



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### Always Delray Comprehensive Plan Update – Neighborhoods, Districts, and Corridors Element

| Meeting        | File No. | Application Type             |
|----------------|----------|------------------------------|
| April 15, 2019 | N/A      | Comprehensive Plan Amendment |

#### Request

Provide a recommendation to the City Commission regarding a City-initiated request to repeal and replace the Future Land Use Element, now known as the Neighborhoods, Districts, and Corridors Element, of the City's Comprehensive Plan.

#### Recommendation

Recommend approval to the City Commission to repeal and replace the Future Land Use Element with the Neighborhoods, Districts, and Corridors Element for transmittal to the State of Florida, Department of Economic Opportunity.

#### Background Information

The update to the Delray Beach Comprehensive Plan, which has been branded "Always Delray," began in 2016 with the creation of a Steering Committee, appointed by the City Commission. Committee members have met on numerous occasions to establish a plan for the City's future that reflects current and projected trends, identifies key issues presently impacting the community, and that maintains, updates, or eliminates current policies as a result of this in-depth review. Five new elements are proposed for the plan, and several existing elements have been renamed to better capture their role in the plan. Community workshops were held to discuss and receive public input on each element. This input was utilized to formulate the draft elements, along with the input of Subject Matter Experts on each topic, which consisted of City Staff, consultants, and community members.

#### Review and Analysis

The **Neighborhoods, Districts, and Corridors Element** incorporates the City's Goals, Objectives, and Policies to maintain and improve the City's land use patterns to establish a high quality of life for existing and future residents, visitors and workers. The new element changes the terminology from "future land use", which suggests the acquisition of greenfield land to accommodate growth, to Neighborhoods, Districts, and Corridors to reflect 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. The Element does not propose sweeping changes; rather, it has been an effort of clarifying policies into a user-friendly format and formalizing into policies the City's strong history of effective planning practices, such as using Neighborhood and Redevelopment Plans created with a high degree of resident and stakeholder participation to guide changes, and offering density bonuses to promote the construction of workforce housing.

The proposed Element changes the name of the current "Other Mixed Use" land use designation to "Historic Mixed Use" to better reflect its purpose. The more significant change raises the current Floor Area Ratio of the Congress Mixed Use District from 1.0 or 2.0, depending on use, to 3.0, which is consistent with the Commercial Core designation in the downtown. The reasons for the change are: (1) the implementing zoning district Mixed Residential Office Commercial (MROC) currently allows the highest building height and

#### Project Planner:

Anthea Gianniotis, Principal Planner;  
[gianniotesa@mydelraybeach.com](mailto:gianniotesa@mydelraybeach.com)  
561.243.7325

#### Attachments:

- Neighborhood, Districts, and Corridors Element Goals, Objectives, and Policies
- Neighborhood, Districts, and Corridors Element Data, Inventory, and Analysis
- Current Future Land Use Element

density in the City, yet afforded less development potential; (2) the area has transit-oriented development potential; and, (3) the width of the Congress Avenue right-of-way can accommodate more intense development to establish an urban form to realize the vision for the area.

It is important to note that the Comprehensive Plan is a whole document and the provisions of all of the elements apply when evaluating new development or projects. It is not necessary to repeat the policies of other elements in the land use Element.

#### Review By Others

The **Always Delray Steering Committee** reviewed the draft element on April 10, 2019. Their recommendations and comments will be presented at the meeting.

Following recommendation by the Planning and Zoning Board, the full Always Delray Plan will be scheduled for a Transmittal Hearing before the City Commission, which is tentatively scheduled for May 21, 2019. The Transmittal Hearing, which is also the First Reading of the Ordinance for the adoption of the Always Delray Plan, is required prior to submittal to the Department of Economic Opportunity (DEO). The DEO review may take up to 180 days to provide comments to Staff. If comments are received, Staff will make adjustments as necessary; if no comments are provided, then the Second Hearing will be scheduled for final adoption by the City Commission.

#### Alternative Actions

- A. Move a recommendation of approval, as amended, to the City Commission to repeal and replace the Future Land Use Element with the Neighborhoods, Districts, and Corridors Element for transmittal to the State of Florida, Department of Economic Opportunity.
- B. Move a recommendation of denial to the City Commission to repeal and replace the Future Land Use Element with the Neighborhoods, Districts, and Corridors Element for transmittal to the State of Florida, Department of Economic Opportunity.

#### Public and Courtesy Notices

N/A Courtesy Notices are not applicable to this request

X Courtesy Notices were provided to the following:

- Delray Beach Chamber of Commerce

N/A Public Notices are not required for this request.

N/A Public Notice was posted at the property on (insert date)

N/A Public Notice was mailed to property owners within a 500' radius on (insert date), ten days before the meeting date.

N/A Public Notice was mailed to the adjacent property owners on (insert date), twenty days before the meeting date.

X Public Notice was published in the Sun Sentinel on Thursday, April 4, 2019, at least 10 days before the meeting date.

N/A Public Notice was posted to the City's website.

N/A Public Notice was posted in the main lobby at City Hall.

X The agenda was posted on Monday, April 8, 2019, at least 5 days before the meeting date.