

ADOPTION DOCUMENTATION

OF THE COMPREHENSIVE PLAN

CITY OF DELRAY BEACH

ENACTING ORDINANCE

The Comprehensive Plan was adopted November 28, 1989, by Ordinance 82-89. A copy of the Ordinance is at the end of this section.

PUBLIC PARTICIPATION

In October, 1987, the City Commission endorsed a public participation program and flow chart for the plan amendment program. The public participation program called for:

- q citizen task teams to be involved in creation of the Housing, Open Space & Recreation, Public Facilities, Coastal Management, and Conservation Elements;
- q the Planning and Zoning Board (Local Planning Agency) to create the Traffic, Land Use, Capital Improvement, and Intergovernmental Coordination Elements;
- q a coordination committee consisting of the Chairpersons of the Task Teams and P&Z Board Members was to be created;
- q public information meetings relative to each element were to be held.

In July, 1988, more details were reviewed and accepted relative to the citizen participation effort. A formal "kick-off" meeting was scheduled (and held) on August 2, 1988. Individual task teams were formed following newspaper advertisements and press coverage (see exhibits on following and opposite pages).

The individual task teams held a combined total of twenty-five (25) workshops. They then met with the Planning and Zoning Board or otherwise participated in nine (9) workshops. During two of these workshops, task teams presented their elements to the Board. Subsequently, tasks team chairpersons reviewed their elements in public work sessions before the City Commission.

Following the Planning and Zoning Board workshop, a draft document was prepared. That document was then reviewed by the City Commission at work sessions which were attended by members of the Planning and Zoning Board, task team representatives, and members of the public. Those sessions began on February 16th and continued to April 25th. During that time, eleven (11) work session were conducted.

At the May 15, 1989, public hearing before the Planning and Zoning Board testimony was taken on fourteen subjects. The Board recommended ten areas of change. At the May 23rd public hearing before the City Commission, each of those items were again addressed as well as twenty-four additional items. On May 30, 1989, the City Commission reviewed each request for change. Changes were made by a positive action of the Commission.

On September 16, 1989, The City received the Objectives, Recommendations, and Comments Report from the Florida Department of Community Affairs. A response to that report was reviewed by the Local Planning Agency at a special meeting held on November 10, 1989. That response provided the basis for many changes to the proposed text. Those changes and additional items (see the "Response to ORC Report" for a listing and discussion of all changes) were considered at a public hearing before the City Commission on November 28, 1989. After additional public comments, The Plan was formally adopted.

AMENDMENTS

The Plan has been amended a number of times under the twice-yearly limitation for local plan amendments. A discussion of the content of these amendments can be found in the 1996 and 2006 Evaluation and Appraisal Reports. Full documentation of the amendments to the Plan and the rationale for each change can be found in the files of the Planning and Zoning Department. Amendments were as follows:

Amendment 90-1 The City adopted Amendment 90-1 on November 20, 1990 via Ordinance 52-90.

Amendment 91-1 The City adopted Amendment 91-1 on October 8, 1991 via Ordinances 68-91 and 74 -91.

Amendment 92-1 The City adopted Amendment 92-1 on September 8, 1992 via Ordinance 28-92.

Amendment 92-2 The City adopted Amendment 92-2 on December 8, 1992 via Ordinance 63-92.

- Amendment 93-1** The City adopted Amendment 93-1 on September 28, 1993 via Ordinance 52-93.
- Amendment 93-2** The City adopted Amendment 93-2 on December 14, 1993 via Ordinance 84-93.
- Amendment 94-1** The City adopted Plan Amendment 94-1 on November 15, 1994 via Ordinance 90-94.
- Amendment 94-2** The City adopted Plan Amendment 94-2 on December 6, 1994, via Ordinance 94-94.
- Amendment 92-3** The City adopted Comprehensive Plan Compliance Agreement Amendment 92-3 on August 15, 1995, via Ordinance 47-95
- Amendment 95-1** The City adopted Plan Amendment 95-1 on September 5, 1995, via Ordinance 44-95.
- Amendment 95-2** The City adopted Plan Amendment 95-2 on December 5, 1995, via Ordinance 69-95.
- Amendment 96-1B** The City adopted Plan Amendment 96-1B on September 17, 1996, via Ordinance 36-96.
- Amendment 96-1A** The City adopted Plan Amendment 96-1A on November 19, 1996, via Ordinance 51-96.
- Amendment 97-1** The City adopted Plan Amendment 97-1 on December 9, 1997, via Ordinance 32-97. (EAR Based Amendment)
- Amendment 98-1** The City adopted Plan Amendment 98-1 on October 20, 1998, via Ordinance 24-98.
- School Siting and Intergovernmental Coordination** The City adopted Plan Amendment for School Siting and Intergovernmental Coordination on October 5, 1999, via Ordinance 27-99.
- Amendment 99-1** The City adopted Plan Amendment 99-1 on October 20, 1999, via Ordinance 14-99.
- Amendment 99-2** The City adopted Plan Amendment 99-2 on November 16, 1999, via Ordinance 31-99.
- Amendment 00-1** The City adopted Plan Amendment 00-1 on September 19, 2000, via Ordinance 9-00.

<u>Amendment 00-2</u>	The City adopted Plan Amendment 00-2 on December 5, 2000, via Ordinance 21-00.
<u>Amendment 01-1</u>	The City adopted Plan Amendment 01-1 on October 2, 2001, via Ordinance 27-01.
<u>Amendment 01-2</u>	The City adopted Plan Amendment 01-2 on February 5, 2002, via Ordinance 39-01.
<u>Amendment 01-3</u>	The City adopted Plan Amendment 01-3 on December 11, 2001, via Ordinance 52-01.
<u>Amendment 02-1</u>	The City adopted Plan Amendment 02-1 on October 15, 2002, via Ordinance 16-02.
<u>Amendment 03-1</u>	The City adopted Plan Amendment 03-1 on April 15, 2003, via Ordinance 47-02.
<u>Amendment 04-1</u>	The City adopted Plan Amendment 04-1 on January 6, 2004, via Ordinance 20-03.
<u>Amendment 04-2</u>	The City adopted Plan Amendment 04-2 on October 19, 2004, via Ordinance 29-04.
<u>Amendment 05-1</u>	The City adopted Plan Amendment 05-1 on September 20, 2005, via Ordinance 31-05.
<u>Amendment 05-2</u>	The City adopted Plan Amendment 05-2 on December 6, 2005, via Ordinance 56-05.
<u>Amendment 07-1</u>	The City adopted Plan Amendment 07-1 on February 6, 2007, via Ordinance 38-06.
<u>Amendment 07-2</u>	The City adopted Plan Amendment 07-2 on November 20, 2007, via Ordinance 22-07.
<u>Amendment 08-1</u>	The City adopted Plan Amendment 08-1 on December 9, 2008, via Ordinance 17-08. (EAR- Based Amendment
<u>Amendment 08-WSP1</u>	The City adopted Plan Amendment 08-WSP1 on December 9, 2008, via Ordinance 37-08. (Water Facilities Supply Plan)
<u>Amendment 09-1</u>	The City adopted Plan Amendment 09-1 on April 21, 2009, via Ordinance 54-08.
<u>Amendment 10-1</u>	The City adopted Plan Amendment 09-1 on December 14, 2010, via Ordinance 17-10.

EVALUATION AND APPRAISAL REPORT

The first Evaluation and Appraisal (EAR) of the Comprehensive Plan was adopted July 9, 1996, by Resolution 54-96. The EAR directed a major revision to update the Comprehensive Plan. This revision took the form of Comprehensive Plan Amendment 97-1 (the EAR-based amendment).

Public participation in the development of the EAR was similar to that of the 1989 Comprehensive Plan. Citizen task teams were formed to prepare the Housing, Open Space and Recreation, Public Facilities, Coastal Management, and Conservation Elements. The Future Land Use, Transportation Capital Improvement, and Intergovernmental Coordination Element EAR's were prepared by the Planning and Zoning Board and staff. Beginning with a kick-off meeting on February 22, 1996, the task teams worked with staff through February and March to produce a Draft EAR.

The Planning and Zoning Board reviewed the Ear in sections, in noticed workshops on March 28, April 8, and April 11, 1996. On April 25, 1996, at a formal public hearing, the Planning and Zoning Board transmitted the proposed EAR to the City Commission for adoption, and to the Florida Department of Community Affairs (DCA) for their review. The City Commission reviewed the proposed EAR at a workshop on June 11, 1996. On July 9, 1996, the City Commission adopted the EAR by resolution. The DCA, on September 20, 1996, made a determination that the adopted EAR met the state requirements for the evaluation and appraisal process.

The EAR updated all the factual information in the Comprehensive Plan and assessed the City's performance in achieving stated goals. Essentially, the EAR described the state of the City, relative to its adopted Comprehensive Plan, and to the rules and statutes that govern growth management. Through this review, planning issues were identified, and recommendations made to address the issues and needs of the City for the next five-year planning period. While the EAR is not in itself a Comprehensive Plan amendment, the data, analysis, and recommendations contained within it formed the basis of a major amendment, described as the EAR-Based Amendment.

The second Evaluation and Appraisal (EAR) of the Comprehensive Plan was adopted on October 17, 2006, by Resolution 65-06. The EAR directed a major revision to update the Comprehensive Plan. This revision took the form of Comprehensive Plan Amendment 08-1 (the EAR-based amendment).

Public participation for the 2006 EAR began with a recruitment program in March, 2006. The City's adopted procedures call for the formation of citizen task teams for the Housing, Open Space & Recreation, Public Facilities, Conservation and Coastal Management elements of the comprehensive plan. A press release was issued; a notice was posted on the City's web site; emails were sent to subscribers of City newsletters and Board agendas; the Chamber of Commerce sent notices; and a notice was included on the rear of water bills. The campaign resulted in nearly 100 people who wished to participate in the process. An EAR kick-off meeting was held on April 24, 2006 to discuss the process with those interested in participating and to solicit

comments on the list of major issues. At its meeting of May 2, 2006, the City Commission was scheduled to select approximately 40 members for the task teams. However, due to the large number of volunteers, the City Commission decided to forgo the use of small committees and instead create a series of community workshops where everyone could participate. Overall, five workshops were held in May and June to discuss the Future Land Use, Transportation, Housing, Open Space and Recreation, Public Facilities Coastal Management and Conservation Elements.

On July 24, a public hearing of the Planning & Zoning Board was held to discuss the draft EAR and make a recommendation to the City. The City Commission held a public hearing on August 1, 2006 to review and transmit the draft to the Department of Community Affairs for initial comments prior to its adoption. The public was also invited to participate at the City Commission public hearing to adopt the EAR. The table below outlines the public hearings and workshops that were involved in the preparation of the EAR.

Public Participation Process

Date	Meeting	Notice
April 18, 2005	Planning & Zoning Board identification of major issues	Agenda posted and emailed to subscribers; Agenda advertised on City's website
April 24, 2006	Ear Kick-off Meeting	Press release; notice posted on the City's website; emails sent to subscribers of City newsletters and Board agendas; notice included on rear of water bills.
May 2, 2006	City Commission Meeting on identification of major issues	Agenda posted and emailed to subscribers; Agenda advertised on City's website; Emails/phone calls to volunteers.
May 17, 2006 May 31, 2006 June 3, 2006 June 10, 2006 June 15, 2006	Community Workshop Series	Press release; notice posted on the City's website; emails sent to subscribers of City newsletters and Board agendas; notice included on rear of water bills; Emails to volunteers.
July 24, 2006	Planning & Zoning Board Public Hearing to review of draft EAR	Agenda posted and emailed to subscribers; Agenda advertised on City's website
August 1, 2006	City Commission workshop to review draft EAR	Agenda posted and emailed to subscribers; Agenda advertised on City's website
October 17, 2006	City Commission Adoption Public Hearing	Agenda posted and emailed to subscribers; Agenda advertised on City's website

The comments on the initial review of the EAR by the Department of Community Affairs were addressed prior to adoption by the City Commission on October 17, 2006 and the adopted EAR with the additional supporting data and analysis requested in the initial review was transmitted to the Department of Community Affairs for "final sufficiency review." A final determination of sufficiency was issued by the Department of Community Affairs on December 22, 2006.