
INTEROFFICE MEMORANDUM

TO: PLANNING AND ZONING MEMBERS
FROM: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: PROPOSED AMENDMENTS TO THE UNIFIED LAND DEVELOPMENT CODE (PARKING AND SIGNS)
DECEMBER 15, 2010 P&Z MEETING
DATE: 12/9/2010

Staff has scheduled a Workshop and a Regular meeting for December 17, 2010. Staff has prepared one (1) item for your regular meeting and two (2) items for the Workshop to review and provide recommendations.

Brief Synopsis of Each Agenda Item

Regular Agenda, Item # 1. Changes in required parking requirements and general public parking requirements.

At the June 23, 2010 Commission Roundtable, staff was given direction to research alternatives to provide more flexibility and options for Businesses to meet their required parking requirements. In addition, we were asked to evaluate the request to allow private property owners to offer parking to the public in limited circumstances.

At the October 26, 2010 Commission Roundtable staff provided the Commission with options provided by Planning Consultant Walter Keller along with a copy of Delray Beach's Code that already incorporates some of the options. Staff was given direction to send the information to you and for you to provide recommendations that would accomplish the above goal. The options listed below are not inclusive.

On November 17, 2010 the Planning and Zoning Board held a workshop to discuss the Town's minimum parking requirements.

At the November 22, 2010 Commission Roundtable, the Commission discussed exempting the parking requirements for restaurant uses.

At the December 7, 2010 Commission meeting this item was discussed again. Direction was provided to staff to prepare an item for your review and recommendations. Attached (**Exhibit 1**) for your review are the proposed changes to the code.

The Board should only focus on the proposed amendments as the rest of the section will be discussed during your workshop. The changes to the current code are indicated with strike-through (proposed to be removed) or underlined (proposed to be added).

Workshop Agenda, Item #1. Changes in required parking requirements and general public parking requirements.

The history for this item is outlined in the Regular Meeting Item #1. Staff would like for the Board to address parking provisions within the specific zoning districts and General Provisions that conflict. Staff is proposing to remove the regulations within the specific districts in a continued effort to improving the Towns Code of Ordinances. This would eliminate conflicts within the code and have all parking regulations in one location. Attached to the Agenda (**Exhibit 1**) is a copy of what we discussed at our previous meeting with strike-through (proposed to be removed) or underlined (proposed to be added). Items that don't need to be addressed are highlighted in yellow as you have already taken action on them.

Workshop Agenda, Item #2. Sign Regulations

On July 27, 2010, the Town Commission approved Resolution 2010-16 and the Notice of Intent on August 25, 2010 to move forward with amending Chapter 30, Article VIII, Sign Regulations, of the Town's Code of Ordinances. These revisions to the sign code enhance severability provisions, resolve internal conflicts, and enhance defensibility in light of recent case law. Several changes were also proposed to address inconsistencies in the code.

As you know the Planning and Zoning Board reviewed the proposed ordinance amendments and recommended approval at its September 15, 2010 meeting.

At the October 12, 2010 Town Commission meeting the Commission voted to send the item back to the Planning and Zoning Board with direction that they do not want to make piecemeal revisions to the sign code, but want to consider a comprehensive rewrite of the sign code that involves the business community's input.

On November 17, 2010 the Planning and Zoning Board tabled this item to their December 15, 2010 meeting. The back-up you received on November 17, 2010 for this item will be discussed.

Staff attached to the Agenda (**Exhibit 2**) a copy of section 30-313 (10), (11), and (12) to consider. Staff recommends removing these sections. Sub-sections (10) and (11) are addressed in the sign code and section sub-section (12) is addressed in section 30-8 "Variances". Additionally, staff prepared and attached (**Exhibit 3**) a draft of the Towns current sign code in matrix form.

Please contact me (954-776-3611) if you have any questions or if you prefer I would be happy to meet with you individually to answer any questions you may have. Thank you.