

Planning Commission
229 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-6181
www.cityofrehoboth.com

May 16, 2022

Dear Mayor and Commissioners of the City of Rehoboth Beach:

As Chairman of the Rehoboth Beach Planning Commission, I am pleased to convey to you the attached draft (“**CDP Draft Number 7**”) of the City’s 2020 Comprehensive Development Plan for your consideration, review and possible adoption.

By way of background, pursuant to Title 22, Chapter 7 of the Code of the State of Delaware (the “**State Code**”) and Chapter 51 of the Code of the City of Rehoboth Beach, Delaware (the “**City Code**”), the City is required to revise, update and amend, as necessary, and re-adopt the City’s Comprehensive Development Plan (“**CDP**”) at least every ten (10) years, although the City may request an extension of such date. Also pursuant to Title 22, Chapter 7 of the State Code and Chapter 51 of the City Code, the City’s Planning Commission is required to prepare a CDP for consideration and adoption by the City’s Board of Commissioners as the Planning Commission deems appropriate.

The City last adopted its CDP in 2010 (the “**2010 CDP**”). Since at least 2018, the Planning Commission has gathered information from residents, businesses, visitors and other members of the public and City government, and has drafted revisions, and updates to the 2010 CDP, for the purpose of generating drafts of the City’s CDP for re-adoption by the City (the “**2020 CDP**”). The process of revising, updating, amending and re-adopting the 2020 CDP was delayed by various factors, including the Covid pandemic, and the City has received an extension from the State of Delaware through July 29, 2022 to adopt the 2020 CDP.

The Planning Commission generated several drafts of the 2020 CDP, all of which were and are posted on the City’s web portal. The Planning Commission has held at least eleven (11) duly noticed, public meetings to consider the various drafts of the 2020 CDP. Draft Number 5 of the 2020 CDP was distributed to the State Preliminary Land Use Service (PLUS) and neighboring jurisdictions, and was posted to the City’s web portal on February 1, 2022. On February 23, 2022, Draft Number 5 of the 2020 CDP was discussed at a PLUS meeting, which was open to the public. Following the February 23, 2022 PLUS meeting, the Planning Commission received written comments from various state agencies and other local government bodies regarding Draft Number 5 of the CDP, all as part of the PLUS review process. Those comments, which were largely favorable, were also publicly available. Of the PLUS comments, only three items were required to be addressed for CDP certification, and the remaining comments were only recommendations that the review agencies suggested be considered.

The Planning Commission also received written comments from members of the public, City staff, members of the City's Board of Commissioners and members of the Planning Commission itself, all of which were and are posted on the City's web portal. The Planning Commission held a duly noticed public hearing on April 22, 2022, which was again noticed and continued on April 29, 2022, for the purpose of receiving any additional comments on Draft Number 5 of the 2020 CDP. The Planning Commission considered all written and verbal comments received regarding Draft Number 5 of the 2020 CDP and incorporated such changes thereto as the Planning Commission deemed necessary and appropriate, which changes were reflected in Draft Number 6 of the 2020 CDP. The Planning Commission held a duly noticed public meeting on May 13, 2022, for the purpose of considering and voting to recommend for adoption by the Board of Commissioners Draft Number 6 of the 2020 CDP.

During the May 13, 2022 meeting, the Planning Commission (by unanimous consent) agreed to make a few, minor, additional changes to CDP Draft Number 6, all as reflected in the attached CDP Draft Number 7.

On Friday, May 13, 2022, the Planning Commission voted unanimously (7-0, with two members not present) both: (1) to forward CDP Draft Number 7 to the Board of Commissioners for your consideration and review; and (2) to recommend that the Board of Commissioners adopt CDP Draft Number 7 as the 2020 Comprehensive Development Plan for the City of Rehoboth Beach.

Please let me know if the Planning Commission can be of any further assistance to the Board of Commissioners regarding the 2020 CDP.

Very truly yours,



Michael Bryan, Chair
Rehoboth Beach Planning Commission