



LDR Text Amendment, Temporary Parking Lots

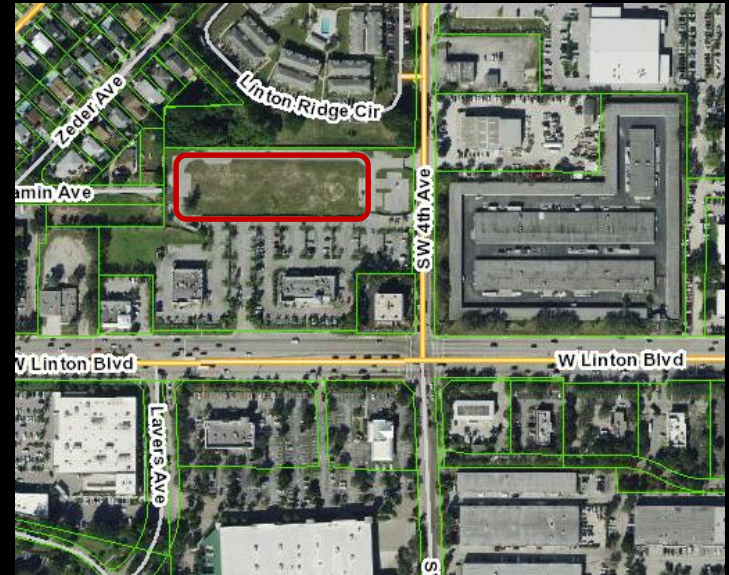
File No. 2024-077



Temporary Parking Lots LDR Amendment

Background

January 4, 2024. At an appeal hearing for an administrative denial of a temporary parking lot, the City Commission directed Staff to develop regulations to allow temporary parking lots for off-site accessory storage of automotive dealership vehicle inventory in certain areas and/or zoning districts.

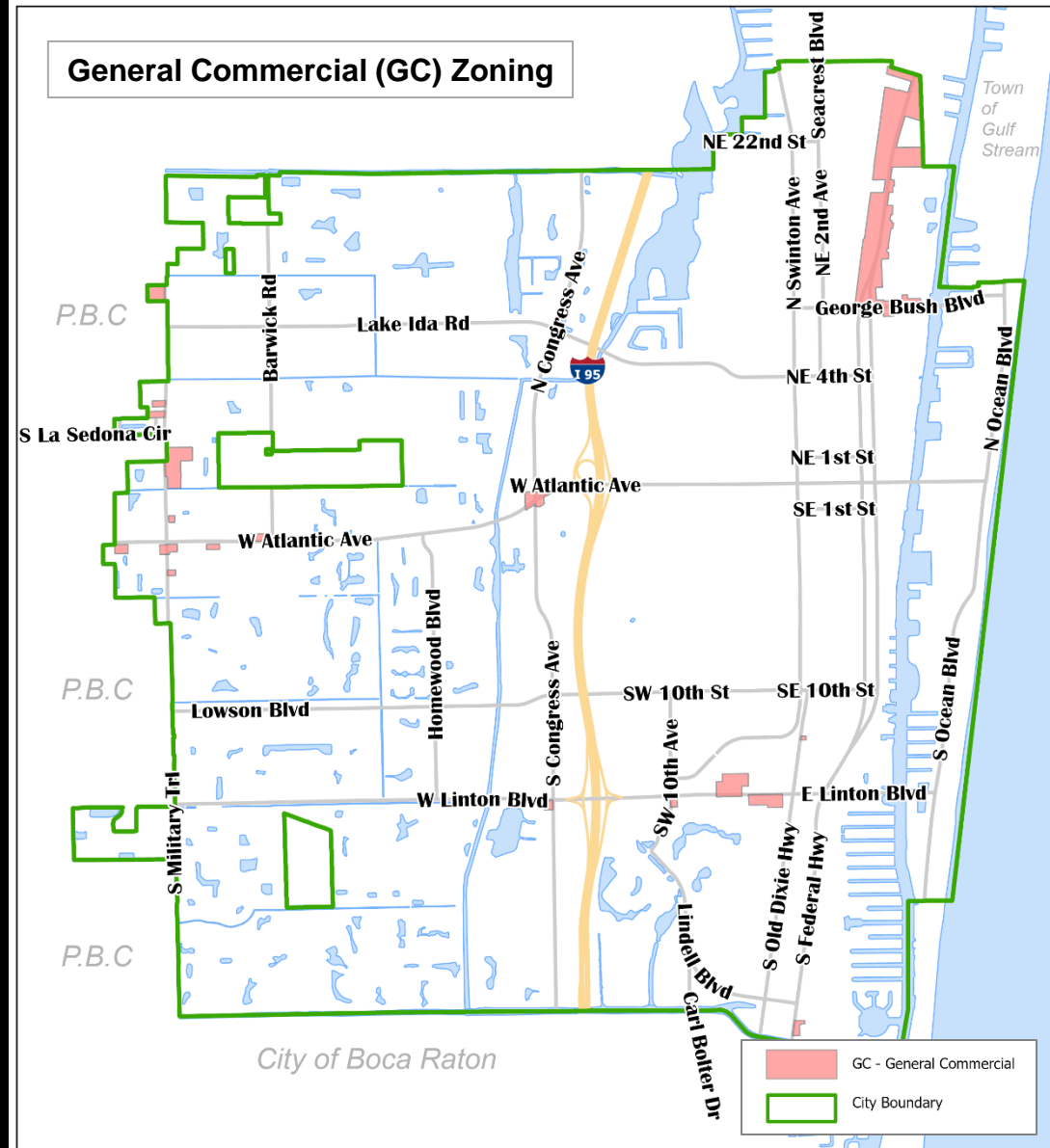




Temporary Parking Lots LDR Amendment

Proposed Amendment, LDR Section 2.4.6(E)(3)

- General Commercial (GC) zoned properties are added as an allowable location of temporary parking lots, limited to off-site storage of automotive dealership vehicle inventory.





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Proposed Amendment, LDR Section 2.4.6(E)(3)

- Administrative Technical Advisory Committee (TAC) review of the site plan for compliance prior to review and determination by the City Commission.
 - Specific reference to the City Engineer as a reviewer is removed.
 - The Parking Management Advisory Board (PMAB) is removed as the reviewing / recommending body.
- Temporary parking lot approvals can be renewed annually to a maximum of three years; the proposed amendment replaces PMAB with an administrative process for review of compliance with the approval prior to determination by the City Commission.



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Design Requirements for Parking Lots

- The parking lot surface shall be brought to grade with a dust-free surface of one of the following materials over soil compacted to 95 percent maximum density per AASHTO T-180:
 - 4 inches of pea rock, gravel or river rock; or
 - 6 inches of mulch.
- ***Lots not operated on a 100 percent valet basis.*** Wheel stops shall be provided to indicate individual spaces. The size of the parking spaces, maneuvering areas and aisle widths are subject to Section 4.6.9(D)(4).
 - The parking lot shall meet the requirements of the "Florida Accessibility Code for Building Construction".
- ***Lots operated on a 100 percent valet basis.*** Wheel stops shall be provided at the edge of the parking surface.
- The lot shall meet the requirements of Section 4.6.9(D)(3) for access to the street system. Driveway aprons between the edge of pavement and the right-of-way line shall be constructed of asphalt or concrete.
- The parking lot perimeter shall be buffered with a minimum 3 foot wide landscape strip, screened with a minimum 2 foot high hedge or 4 feet high opaque fence. Water for irrigation shall be available within 50 feet of all landscaped areas.
- On-site lighting in compliance with photometric requirements is required if the parking lot is utilized at night.
- Trees of 4 inches or greater diameter at 4.5 feet above the ground shall not be removed.



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LDR Section 2.4.5(M)(5) Findings

That the text amendment is consistent with and furthers the Goals, Objectives and Policies (GOP) of the **Comprehensive Plan**.

Objective 2.5 Automotive Dealerships

Recognize that automotive dealers and auto-related uses are local legacy industries with unique impacts that require appropriate and strategic locations.

Objective NDC 3.5 Update Land Development Regulations

Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.

Objective ECP 6.3 Business-ready Environment

Create a business-ready environment for existing and emerging industry clusters.

Policy ECP 6.3.1

Review and improve the Land Development Regulations to ensure permitted uses and building requirements align with desirable industry clusters in targeted areas and with the vision of adopted neighborhood revitalization plans.

Policy ECP 6.3.2

Encourage predictability and consistency in the City's Land Development Regulations, while also allowing for flexibility and creativity in the site development process.



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Review by Others

Planning and Zoning Board. February 26, 2024

City Commission. Two hearings, anticipated for March and April 2024.



Temporary Parking Lots LDR Amendment

Options for Board Action

- A. Move a recommendation of **approval** of Ordinance No. 12-24, amending LDR Section 2.4.6(E)(3) to add the General Commercial (GC) zoning district as an allowable location for temporary parking lots for the off-site storage of automotive dealership vehicle inventory, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations.
- B. Move a recommendation of **approval** of Ordinance No. 12-24, amending LDR Section 2.4.6(E)(3) to add the General Commercial (GC) zoning district as an allowable location for temporary parking lots for the off-site storage of automotive dealership vehicle inventory, finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the applicable criteria set forth in the Land Development Regulations, **as amended**.
- C. Move a recommendation of **denial** of Ordinance No. 12-24, amending LDR Section 2.4.6(E)(3) to add the General Commercial (GC) zoning district as an allowable location for temporary parking lots for the off-site storage of automotive dealership vehicle inventory, finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the applicable criteria set forth in the Land Development Regulations.