

AMENDMENTS TO THE DELRAY BEACH LAND DEVELOPMENT REGULATIONS

4.4.13(I): Parking Standards in CBD > West Atlantic Neighborhood Sub-district

Proposed language: Within the West Atlantic Neighborhood Sub-district, west of NW/SW 4th Avenue and east of NW/SW 12th Avenue, changes in commercial use within existing commercial buildings and/or expansions for use of an outdoor area subject to Sec. 4.6.6 of the LDRs shall not be required to provide additional on-site parking. The provisions of this sub-subsection shall only be effective until December 31, 2020 23, and subject to submittal of a building permit.

Rationale: Ordinance 39-17 was adopted by the City Commission to facilitate the redevelopment of the West Atlantic Neighborhood Sub-district by allowing commercial property owners to have more flexibility in the economic development of their properties. Since the adoption of the ordinance there has been little redevelopment activity and even less applicants that sought to take advantage of this provision. Giving property owners relief by exempting any additional parking requirements for the new business or use gives them greater opportunities to use, lease or sell their properties, which will renew developer interest in the area.

CONSISTENCY WITH THE LAND USE DEVELOPMENT PLAN:

- **FLUE Goal Area C:** *Blighted areas of the city shall be redeveloped and renewed and shall be the major contributing areas to the renaissance of Delray Beach.* The proposed text amendment furthers the above future land use element Goal Area C, by making the reuse of existing properties easier to accomplish by exempting any additional parking requirements the change of use would necessitate.
- **FLUE Objective C-1:** *Blighted areas, as designated by the City Commission, shall receive special attention and assistance in renewal. This objective shall be implemented through the following policies and objectives.* By exempting this area from the parking requirements created by a change of use and an expansion of use to an outdoor area, the City Commission will be giving special attention and assistance in the renewal of the West Atlantic Sub-district neighborhood.

CONSISTENCY WITH THE LAND USE DEVELOPMENT REGULATIONS:

- Once adopted the regulations will be consistent.

