



## Legislation Text

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**File #:** 18-675, **Version:** 1

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**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Development Services Department  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** October 9, 2018

PRESENTATION REGARDING BUILDING HEIGHT AND DENSITY IN THE CENTRAL BUSINESS DISTRICT (CBD)

**Recommended Action:**

Provide direction regarding building height and density in the Central Business District (CBD).

**Background:**

The City of Delray Beach has generally maintained a maximum building height of four stories in the downtown. Prior to the 2015 update to the Central Business District regulations, bonus height (up to 60 feet) and additional density was used as an incentive to build workforce housing. In 2015, these incentives were removed from the CBD Central Core regulations. At the same time the incentives were removed, building height on East Atlantic Avenue was reduced to three stories and 38 feet. Since the 2015 code changes, the SET Transformation Plan was completed, which calls for lowering building height on West Atlantic Avenue from four stories and 54 feet to three stories and 44 feet. Recently, other tools, such as transfer of development rights in support of historic or conservation districts have been discussed, raising the question of where additional height could be accommodated as appropriate receiving sites. The presentation will discuss building height and density history, regulations, projects approved, and a recommendation.

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

This item is not time sensitive.