



ADVISORY BOARD MEMO

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

Recommendation: Recommend approval to the City Commission regarding an amendment to the City's Comprehensive Plan to repeal and replace the Housing Element.

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 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 Housing Element was reviewed by the Steering Committee on June 27, 2018. The purpose of the Housing Element is to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet the needs of the City's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system. The City of Delray Beach Housing Element provides principles, guidelines, standards, and strategies to ensure that a sufficient supply of quality housing is provided for a growing and socio-economically diverse population.

Revisions to the Element include promoting innovative and unique and diverse housing types to increase the housing supply and enhance livability and sustainability, supporting increased density and expansion of the workforce overlay housing areas, and supporting equitable opportunity for all residents to obtain quality housing. The Element highlights initiatives and strategies to enhance neighborhoods and creating a special sense of place.

Staff has incorporated the recommended revisions by the Steering Committee.

Following recommendation by the Planning and Zoning Board, the Housing 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.

Request: Review of the Housing Element for comments and recommendation to the City Commission.

Application Type:
Comprehensive Plan Amendments
Strategic Partnerships Element and Open Space, Parks, and Recreation Element

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Board Review Date:
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:

- Proposed Draft Element
- Current Element
- Appendix A – Florida Statutes Requirements