

INTRODUCTION AND SUMMARY OF MAJOR FEATURES

OF THE COMPREHENSIVE PLAN

CITY OF DELRAY BEACH

INTRODUCTION

In 1989, at the adoption of the Comprehensive Plan, Delray Beach faced many of the problems common to aging cities. Infrastructure such as water and sewer lines were deteriorating. Storm drainage problems were evident in several areas, and streets and sidewalks were in need of repair. The historic downtown was tending toward decay as business moved to the suburbs. These problems, and others related to housing, the parks system, transportation, and public involvement were identified in the 1989 Plan, along with strategies to solve the problems. The Plan proposed a renaissance for the City, a revival in both economic and social terms, based on its unique history and culture.

Revival in the City went far beyond Comprehensive Plan language. A “Decade of Excellence” bond was issued to repair and upgrade infrastructure, including water and sewer systems, streets and drainage, parks and fire stations. Significant public investment was made in the downtown, including a complete reconstruction of the streetscape; the preservation and reuse of Old School Square (the original Delray School) into a museum, community center and theater; and the renovation of the Municipal Tennis Center and addition of a tennis stadium. Private investment has followed, resulting in a vibrant city center of shops, restaurants and theaters, with development incentives, such as increased densities and an exception to traffic concurrency, in place to continue revitalization into the future.

Recognition of its achievements has come to the City from sources beyond the local residents and business community. The City received the title of “All America City”, and the “Main Street” designation. Florida Trend magazine featured Delray Beach in a 1995 cover story as “The Best-Run Town in Florida”.

The City is approaching build-out, and the issues of today and tomorrow focus less on the classic growth management questions found in a fast growing area, and more on maintaining and enhancing a stable community. The emphasis has shifted to maintaining existing systems, correcting deficiencies in specific neighborhoods, and providing for the quality of life desired by the community. Therefore, the Plan goes beyond the minimum State requirements to address the needs and desires of the community.

The Comprehensive Plan is the primary growth management planning tool for the City. The Plan describes how the community looks today and how it is expected to look in the future. It contains the policy guidelines for the control of growth and quality of life in the City and its Planning Area. The Plan is made up of ten specific elements addressing:

- ☐ Future Land Use
- ☐ Transportation
- ☐ Housing
- ☐ Public Facilities (Infrastructure)
- ☐ Coastal Management
- ☐ Conservation
- ☐ Open Space and Recreation
- ☐ Intergovernmental Coordination
- ☐ Capital Improvements
- ☐ Public Schools Facilities

The Plan elements are compatible and complementary. Together, they provide a comprehensive look at the issues facing the City, and plan for future growth.

The contents of the Comprehensive Plan reflect the requirements of the State statutes and rules governing local planning. These include:

- ☐ Chapter 163, F.S. Part II, entitled “~~Local Government Comprehensive Planning And Land Development Regulation Act~~Growth Policy; County and Municipal Planning; Land Development Regulation”.
- ☐ ~~Rule 9J-5, F.A.C., entitled “Minimum Criteria for Review of Local Government Comprehensive Plans and Determinations of Compliance”.~~

The Comprehensive Plan has been kept reasonably current through a series of amendments. In 1996, the City performed a complete review and update of the Plan through the Evaluation and Appraisal Report (EAR). Based on the EAR, the Plan was completely revised and amended in 1997. A second Evaluation and Appraisal Report was adopted on October 17, 2006 and the EAR-based amendments were adopted in 1998. Another amendment, to incorporate the City’s 10-year Water Supply Facilities Work Plan into the Comprehensive Plan, was also revised and updated, and subsequently adopted in 2015. This cycle of annual analysis and amendment, and periodic major review will be continued in the future. The major check points in the process planning periods are described below.

Plan Adoption	November 28, 1989
Evaluation and Appraisal Report (EAR)	October 17, 2006
Base Date for Most Information	2007
EAR-Based Amendment (2008-1)	December, 2008
Five-Year Planning Period (FY 08/09 to FY 12/13)	to September 30, 2013
2015 10-Year Water Supply Facilities Work Plan	

[Evaluation and Appraisal Report](#) [2017](#)

[Interlocal Agreement with School Board of Palm Beach County, Palm Beach County, and Municipalities of Palm Beach County for Coordinated Planning](#)

THE PLANNING AREA

The Planning Area is that area which is projected to be the ultimate incorporated area for the City of Delray Beach. The City may provide a full or limited range of municipal services to the unincorporated portion of the Planning Area, before annexation. The actual limits of the Planning Area are shown in Map 1, and the Planning Area itself is discussed in greater detail in the *Land Use and Population Data* section of the Future Land Use Element

The total gross area within the Planning Area is approximately 17.1 sq. miles, with 0.80 sq. miles currently under County jurisdiction. Consistent with the 2014 Water Supply Plan, "As illustrated on the map, there are pockets of areas being served that are not currently within the City limits, but there are plans to annex those areas into the City's service area in the future."

The City of Delray Beach also provides limited services to adjacent municipalities, which are not in the Planning Area. The City provides water, fire protection and emergency services, and limited sewer services to the Town of Gulf Stream, and sewer services, fire protection and emergency services to the Town of Highland Beach, all on a contract basis.

LEVEL OF SERVICE STANDARDS & NEEDED IMPROVEMENTS

F.S. Section 163.3202(2)(g) requires that level of service standards be established to ensure that adequate facility capacity will be provided for future development. Thus, the City must establish such a standard for each public facility located within its boundaries. Level of service standards are identified in various elements of the Plan and are adopted as a part of the Capital Improvement Element. These standards are summarized in Table CI-GOP-1. Identified improvements are those necessary to reach and/or maintain L.O.S. standards. Other improvements for the overall operation of the facilities are addressed in the individual elements.

COMPREHENSIVE PLAN DELRAY BEACH, FLORIDA

The map shows the Planning Area for Delray Beach, Florida, which includes the City of Delray Beach, the Town of Gulf Stream, the Town of Highland Beach, and the City of Boca Raton. The map is titled "COMPREHENSIVE PLAN DELRAY BEACH, FLORIDA" and "PLANNING AREA MAP #1". The map shows the following features:

- Boundaries:** The Planning Area is bounded by the City of Delray Beach to the north, the Town of Gulf Stream to the east, the Town of Highland Beach to the south, and the City of Boca Raton to the west.
- Major Roads:** I-95, I-595, US-1, and various local roads like Atlantic Avenue, Congress Avenue, and Linton Boulevard.
- Waterways:** Lake Ida, Lake Ida Road, and various canals like E-3 Canal, L-38 Canal, and C-15 Canal.
- Other Features:** The map shows various land use patterns, including residential areas, commercial areas, and open space.

PLANNING AREA MAP #1

LEGEND:

- PLANNING AREA (ULTIMATE CITY BOUNDARY) - Dashed line
- CITY LIMITS - Dotted line
- TOWN OF GULF STREAM (WATER & FIRE SERVICE) - Stippled pattern
- TOWN OF HIGHLAND BEACH (SEWER & FIRE SERVICE) - Cross-hatched pattern
- COUNTY JURISDICTION - Solid grey pattern

**CITY OF DELRAY BEACH, FLORIDA
PLANNING & ZONING DEPARTMENT
MARCH 2015**

T A B L E CI-GOP-1

CITY OF DELRAY BEACH LEVEL OF SERVICE STANDARDS

FACILITY	STANDARDS
Sewer Treatment System	
<ul style="list-style-type: none"> • Generation Inflow • Plant Design Capacity 	<p>115 gal per person per day. 24 mgd average / 30 mgd peak.</p>
Water Treatment System	
<ul style="list-style-type: none"> • Finished_Water Usage • Storage • Raw Water Permitted Allocation • Permitted Water Treatment Capacity • Water Pressure 	<p>234.8 gal per person per day. 15% of maximum flow + fire reserve at 1.5 mg + emergency reserve at 25% of storage 19.1 mgd. 26 mgd. 20 psi, minimum.</p>
Solid Waste	
<ul style="list-style-type: none"> • Generation Inflow 	<p>7.13 pounds per person per day.</p>
Drainage	
<ul style="list-style-type: none"> • SFWMD Standard 	<p>Retention of the first one inch of runoff for the entire site or 2.5 inches of water storage times the percentage of impervious areas, to protect water quality.</p>
Traffic	
<ul style="list-style-type: none"> • Local Streets • City Collectors and Arterials • County Streets • State Facilities • SIS Facilities 	<p>“C” under any condition. “D” under any conditions, pursuant to Exhibit 1 and 2. “D” under any conditions, per the adopted County level of service. Basis for calculations are the County Traffic Performance Standards. “D” Under any conditions, pursuant to Exhibit 2. “E” for I-95 and “D” for the Tri-Rail connector (Atlantic Avenue westward from I-95 to Congress Avenue and Congress Avenue southward to the Tri-Rail Station)</p>
Open Space and Recreation	
<ul style="list-style-type: none"> • Local Determination • Facilities <ul style="list-style-type: none"> Mini Park / Playground Neighborhood Park Community Park Urban District Park Regional Park • Activities <ul style="list-style-type: none"> Children Play Area Baseball Field Softball Field Football / Soccer Field Tennis Courts Golf Course (18 hole) Basketball Court Shuffleboard Court Handball / Racquetball Court Swimming Pool (small) Swimming Pool (Large) Boatramps Beachfront Boating 	<p>3 acres per 1,000 residents. 1 per 2,500 residents, ¼ mile service area. 1 per 5,000 residents, ¼ to ½ mile service area. 1 per 25,000 residents, ½ to 3 mile service area. 1 per 50,000 residents, 30 to 40 minutes driving time. 1 per 100,000 residents, 30 to 60 minutes driving time, 250 + acres. 1 per 5,000 residents. 1 per 5,000 residents. 1 per 5,000 residents. 1 per 6,000 residents. 1 per 2,000 residents. 1 per 25,000 residents. 1 per 5,000 residents. 1 per 2,000 residents. 1 per 10,000 residents. 1 per 2,000 residents. 1 per 25,000 residents. 1 per 5,000 residents. 1 mile per 25,000 residents. ¼ acre per 1,000 residents.</p>
Coastal Zone Levels of Service	
	<p>Shall be the same as elsewhere in the City.</p>
Public School Levels of Service	
	<p>See Public Schools Facilities Element.</p>

GROWTH MANAGEMENT -- DEVELOPMENT AND REDEVELOPMENT

As a mature community, at 98.9% build-out (based on land area), the focus of the Comprehensive Plan is not upon accommodating future growth but upon quality development of remaining vacant areas and redevelopment of areas which are in a state of decline or deterioration. Redevelopment is also a goal for commercial and industrial areas which are no longer functionally competitive in the regional marketplace.

Development goals and objectives are primarily addressed through the Future Land Use Element which contains the descriptions of the Future Land Use Map and its categories. These descriptions have been allocated to insure that new development and redevelopment is compatible with adjacent uses and does not create undue congestion or detract from the character of the City. In addition, an emphasis is placed upon land uses which will add to the economic base of the community through the provision of employment in commerce and related industries.

The Housing Element identifies several areas for which Strategic Task Team Neighborhood Action Plans are to be prepared and adopted. The Housing Element also sets forth an "action program" for taking neighborhoods through a phased process in achieving the goal of becoming a stable neighborhood.

There is a focus upon redevelopment in the Central Business District (CBD) with an emphasis on mixed use development. In addition, a Downtown Master Plan, adopted in 2002, was jointly prepared by the City and the Community Redevelopment Agency (CRA).

PROGRAMS AND ACTIVITIES

The elements of the Plan describe programs and activities which will maintain the level of service for infrastructure components, and enhance the quality of life in the community. A sampling of the major programs and activity thrusts from the various elements include:

❑ Future Land Use Element

- ◆ assessment of economic development needs;
- ◆ reevaluation of annexation efforts;
- ◆ retention of open space and natural areas.

❑ Transportation Element

- ◆ strategies to promote alternative transportation, including bicycle, pedestrian, and mass transit;
- ◆ maintain a public street beautification program;

- ◆ reduction of the incidents of accidents in targeted areas and elimination of obstacles to vehicle and traffic safety;
- ◆ monitor and coordinate the MPO plans to provide necessary roadway improvements in the City.

❑ Housing Element

- ◆ strategies to promote workforce housing;
- ◆ assistance for the rehabilitation of renter-occupied housing;
- ◆ provision of housing in the Central Business District;
- ◆ acquisition of vacant lots for affordable housing.

❑ Public Facilities Element

- ◆ reduction of inflow/infiltration in the wastewater collection system;
- ◆ upgrading of undersized water mains;
- ◆ correction of stormwater management deficiencies;
- ◆ development of a street system master plan;
- ◆ protection of water supply wells;
- ◆ solid waste recycling.

❑ Coastal Management Element

- ◆ control the quality of stormwater runoff;
- ◆ enhanced accessibility to the beach and Intracoastal Waterway.

❑ Conservation Element

- ◆ reduction of per capita consumption of water through various means;
- ◆ promotion of water quality and weed control improvements in Lake Ida;
- ◆ preservation of remaining natural areas.

❑ Open Space and Recreation Element

- ◆ maintenance and enhancement of facilities at existing parks;
- ◆ creation of educational interpretive trails;
- ◆ improvement of the scope, quality and delivery of leisure services to all segments of the community.

❑ Capital Improvement Element

- ◆ citizen participation in establishment of priorities for infrastructure improvements;
- ◆ annual, public review of capital budgets and departmental capital improvement programs.