



Cover Memorandum/Staff Report

File #: 25-1324

Agenda Date: 11/4/2025

Item #: 8.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: November 4, 2025

ORDINANCE NO. 23-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES CHAPTER 2, "ADMINISTRATIVE PROVISIONS," ARTICLE 2.4, "DEVELOPMENT APPLICATION REQUIREMENTS," SECTION 2.4.11, "RELIEF," SUBSECTION (F), "IN LIEU OF PARKING FEE REQUEST," TO ELIMINATE THE PARKING MANAGEMENT ADVISORY BOARD; PROVIDING A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING / PUBLIC HEARING)

Recommended Action:

Consider 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 remove the Parking Management Advisory Board (PMAB) from the review process for in-lieu of parking fee requests.

Background:

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."

When PMAB was created, it served an important advisory role, offering downtown business and residents' observations on parking use and patterns. Over time, the creation of parking management plans, advances in parking-related technology that provide real-time information, and the adoption of measurable standards provide the necessary data to guide the City Commission on parking-related decisions, eliminating the need for the advisory board. In addition, streamlining development application processes is in line with the State of Florida's increasingly aggressive time frames for development orders.

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.

Planning and Zoning Board heard the request at its September 16, 2025, meeting and voted 4 to 1 to recommend approval.

City Attorney Review:

Ordinance No. 23-25 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Ordinance No. 23-25 will be effective immediately at second reading.