

PLANNING AND ZONING BOARD

CITY OF DELRAY BEACH

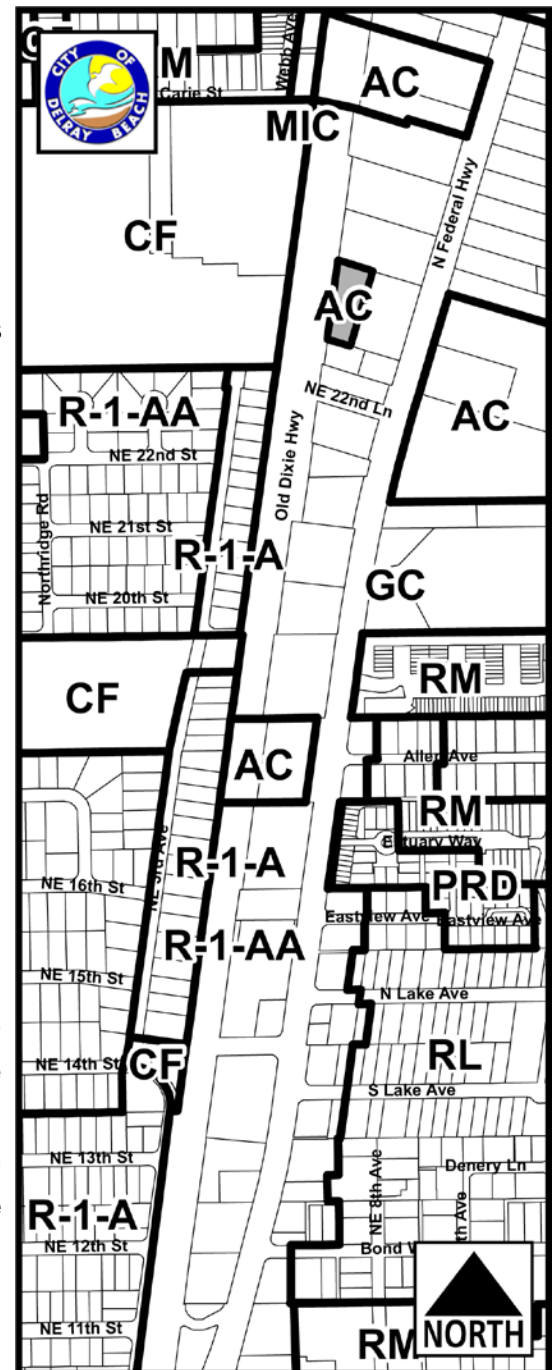
---STAFF REPORT---

MEETING DATE: December 21, 2015

ITEM: Privately-initiated Rezoning from AC (Automotive Commercial) to GC (General Commercial) for the property located at 2455 Old Dixie Highway.

GENERAL DATA:

Authorized Agent	Carney Stanton, P.A.
Applicant	Delray Beach Boxing, LLC
Owner	Delray Beach Boxing, LLC
Location	East side of Old Dixie Highway, 0.25 miles south of Gulfstream Boulevard
Property Size	0.78 acres
Existing FLUM	GC (General Commercial)
Current Zoning	AC(Automotive Commercial)
Proposed Zoning	GC (General Commercial)
Adjacent Zoning	North: GC East: GC South: GC West: CF (Community Facilities)
Existing Land Use	Auto/Motorcycle Dealer and repair (Delray Cycle) Auto/Golf Cart Rental (Exhilaride)
Water Service	Available via connection to an existing 8" water main on the east side of Dixie Highway.
Sewer Service	Available via connection to an existing 8" sewer main on the east side of Dixie Highway.
Recommendation	Recommend approval to the City Commission



ITEM BEFORE THE BOARD

The action before the Board is making a recommendation to the City Commission on a privately-initiated rezoning request from AC (Automotive Commercial) to GC (General Commercial) for the property located at **2455 Old Dixie Highway**, pursuant to LDR Section 2.4.5(D).

Pursuant to Section 2.2.2(E)(6) of the Land Development Regulations, the Planning and Zoning Board shall review and make a recommendation to the City Commission with respect to the rezoning of any property within the City.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is located on the east side of Old Dixie Highway, approximately .25 miles south of Gulfstream Boulevard and just north of NE 22nd Lane. The .78 acre lot contains a one-story, two tenant building constructed in 2003. The property is presently zoned AC (Automotive Commercial) and is within the North Federal Highway Overlay District.

On August 22, 1989, the subject property was annexed into the City with a GC zoning designation as part of the North Federal Highway annexations via Ordinance 43-89. In 2001, a Class V Site Plan was approved by SPRAB for the establishment of a retail motorcycle accessory store (Delray Cycle).

On March 20, 2007, a request to rezone the property from GC to AC was approved by the City Commission via Ordinance 09-07. The privately initiated request was submitted for the purpose of permitting motorcycle repairs on site. At that same meeting, the Conditional Use for the motorcycle repair on site was also approved. In 2014, a portion of the building was occupied by a golf cart rental business (Exhilaride).

The property has a new owner who wishes to rezone the property back to GC for the purpose of establishing a boxing facility (gym) within the space previously occupied by Delray Cycle. The application also notes that the boxing facility will offer food and beverages to its patrons including beer and wine. The golf cart rental business will remain, but will become non-conforming with rezoning to GC.

The rezoning request is now before the Board for consideration.

ZONING ANALYSIS

Pursuant to **LDR Section 2.4.5(D)(1), Change of Zoning District Designation: Rule**, the City Commission, by ordinance, after review and recommendation for approval by the Planning and Zoning Board may amend the Official Zoning Map.

The subject review is for the purpose of providing a recommendation to the City Commission, which is tentatively scheduled for First Reading on February 2, 2016, and Second Reading/Public Hearing on February 16, 2016.

Pursuant to **LDR Section 2.4.5(D)(2), Change of Zoning Designation: Required Information**, standard application items pursuant to 2.4.3(A) shall be provided. Traffic information prepared in accordance with Section 2.4.3(E) and which addresses the development of property under reasonable intensity pursuant to the existing and proposed zoning shall be provided. In addition, a statement of the reasons for which the change is being sought must accompany the application. Valid reasons for approving a change in zoning include:

- ☐ That the zoning had previously been changed, or was originally established, in error;
- ☐ That there has been a change in circumstance which makes the current zoning inappropriate;

- ☐ That the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.

The applicant has submitted the following justification statement:

"It is currently non-conforming due to its size. AC designation requires 1.5 acres minimum. This site is one-half that size: .78 acres. The subject property is bordered on both sides by 'GC' designated land. The subject property is in the CRA District. Change of zoning to allow the proposed use is in line with the CRA's goals and objectives to create more community uses."

In consideration of the request and the criteria noted above, the property was previously zoned GC; the AC zoning designation, which was also privately initiated, was requested for the sole purpose of providing a service (repair) to compliment the established retail use (motorcycle sales). The primary change in circumstance for the subject property is the sale of the property to a new owner, as the zoning requirements have not changed for either the AC or GC districts, relative to the subject property.

It is also important to note that the Comprehensive Plan specifies that properties "north of George Bush Boulevard, between North Federal Highway and Old Dixie Highway" is just one of four areas in the city where automobile dealerships may be established. However, the subject property does not meet the minimum required lot size for AC zoned properties which seek to establish larger vehicle type dealers. Smaller vehicle dealers such as motorcycles, and other uses could be established on a smaller sized parcel.

Given the additional opportunities, the GC designation could be deemed more appropriate for the subject property, which is consistent with the Future Land Use Map designation of GC.

Pursuant to **LDR Section 2.4.5(D)(5), Change of Zoning Designation: Findings**, in addition to provisions of Chapter Three, the City Commission must make a finding that the rezoning fulfills at least one of the reasons listed under Subsection (2).

A review of Subsection (2) is provided above. Chapter Three sets forth Level of Service Standards consistent with the Comprehensive Plan. It also sets forth performance standards by which a development application shall be assessed for the purpose of determining overall consistency with the Comprehensive Plan and with good planning, engineering and design practice. A complete review of both Chapter Three and the Comprehensive Plan is provided below.

Pursuant to **LDR Section 3.1.1, Required Findings**, prior to the approval of development applications, certain findings must be made in a form which is a part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

(A) Future Land Use Map: The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The subject property has a Future Land Use Map (FLUM) designation of GC (General Commercial) and is currently zoned AC (Automotive Commercial). The proposed GC zoning designation is consistent with the GC Future Land Use Map designation. Based upon the above, positive findings can be made with respect to Future Land Use Map Consistency.

(B) Concurrency: Concurrency as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CI-GOP-1 of the adopted Comprehensive Plan of the City of Delray Beach.

The proposal involves changing the zoning designation from AC to GC. The property is approximately 0.78 acres. The proposed rezoning will have impacts on adopted concurrency standards. Concurrency findings with respect to Water and Sewer, Drainage, Parks and Recreation, Solid Waste, Schools, and Traffic are discussed below:

Water & Sewer: Water and sewer service is currently available to the subject property. The Delray Beach Water Treatment Plant and the South Central County Waste Water Treatment Plant both have adequate capacity to serve the City at build out. An 8" water main and an existing 8" sewer main exists along the east side of Old Dixie Highway; a fire hydrant is located to the west of property, within the right of way. Based upon the above, positive findings can be made with respect to this level of service standard.

Traffic: In order to analyze traffic concurrency associated with the proposed rezoning, a comparison of the development potential of both zoning districts needs to occur. The development potential of the GC zoning district and the AC zoning district are similar with respect to minimum building setbacks and maximum building height. It is noted that the front and side street setbacks are 5 feet greater in the AC zoning district than in the GC zoning district, which allows for a slightly smaller building "envelope" in the AC zoning district.

With respect to a comparison of uses within each district, the GC district significantly differs from the character and desired uses of the AC district, which are focused on vehicular related services and facilities. The GC district encourages the development of smaller parcels for general retail and commercial services, while the intent of the AC district is to permit uses not already permitted in other commercial or industrial districts, primarily automotive related uses. Both of these districts permit an array of "intense" uses which are difficult to compare.

The impact on traffic concurrency is also based on the specific uses that occupy the property under both zoning classifications. The impact on traffic concurrency is also contingent on the specific development proposal, which would be considered as part of the site plan review process, since the specific use or development proposal is typically not available during the rezoning process. The applicant has submitted a comparative traffic study based on a boxing gym (fitness center) to utilize 4,800 of the 6,000 square foot building. The balance of the square footage will maintain the golf cart rental business that presently exists. The motorcycle repair use is estimated to generate approximately 42 daily trips, while the boxing gym would generate approximately 198 daily trips, for a difference of 156. The submitted traffic study does not anticipate any major impacts on the surrounding roadway network as a result of this increase. Further, these additional trips will bring more traffic into an area desirable for redevelopment or where existing local or small businesses can be found and supported by the additional visitors to this area.

Drainage: It is noted that drainage plans are not required as part of the rezoning process. There are no current problems anticipated with retaining drainage on site and obtaining a South Florida Water Management District permit. The storm water retention will be reviewed upon application for site improvements, as applicable.

Parks and Recreation: The Open Space and Recreation Element of the City's Comprehensive Plan indicates in its conclusion that "the City will have sufficient recreation facilities at build-out to meet the adopted standards." A park impact fee of \$500 per dwelling unit is collected to offset any impacts that the project may have on the City's recreational facilities for all residential development. For commercial development this fee does not apply. Thus, depending upon the individual development proposal, the impacts on the City's parks and recreation system by introducing new residential units would be addressed by the park impact fee.

Solid Waste: The solid waste generation for vehicle sales and service is 9.2 pounds per square foot per year. The solid waste generation for a recreation building is 11.8 pounds per square foot per year. Thus, there is an increase in solid waste potential due to the proposed rezoning and indicated new use. However, the Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047. It is noted that actual impact on solid waste will be reviewed as part of a subsequent site plan review, thus, a positive finding with respect to this level of service standard can be made

Schools: The applicant will need to complete a School Concurrency Application and Service Provider Form to the School District of Palm Beach County at the time a development proposal is submitted for a project that includes residential uses. There are no problems anticipated with obtaining a finding of concurrency from the School District.

(C) Consistency: A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

LDR Section 3.2.2, Standards for Rezoning Actions provides five standards that must be considered for rezoning of property, listed as follows:

- (A) The most restrictive residential zoning district that is applicable given existing development patterns and typical lot sizes shall be applied to those areas identified as "stable" and "stabilization" on the Residential Neighborhood Categorization Map. Requests for rezonings to a different zoning designation, other than Community Facilities, Open Space, Open Space and Recreation, or Conservation shall be denied.

This Standard is not applicable.

- (B) Rezoning to AC (Automotive Commercial) to accommodate auto dealerships shall not be permitted west of I-95.

This Standard is not applicable.

- (C) Zoning changes that would result in strip commercial development shall be avoided. Where strip commercial developments or zoning currently exists along an arterial street, consideration should be given to increasing the depth of the commercial zoning in order to provide for better project design.

The zoning pattern along North Federal Highway is predominately GC from George Bush Boulevard north to the City limits, with the exception of 4 AC zoned properties, 3 of which front onto Old Dixie Highway (including the subject property). Two residential developments zoned RM (Kokomo Key) or PRD (The Estuary) have frontage on the east side of North Federal Highway. The potential to increase the depth of this property would be more probable with the

rezoning to GC which is the same as the property to the east and fronts onto North Federal Highway. These two properties were previously adjoined, but were subdivided subsequent to the AC rezoning in 2007.

- (D) That the rezoning shall result in allowing land uses which are deemed compatible with adjacent and nearby land use both existing and proposed; or that if an incompatibility may occur, that sufficient regulations exist to properly mitigate adverse impacts from the new use.

The following table identifies the zoning designations and uses that are adjacent to the subject property:

	Zoning Designation:	Use:
North:	General Commercial (GC)	Restaurant/Catering/Banquet Hall (Ellie's Diner)
South:	GC	Auto Sales (Aubrey's Auto Sales)
East:	GC	Vacant (Previously retail/Furniture Store)
West:	CF (Community Facilities)	Public Elementary School & City Recreational Facilities

The rezoning to GC is consistent with the prevailing zoning pattern in the area. It is noted that the uses allowed in the GC zoning district and subsequent redevelopment of the subject property could result in additional opportunities for the surrounding community. While the allowed uses in the GC zoning district are predominately office, retail, service, and residential, the property owner intends on providing a boxing gym at the subject location. A specific listing of the allowed uses for both the GC and AC zoning districts is provided in the attached Exhibit "A." Given the location of the property and its frontage onto Old Dixie Highway and the FEC Railway, there are no anticipated incompatibilities with respect to uses and their impacts on adjacent properties.

The following is a comparison of the base district for the AC and GC zoning districts with the subject property:

Regulation	AC	GC	Existing/Provided
Minimum Lot Size (sq.ft.)	10,000	0	33,977
Minimum Lot Width	50'	0'	302'
Minimum Lot Depth	100'	0'	113'
Minimum Lot Frontage	50'	0'	303.75'
Minimum Open Space	25%	25%	37%
Minimum Front Setback	15'	10'	29.7'
Minimum Side Street	15'	10'	N/A
Minimum Side Interior	0*	0*	77', 104'
Minimum Rear	10'	10'	25'-43.9'
Maximum Height	48'	48'	25'

*When there is no dedicated access to the rear of any structure, a 10-foot side yard setback shall be provided.

The above table indicates that the standard development regulations are similar between the AC and GC zoning districts. The AC district contains several minimum lot dimensions that are not required in the GC zoning district. The front and side street setbacks are 5 feet less in the GC zoning district than the AC zoning district.

- (E) Remaining, isolated infill lots within the coastal planning area shall be developed under zoning which is identical or similar to the zoning of adjacent properties; and, the resulting development shall be of a design and intensity which is similar to the adjacent development.

This Standard is not applicable.

Pursuant to **LDR Section 4.5.7, The North Federal Highway Overlay District: Defined**, the North Federal Highway Overlay District is hereby established as the area bounded by Dixie Highway on the west, the northern City limits on the north, North Federal Highway on the east, and N.E. 14th Street on the south. The regulations established in Section 4.4.9(D) and G(2) shall apply to all GC zoned parcels within the overlay district.

The subject property is located within the North Federal Highway Overlay District, however, it fronts onto Old Dixie Highway, not North Federal Highway. A review of the subject regulations within LDR Section 4.4.9(G)(2) will be required upon submittal of a site plan, as applicable.

A review of the applicable objectives and policies of the adopted **Comprehensive Plan** was conducted and the following are noted:

Future Land Use Element, Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate in terms of soil, topographic and other applicable physical considerations; is complimentary to adjacent land uses; and fulfills remaining land use needs.

The proposed rezoning of the property to GC will allow many uses which can be developed with intensities that are appropriate with respect to the soil, topographic, or other applicable physical considerations. As noted previously, there are no compatibility concerns with respect to the surrounding commercial properties along Federal Highway.

Future Land Use Element, Policy A-2.4: Automobile uses are a significant land use within the City and as such they have presented unique concerns. In order to properly control these uses and guide them to locations which best suit the community's future development, the following apply:

Automobile dealerships shall be directed in the following areas:

- North of George Bush Boulevard, between Federal and Dixie Highways;
- East side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market;
- South of Linton Boulevard, between Federal and Dixie Highways;
- On the north side of Linton Boulevard, between I-95 and S.W. 10th Avenue, and along Wallace Drive.

The proposed rezoning of the property to GC is not supported by this policy as the subject property is located "north of George Bush Boulevard, between Federal and Dixie Highways." There are approximately 152 acres (3.05%) of AC zoned property east of Interstate 95. While the property meets the minimum standards for AC zoned property, it would have limited potential, as the minimum area of 1.5 acres is required of the sale, lease or rental of automobiles, boats, recreational vehicles, or trucks. Therefore, the GC designation is more appropriate to provide a larger variety of options for the use of the site. If the site were larger, maintenance of the AC zoning could be deemed more appropriate also given the limited locations where AC uses are available within the City.

Based on the above, a finding of consistency can be made with respect to the Delray Beach Comprehensive Objectives, Policies, and Goals.

Future Land Use Element, Policy C-1.4: The following excerpt from the Comprehensive Plan pertains to the North Federal Highway Corridor:

The North Federal Highway Corridor is defined as the area bounded by the FEC railroad right-of-way to the west, the easterly boundary of the CRA to the east, NE 4th Street to the south, and the north City limits to the north.

Properties in the corridor that front on Federal Highway primarily contain small-scale, strip commercial development. Many parcels in the area contain vacant or dilapidated structures, substandard parking, and substandard landscaping. The area also contains residential areas identified as “Stabilization” and “Revitalization” on the Residential Neighborhood Categorization Map contained in the Housing Element. Many of the remaining parcels in the area are currently vacant.

Due to those conditions, the North Federal Highway Corridor is hereby identified as a blighted area. The North Federal Highway Redevelopment Plan was approved by City Commission on March 16, 1999. The Plan identified the need for limited rezonings and LDR amendments, along with improvements necessary to accomplish certain redevelopment goals. Future development in the area must be in accordance with the provisions of the Redevelopment Plan.

The North Federal Highway Corridor has seen significant improvements since the adoption of the redevelopment plan with respect to the new development and the rehabilitation of existing buildings and sites. The subject rezoning is not contrary to the goals of the redevelopment plan which speaks more towards additional pedestrian improvements and neighborhood connections, new public spaces, and more diverse commercial opportunities, which are more readily available with a GC designation.

REVIEW BY OTHERS

Courtesy notices have been sent to the following homeowner’s and/or civic associations:

- La Hacienda Homeowner’s Association
- Kokomo Key Homeowner’s Association
- The Estuary Homeowner’s Association
- Delray Citizen’s Coalition
- Seacrest Homeowner’s Association

Formal public notice has been provided to property owners within a 500' radius of the subject property. Any letters of support or concern will be presented to the Board.

ASSESSMENT AND CONCLUSION

The proposed rezoning from AC to GC is consistent with the goals, objectives and/or policies of the City’s Comprehensive Plan, and LDR Sections 2.4.5(D)(5), 3.1.1 and 3.2.2. Positive findings can be made with respect to Concurrency and Compatibility with the surrounding land uses. As noted previously, the proposed rezoning is consistent with Comprehensive Plan and the North Federal Highway Redevelopment Plan which is to encourage redevelopment which compliments the surrounding land uses and zoning designations. While AC zoning is limited in its locations and comprises just 3.05% of the City, the GC designation is appropriate for the subject site. Therefore, positive findings can be made with respect to the subject request.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move a recommendation of approval to the City Commission for the privately initiated rezoning from AC to GC for the property located at **2455 Old Dixie Highway (Delray Beach Boxing)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Sections 2.4.5(D)(5), 3.1.1 and 3.2.2 of the Land Development Regulations.

- C. Move a recommendation of denial to the City Commission for the privately initiated rezoning from AC to GC for the property located at **2455 Old Dixie Highway (Delray Beach Boxing)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(D)(5), 3.1.1 and 3.2.2 of the Land Development Regulations.

STAFF RECOMMENDATION

Move a recommendation of approval to the City Commission for the privately initiated rezoning from AC to GC for the property located at **2455 Old Dixie Highway (Delray Beach Boxing)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Sections 2.4.5(D)(5), 3.1.1 and 3.2.2 of the Land Development Regulations.

Report prepared by: Amy Alvarez, AICP, Senior Planner

EXHIBIT "A"

LDR Section 4.4.9 General Commercial (GC) District

(B) Principal Uses and Structures Permitted: The following are allowed within the **GC** District as permitted uses for the subject property:

- (1) General retail uses and/or facilities, including, but not limited to:
 - (a) Antiques, arts and crafts, automotive parts, baked goods, books, carpet and floor covering, cheeses, beer, wine, liquor, confectioneries, cosmetics, meats, draperies and slipcovers, pharmacies, electrical fixtures and supplies, fabrics, fish, flowers and plants, fruits and vegetables, food, garden supplies, gifts, glassware, hardware and paints, home furnishings, ice cream, lawn care equipment, leather goods, luggage, medical and surgical equipment, music and musical instruments, nautical supplies, office furniture equipment and supplies, pets and pet supplies, photographic equipment and supplies, sewing supplies, sporting goods, toys, wearing apparel and accessories, appliances, bicycles, business machines, jewelry.
- (2) Business, Professional, and Medical uses including, but not limited to:
 - (a) Interior decorating, medical and dental clinics, medical and dental laboratories, photographic studios, printing and publishing, business offices, professional offices, and medical offices.
- (3) Contractor's Offices, including but not limited to:
 - (a) Air conditioning, general contractor, electrical, painting, and plumbing; however, any outside storage of materials is prohibited.
- (4) Services and Facilities including, but not limited to:
 - (a) Auctions, barber and beauty shops and salons, caterers, dry cleaning limited to on-site processing for customer pickup only, dry cleaning and laundry pickup stations, financing e.g. banks and similar institutions including drive-through facilities, laundromats limited to self-service facilities, pet grooming, restaurants including drive-in and drive-through, tailoring, tobacconist, vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo, small item repair, and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards). With the exception of bicycles with an electric-helper motor as defined in Section 72.02, Delray Beach Code of Ordinances, all rented sporting goods must be non-motorized.
 - (b) Abused spouse residence with forty (40) or fewer residents, galleries, broadcast studios, butcher shops, cocktail lounges, exercise facilities e.g. gyms and clubs, indoor shooting ranges, museums, libraries, newsstands, commercial or public parking lots and parking garages, theaters excluding drive-ins.
- (5) Dwelling units, and residential licensed service provider facilities and assisted living facilities, in the same structure as commercial uses provided that: commercial uses must be provided on the ground floor; commercial uses on the ground floor must occupy no less than 25% of the total structure excluding square footage devoted to vehicular use; residential uses are not located on the ground level; residential uses and non-residential uses are physically separated and have separate

accessways; and the residential density does not exceed 12 units per acre, except the Four Corners District which may have a free standing residential building as part of a multi-building unified master plan or the residential component may be a part of a single mixed use building. The density of the Four Corners Master Plan shall not exceed 30 dwelling units per acre and is subject to the provisions under Section 4.4.9 (G)(3)(d)(4).

(6) Astrologists, clairvoyants, fortune tellers, palmists, phrenologists, psychic readers, spiritualists, numerologists and mental healers, subject to the locational restrictions of Section 4.4.9(H)(3).

(7) Group Home, Type 1, pursuant to restrictions set forth in Section 4.3.3(I).

(D) Conditional Uses and Structures Allowed: The following are allowed as conditional uses within the **GC** District for the subject property:

- (1) Amusement game facilities.
- (2) Wash establishments or facilities for vehicles.
- (3) Child Care and Adult Day Care.
- (4) Clubs and Lodges; social, fraternal, and recreational not exceeding 3,500 sq. ft. of gross floor area.
- (5) Drive-in Theaters.
- (6) Flea Markets, bazaars, merchandise marts, and similar retail uses.
- (7) Funeral Homes.
- (8) Gasoline Stations or the dispensing of gasoline directly into vehicles.
- (9) Hotels and Motels.
- (10) Free-standing multiple-family housing, including residential licensed service provider facilities, subject to the requirements of the RM District except for setback and height requirements which shall be pursuant to this Section.
- (11) Recreational establishments such as bowling alleys, gymnasiums, health spas, miniature golf courses, skating rinks.
- (12) Sales and service of All Terrain Vehicles and personal watercraft (waverunners, jet skis), with no outside display, outside storage or outside service.

Section 4.4.10 Automotive Commercial (AC) District

(B) Principal Uses and Structures Permitted: The following uses are allowed within the **AC** District each as a separate and distinct permitted use:

- (1) Full service automotive dealerships.
- (2) The sale, lease, or rental of automobiles.
- (3) The sale, lease, or rental of boats.

(4) The sale, lease, or rental of recreational vehicles.

(5) The sale, lease, or rental of trucks.

(6) The sale, lease, or rental of motorcycles.

(7) Retail and wholesale sales of vehicular parts, equipment, and accessories without on-site installation.

(8) The sale of new utility trailers. However, trailers in excess of 24 feet in length may not be stored on the premises.

(D) Conditional Uses and Structures Allowed: The following uses are allowed as conditional uses within the **AC** District:

(1) Bus terminals

(2) Taxi stands, taxi terminals, or taxi dispatch facility at which more than one taxi may be located at the same time

(3) Limousine service

(4) Wash establishments for vehicles

(5) Gasoline and Service Stations

(6) Specialized Service Shops e.g., muffler shops, brake shops, tire shops, lubrication and oil change, window tinting, detailing

(7) Full service vehicle repair

(8) Commercial parking lots, so long as such lots are secondary to an existing legal conforming use, and such lots are developed and maintained in accordance with Section 4.6.9 of the City's Land Development Regulations.

2455 Old Dixie Highway, Delray Beach Boxing

Rezoning: AC to GC



2455 Old Dixie Highway, Delray Beach Boxing

Rezoning: AC to GC

Old Dixie Highway, Looking Northeast



2455 Old Dixie Highway, Delray Beach Boxing

Rezoning: AC to GC

Along Old Dixie Highway, Looking Southeast



2455 Old Dixie Highway, Delray Beach Boxing

Rezoning: AC to GC

Views from North Federal Highway

