

Municipal Comprehensive Land Use Plan
Annual Report

Name of Municipality: Town of Dewey Beach

Date of Plan Certification: August 29, 2007

Date of Report: _____

In accordance with 22 Del. C. Section 702 (g) Municipalities shall provide to the Office of State Planning Coordination a report describing implementation of their comprehensive plan and identifying development issues, trends* or conditions since the plan was last adopted or amended. The report shall be due annually no later than on each anniversary of the effective date of the most recently adopted comprehensive plan or plan update until January 1, 2012, and annually no later than July 1 each year thereafter starting on July 1, 2012.”

Please note that the development trends data is provided twice to further supplement this requirement. Please contact the Office of State Planning Coordination with questions regarding development trends or this annual report.

1. Please review the recommendations, goals and implementation items within your comprehensive plan, and indicate which items are complete, underway, or not yet started. Also, please include any other comments you may wish to add.

See Attachment.

2. Please highlight any significant accomplishments, development issues, trends or conditions since the plan was last adopted or amended that may either have enhanced or hindered the implementation of your plan. These accomplishments may be used in the annual report to the Governor.

See Attachment.

3. Are there any planning issues that the municipality is currently facing? Do you anticipate any comprehensive plan changes for which the Office of State Planning Coordination may be able to offer technical assistance? If yes, please describe below.

See Attachment

4. Please help update our mailing list by supplying the following information:

Mayor: Diane Hanson e-mail address: dianehanson@townofdeweybeach.com

Town Manager: _____ e-mail address: _____

Planning Director: _____ e-mail address: _____

City Clerk: _____ e-mail address: _____

Council/Commission Members:

Diane Hanson (Mayor), Joy Howell, James Laird, Anna Legates, and Marty Sietz,

Planning Commission Members:

James Dedes, Donald Gritti, David King, Gary Mauler, Charles McKinney, George Metz, and

Harry Wilson (Chair)

On behalf of the Town of Dewey Beach, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.

Signature of Mayor

Date

Diane Hanson
Printed Name of Mayor

*Development trends data is provided twice a year through the development trends data collection. Please contact the Office of State Planning Coordination with questions regarding development needs.

**Dewey Beach Municipal Comprehensive Land Use Plan 2011 Annual Report
Attachments**

1. Review of implementation of objectives and recommendations

N – Not yet started

U – Underway

C – Complete

O – Ongoing effort

Summary. Of the 57 specific objectives and recommendations, Dewey Beach has not yet started on 10, has made considerable progress on 22, and has completed and/or has completed and has ongoing efforts on 25.

Demographics and Population <u>Goal Statement</u> <i>... identify and address the needs of the residents, property owners, business owners, and visitors</i>				
N	U	C	O	<u>Plan Objectives</u>
	X			<i>... maintain a public awareness of the demographic characteristics of residents, property owners, business owners, and visitors</i> <ul style="list-style-type: none"> - Uses town web site, flyers, ambassadors, refrigerator magnets, and coordination with local chamber of commerce - Focus on beach-related activities - Strong programming in child- and family-friendly activities, including dogs on the beach; movies, bonfires and sporting events on the beach; music festivals and fund raisers, marine and bay –related educational programming
		X	X	<i>... take into consideration the age, gender, and other important demographic characteristics of the residents, property owners, business owners, and visitors when formulating public plans, regulations, and policies</i> <ul style="list-style-type: none"> - Use of web site and email blasts providing updates on town activities and emergency information - Special communication with older residents (i.e., without computers), - Handicap beach access and full time EMT personnel on staff - child and family friendly activities and sporting events
	X			<i>... continue to monitor the changing population of the town, identifying and responding to their public-service needs</i> <ul style="list-style-type: none"> - more and more properties being purchased by families spending summer here, and retirees spending more time off-season - increasing number and diversity of family-friendly activities
N	U	C	O	<u>Plan Recommendations</u>
	X			<i>Data collection and reporting -- ... develop and implement a strategy for collecting and reporting comprehensive data and information regarding the local population ...</i> <ul style="list-style-type: none"> - Have new 2010 census data (growing slowly, higher than average age distribution and wealth); updating of voter eligibility database and moving to voter registration system
	X			<i>Data cross-checking and verification -- ... cross-check and verify collected demographic data with existing statistics regarding local residential occupancy and hotel and motel space</i> <ul style="list-style-type: none"> - Have databases of residential rental and hotel/motel accommodations for occupancy data; also, listing of individual dwelling units

Housing <u>Goal statement</u> ... encourage the development and improvement of residential land in an appropriate and responsible manner that balances the need to protect the value of residential property and preserve community resources.				
N	U	C	O	<u>Plan Objectives</u>
		X		... attempt to identify and define the architectural character of the community, including that of particular neighborhoods or sections of the community - The architectural character and community of NR, RR and RB districts recognized in the 2009 Zoning Code amendments (a complete review and update of the Town Zoning Code)
		X		... encourage residential development that is similar in architectural character, scale, and density to the existing community - Addressed in the 2009 Zoning Code Amendments for all zoning districts
		X		... encourage the development of single family homes of a moderate size - Addressed in the NR zoning district in the 2009 Zoning Code Amendments
		X		.. encourage development that mixes land uses and housing types - Addressed in the 2009 Zoning Code Amendments for RR, PR, and RB zoning districts
N	U	C	O	<u>Plan Recommendations</u>
	X			... focus on enforcing existing building codes, providing building officials and administrative staff with the appropriate and necessary resources to do so - Has a full time Building Official and enforces building codes under the 2003 International Building Code (mandated by County which does inspections for the Town); need to consider moving to IBC 2009 or IBC2011 to take into consideration updated hurricane requirements and construction techniques - Seasonal code enforcement added during summer 2011
X				... consider developing policies and procedures for clearly informing appraisers, real estate agents, and other stakeholders of existing conditions, constraints, and non-conformance issues regarding particular homes in Dewey Beach - Code Enforcement Officer meets with local Real Estate agents as requested by the realtors - No policy and procedures in place - working on draft “deteriorated building” legislation
X				... consider the development and implementation of a GIS-based system for tracking code violations, licenses, permits, and other housing data - Does not have the resources to do this; will need State or County help, e.g., sharing of software and technical and financial assistance
		X		... utilize its zoning authority to carefully and appropriately shape the residential development in Dewey Beach. In particular, the town should identify and protect areas of traditional, small-scale residential development, encourage new mixed-use development where appropriate, and discourage high-density and cluster housing - In the 2009 zoning code amendments, included residential FARs (Floor Area Ratio requirements) in Resort Residential (kept the same as previously in place), Neighborhood Residential (reduced), and Resort Business (new requirement for residential FAR in mixed use development) Districts

Land Use and Annexation <u>Goal Statement</u> <i>.. pursue a strategy of urban growth and redevelopment that protects the town's resources and ensures its economic vitality while accurately defining the community</i>				
N	U	C	O	<u>Plan Objectives</u>
		X		<i>... attempt to geographically identify the "community" of Dewey Beach and engage in studies to determine the feasibility of future annexation for portions of the identified "community" that are not currently within the existing municipal boundary</i> - Determined not to be feasible. These areas of "community" have been identified, but there has been no formal outreach to these communities, and little to no interest expressed by members of these communities to be annexed by Dewey Beach. - State help would be needed to develop rationales to show the benefits of annexation to citizens of Dewey Beach and these abutting communities
	X			<i>...analyze its existing land use and development policies, making necessary changes to maintain consistency with the values of residents, property owners, business owners, and visitors regarding density, scale, ambiance, and anticipated future needs</i> - Part of 2009 Zoning review and amendment process; ongoing
N	U	C	O	<u>Plan recommendations</u>
X				<i>... work with the state of DE to revise its municipal charter to include a suitable area of the Rehoboth Bay as part of the official municipal jurisdiction</i> -
X				<i>... study the feasibility of future annexation of all adjacent developed areas, including but not limited to Bay Vista, Seabreeze, Pine Bay, and the "Forgotten Mile". This study should be comprehensive but focus on the fiscal implications of these potential annexations</i> - State help needed to catalyze process
		X		<i>...review and update its zoning and subdivision ordinances, emphasizing an expanded commercial-land-use area divided into three resort-business zoning districts as suggested on Map 9. It is proposed that the following elements be considered: Continue the practice of allowing mixed-use structures; Mandate a minimum percentage of commercial land use and a maximum percentage of residential land use in a single structure or development; Require that only commercial land uses be permitted on the first floor ... in a mixed-use structure</i> - Accomplished with 2009 zoning code amendments
		X		<i>... continue to negotiate with Highway One Limited Partnership LLC in order to harmonize the development plans of Highway One in accordance with this Comprehensive Plan</i> - Entity no longer owns property; mutual agreement signed with new owners

Transportation <u>Goal Statement</u> <i>... preserve the accessibility of all parts of the community by appropriate modes of transportation while enhancing the safety of residents, property owners, business owners, and visitors</i>				
N	U	C	O	<u>Plan Objectives</u>
X				<i>... maintain a public awareness of the current and anticipated future condition of the local and regional transportation infrastructure in order to identify the need for changes or improvements</i> - State help needed since State Routes 1 and 1A are the only through roadways in Dewey Beach
	X			<i>... identify specific areas in need of transportation improvements and local policy changes</i> - Stops and ordinances related to pedicabs, taxis, and fixed-route public transportation (DART and Jolly Trolley) have been established - Signage related to pedestrian and bicycle traffic is posted
X				<i>... coordinate with other local governments and the state of DE to enhance the safety and efficiency of existing transportation infrastructure</i> -
N	U	C	O	<u>Plan Recommendations</u>
	X			<i>... work with DelDOT to develop strategies for generating accurate and timely data regarding motor traffic, pedestrians, and bicyclists</i> - Need state help to take local control of traffic monitoring activities in town
X				<i>... work with DelDOT to develop a long-range plan for improvements to the design and safety of S.R.1 within Dewey Beach</i> - Have old streetscape plans, but were never funded - Need state help with permitting and funding
		X		<i>... consider the implementation of specific incentives for the provision of appropriate and affordable local transportation services</i> - Taxi- and fixed-route public transportation ordinances with restricted service areas - Regulation of pedicab services - Participated in County planning meeting on resort communities
X				<i>Consider the planning and development of [an extended] "Bay Walk" through the federal and state Transportation Enhancements program</i> - Need state help
	X			<i>Consider conducting a comprehensive, mobility-friendly assessment of its transportation infrastructure to ensure pedestrian and bicycle traffic is not being impeded or endangered by automotive traffic</i> - Need state help; state road through center of town, needs to be redesigned

Community Services and Facilities <u>Goal Statement</u> <i>... maximize the effectiveness and equitable availability of public services and facilities for residents, property owners, business owners, and visitors while maintaining the existing funding strategies</i>				
N	U	C	O	<u>Plan Objectives</u>
		X		<i>... maintain a public awareness of the condition and use of local public services, utilities, and facilities in order to identify areas for improvement and change</i> <ul style="list-style-type: none"> - Recurring discussions regarding free town-wide WiFi and placing utilities underground - Financial assistance from the State needed to place electrical utilities underground along Coastal Highway to improve pedestrian safety
		X		<i>... coordinate with regional utility providers to ensure the effective and equitable provision of water, sewer, gas, telecommunications, and other necessary services for residents, property owners, business owners, and visitors</i> <ul style="list-style-type: none"> - Done – all utilities in place - very small town – uniform distributions of utility services
		X		<i>... coordinate with local and statewide entities to maintain a public awareness of all emergency preparedness plans and procedures for response, protection, and evacuation</i> <ul style="list-style-type: none"> - Have an approved plan in place, and work with state and local agencies - All employees NIMS (National Information Management System) trained - Use internet, flyers delivered to every household, media alerts, loud speakers on police vehicles
N	U	C	O	<u>Plan Recommendations</u>
	X			<i>... develop a local emergency-management-and-response plan that is tied to regional and state plans. This plan should be provided to the public, and all local staff should be educated on its details and implementation procedures</i> <ul style="list-style-type: none"> - Has an emergency management and response plan; all town employees are educated on this - Has out-of-town emergency headquarters - Plan worked well during Hurricane Irene, with forced evacuation of residents and visitors
	X			<i>... consider coordinating with regional governments to consider innovative opportunities for alternative energy</i> <ul style="list-style-type: none"> - Received solar grant
	X			<i>... ensure that residents, property owners, business owners, and visitors are aware of local recycling opportunities</i> <ul style="list-style-type: none"> - Recycling on beach and in Town Offices - Notifies rental agencies and homeowners of recycling opportunities - Piggy-backs on state effort
	X			<i>... review providing public restrooms and a bay-walk path</i> <ul style="list-style-type: none"> - Recurring discussions related to public restrooms - Public restrooms and limited bay walk (1 block long) included in Ruddertowne negotiations
	X			<i>... coordinate with the Cape Henlopen School District and the Indian River</i>

				<i>School District on issues concerning public education in these districts</i> - Police and lifeguards take programming into local and regional schools
Natural Resources <u>Goal Statement</u> <i>... preserve, protect, and rehabilitate the identified natural resource in the region in cooperation with other local governments and the state of DE</i>				
N	U	C	O	<u>Plan Objectives</u>
	X			<i>... maintain public awareness of the existence and condition of identified natural resources in the region</i> - Uses web site, Rehoboth Beach-Dewey Beach Chamber of Commerce, flyers handed out by businesses and the Town, signage, etc to promoted beach and bay use and programs
	X			<i>... coordinate with neighboring local governments, the state of DE, and federal agencies to develop policies and procedures for the protection, preservation, and rehabilitation of identified critical natural resources</i> - Notably accomplished in the work related to flood mitigation along Bayard Ave where it abuts the Rehoboth Bay - Borrowed work of neighboring towns in drafting the Town's "tree preservation" ordinance
N	U	C	O	<u>Plan Recommendations</u>
		X		<i>... consider the development and implementation of a municipal ordinance for the protection of trees</i> - Complete and working well; will revisit in 2013 (five-year mark)
	X			<i>... encourage the use of "green" practices and materials in local construction and development projects</i> - Permeable paving and tree preservation ordinances - Relaxed zoning requirements for roof top solar and alternative energy installations
	X			<i>... consider the definition and enforcement of a land use "buffer" along the bay in the southwest section of town</i> - Southwest area of town already pretty much fully developed - Lions Club mitigating phragmites and putting in a nature walk ("middle" of town) - State aid would be needed if the Town were to extend a bay walk south into bordering unincorporated Sussex County
		X	X	<i>... work with federal agencies, the state of DE, and other local governments to reduce pollution of the inland bays in Dewey Beach and the hazards of flooding</i> - Bayard Ave flood mitigation and bay protection project included design considerations to increase wetland area and treat/reduce runoff
		X	X	<i>... continue to pursue long-term plans and agreements with the state and the Army Corps of Engineers for the periodic replenishment and preservation of the beach strand</i> - Effective and ongoing
		X	X	<i>... continue to review and administer its existing beach-replenishment tax</i> - Done every year

Cultural Resources <u>Goal Statement</u> <i>... encourage the development of an appropriate cultural character for the town in response to the indentified needs of residents, property owners, business owners, and visitors</i>				
N	U	C	O	<u>Plan Objectives</u>
		X	X	<i>... encourage the development of cultural resources in town that meet the identified needs and desires of residents, property owners, business owners, and visitors and are consistent with local values</i> -
		X	X	<i>... publicly consider, enact, and enforce policies and programs that appropriately and effectively enhance the cultural character of the town</i> -
	X			<i>... coordinate with local, regional, and national organizations to appropriately and effectively enhance the cultural character of the town</i> - Participates in programs in conjunction with the Rehoboth Beach – Dewey Beach Chamber of Commerce and SCAT
N	U	C	O	<u>Plan Recommendations</u>
X				<i>... pursue the federal scenic-highway designation</i> - Need state help
X				<i>... participate in local and regional efforts to develop a performing arts center</i> - Need state help
		X	X	<i>... continue to support diversified festivals and cultural events</i> - Town and its citizens, businesses and visitors continue to support a broad diversity of festivals and cultural events

Economic Development <u>Goal Statement</u> <i>...encourage a pattern of appropriate and sustainable economic development that meets the needs of residents, property owners, business owners, and visitors</i>				
N	U	C	O	<u>Plan Objectives</u>
		X	X	<i>... publicly consider, enact, and enforce a program for economic development that encourages commercial development in a focused geographic area that meets the needs of residents, property owners, business owners, and visitors and is consistent with local values</i> - Accomplished as part of 2009 Zoning Code Amendments; ongoing review - The zoning code and conditional-use approval process guarantees future business developments are appropriate and consistent with local values - Don't have any tools to dictate what types of businesses come into Town
	X			<i>... encourage the development of year-round restaurants and other retail businesses that meet the needs of the growing resident population</i> - Don't have growing resident population (325 full time residents), but are encouraging extension of business activity into shoulder seasons to meet the needs of the Town's changing demographics
	X			<i>... encourage commercial development that is consistent with the desires and values of residents, property owners, business owners, and visitors</i> -
N	U	C	O	<u>Plan Recommendations</u>
		X		<i>... review and update its zoning and subdivision ordinances, emphasizing an expanded commercial area separated into three resort-business zoning districts as suggested on Map 9</i> - Complete with 2009 Zoning Code

Financial Management (Not included in the original plan) <u>Draft Goal Statement</u> <i>... ensure the financial stability of the town and maintain fiscal responsibility in its public-management activities</i>				
N	U	C	O	<u>Draft Objectives</u>
		X	X	<i>... publicly consider, enact, and enforce funding methods that attempt to avoid the use of a general property tax and effectively utilize fees, permits, licenses, and grant funding</i> - Continues to revue revenues and expenditures, and finance infrastructure and operations without a property tax
		X		<i>... take steps to maintain consistency with established guidelines for appropriate and responsible public fiscal-management and accounting activities</i> - Hired full time Director of Finance in 2010 - Have active, standing Audit and Budget & Finance Committees
N	U	C	O	<u>Draft Recommendations</u>
	X			<i>... provide training tools to building officials, police officers, lifeguards, and the administrative staff regarding the enforcement of licensing, certification, and relevant fee structures</i> - Training and operating manuals provided to police officers, seasonal lifeguards and seasonal police - Recently incorporated the Lifeguard's Policy and Procedures Manual into the Town's Policy Manual
		X	X	<i>... review fee structures and fiscal resources to determine if changes are needed to increase the rate and predictability of revenue streams. It will also consider the establishment of a standing budget/finance committee</i> - Have standing Budget and Finance Committee - Full review of fee structures in 2007, with changes made to improve fairness - Recurring meetings related to predictable revenues streams
<u>General Goals</u>				
N	U	C	O	All goals obtained (i.e., "completed") on an annual basis, and ongoing
		X	X	<i>Maintain peace and order</i>
		X	X	<i>Provide for the town's sanitation</i>
		X	X	<i>Protect the town's beauty</i>
		X	X	<i>Provide for the health, safety, convenience, comfort, and well-being of the population</i>
		X	X	<i>Protect and preserve all property, public and private</i>

<u>Planning Goals</u>				
N	U	C	O	The town will act to:
		X	X	<i>... identify and attempt to address the needs of the residents, property owners, business owners, and visitors</i>
		X	X	<i>... encourage the development and improvement of residential land in an appropriate and responsible manner that balances the need to protect the value of residential property and preserve community resources</i>
	X			<i>... pursue a strategy of urban growth and development that protects the town's land resources while accurately defining the community</i>
	X			<i>... preserve the accessibility of all parts of the community by appropriate modes of transportation while enhancing the safety of residents, property owners, business owners, and visitors</i>
	X			<i>... maximize the effectiveness and equitable availability of public services and facilities for residents, property owners, business owners, and visitors while maintaining the existing funding strategies</i>
	X			<i>... promote the financial stability of the town and maintain fiscal responsibility in its public management activities</i>
	X			<i>... preserve, protect, and rehabilitate the identified natural resources in the region in cooperation with other local governments and the state</i>
	X			<i>... encourage the development of an appropriate cultural character for the town in response to the identified needs of residents, property owners, business owners, and visitors</i>
	X			<i>... encourage a pattern of appropriate and sustainable economic development that meets the needs of residents, property owners, business owners, and visitors</i>

2. Significant accomplishment, trends or conditions that may/may have affected implementation of the Town's development plan.

Positive accomplishments, trends and conditions

- 2009 Zoning Code Amendments – land use, definition of Town character and community
- Bayard Ave Project – flood mitigation, storm-water runoff, beautification and bay access
- Ruddertowne Agreement – opens door for development of this area
- Director of Finance – provides access to modern financial tools and risk mitigation procedures
- Seasonal code enforcement effort – better enforcement and increased revenues
- Computerization of voter data – analysis of citizen demographics
- Implementation of Residential Accommodation Tax – financial stability without a property tax
- Town email blast alert system – better communications with residents, property and business owners, and visitors
- Tree and permeable paving ordinances

Negative trends and conditions

- Unplanned Departure of two Town Managers – loss of continuity and leadership/ownership of Comprehensive Development Plan
- National economic downturn/recession – financial hardships for Town and businesses, as well as curb on development
- Increasing density of adjoining areas – resulting in increased congestion and volume of vehicle traffic through the center of Town (25,000-plus visitors on a summer holiday weekend day) that threatens pedestrian and bicycle traffic
- Non-enforcement of State cross walk law, increased speeding and red light running by pass through vehicles

3. Planning issues/changes for which State help is required.

State assistance is not anticipated for making updates and changes to the Town's comprehensive plan.

State assistance, in terms of resources, personnel and funding, is anticipated for making any significant progress in planning, developing, financing and/or implementing objectives related to:

Calming traffic flow on Coastal Highway through Town

- Regional transportation issues
- Improving pedestrian and bicyclist safety along Coastal Highway
- Local (Dewey Beach) monitoring of vehicular traffic along Coastal Highway Rt 1, along with monitoring of pedestrians and bicycles
- Responding to the increasingly-massive influx of summer visitors
- "Main Street" streetscape and economic vitalization including a total redesign of SR1 through the town (include Dewey in the long range planning for improvements to Coastal Highway, including more-interactive control of stop lights)
- Putting public utilities underground (especially power lines along Coastal Highway)
- Developing pros and cons of annexing the bay for future development options
- Extended "bay walk", possibly extending into the portion of unincorporated Sussex County abutting the South end of Town
- Understanding and communicating the benefits of "annexation" and/or developing funding sources
- Evaluation of pros and cons of annexing adjacent communities and, if favorable, working with these communities to see the benefits of being annexed. If annexation is not feasible, what other resources are available to the Town to offset the financial burden to the town of increasing numbers of visitors/tourists?
- Scenic highway designation. If desired, this might dovetail with needs to improve traffic (vehicular, pedestrian, bicycle) flow on RT 1
- Performing arts center