



PLANNING & ZONING BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200



Always Delray Comprehensive Plan: Economic Prosperity Element

Meeting: October 1, 2018

File No.: N/A

Application Type: Comprehensive Plan Amendment

Request

Review the proposed Economic Prosperity Element for recommendation to the City Commission.

Recommendation

Recommend approval to the City Commission of the proposed Economic Prosperity Element for transmittal to the State of Florida, Department of Economic Opportunity.

Review and Analysis:

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.

The **Economic Prosperity Element**, which is new to the Comprehensive Plan, seeks to bridge the gap between past economic approaches and strategies with new and additional approaches to further the City's success. While Florida Statute 163.3177 does not require the provision of an Economic Prosperity Element in the Comprehensive Plan, the Statute does include several requirements to address the need for job creation and economic development and growth. An appendix is provided which outlines those Statute requirements applicable to the Economic Prosperity Element and indicates how the requirements have been met. Please note that the requirements in the appendix may also be met within other elements.

The **Economic Prosperity Element** was reviewed by the Steering Committee on May 16, 2018. Staff has incorporated the recommended revisions by the Steering Committee. The Chamber of Commerce, Downtown Development Authority, and the Economic Partners Working Group all reviewed the element and provided comments.

Following recommendation by the Planning and Zoning Board, the **Economic Prosperity Element** will be scheduled for a Public Hearing before the City Commission for review and comment; no formal action will take place. Once all elements have been reviewed by the City Commission, final drafts will be prepared for a Transmittal Hearing of the full Always Delray Plan, which is tentatively scheduled for March 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.

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Board Review Dates:

Planning and Zoning Board, October 1, 2018
City Commission, November 20, 2018 (Public Hearing for review and comment; no formal action to be taken until March 2019.)

Attachments:

Economic Prosperity Element
• Proposed Draft Element