DEVELOPMENT SERVICES
BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD
STAFF REPORT

Ordinance No. 20-19, Construction Parking

Meeting	File No.	Application Type
July 15, 2019	2019-203	Land Development Regulations Amendment

Request

Review Ordinance No. 20-19 regarding City-initiated amendments to the Land Development Regulations, amending Section 4.4.3. "Single family (R-1) districts," to delete subsection I(10), amend subsections I(11) and (12), and to add Section 7.1.8. "Construction parking" to establish regulations for on-site and off-site construction parking and provide a recommendation to the City Commission.

Background Information

The City of Delray Beach continues to attract investment in development and redevelopment of properties. The construction activity associated with the development and redevelopment projects can have a negative impact on the surrounding properties, businesses, and neighborhoods, particularly as it relates to construction-related parking of contractors, sub-contractors, and their employees. As the development and redevelopment projects become larger, more complex, and located within areas already experiencing parking issues, it is necessary to establish regulations addressing on-site and off-site construction parking. The proposed amendments are designed to set the expectations for all construction and construction-related parking and provide a method of enforcement.

Review and Analysis

Pursuant to **LDR Section 2.4.5(M)(1),** amendments to the Land Development Regulations may be initiated by the City Commission, Planning and Zoning Board or City Administration; or an individual. The proposed amendment is a City-initiated text amendment to the Land Development Regulations.

Pursuant to **LDR Section 2.4.5(M)(5), Findings,** in addition to LDR Section 1.1.6(A), the City Commission must make a finding that the text amendment is consistent with and furthers the Goals, Objectives, and Policies of the Comprehensive Plan.

Pursuant to **Future Land Use Element, Objective A-5**, the City shall maintain its Land Development Regulations, which shall be regularly reviewed and updated, to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, and other innovative development practices.

The Land Development Regulations and City Code of Ordinances do not currently address construction-related parking. The proposed amendments establish expectations for construction projects and construction-related parking. The amendments also provide the City with the ability to better anticipate the potential impacts and more effectively address those impacts if they arise during a construction project. While contractors are currently working cooperatively with the City regarding parking and construction-related impacts, but there is still a need to codify the requirements.

The proposed amendments establish expectations and standards for construction-related parking to minimize the potential impacts on surrounding properties and businesses, and the neighborhood where the construction is occurring. The proposed amendments are consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(M).

Review By Others

The **Downtown Development Authority (DDA)** will review the proposed LDR Amendments at its meeting of July 8, 2019; the DDA's recommendation will be provided to the Board at the meeting.

Ordinance No. 20-19 is tentatively scheduled for consideration by the **City Commission** at its meetings on August 20, 2019 (First Reading) and September 5, 2019 (Second Reading; Adoption).

Board Action Options

A. **Recommend Approval** to the City Commission of Ordinance No. 20-19, a City-initiated amendment Land Development Regulations, amending Section 4.4.3. "Single family (R-1) districts," to delete subsection (10) and to add Section 7.1.8. "Construction parking" to establish regulations for on-site and off-site construction parking, by finding that the amendment is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(M).

B. **Recommend Approval, with modifications**, to the City Commission of Ordinance No. 20-19, a City-initiated amendment Land Development Regulations, amending Section 4.4.3. "Single family (R -1) districts," to delete subsection (10) and to add Section 7.1.8. "Construction parking" to establish regulations for on-site and off-site construction parking, by finding that the amendment is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(M).

C. **Recommend Denial** to the City Commission of Ordinance No. 20-19, a City-initiated amendment Land Development Regulations, amending Section 4.4.3. "Single family (R -1) districts," to delete subsection (10) and to add Section 7.1.8. "Construction parking" to establish regulations for on-site and off-site construction parking, by finding that the amendment is not consistent with the Comprehensive Plan and does not meets the criteria set forth in LDR Section 2.4.5(M).

D. **Continue** to next meeting with direction.

Public and Courtesy Notices

_ Courtesy Notices are not applicable to this request. X Courtesy Notices were sent to the following: • Chamber of Commerce • CRA • DDA	N/A Public Notices are not required for this request. N/A Public Notice was posted at the property 7 calendar days prior to the meeting. N/A Public Notice was mailed to property owners within a 500' radius 10 days prior to the meeting. N/A Public Notice was mailed to the adjacent property owners 20 days prior to the meeting. X Public Notice was published in the Sun Sentinel July 5th, at least 10 calendar days prior to the meeting. N/A Public Notice was posted to the City's website 10 calendar days prior to the meeting. N/A Public Notice was posted in the main lobby at City Hall 10 working days prior to the meeting. X Agenda was posted on Friday, July 5th, at least 5 working days prior to meeting.