

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** January 20, 2026

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2025-29 – Second Reading – amending Chapter 23 “Land Development Regulations” related to Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

**SUMMARY:**

The proposed amendments to Section 23.4-10 of the City’s Land Development Regulations update two key components of the off-street parking requirements: the fee-in-lieu of parking program and electric vehicle (EV) charging infrastructure standards.

**BACKGROUND AND JUSTIFICATION:**

The ordinance clarifies and provides additional detail for the fee-in-lieu program for properties located within the designated Core Area. Updates include directing all payments to a dedicated Parking Improvement Fund and specifying that the fund be used exclusively for parking-related infrastructure, improvements, maintenance, and operations within the Core.

In addition, the ordinance revises the City’s electric vehicle (EV) charging requirements to align with state legislation (SB 1084). The new legislation prohibits local governments from requiring EV charging spaces. The ordinance removes the City’s requirement for EV charging spaces and provides for the optional inclusion of EV charging spaces. Any EV charging spaces provided must still meet the defined minimum infrastructure and operational standards.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendment at their meeting on December 3, 2025.

The **Historic Resources Preservation Board (HRPB)** also unanimously voted to recommend approval of the proposed text amendment at their meeting on December 10, 2025.

The Ordinance passed unanimously on first reading at the City Commission meeting on January 6, 2026.

**MOTION:**

Move to approve/disapprove Ordinance 2025-29 amending Chapter 23 “Land Development Regulations” related to Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

**ATTACHMENT(S):**

Ordinance 2025-29  
PZB/HRPB Staff Report