



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Parking Management Advisory Board (PMAB)

Meeting	File No.	Application Type
September 16, 2025	PZ-000164-2025	Amendment to the Land Development Regulations

Applicant

City of Delray Beach

Request

Provide a recommendation to the City Commission on Ordinance No. 23-25, a City-initiated amendment to Section 2.4.11, "Relief," Subsection (F), "In-Lieu of parking fee request," of the Land Development Regulations (LDR) to eliminate the role of the Parking Management Advisory Board (PMAB) in reviewing in-lieu of parking fee requests.

Background Information

The Parking Management Advisory Board (PMAB) was created on December 9, 1997, via Resolution No. 88-97 ""...for the purpose of advising and making recommendations to the City Commission with respect to parking management policy and related issues including, but not limited to, the planning, financing, development, construction and operation of parking facilities in accordance with the provisions of this resolution."

While PMAB was created to serve an important advisory role, over time the Board has duplicated the role of other boards, and slowed the review process, often delaying applicants from reaching the board responsible for final approval of a development application.

At its meeting on July 8, 2025, the City Commission directed staff to eliminate the Parking Management Advisory Board and streamline the review process of In Lieu of Parking Fee requests and other parking related matters.

Description of Proposal

The following change is proposed to LDR Section 2.4.11(F)(3):

~~(b) — Consideration and recommendation by Parking Management Advisory Board and other Boards, as applicable.~~

The full text of Ordinance No. 23-25 is provided as an attachment.

A second amendment to the Code of Ordinances is proposed (Ordinance No. 22-25), and is provided as an attachment for information purposes only. Amendments to the Code of Ordinances do not receive a recommendation from the Planning and Zoning Board.

A resolution dissolving the Parking Management Advisory Board will be executed concurrent with second reading of Ordinance No. 22-25 and Ordinance No. 23-25.

Review and Analysis

LDR Section 1.1.6, Amendments

The text of these Land Development Regulations may from time to time be amended, changed, supplemented, or repealed. No such action however, shall be taken until a recommendation is obtained from the Planning and Zoning Board and until a public hearing has been held by the City Commission.

LDR Section 2.4.7(A), Amendments to the Land Development Regulations

Amendments to the LDR may be initiated by the City Commission, Planning and Zoning Board, or City Administration, or by a member of the public.

The proposed amendment is City-initiated at the direction of Commission at their July 8, 2025 meeting.

LDR Section 2.4.7(A)(5), Findings

For any approval, the City Commission must make a finding that the text amendment is consistent with the Comprehensive Plan, and that the amendment furthers the implementation of an adopted neighborhood plan, if applicable.

The following Objectives and Policies of the adopted Comprehensive Plan are applicable to the proposed amendment.

Neighborhoods, Districts, and Corridors Element

Objective NDC 3.5, Update the Land Development Regulations *Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.*

Economic Prosperity Element

Policy ECP 6.3.2 Encourage predictability and consistency in the City's Land Development Regulations, while also allowing for flexibility and creativity in the site development process.

Policy ECP 6.3.3 Promote a culture throughout the City organization that continuously improves the predictability and reduces the cost of the development review process.

A review stop at PMAB for an in-lieu of parking fee request can slow down the approval process by one to two months, depending on the scheduled dates of meetings for other reviewing bodies. Additionally, the update to the in-lieu of parking fee regulations in December 2014 via Ordinance No. 14-24 adopted objective criteria for the City Commission to use in evaluating parking in-lieu fee requests, rendering a review by PMAB (or any other advisory body) superfluous.

Reviewing Boards

City Commission. Anticipated for first and second reading in October 2025.

Options for Board Action

- A. Recommend **approval** to the City Commission on Ordinance No. 23-25, a City-initiated amendment to Section 2.4.11, "Relief," Subsection (F), "In-Lieu of parking fee request," of the Land Development Regulations (LDR) to eliminate the role of the Parking Management Advisory Board (PMAB) in reviewing in-lieu of parking fee requests, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- B. Recommend **approval** to the City Commission of Ordinance No. 23-25, **as amended**, a City-initiated amendment to Section 2.4.11, "Relief," Subsection (F), "In-Lieu of parking fee request," of the Land Development Regulations (LDR) to eliminate the role of the Parking Management Advisory Board (PMAB) in reviewing in-lieu of parking fee requests, by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- C. Recommend **denial** to the City Commission of Ordinance No. 23-25, a City-initiated amendment to a City-initiated amendment to Section 2.4.11, "Relief," Subsection (F), "In-Lieu of parking fee request," of the Land Development Regulations (LDR) to eliminate the role of the Parking Management Advisory Board (PMAB) in reviewing in-lieu of parking fee requests, by finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the criteria set forth in Land Development Regulations.

D. Continue with direction.

Public and Courtesy Notices

X Courtesy Notices are not required.

X Public Notices are not required for this request.