



## Cover Memorandum/Staff Report

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**File #:** 19-770

**Agenda Date:** 9/5/2019

**Item #:** 9.A.

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**TO:** Mayor and Commissioners  
**FROM:** Steve Tobias, Interim Development Services Director  
**THROUGH:** Neal de Jesus, Interim City Manager  
**DATE:** September 5, 2019

ORDINANCE NO. 20-19: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES BY AMENDING SECTION 4.4.3. "SINGLE FAMILY (R-1) DISTRICTS," TO DELETE SUBSECTION I(10), AMEND SUBSECTIONS I(11) AND (12); AND, ADDING SECTION 7.1.8. "CONSTRUCTION PARKING" TO ESTABLISH REGULATIONS FOR ON-SITE AND OFF-SITE CONSTRUCTION PARKING; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES (FIRST READING)

**Recommended Action:**

Review and consider Ordinance No. 20-19 on first reading, a City-initiated amendment to the Land Development Regulations, Section 4.4.3 "Single Family (R-1) Districts," to delete Subsection I(10), amend Subsections I(11) and (12); and, adding Section 7.1.8. "Construction Parking" to establish regulations for on-site and off-site construction parking.

**Background:**

The City of Delray Beach continues to attract investment in development and redevelopment of properties. The construction activity associated with the development and redevelopment projects can have a negative impact on the surrounding properties, businesses, and neighborhoods, particularly as it relates to construction-related parking of contractors, sub-contractors, and their employees. As the development and redevelopment projects become larger, more complex, and located within areas already experiencing parking issues, it is necessary to establish regulations addressing on-site and off-site construction parking. The proposed amendments are designed to set the expectations for all construction and construction-related parking and provide a method of enforcement.

The Downtown Development Authority (DDA) reviewed ordinance No. 20-19 at the July 15, 2019 meeting and recommended approval.

The Planning and Zoning Board reviewed Ordinance No. 20-19 at the July 15, 2019, meeting and recommended approval (4-1).

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

N/A