

Sec. 28-37. - Incentives.

- (a) To encourage development within the DCRA, the City Council may grant the following incentives, to the extent authorized by state law:
- (1) Applications for development within the DCRA shall be processed with priority over those in other areas of the City.
 - (2) The DCRA sub-committee may grant waivers for parking, setbacks, and on-site stormwater as set forth or others as may be provided for herein.
 - (3) The City may waive or reduce review fees for a certain period of time to the extent allowable or practical (under staff review).
 - (4) The DCRA may recommend, and City Council approve, increased density by the use of Transfer of Development Rights.
 - (5) As U.S. 1 is being improved and the City is a "Dense Urban Land Area" (DULA), the City may waive the traffic impact report, and allow a deferment of impact of fees.
 - (6) The DCRA may consider constructing those portions of a development that are for the public purpose: parking, stormwater, landscaping, plazas, civic spaces, required improvements in open space areas accessible for use by the public, roadway connectivity, pedestrian/bike paths, and the like.
 - (7) The DCRA may consider the reimbursement of Tax Increment Revenues anticipated to be derived from a development to that development over a negotiated period of time in order to help the project be financially feasible or meet their pro forma.