



Cover Memorandum/Staff Report

File #: 24-1089

Agenda Date: 2/18/2025

Item #: 8.A.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: February 18, 2025

ORDINANCE NO. 03-25: 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 BY AMENDING CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.3, "DISTRICT REGULATIONS, GENERAL PROVISIONS," SECTION 4.3.3, "SPECIAL REQUIREMENTS FOR SPECIFIC USES," BY ADOPTING A NEW SUBSECTION (PP), "PRIVATE PARKING LOTS;" PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AUTHORITY TO CODIFY, PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. (SECOND READING/PUBLIC HEARING)

Recommended Action:

Consider Ordinance No. 03-25, a City-initiated amendment to LDR Section 4.3.3, "Special requirements for specific uses" of the Land Development Regulations (LDR) to adopt regulations for private parking lots and garages as a new Subsection (PP), "Private parking lots and garages."

Background:

The popularity of downtown Delray Beach has given rise to privately-operated public parking lots. However, the City has received numerous, ongoing reports of non-transparent and sometimes predatory practices employed by certain operators, as well as the possibility for patrons to inadvertently commit violations because of insufficient signage. The proposed ordinance establishes signage and operational regulations for private parking lots.

The attached Planning and Zoning Board (PZB) staff report and ordinance provide the proposed amendment and provides an analysis of the request.

The request was reviewed by the following Boards (as Ordinance No. 19-24):

Downtown Development Authority, August 12, 2024. Recommended approval 7-0, with recommendations to accommodate dynamic pricing and to limit the overall number of signs.

Historic Preservation Board, December 4, 2024. Recommended approval 7-0, with recommendations to include more generic requirements for signage in historic districts.

Planning and Zoning Board, December 16, 2024. Recommended approval 5-0.

City Attorney Review:

Ordinance No. 03-25 is approved as to form and legal sufficiency.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

Ordinance No. 03-25 will be effective within 6 months of the adoption date.