



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 4th 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 1st Avenue and NE 1st 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.

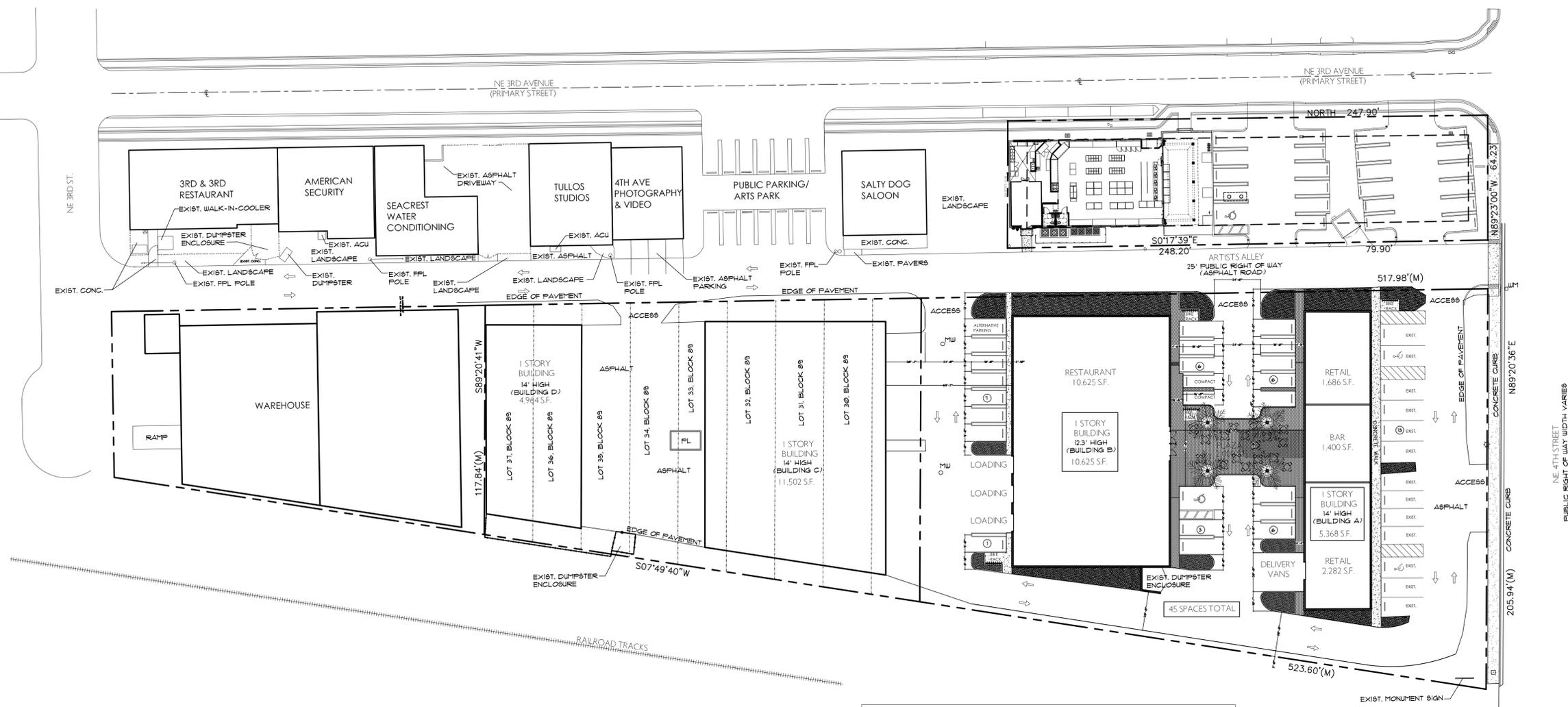
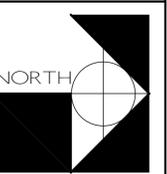
Memo Date: August 21, 2018

ARTIST ALLEY
PARKING STUDY
330 NE 4TH STREET
DELRAY BEACH, FL

AR0013954

DATE: 08-15-2018

PERMIT NO.
REVISIONS:



PROPOSED PARKING:	
PARKING REQUIRED FOR NEW RESTAURANT/LOUNGE (12,025 SF @ 6/1000 SF (GROSS))	+12 SPACES
PARKING REQUIRED FOR NEW OUTDOOR DINING PLAZA (2,000 SF @ 6/1000 SF (GROSS))	+12 SPACES
PARKING REQUIRED FOR RETAIL/COMMERCIAL (3,968 SF @ 1/500 SF (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

EXISTING SITE PLAN

1" = 30'-0"