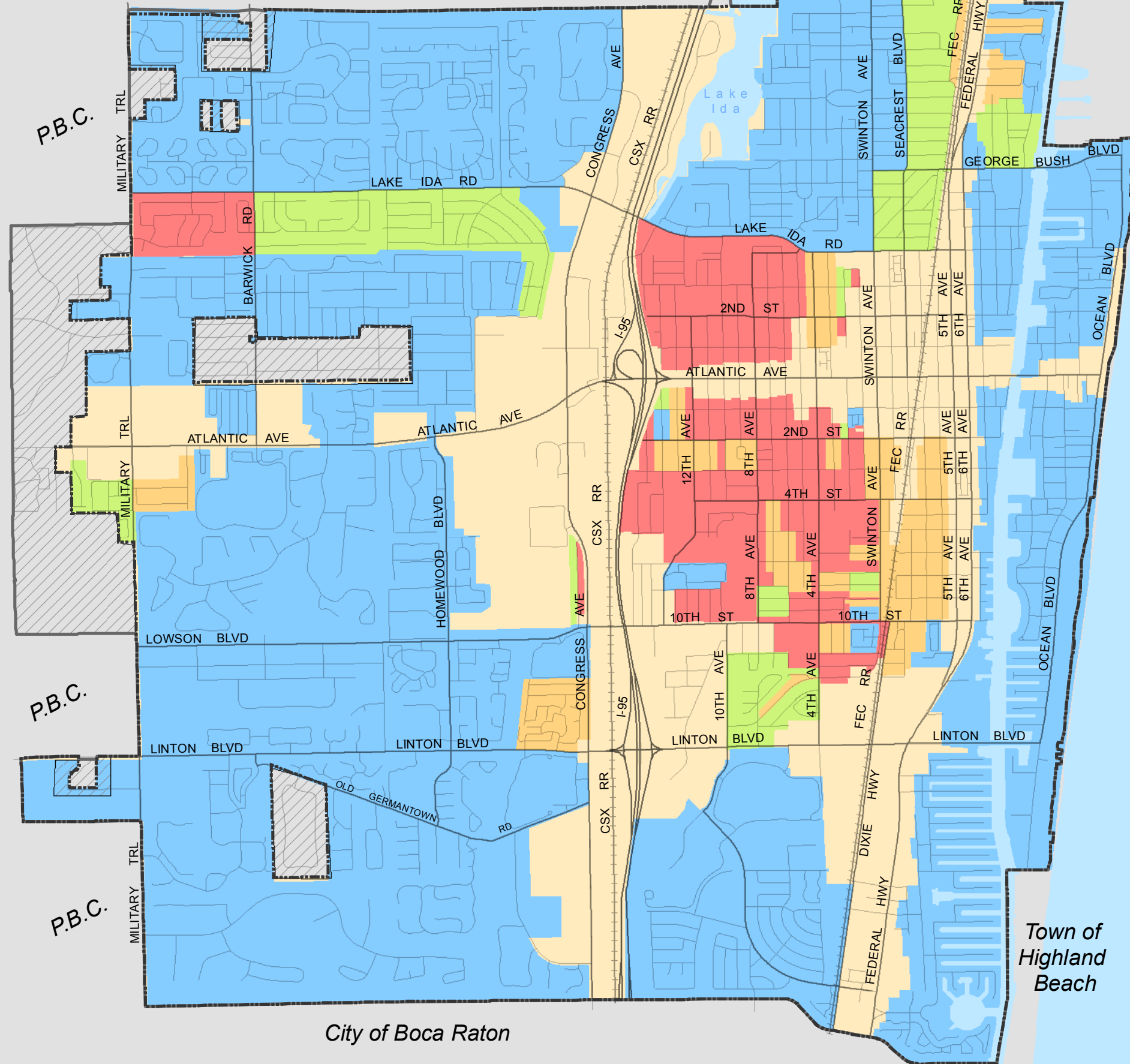
City of Boynton Beach

Town of Gulf Stream



## Residential Neighborhood Stabilization in 2018

[MAP AD-5]



### 2018 Stabilization Categories

- STB - Stable
- STBLZ - Needing Stabilization
- RVZ - Needing Revitalization
- RHB - Needing Rehabilitation

- Non-Residential Areas
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

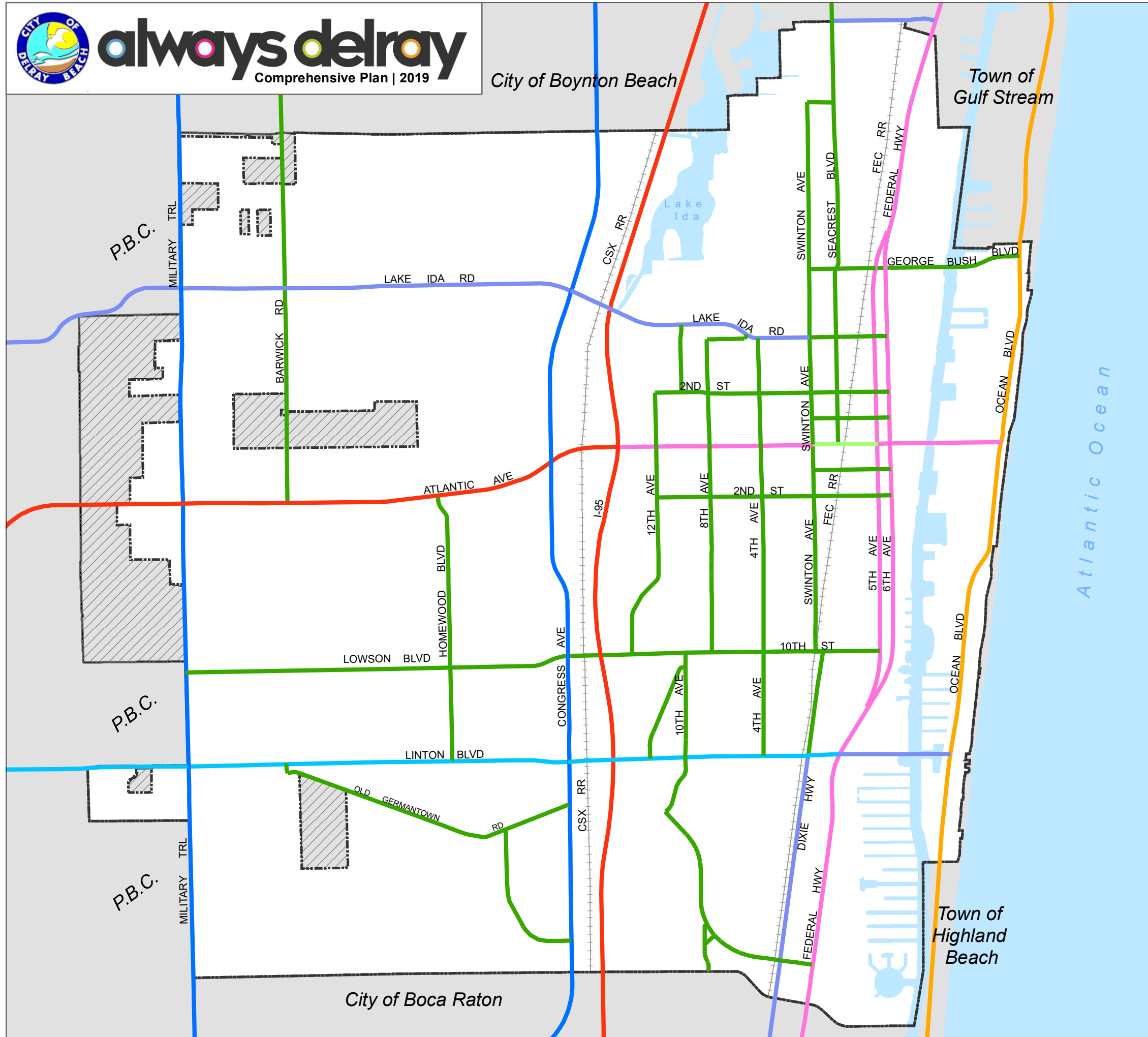
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




## Functional Classification & Maintenance Responsibility

[MAP AD-7]



-  State Principal Arterial
-  State Minor Arterial
-  State Collector
-  County Principal Arterial
-  County Collector
-  County Minor Arterial
-  City Minor Arterial
-  City Collector
-  Delray Beach Boundary
-  Planning Area
-  Palm Beach County Jurisdiction



0 0.5 1 Miles

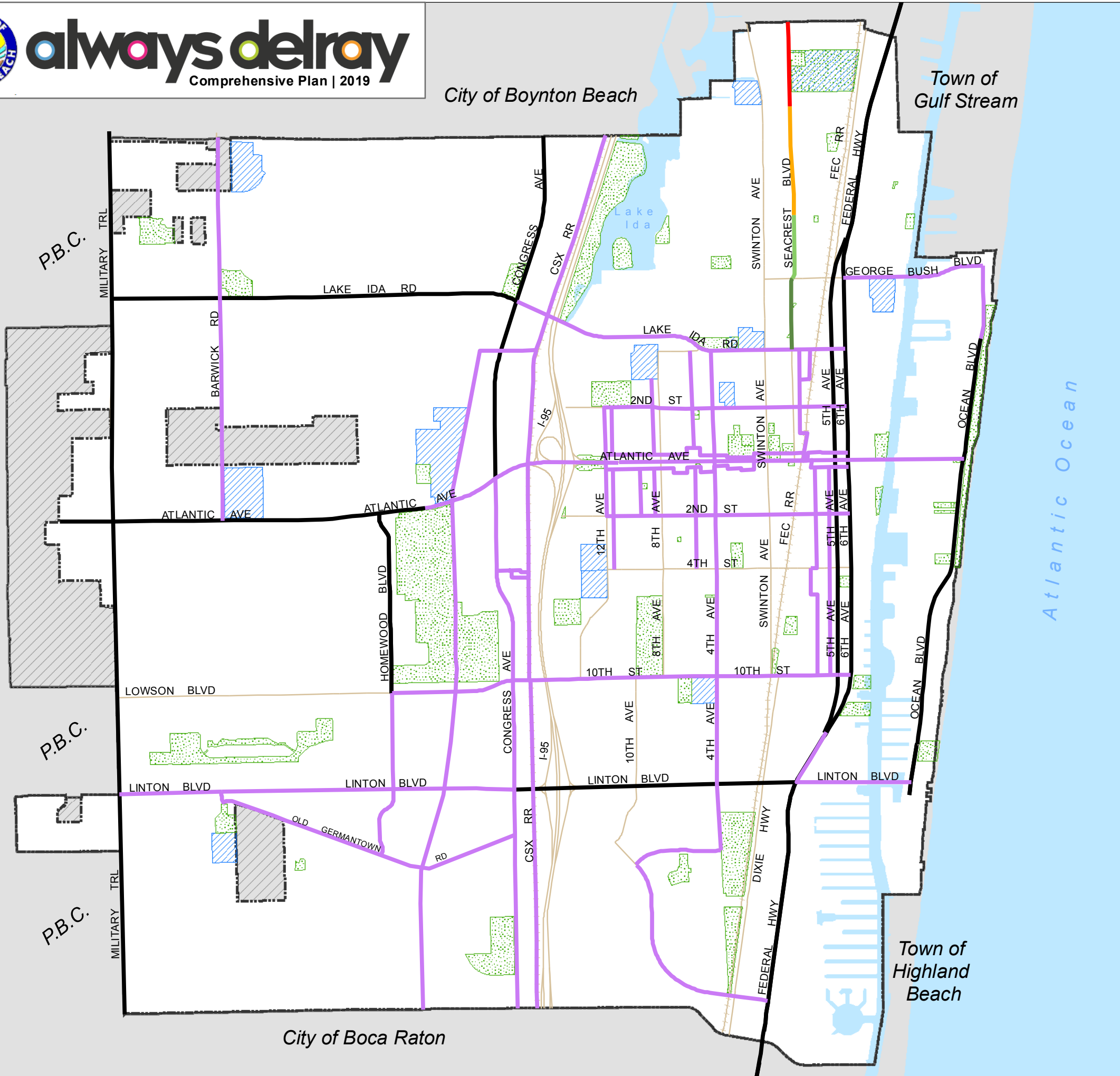
City of Delray Beach  
Development Services Department

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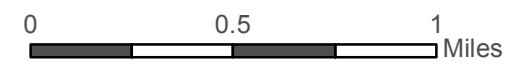


# Bicycle Network

[MAP AD-8]



- Existing Bike Lanes
- Priority Projects
- Seacrest Blvd  
Bicycle Infrastructure Improvements
  - Completed 2016-2017
  - Completed 2018
  - Under Construction, Completion 2019
  - Begin Construction 2019
- Open Space, Park or Recreation Facility
- Public and Private Schools
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction





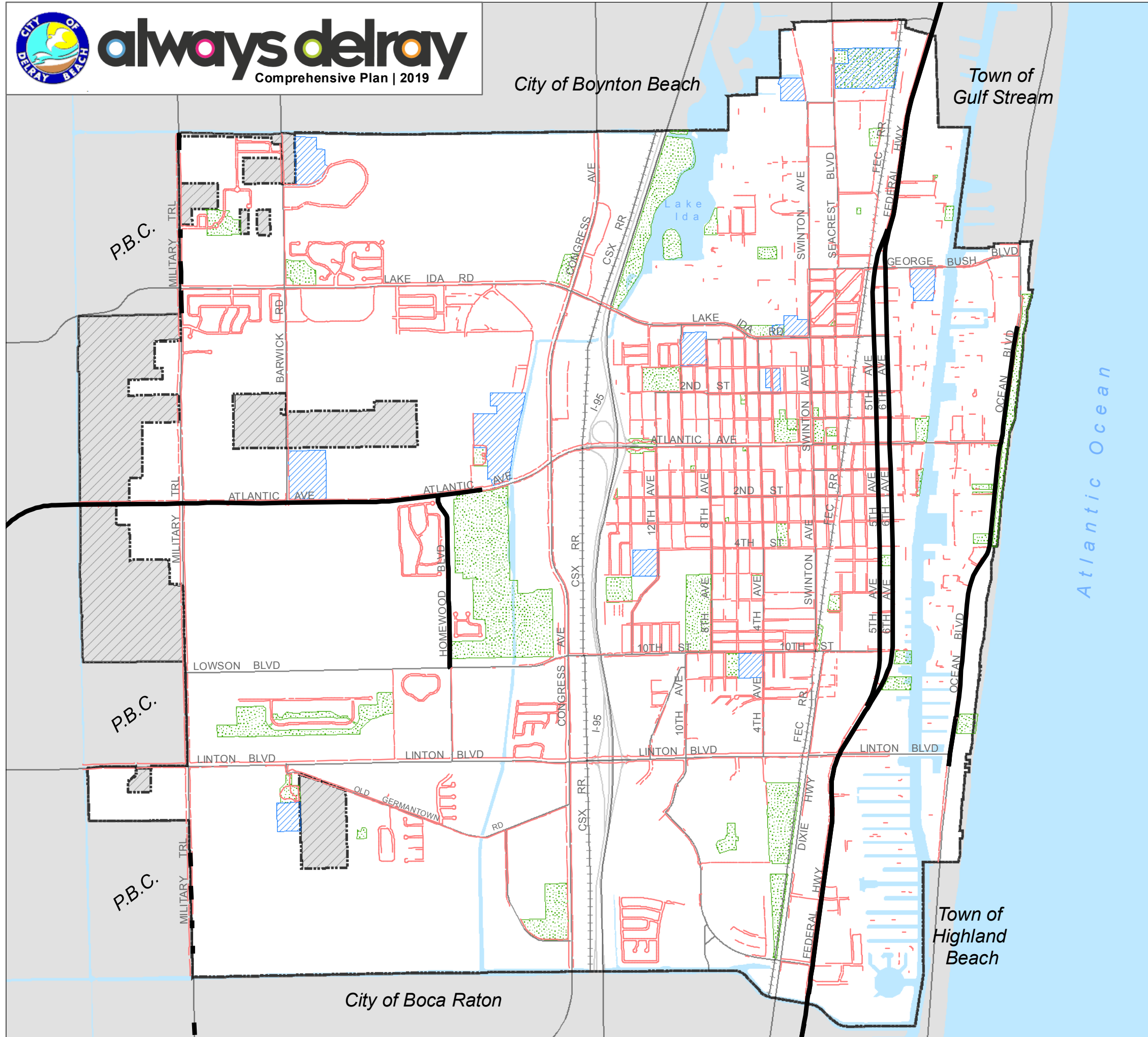


City of Boynton Beach

Town of Gulf Stream



### Pedestrian Network [MAP AD-9]



- Existing Bike Lanes
- Existing Sidewalks
- Open Space, Park or Recreational Facility
- School Facility
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



0 0.5 1 Miles

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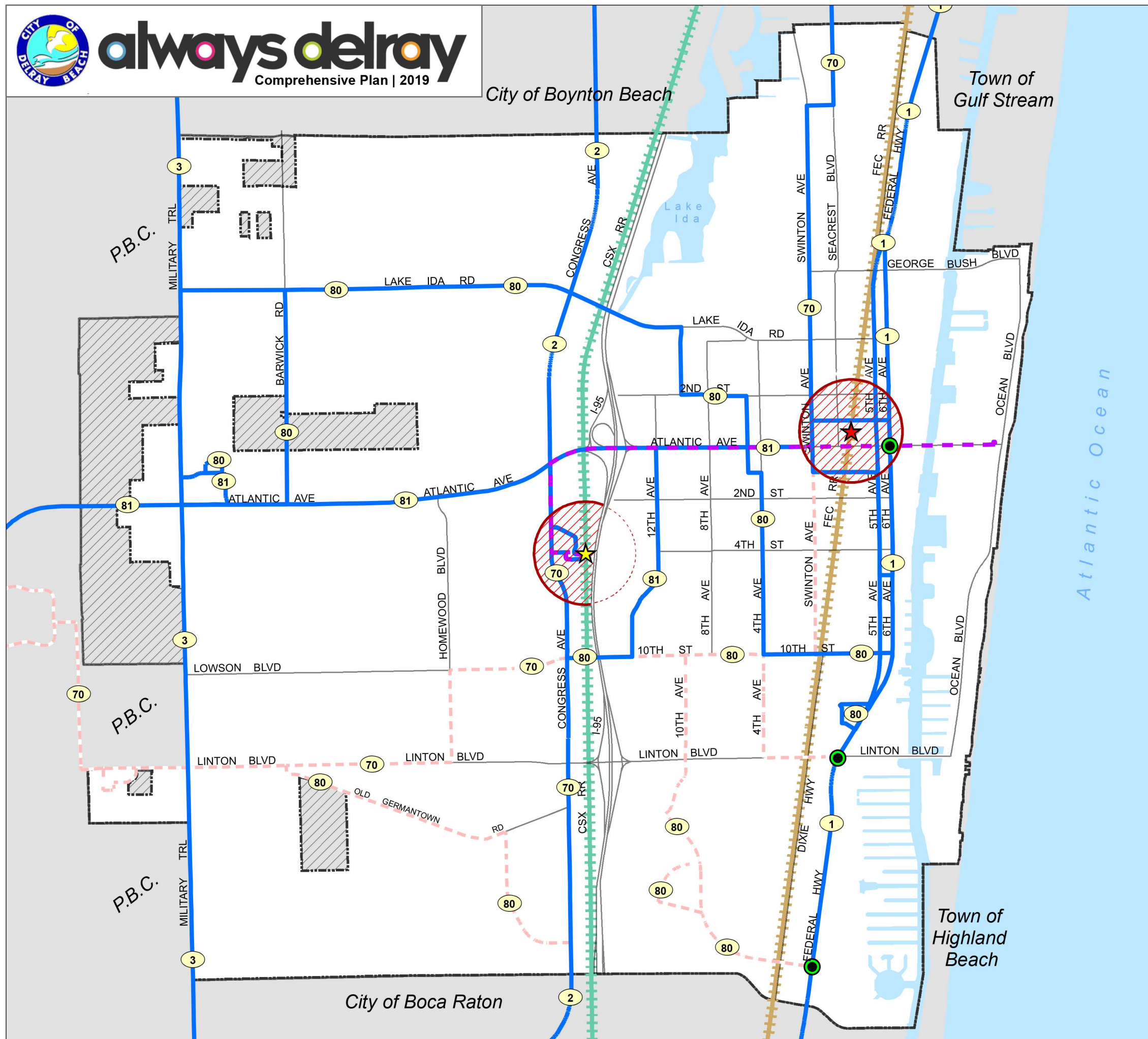
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Town of Gulf Stream



## Existing Transit and Future Transit Opportunities

[MAP AD-10]



- Palm Tran Routes (2018)
- Eliminated Palm Tran Routes
- Downtown Trolley Route
- Tri-Rail Coastal Link
- TriRail CSX Service
- Tri-Rail Station
- Planned General Commuter Rail Station
- Proposed Palm Tran Express (PTX) Stop
- 1/4 mile Station Area
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



City of Delray Beach  
Development Services Department

Print Date: 8/2/2019

City of Boca Raton

Town of Highland Beach

Atlantic Ocean

P.B.C.

P.B.C.

P.B.C.



City of Boynton Beach


Town of Gulf Stream



## Transportation Concurrency Exception Area (TCEA)

[MAP AD-11]

 TCEA Boundary

 Delray Beach Boundary

 Planning Area

 Palm Beach County Jurisdiction

*Atlantic Ocean*



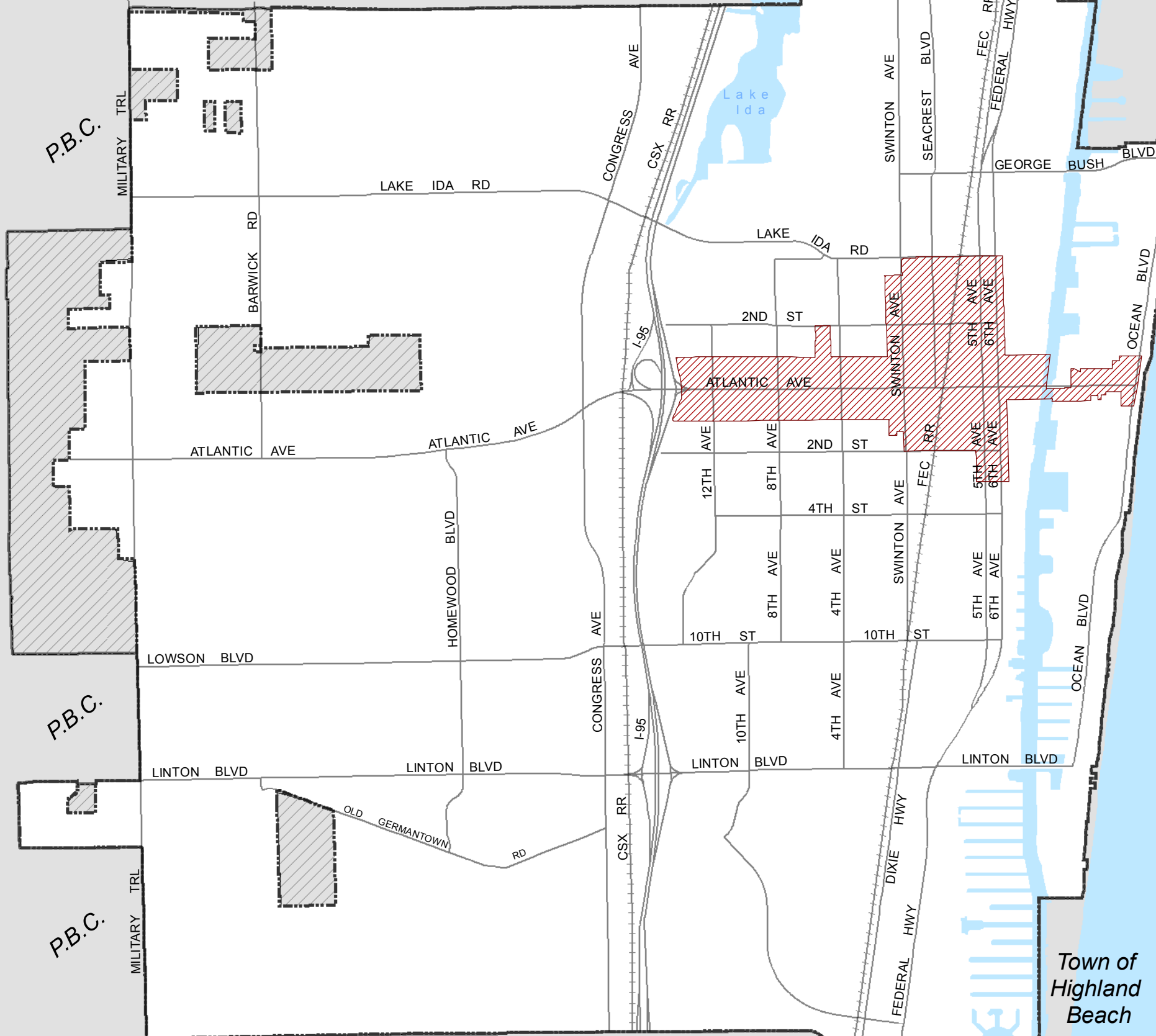
0 0.5 1 Miles

City of Delray Beach  
Development Services Department

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City of Boca Raton

Town of Highland Beach





City of Boynton Beach


Town of Gulf Stream



### Coastal High Hazard Area and Evacuation Routes

[MAP AD-12]



-  Coastal High Hazard Area
-  Evacuation Routes  
Source: Palm Beach County
-  Delray Beach Boundary
-  Planning Area
-  Palm Beach County Jurisdiction



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

Print Date: 5/24/2019

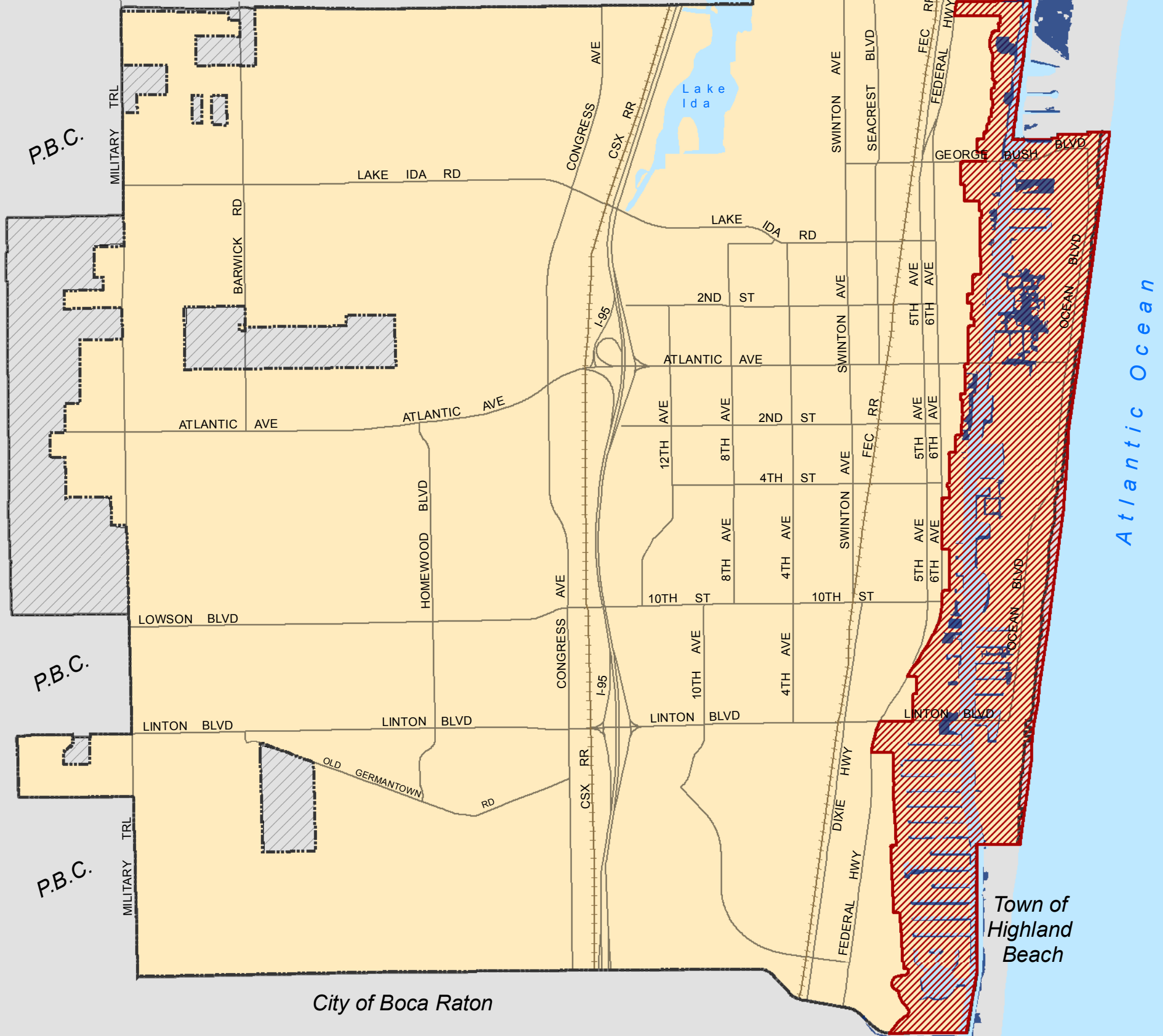


City of Boynton Beach

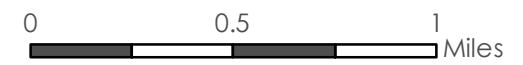
Town of Gulf Stream



## Coastal High Hazard Area [MAP AD-13]



- Coastal High Hazard Area
- Category 1 Storm Surge Zone  
*Based on the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model*
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



City of Delray Beach  
Development Services Department

Print Date: 5/24/2019

City of Boca Raton

Town of Highland Beach

P.B.C.

P.B.C.

P.B.C.

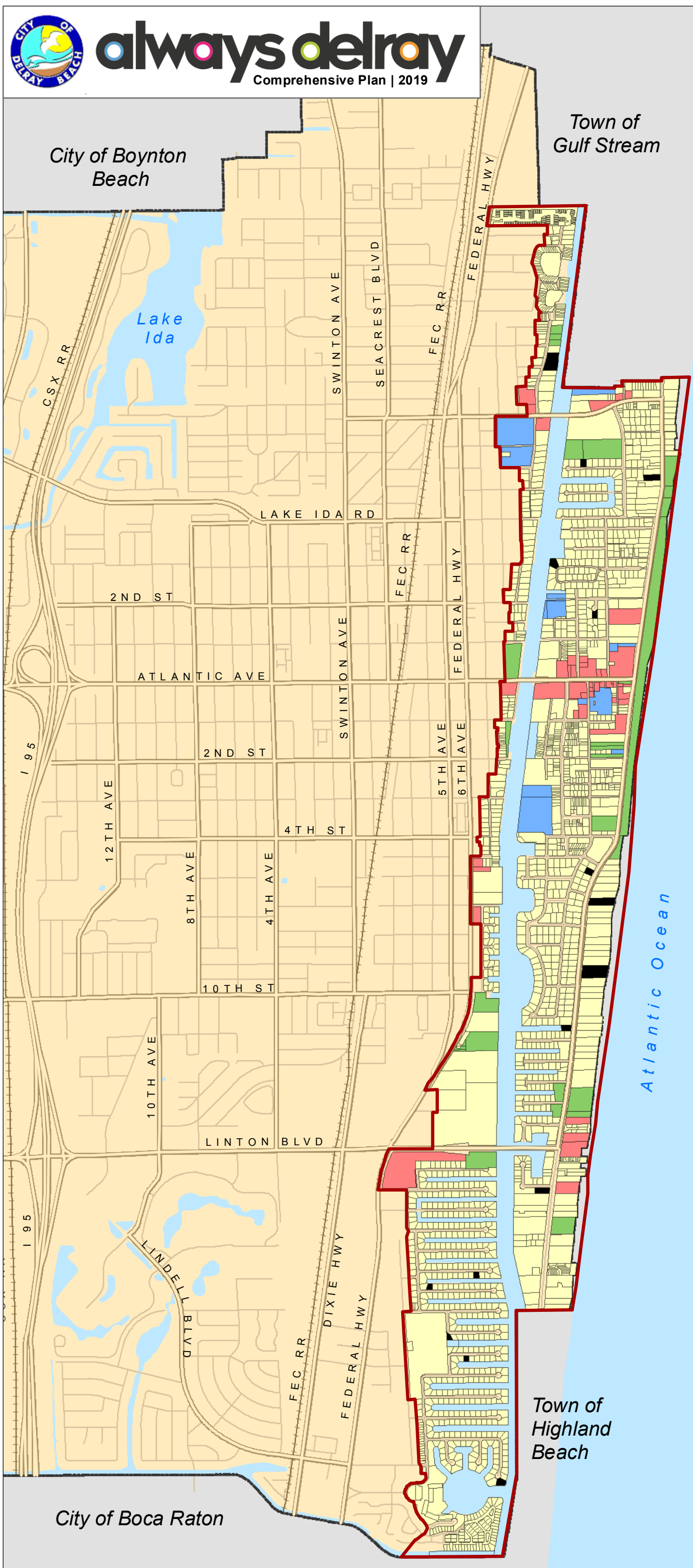
Atlantic Ocean

Lake Ida

MILITARY TRL  
LAKE IDA RD  
CONGRESS AVE  
CSX RR  
SWINTON AVE  
SEACREST BLVD  
FEC RR  
FEDERAL HWY  
GEORGE BUSH BLVD  
OCEAN BLVD  
2ND ST  
ATLANTIC AVE  
5TH AVE  
6TH AVE  
12TH AVE  
8TH AVE  
4TH ST  
10TH ST  
10TH AVE  
4TH AVE  
5TH AVE  
6TH AVE  
OCEAN BLVD  
ATLANTIC AVE  
ATLANTIC AVE  
HOMEWOOD BLVD  
CONGRESS AVE  
I-95  
10TH AVE  
4TH AVE  
SWINTON AVE  
FEC RR  
5TH AVE  
6TH AVE  
OCEAN BLVD  
LINTON BLVD  
LINTON BLVD  
LINTON BLVD  
LINTON BLVD  
OLD GERMANTOWN RD  
CSX RR  
DIXIE HWY  
FEDERAL HWY

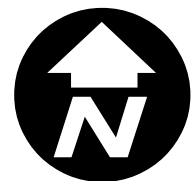


### Coastal High Hazard Area Existing Land Uses [MAP AD-14]



- Coastal High Hazard Area
- Residential
- Commercial
- Education, Public & Institutional
- Recreation & Open Space
- Vacant
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction
- Railroads
- Major Roads

Source: Palm Beach County Information Services and City of Delray Beach

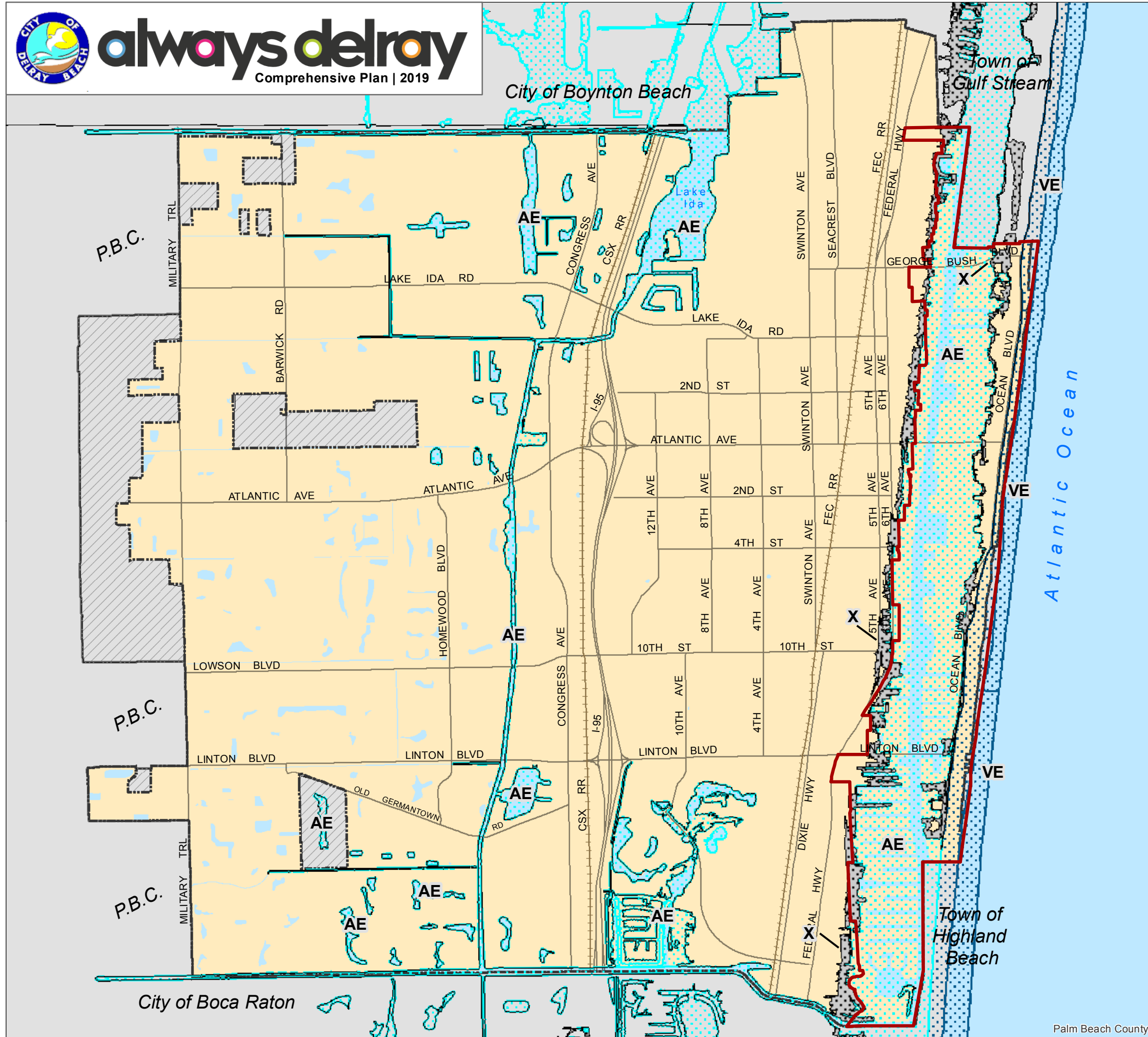


0 0.25 0.5 Miles



# Coastal Areas Subject to Flooding

[MAP AD-15]



### FEMA Flood Zones


Effective October 5, 2017  
Source: Palm Beach County Information Services


SPECIAL FLOOD HAZARD AREAS  
SUBJECT TO INUNDATION BY THE  
1% ANNUAL CHANCE FLOOD (100-YEAR)

ZONE AE - Base Flood Elevations determined.

ZONE VE - Coastal flood zone with velocity hazard  
(wave action); Base Flood Elevations determined.

ZONE X - Areas of 0.2% annual chance flood;  
areas of 1% annual chance flood with average  
depths of less than 1 foot or with drainage areas  
less than 1 square mile; and areas protected by  
levees from 1% annual chance flood.

 Areas determined to be outside  
the 0.2% annual chance (500-Year) floodplain.

 Coastal High Hazard Area





### Water Related Uses [MAP AD-16]



- A - City Marina
- B - Commercial Marina
- C - Knowles Park (Boat Ramps)
- D - Mangrove Park (Boat Ramps)
- E - Veterans Park

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



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

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
City of Boynton Beach

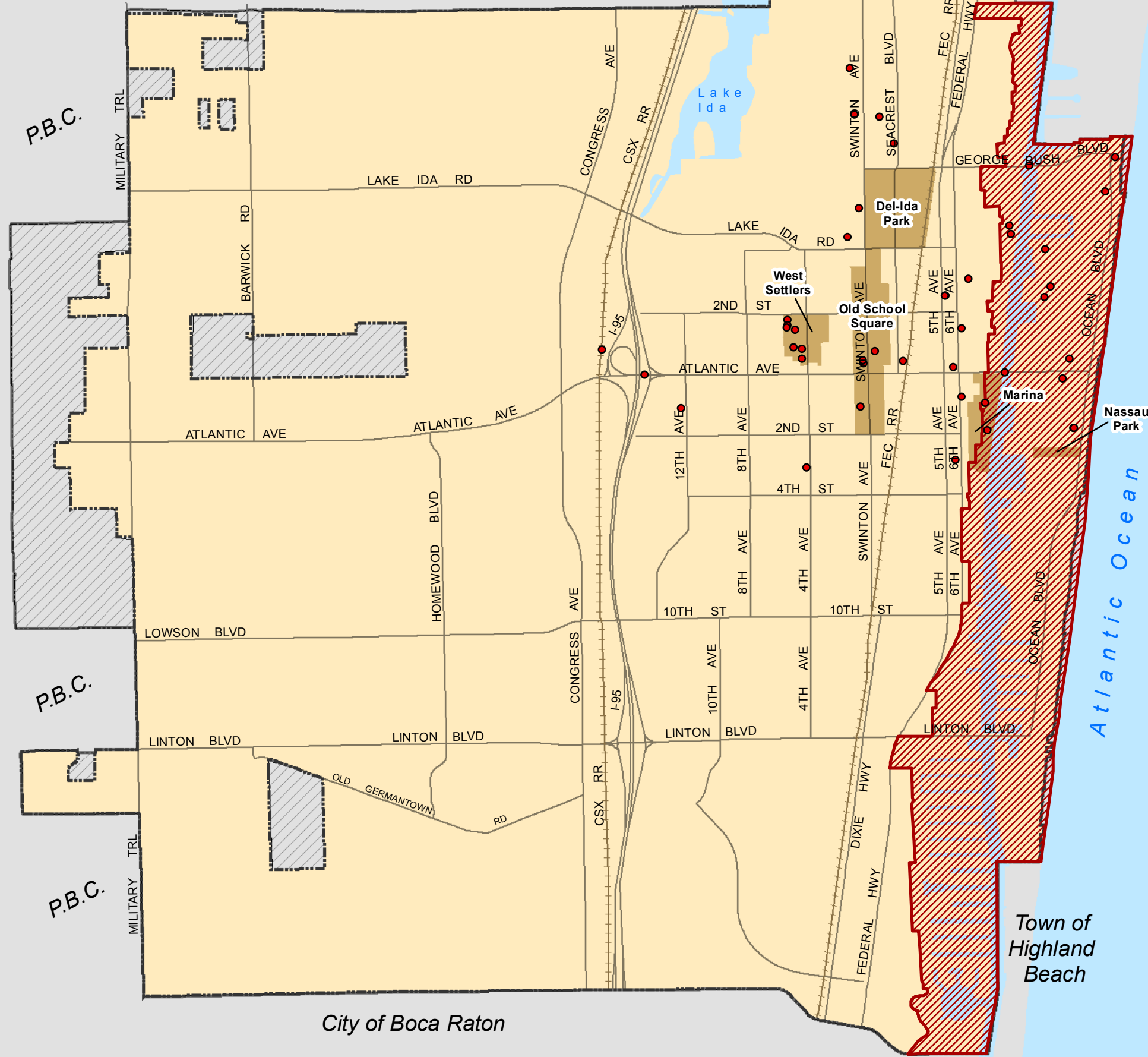
Town of Gulf Stream



## Coastal High Hazard Area and Historic Resources

[MAP AD-17]

-  Coastal High Hazard Area
-  Historic Districts
-  Local and National Register of Historic Places
-  Delray Beach Boundary
-  Planning Area
-  Palm Beach County Jurisdiction



0 0.5 1 Miles

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Development Services Department

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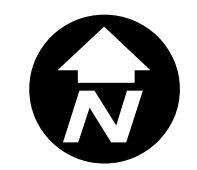


## Potential Coastal Inundation from Sea Level Rise

[MAP AD-18]

 Coastal High Hazard Area

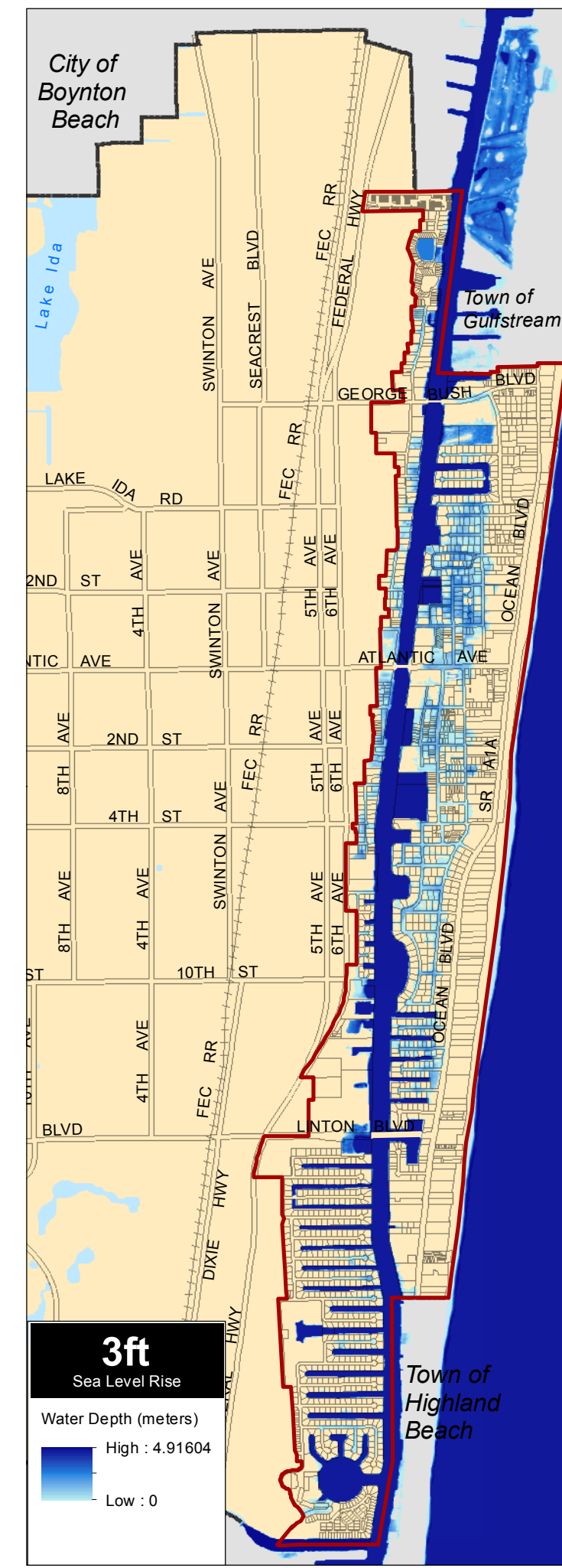
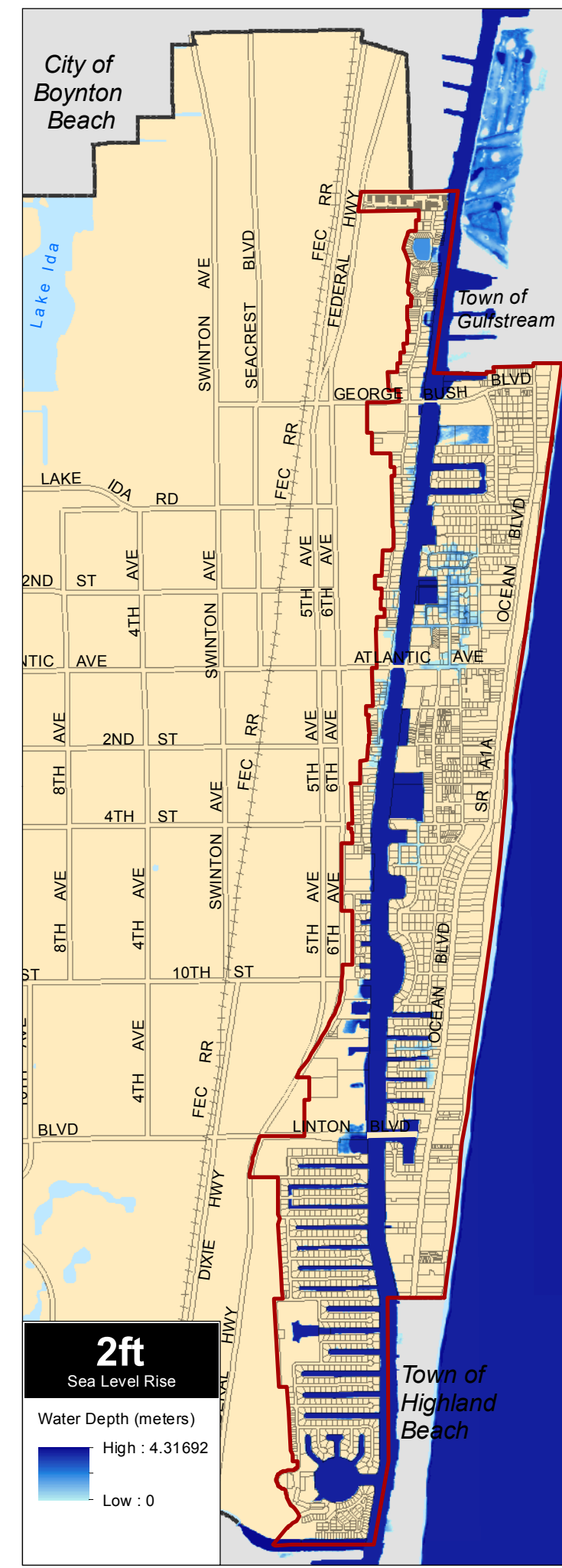
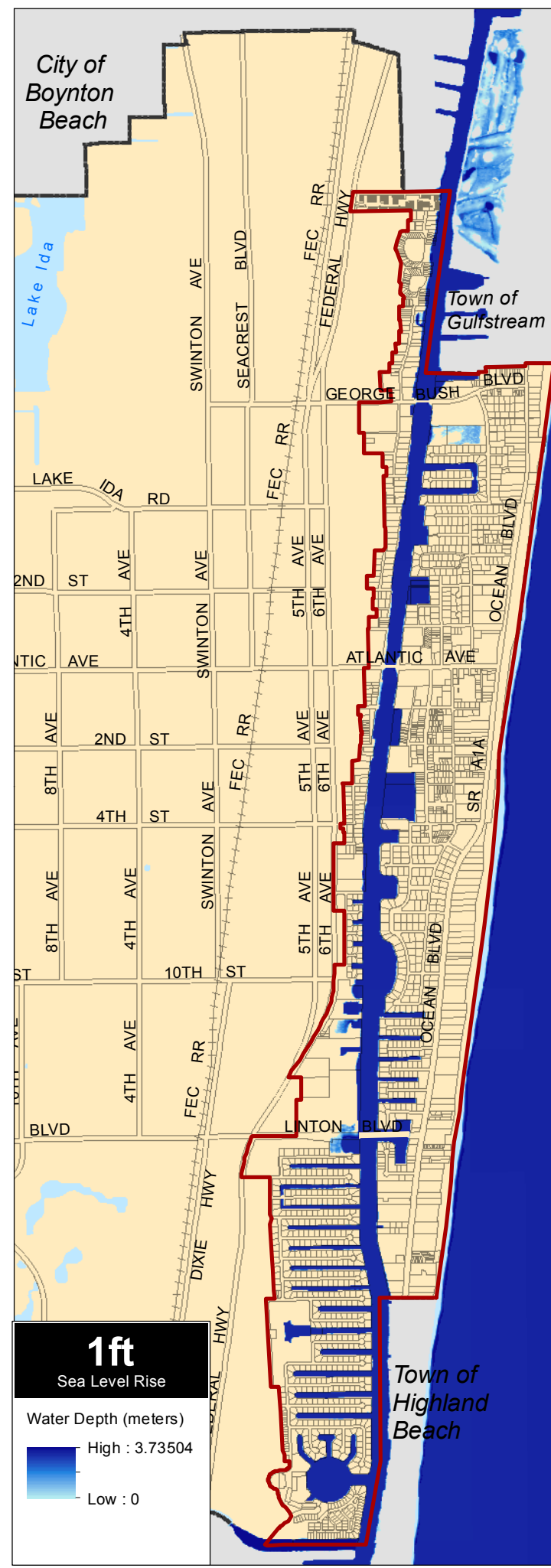
Source: National Oceanic and Atmospheric Administration (NOAA)  
Office for Coastal Management, NOAA Coastal Services Center  
Sea Level Rise Data (2013).



0 0.5 1 Miles

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City of Boynton Beach

Town of Gulf Stream



## Location of Native Ecosystems and Conservation Areas

[MAP AD-19]

- Location of Native Ecosystems
- Open Space (OS) Future Land Use District
- Conservation (OS-C) Future Land Use Districts
- Environmentally Sensitive Sites
- Coastal High Hazard Area
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction

NATIVE ECOSYSTEMS	ACRES
DELRAY OAKS NATURAL AREA	24.48
LEON M. WEEKES ENVIRONMENTAL PRESERVE	12.37
ORCHARD VIEW PARK	5.94
ATLANTIC DUNES PARK	4.64
HURRICANE PINES	0.14
<b>TOTAL</b>	<b>47.57</b>

ENVIRONMENTALLY SENSITIVE SITES	ACRES
DONNELLY TRACT	1.64
FIND PARCEL MSA 645	7.41
FIND PARCEL MSA 650 (MANGROVE PARK)	4.05
HAMMOCK RESERVE PRESERVE AREA	4.86
<b>TOTAL</b>	<b>17.96</b>



0 0.5 1 Miles

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Palm Beach County

City of Boca Raton

Town of Highland Beach







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
Town of Gulf Stream



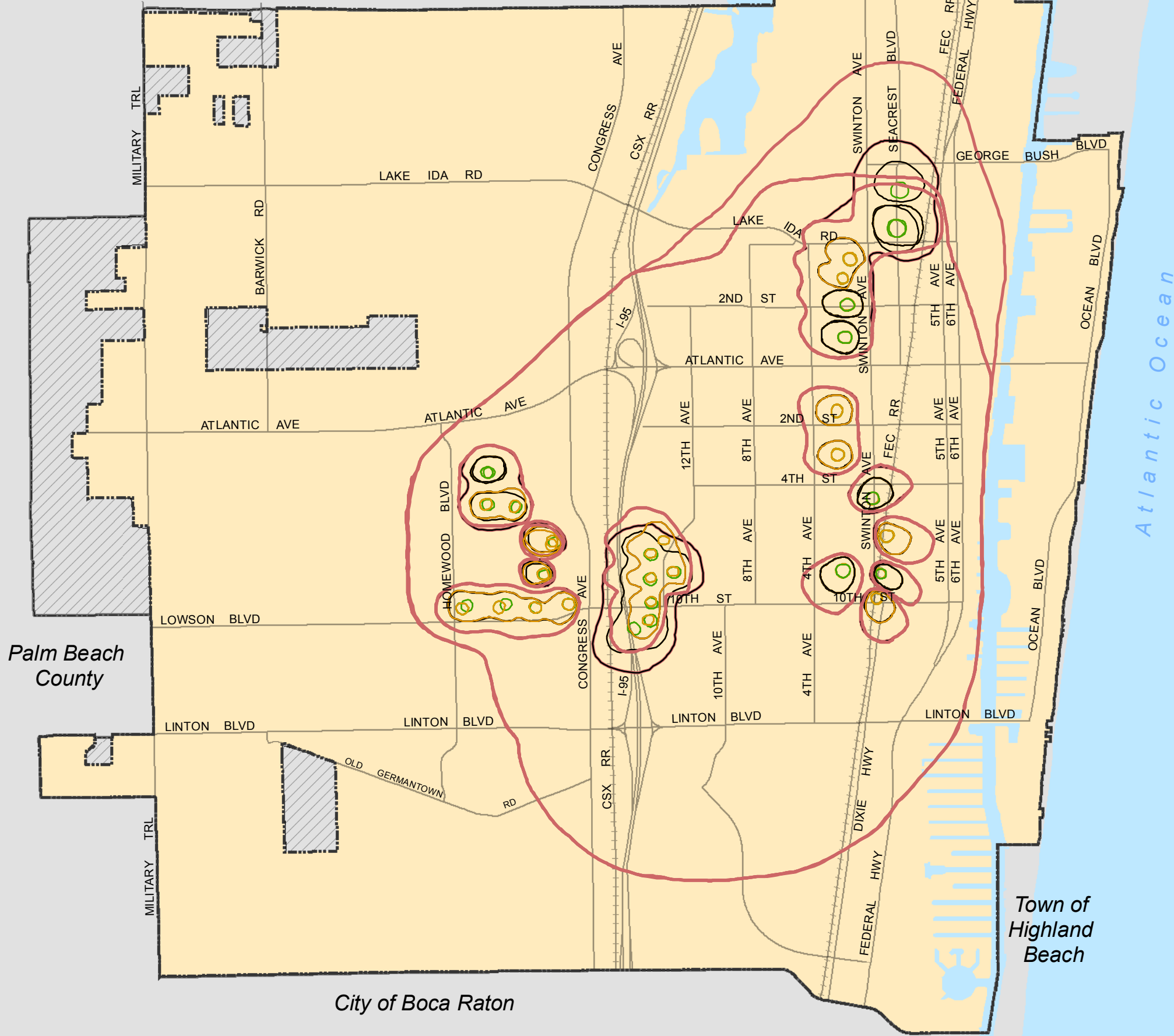
### Wellfield Protection Areas

[MAP AD-20]

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4

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

Source: Palm Beach County Environmental Resources Management



Palm Beach County

City of Boca Raton

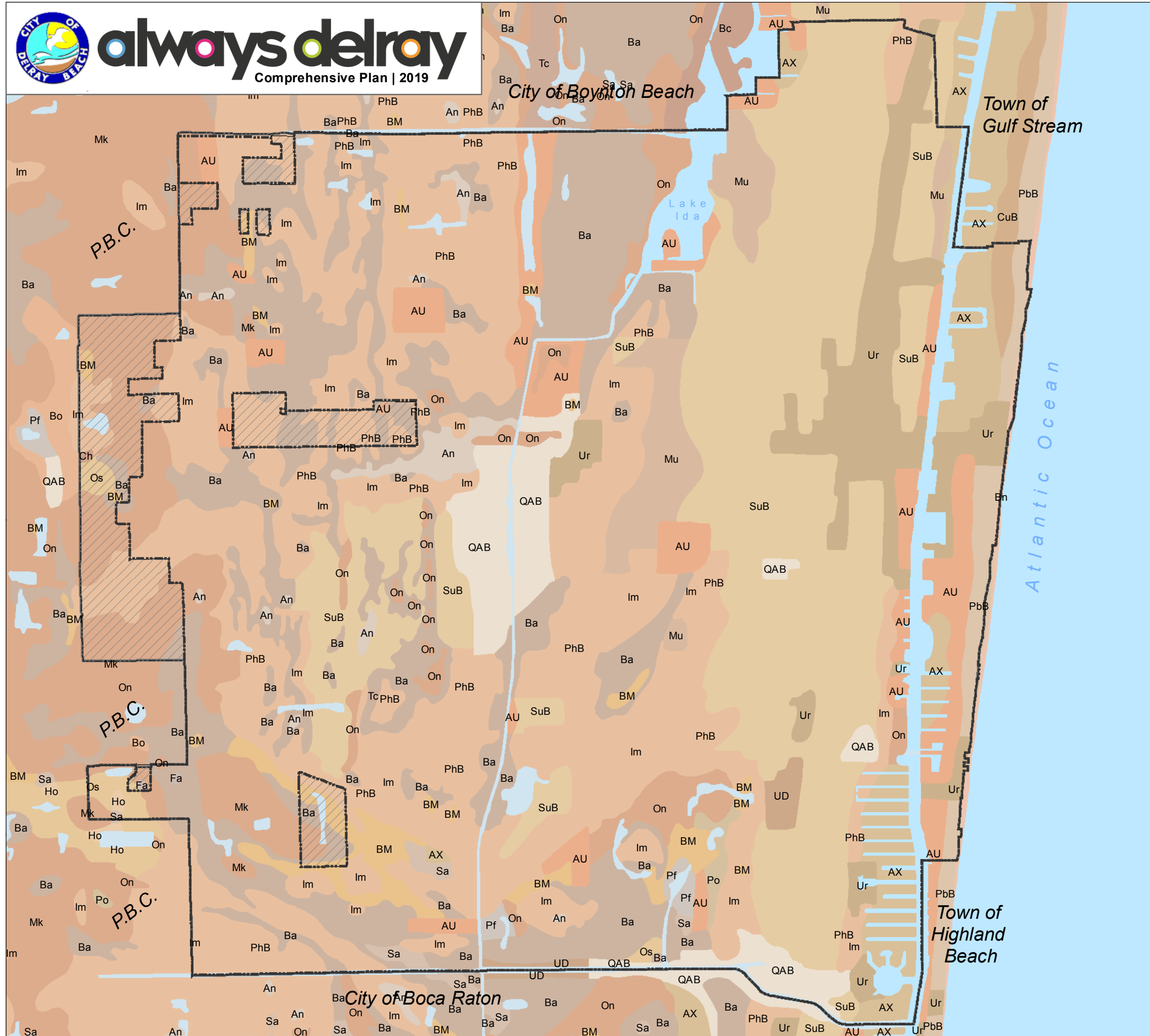
Town of Highland Beach



0 0.5 1 Miles

City of Delray Beach  
Development Services Department

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**Soil Survey**  
[MAP AD-21]

- |  |                                      |
|--|--------------------------------------|
| AU, Arents-Urban land complex                    | Mu, Myakka - Urban Land Complex      |
| AX, Arents-Urban land complex-organic substratum | On, Okeelanta Muck                   |
| An, Anclote Fine Sand                            | Os, Oldsmar Sand                     |
| BM, Basinger and Myakka Sands-Depressional       | Pa, Pahokee Muck                     |
| Ba, Basinger Fine Sand                           | PbB, Palm Beach - Urban Land Complex |
| Bc, Basinger - Urban land complex                | Pe, Pinellas Fine Sand               |
| Bn, Beaches                                      | Pf, Pits                             |
| Bo, Boca Fine Sand                               | PhB, Pomello Fine Sand               |
| Cc, Canaveral - Urban Land Complex               | Po, Pompano Fine Sand                |
| Ch, Chobee Fine Sandy Loam                       | QAB, Quartzsammets-Shaped            |
| CuB, Cocoa - Urban Land Complex                  | Ra, Riviera Sand                     |
| Da, Dania Muck                                   | Sa, Sanibel Muck                     |
| Fa, Floridana Fine Sand                          | SuB, St. Lucie - Urban Land Complex  |
| Ho, Holopaw Fine Sand                            | Tc, Terra Ceia Muck                  |
| Im, Immokalee Fine Sand                          | UD, Udorthents                       |
| Ju, Jupiter Fine Sand                            | Ur, Urban Land                       |
| Mk, Myakka Sand                                  | Wa, Wabasso Fine Sand                |
|  | Wn, Winder Fine Sand                 |

Source: Soil Survey Geographic (SSURGO) Database for Florida, US Department of Agriculture, September 2018

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



City of Delray Beach  
Development Services Department

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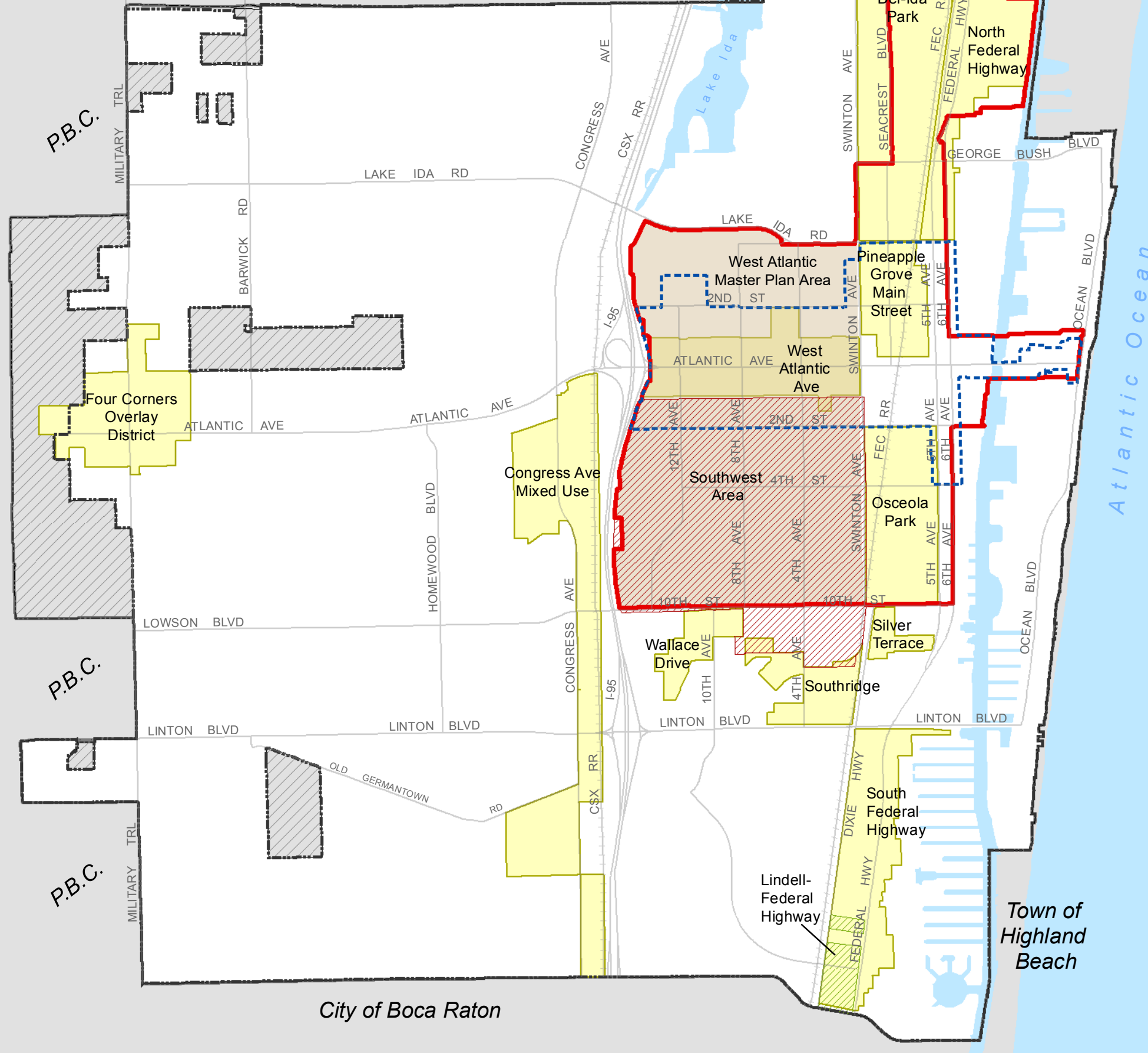
City of Boynton Beach

Town of Gulf Stream

City of Boca Raton



## Neighborhood and Redevelopment Plan Areas [MAP AD-22]



- Community Redevelopment Areas (CRA)
- Downtown Master Plan
- West Atlantic Master Plan Area
- Lindell-Federal Highway
- Southwest Area
- Osceola Park
- North Federal Highway
- Pineapple Grove Main Street
- Seacrest Del-Ida Park
- Silver Terrace
- South Federal Highway
- Southridge
- Wallace Drive
- West Atlantic Avenue
- Delray Beach Boundary
- Planning Area
- Palm Beach County Jurisdiction



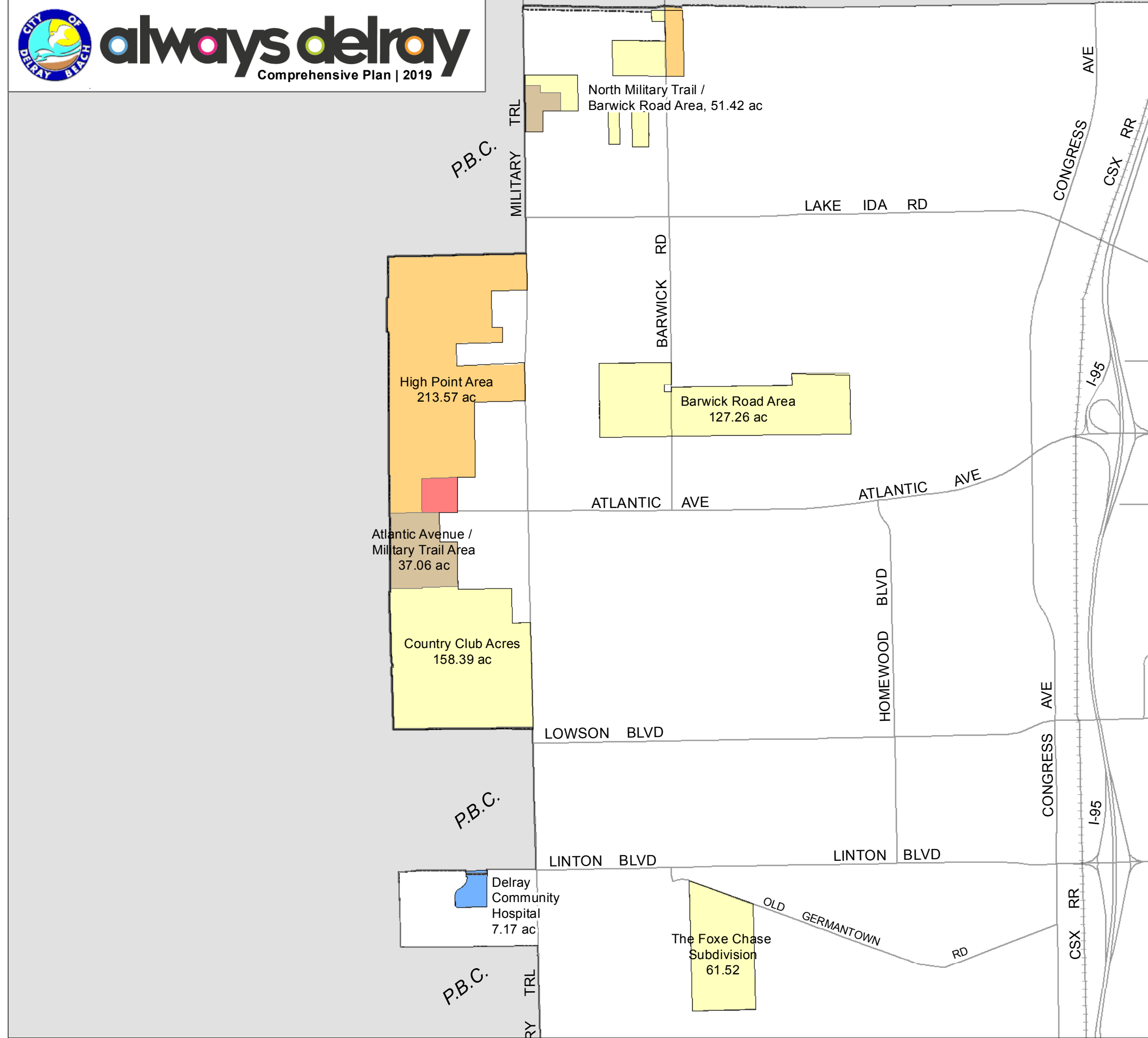
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Development Services Department

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## Annexation Areas

[MAP AD-23]



### Advisory 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 Land Use	Acres
Low Density Residential	367.91
Medium Density Residential	210.68
General Commercial	9.88
Transitional	46.31
Community Facilities	7.77
<b>Total</b>	<b>642.55</b>



City of Delray Beach  
Development Services Department

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