



# Planning and Zoning Division

## City Advisory Board Memo

### Artist In Lieu 2017-143

The subject request is for the approval of 44 in lieu of parking spaces associated with the conversion of 15,993 square feet of retail (9,251) and industrial (4,742)/warehouse (2,000) to restaurant, 3,968 square feet will remain retail. The property which is located on the south side of NE 4<sup>th</sup> Street and west of the FEC railroad tracks is zoned Central Business District (CBD), within the Railroad Corridor Sub-district. The subject property is located within the Area 4, revised with Resolution 27-17, which requires an amount of \$4,600 per in lieu space. Therefore, the total in lieu fee with this request is \$202,400.

Building one presently consists of 5,368 square feet of retail (11 spaces required). Building two consists of 4,742 square feet of industrial (14 spaces), 2,000 square feet of warehouse (2 spaces), and 3,883 square feet of retail (8 spaces) for a total of 35 spaces.

Pursuant to LDR Section 4.6.9(E)(3), In-Lieu Fee, new development, use conversion to existing buildings, building additions and/or renovations, that result in the requirement to provide new parking or additional parking, have the option of requesting some of the parking spaces to be approved by the City Commission through the payment in-lieu of parking program. Required parking for exclusively residential development or residential components of mixed use developments are not eligible for this in-lieu option. A maximum limit of 30% of eligible required parking can be provided under this option, except for use conversions for which there is no maximum. 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. The nearest parking garage is located At Old School Square on NE 1<sup>st</sup> Avenue and NE 1<sup>st</sup> St.

Location Map



**Application Type:**  
In Lieu Parking

**Address/Location:**  
300 – 330 NE 4th St; South side of NE 4th St west of the FEC railroad tracks

**Zoning District/ Overlay:**  
Central Business District (CBD) within the Railroad Corridor (RC)

**Applicant:**  
Tyler Knight  
tyler@knightgroupfl.com

**Project Planner:**  
Jennifer Buce  
Assistant Planner,  
buce@mydelraybeach.com

**Advisory Board Review Date(s):**  
DDA: September 10, 2018  
PMAB: September 25, 2018  
PGMS: September 26, 2018

**Final Action Review Date:**  
CC: October 16, 2018

**Attachments:** Site Plan

**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.

**Memo Date:** August 21, 2018

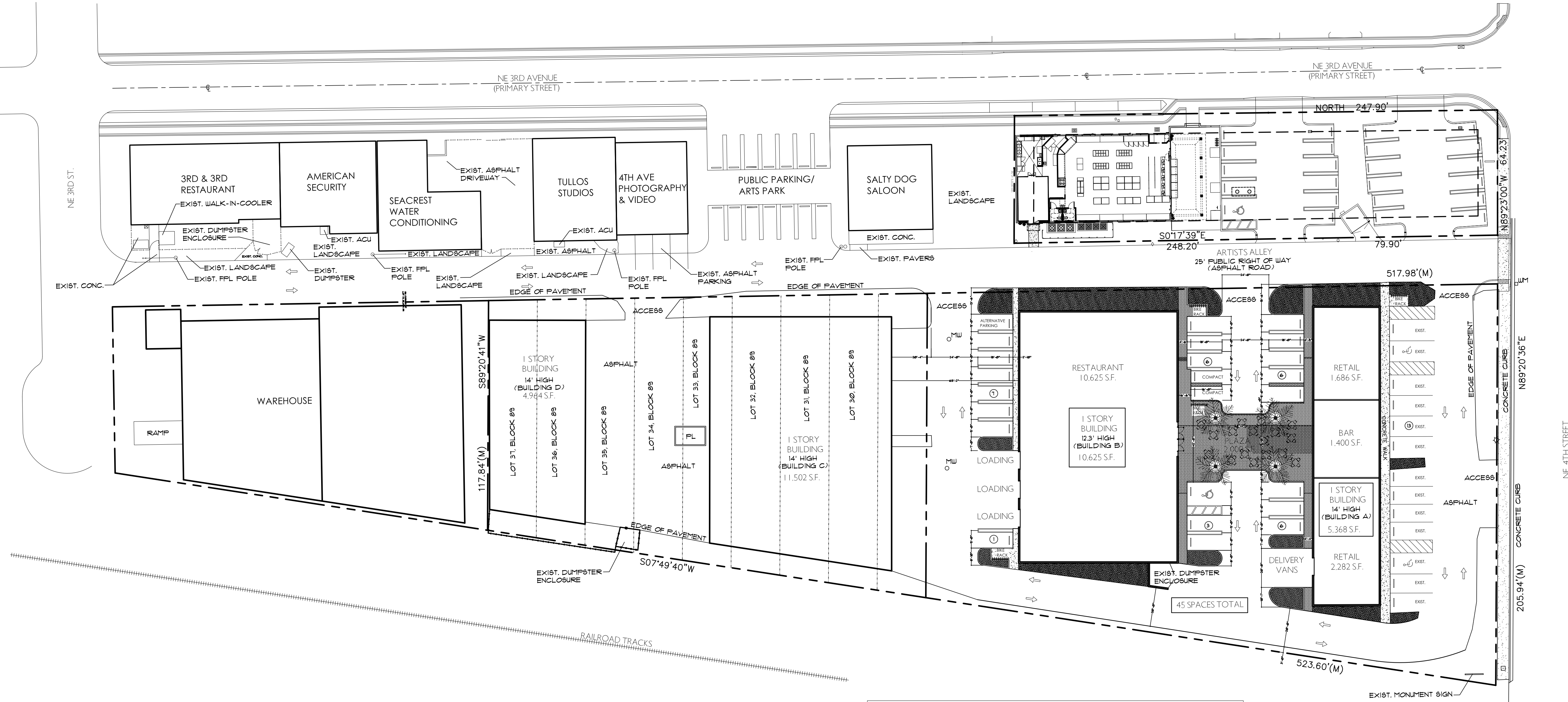
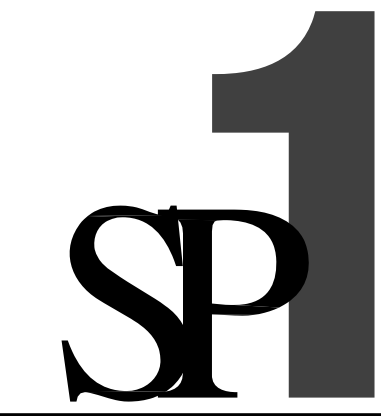
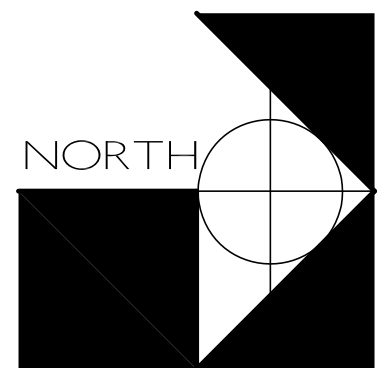
# ARTIST ALLEY

## PARKING STUDY

330 NE 4TH STREET  
DELRAY BEACH, FL

AR0013954

DATE: 08-15-2018  
PERMIT NO.  
REVISIONS:



## EXISTING SITE PLAN

1" = 30'-0"

PROPOSED PARKING:		
PARKING REQUIRED FOR NEW RESTAURANT/LOUNGE 12,025 S.F. @ 6/1000 S.F. (GROSS):	+12 SPACES	
PARKING REQUIRED FOR NEW OUTDOOR DINING PLAZA 2,000 S.F. @ 6/1000 S.F. (GROSS):	+12 SPACES	
PARKING REQUIRED FOR RETAIL/COMMERCIAL 3,968 S.F. @ 1/500 S.F. (GROSS):	+8 SPACES	
TOTAL PARKING SPACES REQUIRED:	+32 SPACES	
TOTAL PARKING REQUIRED AFTER PARKING MATRIX CALCULATION:	+51 SPACES	
TOTAL PARKING SPACES IN THE EXISTING TENANT BREAKDOWN:	+35 SPACES	
TOTAL PARKING EXISTING SPACES ON SITE:	+25 SPACES	
TOTAL PARKING DIFFERENCE BETWEEN TENANT BREAKDOWN AND EXISTING SPACES:	+10 SPACES	
STANDARD PARKING SPACES PROVIDED:	+31 SPACES	
COMPACT PARKING SPACES PROVIDED:	+2 SPACES	
HANDICAP PARKING SPACES PROVIDED:	+3 SPACES	
ALTERNATIVE VEHICLE PARKING SPACES PROVIDED (3%):	+1 SPACES	
TOTAL PARKING SPACES PROVIDED:	+37 SPACES	
TOTAL IN-LIEU PARKING SPACES REQUESTED:	+44 SPACES	