

STAFF REPORT REGULAR MEETING

AGENDA DATE: April 1, 2025

DEPARTMENT: City Attorney's Office
Community Sustainability

TITLE:

Discussion Regarding 25% Reduction of Parking for Mixed Use Developments, Payment In Lieu of Fee for Parking and Parking Incentives

SUMMARY:

Chapter 23 – Land Development Regulations of the City's Code of Ordinance provides for mechanisms projects to take advantage of alternate and reduced parking requirements including encouragement of mixed-use projects and shared parking alternatives. As parking has become more of a challenging issue, the City Commission has requested a discussion item on this topic.

BACKGROUND AND JUSTIFICATION:

With the adoption of major revisions to the Future Land Use Element of the City's Comprehensive Plan in August 2012 and subsequent changes in 2017, 2018 and most recently the adoption of the City's Mobility Plan, encouraging alternative parking options and reductions in parking requirements to encourage mixed use development and affordable housing all have been an integral part of the City's redevelopment efforts. Since before the adoption the City's replacement of the Zoning Code in August 2013 with the Land Development Regulations, provisions have been in place to allow for developers to make a payment in lieu of providing parking in the City's Core Area or Downtown Zoning District – DT.

In addition, the Land Development Regulations have provided a mechanism to encourage mixed-use development and shared parking options as outlined in the attached Sec. 23.4-10 Off-street Parking Regulations. These regulations allow for a mixed-use project to reduce its overall parking requirement by 25%, predicated that each residential unit is provided with at least one (1) off street parking space and each employee for other uses is provided at least 0.8 off street parking space. The City's Affordable/Workforce Housing Program also offers a 25% reduction on the required parking, again predicated that each dwelling unit has one (1) off street parking space. Projects that have taken advantage of the City's reductions in parking included but are not limited to The Mid, The Bohemian, The Gulfstream Hotel, Deco Green, Seven Eleven Tenth Avenue North, Madison Terrace and several proposed Live Local Projects.

As off-street parking has become more challenging in the City, concerns have been raised as to whether the current parking provisions remain appropriate and supportive of the development direction that the City desires. Provided here is an opportunity to discuss this topic. Should the City Commission direct staff to provide for amendments or changes to the City's parking requirements, changes or amendments to the Comprehensive Plan's Future Land Use Element, Transportation Element, Housing & Neighborhood Element, Infrastructure Element and Economic Development Element as well as is recently adopted Mobility Plan may be necessary.

MOTION:

Move to recommend/not recommend for staff to bring back parking regulatory amendments or new options for consideration

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Sec. 23.4-10 Off-street Parking Regulations