

ORDINANCE #2-2025

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AMENDING SECTION 86-241 OF THE CODE OF ORDINANCES TO MODIFY OFF-STREET PARKING REQUIREMENTS FOR GENERAL RETAIL AND FOOD STORES; PROVIDING FOR SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the Town of Century regulates off-street parking requirements for various land uses to ensure adequate parking while minimizing excessive parking provisions; and

WHEREAS, the Town Council has determined that a reduction in parking requirements for general retail and food stores will promote efficient land use and economic development while maintaining sufficient parking availability; and

WHEREAS, Section 86-241 of the Town of Century Code of Ordinances currently requires five (5) spaces per 1,000 square feet of gross floor area for general business, commercial, and food stores; and

WHEREAS, the Town Council finds that reducing this requirement to four (4) spaces per 1,000 square feet of gross floor area is consistent with best practices for modern parking management and local economic objectives; and

WHEREAS, the Town of Century has complied with all applicable procedural requirements, including public notice and hearings, in accordance with Florida law and the Town's Land Development Code; and

WHEREAS, the Town Council has duly considered this amendment and finds it to be in the best interest of the Town of Century and its residents.

INTRODUCED at a Regular meeting of the Town Council of the Town of Century, Florida. A first reading was held on February 4, 2025.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Century, Florida, as follows:

SECTION I. AMENDMENT OF SECTION 86-241

Section 86-241, "Land Use," of the Town of Century Code of Ordinances, is hereby amended as follows:

Deletions are indicated by ~~strike through~~, and additions are underlined. The following table includes only the modified provisions for brevity; unincluded sections remain unchanged.

Division 2. – OFF-STREET PARKING SPACE REQUIREMENTS

Sec. 86-241. – Land use.

<i>Commercial establishments and offices including but not limited to the following types:</i>		
1.	Banks	5 spaces per 1,000 sq. ft. of gross floor area
2.	Food stores	<u>4</u> 5 spaces per 1,000 sq. ft. of gross floor area
3.	Furniture stores	2 spaces per 1,000 sq. ft. of gross floor area
4.	Automobile service station	2 spaces plus 4 spaces per service bay
5.	General business, commercial, or personal service establishment catering to retail trade	<u>4</u> 5 spaces per 1,000 sq. ft. of gross floor area
6.	Offices, excluding medical, dental, and health clinics and offices	5 spaces per 1,000 sq. ft. of gross floor area
7.	Eating and drinking establishments	10 spaces per 1,000 sq. ft. of gross floor area
8.	Shopping centers	10 spaces per each 1,000 sq. ft. of gross leasable area

For the purposes of this section, 'gross floor area' means the total floor area within the principal building, measured from the exterior walls, but excluding areas used exclusively

for storage, mechanical equipment, stairwells, and other accessory spaces not intended for public use.

SECTION II. SEVERABILITY

Should any word, phrase, sentence or section of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this Ordinance, and the remainder of the Ordinance shall remain in full force and effect.

SECTION III. INCLUSION IN THE CODE

It is the intent of the Town Council of the Town of Century, Florida, that the provisions of this ordinance shall be incorporated into the Town of Century Code of Ordinances, and the section numbering or formatting may be revised as necessary to conform to the Code's organizational structure.

SECTION IV. EFFECTIVE DATE

This ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2025, by the **Town Council of the Town of Century, Florida.**