



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING
IN-LIEU PARKING REQUEST STAFF MEMO

298 E. Atlantic Avenue

A Class IV Site plan modification application (2022-080) has been submitted for the referenced property, which includes:

The incorporation of the south .11-acre parcel into the subject property and the subsequent modification of the proposed site plan to expand the footprint of the previously approved building to extend into the recently acquired land. The architectural design and proposed use makeup is remaining consistent with the prior approval, however the square footage devoted to each specific use (restaurant/retail/office) is being modified. The amount of required parking is changing given the increased building square footage. The increase in the minimum required parking necessitates a parking in-lieu request, as the applicant is not able to accommodate all required parking on site.

Location Map



Specifically, the in-lieu request is for 13 spaces. Utilizing a shared parking calculation, the proposed mixture of uses – designating for the entirety of the ground floor commercial bay to be used as a restaurant - generates 93 spaces of required parking. The applicant is accommodating 80 spaces on site.



The application also includes a waiver for the western setback, a waiver to allow an arcade to extend vertically up to three stories, and a landscape waiver.



Before granting such approvals, the City Commission must find that adequate public parking options are available and that the request is consistent with the Land Development Regulations, City Comprehensive Plan, and all currently adopted City policies and/or studies.

Existing public parking facilities within a 1000 linear foot radius include the NE 2nd Street parking garage, the IPIC garage, the public parking lot located south of NE 1st Street and east of the FEC railroad, and various streets with public on-street parking. A justification statement providing a full analysis of the available facilities has been provided by the applicant. The Parking Management Advisory Board has forwarded a recommendation of approval on a 5-0 vote.

Application Type:

Class IV Site Plan w/ In-lieu parking request

Address/Location:

298 E Atlantic Avenue

Zoning District/ Overlay:

CBD – Central Business District / Railroad Corridor

FLUM:

CC – Commercial Core

Agent:

Bonnie Miskel, Esq.
Christina Bilenki, Esq.
Dunay, Miskel Bachman LLP
561-405-3300
bmiskel@dmblaw.com
cbilenki@dmblaw.com

Project Planner:

Julian Gdaniec, Senior Planner,
(561) 243-7365
gdaniec@mydelraybeach.com

Advisory Board Review Date(s):

DDA Board: Yes

PMAB: Yes

Final Action Review Date:

SPRAB: TBD

Attachments: Architectural Plans; In-Lieu request justification; Overall Project Narrative; TDM letter; Parking statement;

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance