



## Cover Memorandum/Staff Report

**File #:** 19-694

**Agenda Date:** 7/9/2019

**Item #:** WS.1.

**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Development Services Department  
**THROUGH:** Neal de Jesus, Interim City Manager  
**DATE:** July 9, 2019

Always Delray Comprehensive Plan

**Recommended Action:**

Discussion and direction regarding the proposed Always Delray Comprehensive Plan.

**Background:**

The update to the City of Delray Beach Comprehensive Plan, branded "Always Delray," began in the fall of 2016. To support the drafting of the plan a Steering Committee was established, appointed by the City Commission. Four community workshops were held at the outset to discuss and receive public input on the plan elements and define issues impacting the city. The community and Steering Committee input, along with the input of Subject Matter Experts, consisting of City Staff, consultants, and community members, was utilized to formulate the data and analysis and to frame the draft elements. The Always Delray Comprehensive Plan is comprised of 13 elements, organized in four themes (Live, Work, Play, Grow). Each element is comprised of a data, inventory and analysis (DIA) document, the Goals, Objectives, and Policies (GOPs), and a series of maps as a part of both the DIA and GOPs. The GOPs, and associated maps, form the Always Delray Comprehensive Plan that will be adopted by ordinance and replace the currently adopted plan. The DIA, and associated maps, is the supporting data and information containing the City's planning history, current conditions, and projections for the future.

**LIVE**

1. Healthy Community (new) - HCE
2. Historic Preservation (new) - HPE
3. Housing - HOU
4. Mobility - MBL

**WORK**

5. Capital Improvements - CIE
6. Economic Prosperity (new) - ECP
7. Strategic Partnerships (fkIntergovernmental Coordination) - SPE

**PLAY**

8. Coastal Management - CME
9. Conservation, Sustainability, & Resilience - CSR
10. Open Space, Parks, & Recreation - OPR

**GROW**

- 11. Education (fka Public School Facilities) - EDU
- 12. Neighborhoods, Districts, & Corridors (fka Future Land Use) - NDC
- 13. Public Facilities - PFE

Each of the proposed elements were reviewed and drafted with input from the Steering Committee (SC). The SC met on 13 different occasions, in addition to the multiple sub-group meetings focused on a particular theme of the plan. At the final SC meeting, the SC made the following recommendations:

1. Consider reducing floor area ratio (FAR) in the Central Core (CC) and Congress Mixed Use (CMU) land use designations from 3.0 to 2.5 and ensure the Land Development Regulations (LDRs) include structured garages in the floor area ratio to help control mass.
2. Please review the Vision Statement for the City as part of the Comprehensive Plan.
3. References to the Set Transformation Plan should remain in the document to guide redevelopment in the West Atlantic Redevelopment Area, the Southwest Neighborhood Area Plan, and the North Neighborhood CRA Subdistrict.

FYI: References to the Set Transformation Plan were removed from the final draft based on its current status.

Each of the proposed elements was presented to the Planning & Zoning Board between July 2018 and April 2019, and received recommendations of approval to the City Commission. Each of the the elements were also previewed at a City Commission meeting.

The attachments for this item include:

- GOPs for each element (13)
- DIA for each element (13)
- GOPs map series
- DIA map series
- Comparison of the GOPs: proposed vs current to present the respective changes/updates and new GOPs
- Project List - by element

**City Attorney Review:**

N/A

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

The transmittal hearing for the proposed comprehensive plan amendments, Always Delray Comprehensive Plan, will be scheduled after the workshop based upon the discussion and direction.