

**General Revisions**

**Vision Statement**

A Vision Statement has been added to the document on a new "Acknowledgements" page. Several versions have been proposed using the current statement from the City's website as a base and the input from the Steering Committee and others. Staff has incorporated No. 3:

1. **Current Version on the City Website:** Delray Beach is a charming, vibrant city of dynamic and diverse communities with a bright future. We proudly celebrate our heritage and provide a welcoming, healthy hometown for residents and visitors.
2. **Steering Committee Edit:** "Delray Beach is a charming, vibrant city by the sea with dynamic and diverse neighborhoods and a bright future. We proudly celebrate our historic heritage and provide a welcoming, healthy hometown for residents and visitors."
3. "Delray Beach is a vibrant, award-winning "All American City" composed of a charming downtown Village by the Sea and dynamic, diverse neighborhoods. We proudly celebrate our historic heritage and look forward to a bright future. Our goal is to provide a high quality of life that is healthy and welcoming for residents, visitors, and business owners."

**Format Changes**

All references within the Goals, Objectives, and Policies to policies "carried forward" from the previous plan that were provided for a point of reference during the drafting and review process have been removed.

**Definitions**

Definitions from each element have been consolidated into a master definitions section. The following definitions have been updated:

**COMPLETE STREETS**

Per the City's adopted policy (GA-50, effective 11/01/2016), ~~A transportation policy and design approach that requires streets to be~~ Community streets that are planned, designed, operated, and maintained to enable promote safe, comfortable, and convenient access and travel for ~~users~~ people of all ages and abilities regardless of their mode of transportation.

**STRATEGIC PARTNERSHIPS**

A collaboration or agreement among ~~two~~ federal, state, or local governments or agencies; regional bodies; coalitions; not for profit entities; and/or community organizations, designed to share resources or knowledge in pursuit of common goals and objectives.

**Housing Element**

**HOU DIA Population Projections**

Updated the population projection in response to South Florida Water Management District (SFWMD) review comments to better identify and differentiate among data sources, as follows:

**Pg. 2-3,**

**Housing Data Inventory & Analysis**

The Palm Beach County Population Allocation model is based on data from the 2010 US Census; the 2014 population projections from Office of Economic and Demographic Research; land use density changes, approved and expired residential projects, annexations, and 2014 municipal population estimates.

The plan uses population data and projections from multiple sources to analyze the population growth trends through 2040 (See Table NDC-B). It is important to note, the population projections in the 2018 Lower East Coast Water Supply Plan Update are the official population projection for the plan.

TABLE NDC-B Delray Beach Population Projections						
Year	US Census	PBC	LECWSP	Shimberg	BEBR	2015 WSP
2010	60,522				60,522	
2015	68,749		<b>67,272</b>		63,175	64,054
2020	69,283	67,643	<b>70,520</b>	65,493		67,573
2025	71,576	70,519	<b>74,188</b>	67,184		70,441
2030	73,870	73,433	<b>77,079</b>	68,578		73,349
2035		76,054	<b>79,597</b>	70,187		75,964
2040			<b>81,874</b>	71,433		78,243

PBC = Palm Beach County Population Allocation Model; LECSWP = 2018 Lower East Coast Water Supply Plan Update (includes 1,000+ residents in the Town of Gulf Stream); Shimberg = Shimberg Center for Urban Studies; BEBR = Bureau of Economics and Business Research; 2015 WSP = City of Delray Beach 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc., dated February 2015.]

**Pg. 2-3,**

**Population Projections, Changing Demographics, and Housing Preferences**

Housing choice is impacted by several factors, including demographics, personal preference, financial limitation, value and cost. Various projections are utilized in this element because they incorporate local-level data and evaluate the population characteristics at a detailed level that is most appropriate for determining housing needs and trends. This type of projection provides insight into the type of housing product demand the City can anticipate.

**Mobility Element**

**Cross References & Clarifications**

- Added cross references for new Strategic Partnerships Objective 1.6 and the supporting policies throughout the element.
- Updated / provided additional cross-references among policies in response to FDOT comments.
- Added a description of the City's adopted Complete Streets policy to the Data, Inventory, and Analysis to distinguish the City's definition from other agencies' definitions.
- Changed the terminology from LOS "Standards" to LOS "Targets" per FDOT comments for interagency consistency (DIA, p. 6).

**Map Update for Consistency**

Per FDOT Comments, updated the functional classification of a portion of East Atlantic Avenue on MAP AD-7 and in Table MBL-1 for consistency with FDOT Functional Classification System (from State Collector to State Minor Arterial); this change in classification will not affect ultimate roadway design.

**Policy Edits**

Several policies have minor edits in response to comments received from FDOT related to consistency of terminology with other agencies or among Elements:

**Policy MBL 1.1.1**

Collaborate with ~~local~~ strategic partners to develop a Mobility Plan to determine the city's overall mobility needs. The Mobility Plan will:

New text is underlined. Deleted text is in ~~strike through~~.

- ✿ Outline a range of mobility projects identified to provide facilities for all users.
- ✿ Include evaluation measures to assess the mobility impacts of development.
- ✿ Identify opportunities for new transit, bicycle and pedestrian infrastructure.
- ✿ Identify opportunities to reinvest in existing roadway infrastructure without increasing laneage.
- ✿ Provide a mechanism to calculate funding contributions by development. Development shall refer to both new development and redevelopment or expansion of existing development.

[Complete by 2022]

**Policy NDC 2.2.1**

**Policy SPE 1.6.2**

**Policy MBL 1.1.4**

Address mobility principles and transportation issues, such as but not limited to the following, within the Mobility Plan:

- ✿ Pedestrian and Bicycle Master Plans (see also MBL 2.1.1 and MBL 2.2.1)
- ✿ Transit opportunities through commuter rail service providers
- ✿ City of Delray Beach Complete Streets Policy and guide to context-sensitive and appropriate implementation
- ✿ Interconnected street network
- ✿ Access management
- ✿ Freight mobility
- ✿ Transportation Demand Management
- ✿ Historic neighborhood character considerations
- ✿ Parking
- ✿ Equity

**Policy MBL 2.2.2**

Provide support and coordinate with strategic partners, ~~including local and regional agencies, the Palm Beach Transportation Planning Agency Bicycle Trails, and Pedestrian Advisory Committee, Palm Beach County, the Florida Department of Transportation Office of Greenways and Trails, and the East Coast Greenway Alliance~~ to assist in the development of local and regional trail networks that integrate the Southeast Florida Regional Greenways and Trails Plan.

**Policy MBL 2.4.2**

Require future developments make provisions for public transit facilities and amenities, such as covered bus shelters, benches, and bus ~~bays stops~~, and coordinate closely with ~~transit agencies~~ strategic partners to promote transit facilities and amenities that are consistent with short and long-range plans of those agencies.

**Capital Improvements Element**

Updated the 5-Year CIP Table to reflect the latest adopted capital improvement plan.

**Strategic Partnerships Element**

**General Updates for Consistency & Clarification**

General updates throughout the plan to use the term “strategic partner(s)” consistently; eliminated specific references to agencies where possible. Updates to Table SPE-A (Inventory of Adjacent Entities) and Table SPE-B (Inventory of Strategic Partners & Coordination Activities, By Element) to include additional transportation partners and the Coastal Resilience Partnership of Southeast Palm Beach County.

**Objective and Policies Edits**

A clarification to Objective SPE 1.5 and an edit to Policy SPE 1.5.1 to indicate that all transportation strategic partners are included in the policy.

**Objective SPE 1.5 Community Assets and Services**

Continue its coordination efforts and education efforts to protect and enhance the city's assets, both natural and historic built, to achieve the maximum quality of life for residents and visitors and to enhance educational opportunities.

**Policy SPE 1.5.1**

Coordinate with ~~regional and state~~ transportation strategic partners ~~agencies~~ regarding transportation planning and service provision.

**New Mobility Coordination Objective and Policies**

In response to comments from FDOT and Palm Beach County, new Objective SPE 1.6 and supporting policies are added to clarify that the City will coordinate and collaborate on transportation projects with all transportation-related Strategic Partners.

**Objective SPE 1.6 Mobility Coordination**

Maintain and improve inter-governmental collaboration and coordination among local, county, regional, and state transportation strategic partners, including transit service providers.

**Policy SPE 1.6.1**

Coordinate transportation projects located within the city and those that extend beyond the city limits that are part of the regional and state transportation system with strategic partners to meet the current and future needs of all road and transit users, including visitors and seasonal residents.

[Policy MBL 1.2.1](#)

**Policy SPE 1.6.2**

Coordinate the planning and adoption of the Mobility Plan and Fee with strategic partners to successfully expand reliable transportation opportunities for all road and transit users.

[Policy MBL 1.1.1, 1.1.3, 1.1.6, 1.1.7](#)

**Policy SPE 1.6.3**

Review and collaborate with strategic partners on roadway projects located on the Strategic Intermodal System, on the State Highway System, in Palm Beach County, and in adjacent municipalities to meet the needs of roadway users living in and visiting the city.

[Policy MBL 1.2.3](#)

**Policy SPE 1.6.4**

Partner with transit providers, transportation planning agencies, and when appropriate, private sector partners to identify, plan, and promote the development of lands suitable for transportation-oriented development.

[Policy MBL 1.3.1, 1.3.2](#)

**Policy SPE 1.6.5**

Participate in safety campaigns and cultivate partnerships with strategic partners to promote an all ages and abilities transportation system that is safe, convenient and comfortable for all users.

[Policy MBL 2.1.1](#)

**Policy SPE 1.6.6**

Utilize the Delray Beach Complete Streets Policy, where appropriate, to ensure roadway design meets the needs of all transportation system users, recognizing other policies and guidelines adopted by strategic partners may provide helpful input.

[Policy MBL 1.2.3](#)

**Conservation, Sustainability, and Resiliency**

The following policy is edited in response to comments from the SFWMD:

**Policy CSR 2.5.1**

~~Adopt by reference, the City of Delray Beach's 2015 Water Supply Facilities Work Plan. The City of Delray Beach hereby adopts by reference the 2015 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc. and dated February 2015, for a planning period of not less than 10 years. is hereby adopted.~~

[Policy PFE 1.2.2, 2.1.5, 2.1.6, 2.5.4](#)

**Neighborhoods, Districts, and Corridors**

**DIA Updates**

The DIA was updated in response to SFWMD comments regarding cross-referencing and using consistent population projection data and sources, terminology, and acknowledging the current timeframe for the update to the City's water supply plan.

**Pg. 2, NDC DIA**

**Population Projections**

~~The plan uses data and projections from multiple sources to analyze the population growth trends through 2040 (See Table NDC-B). It is important to note, the population projections in the 2018 Lower East Coast Water Supply Plan Update (LECWSP) provide the best data source available and are the official population projections for the plan. A number of population projections have been conducted in the preparation of this plan to analyze specific topics.~~

The LECWSP has the most aggressive population projection, anticipating 81,874 by 2040. The projection includes approximately 1,000 residents in the Town of Gulf Stream, to which the City supplies potable water, as well as the unincorporated areas within the City's Planning Area. The City is in the process of updating its water supply facilities work plan, which will further refine these projections, with adoption planned for 2020.

The Palm Beach County Population Allocation model is based on data from the 2010 US Census; the 2014 population projections from Office of Economic and Demographic Research; land use density changes, approved and expired residential projects, annexations, and 2014 municipal

population estimates. The Palm Beach County Population Allocation is used both in both the Mobility and Housing Elements to provide local-level data that is detailed for specific analyses and trends. For example, data from the Shimberg Center for Urban Studies is part of the housing demand analysis in the Housing Element due to its focus on housing characteristics. Table NDC-B Delray Beach Population Projections compares the projections from various sources.

It is important to note that the most aggressive population projection is the 2018 Lower East Coast Water Supply Plan Update, which projects 81,874 by 2040 and is the population projection used for the Plan. This estimate anticipates an increase of approximately 13,125 people within the planning period from the current US Census estimate of 68,749 (July, 2017). Using the estimated household size of 2.4 people per household (US Census, 2013-2017), the City can anticipate needing approximately 5,469 additional residential units under the high growth estimate."

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Year	US Census	PBC	LECWSP	Shimberg	BEBR	2015 WSP
2010	60,522				60,522	
2015	68,749		67,272		63,175	64,054
2020	69,283	67,643	70,520	65,493		67,573
2025	71,576	70,519	74,188	67,184		70,441
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2040			81,874	71,433		78,243

PBC = Palm Beach County Population Allocation Model; LECSWP = 2018 Lower East Coast Water Supply Plan Update (includes 1,000+ residents in the Town of Gulf Stream); Shimberg = Shimberg Center for Urban Studies; BEBR = Bureau of Economics and Business Research; 2015 WSP = City of Delray Beach 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc., dated February 2015.

**Page 8, NDC DIA** Added analysis showing the impact of the proposed land use intensity change from 3.0 FAR to 2.5 FAR in the Commercial Core district on public facilities / water supply:

**“Commercial Core (CC) Land Use**

The Commercial Core land use designation is applied to stimulate Delray Beach's vitality and economic growth while simultaneously enhancing and preserving the cultural and historic downtown area. The City has successfully achieved this purpose through adopted form-based code techniques, which encourage adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale while promoting a balanced mix of uses to help the area continue to evolve into a traditional, self-sufficient downtown.

The intensity and density for the Commercial Core land use designation is a maximum floor area ratio of 2.5 with density allowed in a range of 12 to 30 units per acre, depending upon the location. Higher density, up to a maximum of 100 dwelling units per acre is reserved for specific incentive programs; at this time, the City is not offering density over 30 du/ac.

The previous comprehensive plan had a maximum floor area ratio of 3.0 in the Commercial Core land use designation, prior to the reduction to 2.5 during the plan update process. Areas designated Commercial Core are largely built-out and are growing through redevelopment. A reduction in floor area ratio from 3.0 to 2.5 would decrease the development potential by no more than 16.7%, as many projects historically have not maximized the allowable floor area ratio. This FAR reduction decreases the potential impact on public facilities."

**Page 11, NDC DIA** Added analysis showing the impact of the proposed land use intensity change from 3.0 FAR to 2.5 FAR in the Congress Avenue Mixed Use districts on public facilities / water supply:

**“Congress Avenue Mixed Use (CMU) Land Use**

Much of the area designated as Congress Avenue Mixed Use is already built out and growing through redevelopment. A reduction in floor area ratio from a combined 3.0 to 2.5 would decrease the development potential by no more than 16.7%, as many projects historically have not maximized the allowable floor area ratio. This FAR reduction decreases the potential impact on public facilities.”

**Pg. 16, NDC DIA** The City’s 2015 water supply facilities work plan and the 2018 Lower East Coast Water Supply Plan Update were cross referenced and updated to acknowledge the timeframe of the ongoing effort to update of the water supply plan:

**Potable Water Supply**

The City’s adopted 10-Year Water Supply Facilities Work Plan, prepared by Kimley Horn and Associates, Inc., dated February 2015, is in the process of being updated. The updated plan will provide new population projections and incorporate the 2018 Lower East Coast Water Supply Plan Update; anticipated completion and adoption is within 2020.

Based upon the 2018 Lower East Coast Water Supply Plan Update, the demand for water in 2040 for the projected 2040 population of 81,874 will require 18.75 MGD. The City’s current SFWMD Water Use Permit (No. 50-00177-W) has an annual groundwater allocation of 19.10 MGD, which exceeds the current demand and meets the future projects. The City’s system is capable of producing 26.0 MGD. It should also be noted that the population projections in the plan are higher than other sources indicate. In addition, the planned expansion of the reclaimed water system will provide alternative water supply for irrigation, lessening the demand on the potable water system. More than 1,000 domestic wells still exist within the service area, predominantly used for irrigation.

**Adjusted NIC Policy 1.1.13 to better coordinate with Policies HOU 1.3.1 and 1.3.2:**

Apply the most restrictive residential zoning district(s) that is appropriate to the neighborhood based on existing development patterns and lot sizes ~~to these neighborhoods, unless another zoning district better supports the implementation of an adopted neighborhood or redevelopment plan.~~

**Policy NDC 1.2.1**

Apply the most restrictive Residential land use designation that is appropriate for the neighborhood based on existing development patterns and lot sizes in the surrounding neighborhood, unless another zoning district better supports the implementation of an adopted neighborhood or redevelopment plan.

**Policy HOU 1.3.1**

**Incorporated Osceola Park Redevelopment Plan Update** Referenced new version of the redevelopment plan in two policies:

**Policy NDC 2.7.17**

Continue to support the accommodation of compatible housing types within Osceola Park based on the recommendations and overall intent of the adopted Osceola Park 2019 Redevelopment Plan Update.

**Policy NDC 2.7.18**

~~Evaluate and update the Osceola Park Redevelopment Plan, which was adopted in 2004, to assess Consider the vision and strategies in the Osceola Park Redevelopment Plan Update (2019) vision for the area when assessing rezoning requests, reviewing development applications, and planning public infrastructure projects, and identify any improvements or new development that have occurred within the Plan's boundary or that affect the Plan area; new improvements and development shall comply with the provisions of the adopted Plan until an updated Plan is adopted. [Complete by 2022]~~

**Public Facilities Element**

The Element was updated in response to SFWMD comments regarding cross-referencing and coordinating population projection data and sources among the elements, updating terminology, and acknowledging the current timeframe for the upcoming update to the City's water supply plan. New Table PFE-C was added:

**P. 7, PFE DIA  
Potable Water & Groundwater Recharge Facilities**

Potable water treatment is provided by the City of Delray Beach at the water treatment plant through conventional treatment processes and a lime softening system. The geographic service area coincides with the Planning Area plus service provided to the Town of Gulf Stream for 0.80 MGD, through contract as a bulk customer. The service area encompasses approximately 18 square miles, as shown on Map DIA-36 (Utility Service Area).

The City of Delray Beach 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc., dated February 2015, is in the process of being updated and will reflect new demand and population projections, as well as the 2018 Lower East Coast Water Supply Plan Update. Completion, including adoption into the comprehensive plan, is anticipated in 2020. A comparison of the 2015 City water supply plan and the latest data from the LECWSP is provided in Table PFE-C.

TABLE PFE-C Water Supply Plan Population Projections						
	2015	2020	2025	2030	2035	2040
<b>2015 WSP</b>						
<i>City of Delray Beach</i>	64,054	67,573	70,441	73,349	75,964	78,243
<i>Town of Gulf Stream</i>	1,097	1,106	1,126	1,158	1,196	1,232
<i>Unincorporated Palm Beach County / Future Annexation Areas</i>	1,506	1,578	1,675	2,756	2,862	2,947
<b>Total 2015 WSP</b>	66,658	70,257	73,242	77,263	80,022	82,422
<b>LECWSP</b>						
<b>Total LECWSP</b>	*67,272	70,520		77,079		81,874
* 2016 population. The 2015 population is not provided in the LECWSP. LECWSP = 2018 Lower East Coast Water Supply Plan Update (which includes service to 1,000+ residents in the Town of Gulf Stream); 2015 WSP = City of Delray Beach 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc., dated February 2015						

Although demand is anticipated to increase, the City has adequate capacity to accommodate the projected increase in demand through the improvements set forth in the adopted water supply facility work plan.

**P. 14, PFE DIA**

**Potable Water Improvements**

The City of Delray Beach must update the water supply facilities work plan in 2020. The plan will identify both water supply sources and necessary improvements. Ongoing improvements are needed to water mains, water meters, raw water wells, and other plant facilities. These needs are identified in the capital budget to accommodate ongoing demand and regulations. Long term potable water planning has to focus on identifying additional, alternative water supplies and additional treatment process.

**PFE Policy Edits:**

**Policy PFE 2.1.4**

Consider the most current version of South Florida Water Management District's Lower East Coast Water Supply Plan and Regional Water Plan in developing a Water Supply Facilities Work Plan. The Work Plan will be reviewed and updated every 5 years within 18 months following an update of the Regional Water Supply Plan, pursuant to F.S. 163.3177(6)(c)3.

**Policy CSR 2.5.1, 2.5.2**

**Policy PFE 2.1.5**

Adopt and maintain a Water Supply Facilities Work Plan for at least a 10-year period, to address issues that pertain to water supply facilities and requirements needed to serve current and future development within the City of Delray Beach water service area. This plan will be based on the availability and appropriate use of regional water resources and the combined use of alternative water supplies to diversify the City's source of water and reduce dependence on the surficial aquifer. The Work Plan shall be consistent with the City's Water Use Permit renewals.

**Policy CSR 2.4.1, 2.4.2, 2.4.3, 2.5.1**

**Policy PFE 2.1.6**

The City of Delray Beach hereby adopts by reference the 2015 10-Year Water Supply Facilities Work Plan (Work Plan), prepared by Kimley Horn and Associates, Inc. and dated February 2015, for a planning period of not less than 10 years. ~~is hereby adopted.~~

**Policy CSR 2.5.1**

**Policy PFE 2.1.7**

Reclaim and reuse at least 60% of wastewater by 2025 through reclaimed water systems that provide irrigation, help recharge wellfields, etc., pursuant to the ~~2008 Leah B. Schaad Ocean Outfall Act guidelines~~ Law Section 403.086 F.S.

**Policy CSR 2.4.11**

**Policy PFE 2.2.3**

Public facilities, including potable water, shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent.

**Policy PFE 2.2.34**

Require new development to provide water system improvements to accommodate increased demand and to meet the City's minimum design standards concurrent with development.

**Policy NDC 3.1.3**

**Policy PFE 2.2.45**

Coordinate population projections and water demand planning with the Town of Gulfstream, to which the City provides water service through an interlocal agreement.

**Policy PFE 3.2.1**

Reuse at least 60% of wastewater by 2025 through reclaimed water systems that provide irrigation, help recharge wellfields, and other sustainable activities, pursuant to the 2008 Leah B. Schaad Ocean Outfall Act guidelines ~~Law~~ Section 403.086 F.S. This reuse water goal shall be shared by Delray Beach and Boynton Beach.

**Policy CSR 2.4.1**