



DATE: November 26, 2025

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director of Community Sustainability

MEETING: December 3 & December 10, 2025

SUBJECT: **Ordinance 2025-29:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-10 – Off-Street Parking.

PROPOSAL / BACKGROUND/ ANALYSIS:

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.

The ordinance clarifies and expands 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 EV charging requirements to align with state legislation (SB 1084). The ordinance allows the optional inclusion of electric vehicle charging spaces. Any EV charging spaces provided must meet defined minimum infrastructure and operational standards.

The proposed ordinance would amend Chapter 23 of the City’s Code of Ordinances:

- Article 4, Section 23.4-10 – Off-Street Parking

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2025-29.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2025-29.

Attachments

- A. Draft Ordinance 2025-29