



## Cover Memorandum/Staff Report

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**File #:** 24-1274

**Agenda Date:** 9/10/2024

**Item #:** WS.3.

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** September 10, 2024

IN-LIEU OF PARKING FEES

**Recommended Action:**

Review and provide direction on Ordinance No. 14-24, a City-initiated amendment to modify the in-lieu of parking fee program, and Resolution No. 80-24, a revised fee schedule.

**Background:**

The in-lieu parking fee has existed in various iterations since the 1970s, with availability limited to properties within the Central Business District (CBD) and Old School Square Historic Arts District (OSSHAD) zoning districts. The in-lieu of parking fee, pursuant to Land Development Regulations (LDR) Section 4.6.9(E)(3), *"allows new development, use conversion to existing buildings, building additions and/or renovations, that result in the requirement to provide new parking or additional parking, have the option of requesting some of the parking spaces to be approved by the City Commission through the payment in-lieu of parking program."*

On May 2, 2023, a "zoning in progress" relative to the in-lieu parking program was adopted by the City Commission via Resolution No. 102-23, and extended to October 17, 2024 via Resolution No. 196-23 and Resolution No. 84-24. The Resolutions recognize "zoning in progress" with respect to the preparation and review of proposed amendments to the City's LDR for in lieu of parking requests.

The ordinance revamps the in lieu of parking program to limit this alternative method of meeting off-street parking requirements to projects that maintain the moderate scale of the downtown, provide for adaptive reuse, support historic preservation efforts, or revitalize the West Atlantic Neighborhood Sub-district by implementing the West Atlantic Master Plan.

The attached staff report provides a full analysis of the proposed changes, including the proposed fees. The required findings to approve in lieu of parking fee requests are also proposed to change to provide more measurable criteria and to better reflect City goals.

An accompanying resolution will establish new fees and will be considered at second reading of the ordinance. The resolution continues to allow for a one-time fee per space; however, the proposed fees are much higher, reflective of the cost of constructing parking garages and the time-value of money. Resolution No. 80-24 is attached for review and direction.

The following boards reviewed the request and provided recommendation:

- Parking Management Advisory Board, May 28, 2024. Recommendation of approval.
- Downtown Development Authority, June 10, 2024. Recommendation of approval.
- Historic Preservation Board, July 3, 2024. Voted 6-0 to recommend approval; and recommended that the radius for available public parking options be increased from 750 feet to a quarter mile (5-minute walk); staff used 750 feet (3-minute walk) as previous City Commission considered a quarter mile too far for off-site parking arrangements.
- Planning and Zoning Board, July 15, 2024. Voted 7-0 to recommend approval.