To: Council Members  
From: Staff  
Date: May 16, 2014 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the City of Delray Beach Comprehensive Plan Amendment No. 14-1ESR  

Introduction  

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the City of Delray Beach includes text changes to the Future Land Use Element of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment  

The proposed amendment is to revise Future Land Use Element Policy A-7.2 to increase the permitted maximum density from 18 to 24 units per acre for land zoned General Commercial (GC) within the Infill Overlay District, and specify all other zoning districts within the overlay district will continue to have a maximum density of 18 units per acre. Also, the proposed amendment is to revise the description of General Commercial to establish a Floor Area Ratio (FAR) of 0.75 for nonresidential development of lands zoned GC within the Infill Workforce Housing District.

The proposed amendment is not site specific. However, the property at 2001 North Federal Highway, referred to as Delray Preserve, is the only property to which the amendment is applicable at this time, because it is the only GC zoned property currently designated as Infill Workforce Housing Area. This property is vacant and has been cleared of native vegetation. The
The owner of this property is proposing to develop a free-standing, multi-family housing development containing 205 units at a density of 23.9 dwelling units per acre. The proposed amendment would allow the workforce housing units to double from between 13 and 26 workforce units at a density of 18 units per acre, to between 25 and 55 workforce units at a density of 24 units per acre.

Overall, the proposed amendment would result in a decrease of nonresidential development potential from the current 1,119,928 square feet to 279,981 square feet. The maximum residential density will increase from 18 to 24 dwelling units per acre, resulting in 51 additional units. The new land use mix would result in a net reduction in potential traffic volumes of 17,275 trips with comparable reductions in AM and PM peak hour traffic. The City of Delray Beach staff report did not identify any significant compatibility issues, consistency issues, or significant impacts to public facilities and services related to this amendment.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on February 28, 2014. No extrajurisdictional impacts have been identified.

**Regional Impacts**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is consistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to the City of Delray Beach and the Florida Department of Economic Opportunity.

**Attachments**
**List of Exhibits**

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Exhibit 1
General Location Map

City of Delray Beach
DELRAY PRESERVE COMPREHENSIVE PLAN AMENDMENT

1) Location: Future Land Use Element – Pg. FL-23 Policy A-7.2 (Workforce Housing)

Policy A-7.2. Workforce Housing Overlay Districts shall be identified on the Future Land Use Map. 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.
- 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.
- The Infill Overlay District shall have a maximum density of 24 units per acre for lands zoned General Commercial. All other zoning districts within the Infill Overlay District shall have a maximum density of 18 units per acre.
- All other Overlay Districts shall have a maximum density of 18 units per acre.

2) Location: Future Land Use Element – Pg. FL-39, Description of the General Commercial FLUM designation.

General Commercial: This designation is applied to land which is, or should be, developed for general commercial purposes e.g. retail, office, services. Light industrial type uses such as fabrication and assembly are permissible under this designation when located in the special overlay district between Federal Highway and Dixie Highway, north of N.E. 14th Street to the north City limit. A maximum Floor Area Ratio of 3.0 is permitted for nonresidential uses, except as indicated within the following overlay districts:

- Four Corners Overlay District - For mixed-use development within this overlay district, the nonresidential component is limited to an FAR of 2.0
- Silver Terrace Courtyards Overlay District - Nonresidential development is limited to an FAR of 0.75
- Lintco Development Overlay District - Nonresidential development is limited to an FAR of 0.36.
- Waterford Overlay District - Nonresidential development is limited to an FAR of 1.32.
- Infill Workforce Housing Overlay District - Nonresidential development is limited to an FAR of 0.75 for lands zoned General Commercial (GC).
Exhibit 4
Delray Beach Preserve – Future Land Use Map