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September 10, 2018

Mr. Tim Stillings
Director of Planning and zoning dept.
City of Delray Beach
100 NW 1st Street
Delray Beach, FL 33444

RE: 325 NE 3RD Ave-Request for Amendment to Land Development Regulations

Dear Tim:

Per our meeting on 9-5-2018, please find enclosed a draft of the request for a text amendment to include automated parking storage systems, a check in the amount of \$5,000.00 made out to the City of Delray Beach and related supporting documents and case studies attached.

The reason for the requested amendment is that the use for an automated parking system are currently not addressed in the LDR's. However allowing such a use would help promote the goals and objectives of providing an alternative parking system other than the conventional surface parking and the self-drive parking structures allowed today. Automated parking systems are becoming the most efficient and sustainable method for short term parking solutions their energy usage, heat island effect are substantially reduced over conventional parking options in a far smaller land footprint. Our transportation environment is morphing into something new every year and the acceptance of mechanical parking systems are becoming a rapidly growing market.

Please contact my office if you have any questions or additional information is needed to process this request.

Respectfully submitted:



George Brewer
Project Architect, LEED AP

ORDINANCE NO _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH; ADDING DEFINITIONS FOR PRIVATE PARKING FACILITY AND GARAGE, AUTOMATED IN APPENDIX A DEFINITIONS; ADDING STANDARDS AND REGULATIONS FOR AUTOMATED GARAGES IN SUPPLEMENTAL REGULATIONS, SECTION 4.6.9(5); AMENDING TABLE 4.4.13(A) TO ALLOW AUTOMATED PARKING GARAGES AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT (CBD) CENTRAL CORE SUB-DISTRICT; AMENDING TABLE 4.4.13 (A) TO ALLOW PRIVATE PARKING FACILITIES AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT (CBD) CENTRAL CORE, RAILROAD CORRIDOR, BEACH AREA AND WEST ATLANTIC SUB-DISTRICTS; PROVIDING A SAVING CLAUSE, A GENERAL REPEALER CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, The concept of automated parking garages have become an increasingly popular means for providing parking in urban areas; and

WHEREAS, Automated parking garages provide increased parking capacity in relation to the size of the structure and resulting building footprint over standard parking garages, and

WHEREAS, Automated parking garages are “greener” alternatives to parking in Urban areas, reduce pollution and are more energy efficient due to minimal required interior lighting, vehicle exhaust emissions are lowered since people driving to seek a parking space is reduced; and

WHEREAS, Personal safety and convenience are increased as the parked vehicle remains untouched and off limits to the general public, valuables kept in the car are safe and cars are returned from a closed environment so that they remain cool which is important in a subtropical environment; and

WHEREAS, Regulations and protections to the public and compatibility to the surrounding area are included in the language regulating automated parking garages; and

WHEREAS, Prior to public hearings before the City Commission, all proposed amendments to the city’s land development regulations must be reviewed by the Planning and Zoning Board pursuant to LDR Section 1.1.6. The Planning and Zoning Board reviewed these Amendments at a public hearing held on _____ and recommended on a vote of _____ that the City Commission approve these amendments. Pursuant to Florida Statutes 163.3174(4)(c), the Planning and Zoning Board sitting as the Local Planning Agency, has determined these amendments to be consistent with the Delray Beach Comprehensive Plan; and

WHEREAS, the City Commission, at duly noticed public hearings on _____ 20____, received and considered comments from the Planning and Zoning Board and from the public, and gave careful consideration to all aspects of this ordinance; and

WHEREAS, the City Commission has determined it to be in the best interest of the City of Delray Beach that the land development regulations be amended as described in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELRAY BEACH, AS FOLLOWS:

Section 1. That Appendix A Definitions of the Land Development Regulations be amended to Include the following definitions:

PRIVATE PARKING FACILITY – A Parking lot or parking structure/garage building within an enclosed structure that is owned by a private entity which provides parking as a principal use, along with related accessory uses.

GARAGE AUTOMATED – A public or private parking facility where a robotic parking system using elevator and mechanical apparatus is used to hoist individual vehicles from receiving areas to separate auto storage areas within the same structure or facility.

Section 2. That Article 4.6 Supplemental Regulations be amended to include Automated Parking Garage as Section 4.6.9(F)(5) and the following standards related to establishment of this use

- A. The proposed use of mechanical parking results in a reduction in parking footprint and surface parking such that stored vehicles are screened from view from the street;
- B. Parking lifts or mechanisms are located inside an enclosed or cladded structure; and not wholly visible from exterior view;
- C. A traffic statement must be prepared that details the ingress, egress and circulation within the automated garage, along with the technical and staffing requirements necessary to ensure that the proposed automated parking system does not cause excessive stacking, waiting, or backups onto a public right-of-way;
- D. A determination shall be made that the automated parking garage is harmonious and compatible with the surrounding area.
- E. Driveway widths for automated parking garages would be allowed to be increased based solely on the automated parking garages operational requirements.

Section 3: That Table 4.4.13(A) be amended so that automated parking facilities are permitted In the Railroad Corridor sub-district of the CBD.

