# To In Lieu or Not to In Lieu

Discussion and Direction

Regarding the In Lieu of Parking Policy/Program

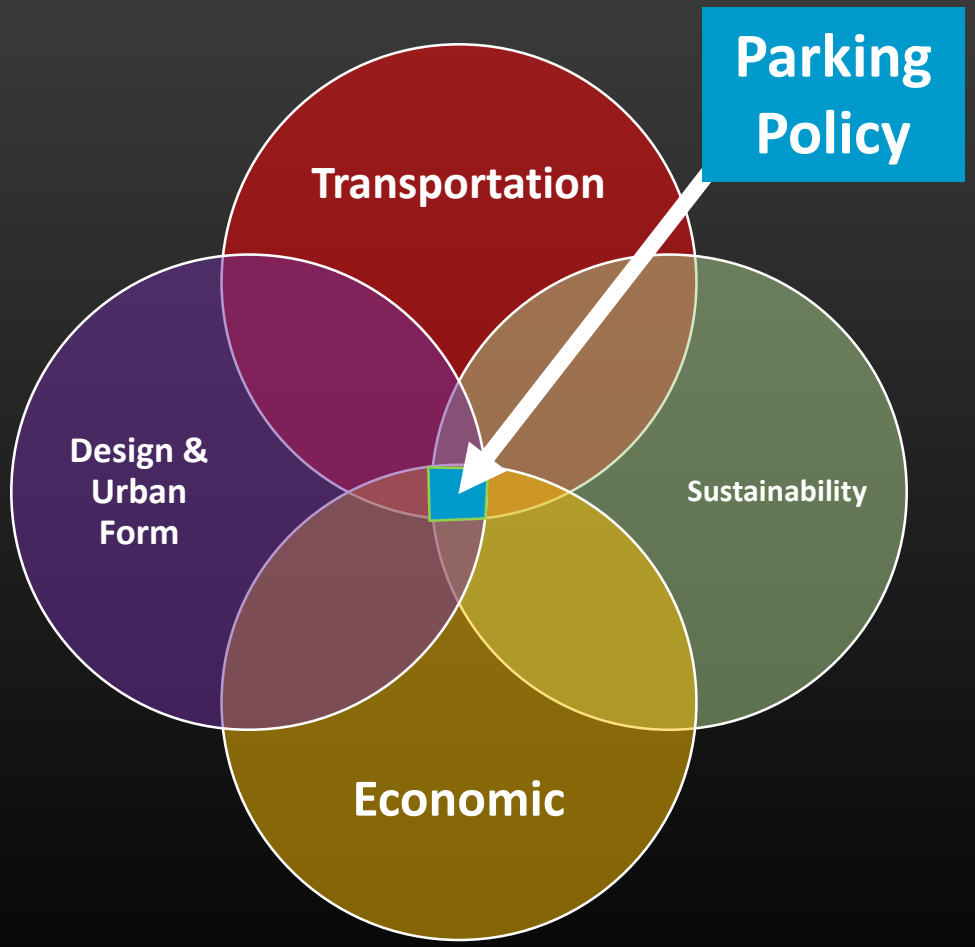
# In Lieu of Parking

- Parking Policy
- Required Parking Options
- In Lieu of Parking
  - Purpose and Intent
  - History
  - Areas/Pricing
  - Projects Approved
  - Downtown Parking
  - Options & Impacts
- Recommendation



# Parking Policy

Parking is a policy choice; not a technical issue.




- Location (context)
- Mix of uses
- Environmental/sustainability impacts
- Cost of land; cost per space
- Walkability
- Transit access/availability
- Policy (max vs min; adaptive reuse)

# Required Parking Options

Land Development Regulations

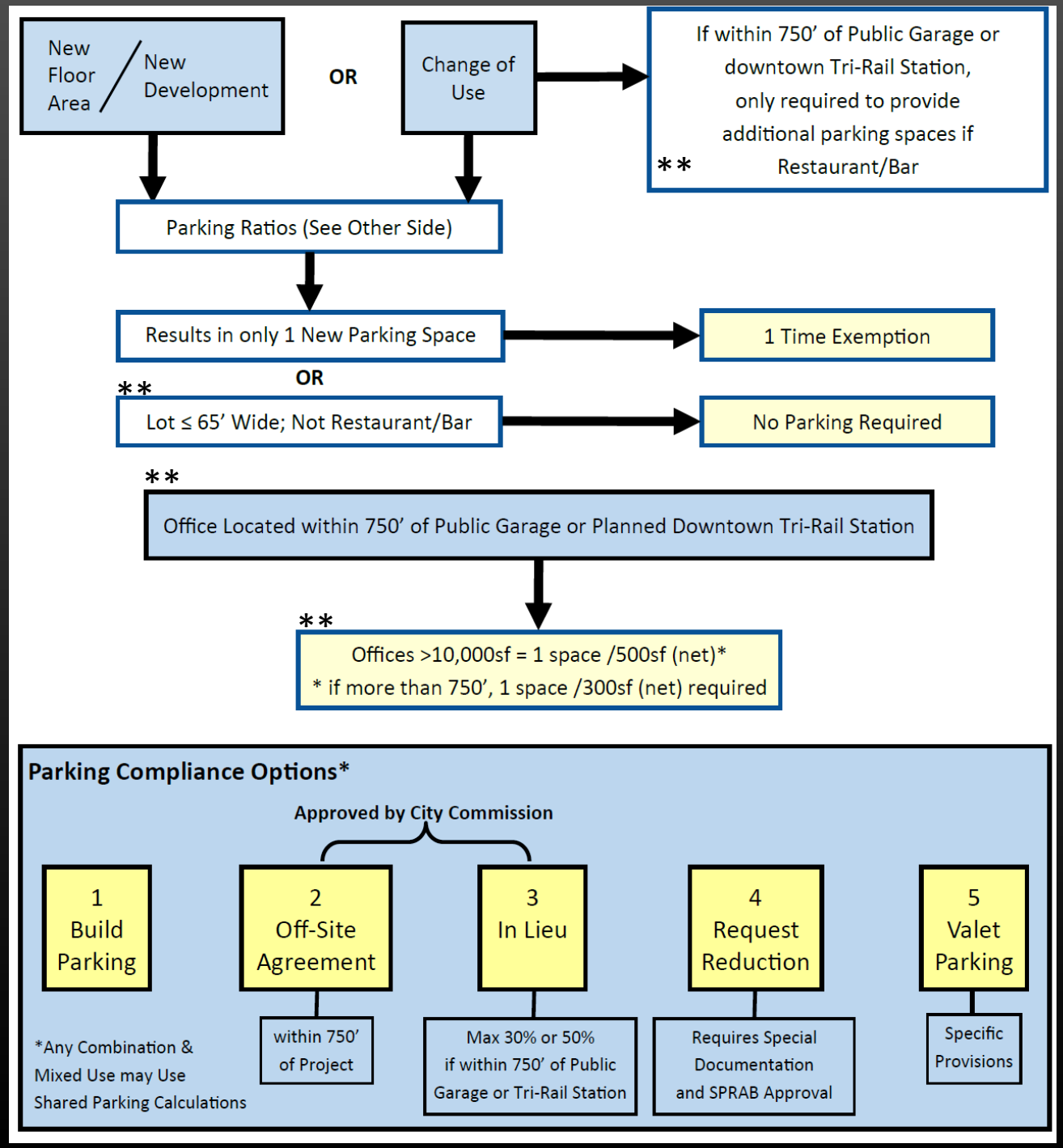
Off-Street Parking: 4.6.9

Central Business District: 4.4.13

OSSHAD: 4.4.24

*In Lieu option is not available for residential uses (after 2011)

**Not applicable to OSSHAD



# In Lieu of Parking – Purpose/Intent

- *Option* – Alternative to satisfy required parking *(adaptive reuse or new)*
- *Better Urban Design* – reduces "dead gaps" in street frontage
- *Shared Parking* – Allows shared parking of public spaces
- *Historic preservation* – allows adaptive reuse of historic buildings



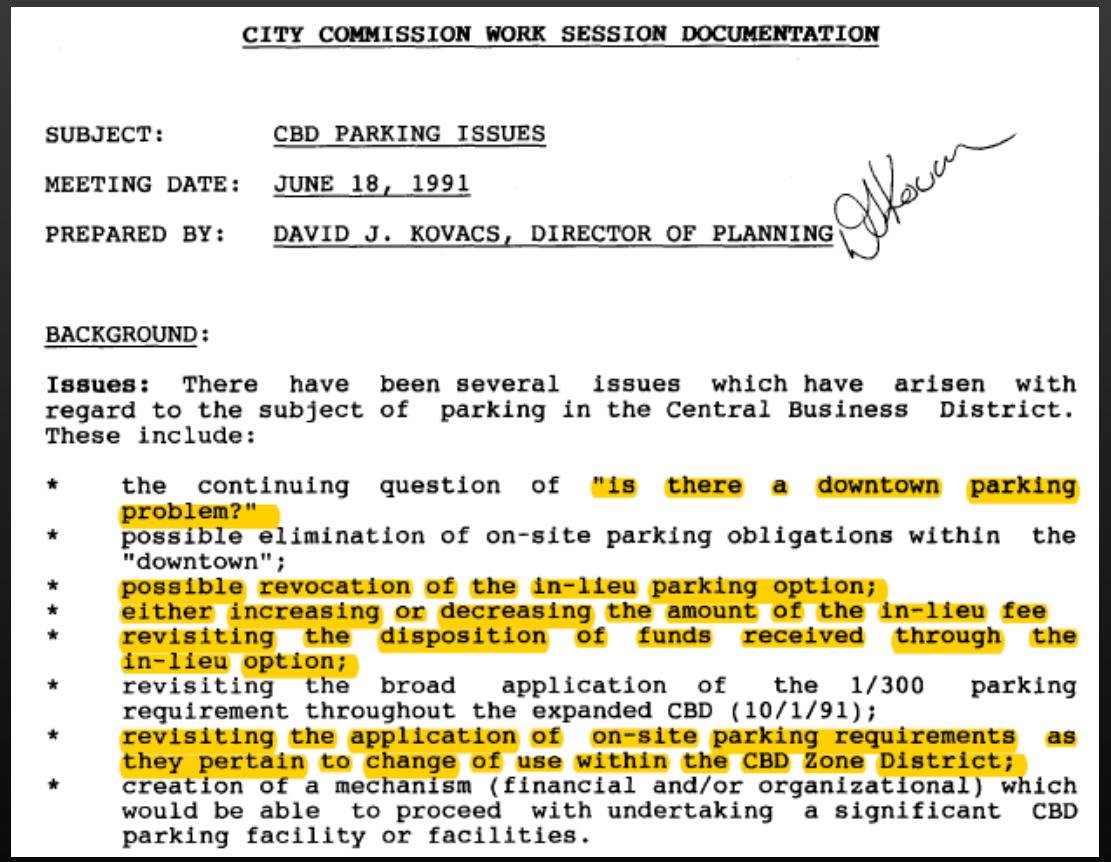
# In Lieu of Parking - Disadvantages

- *Lack of on-site parking* – reduces attractiveness to tenants and customers
- *Fees ≠ Costs* – in lieu fees lower than the cost of providing public parking spaces
- *No guarantees* – of when and where parking will be provided
- *Fewer parking spaces* – unless spaces provided 1 to 1



# In Lieu - History

- Themes, 30 years ago:
  - Is there sufficient parking downtown?
  - Should the in lieu option be eliminated?
  - Eliminate on-site parking obligations within downtown?
  - Increase/decrease in lieu fee?
  - Disposition of funds?



CITY COMMISSION WORK SESSION DOCUMENTATION

SUBJECT: CBD PARKING ISSUES

MEETING DATE: JUNE 18, 1991

PREPARED BY: DAVID J. KOVACS, DIRECTOR OF PLANNING

BACKGROUND:

**Issues:** There have been several issues which have arisen with regard to the subject of parking in the Central Business District. These include:

* the continuing question of "is there a downtown parking problem?"
* possible elimination of on-site parking obligations within the "downtown";
* possible revocation of the in-lieu parking option;
* either increasing or decreasing the amount of the in-lieu fee
* revisiting the disposition of funds received through the in-lieu option;
* revisiting the broad application of the 1/300 parking requirement throughout the expanded CBD (10/1/91);
* revisiting the application of on-site parking requirements as they pertain to change of use within the CBD Zone District;
* creation of a mechanism (financial and/or organizational) which would be able to proceed with undertaking a significant CBD parking facility or facilities.

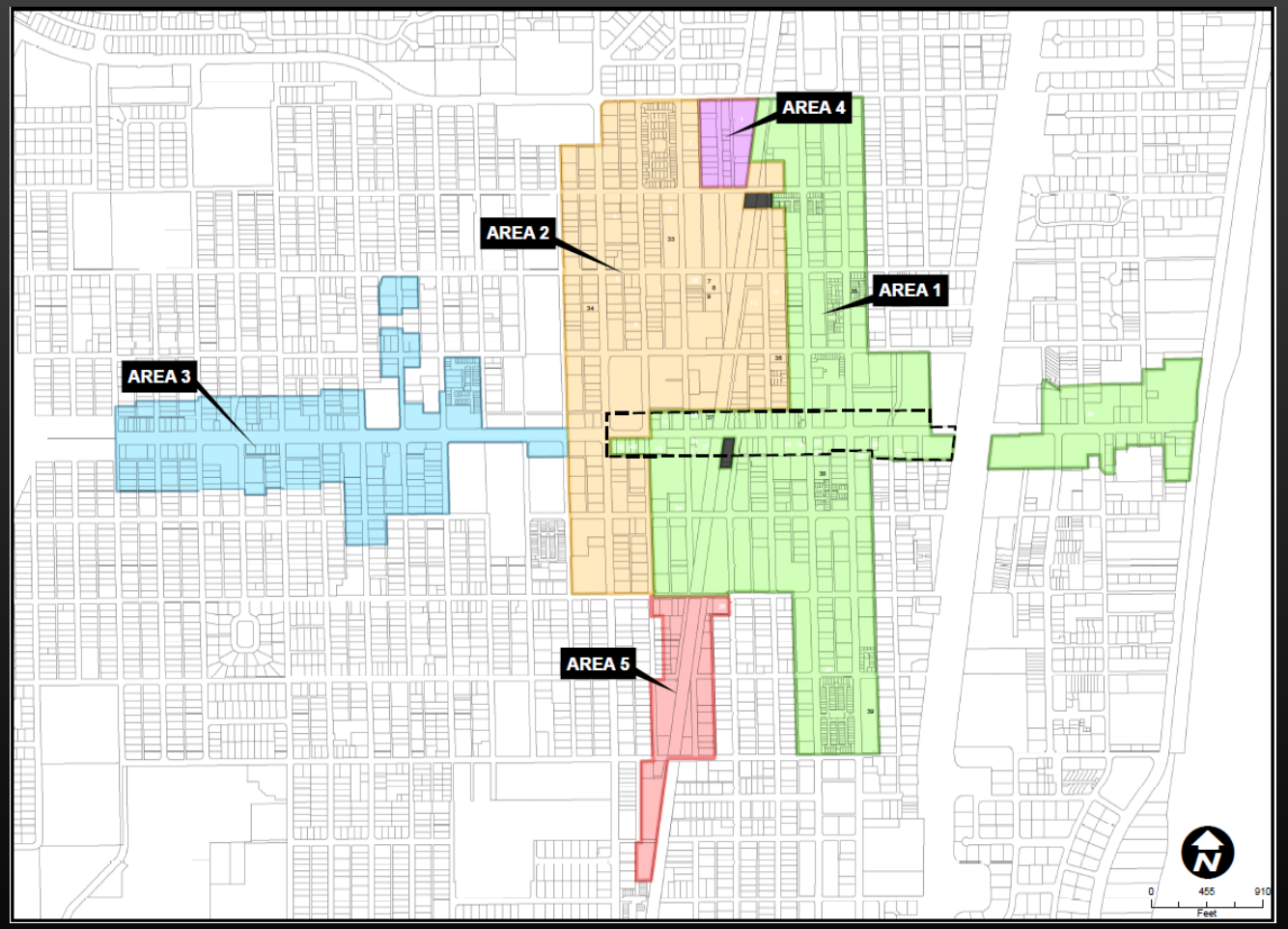
# In Lieu of Parking – Areas/Pricing

| Year | Area 1 | Area 2 | Area 3 | Area 4 | Area 5 |
|---|---|---|---|---|---|
| 1993 | $2,500<br>$6,000 | -- | -- | -- | -- |
| 1999 | $14,000 | $12,000 | $6,000 | $4,000 | -- |
| 2006 | $18,200 | $15,600 | $7,800 | $4,000 | -- |
| 2014 | $23,660 | $10,140 | $4,600* | $4,600 | $4,600* |

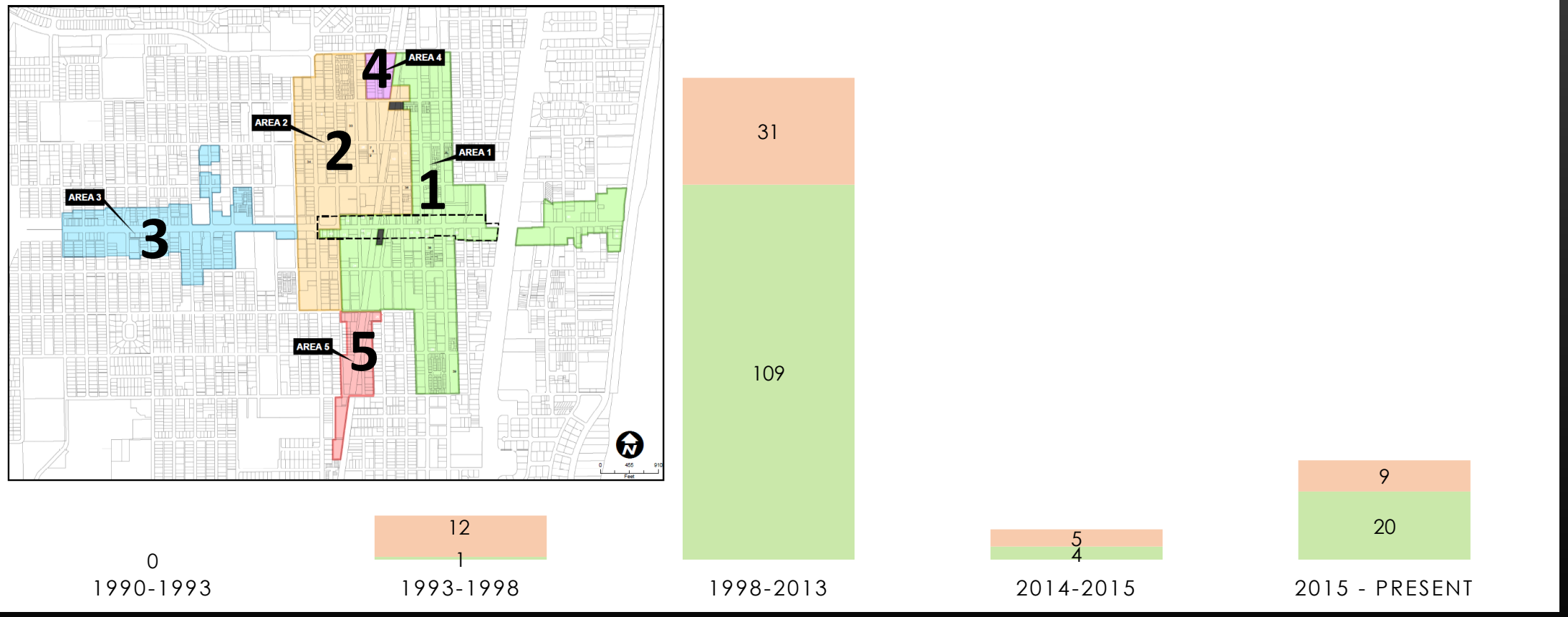
Price per space

*Recently “suspended” for 3-year period to support economic development through adaptive reuse

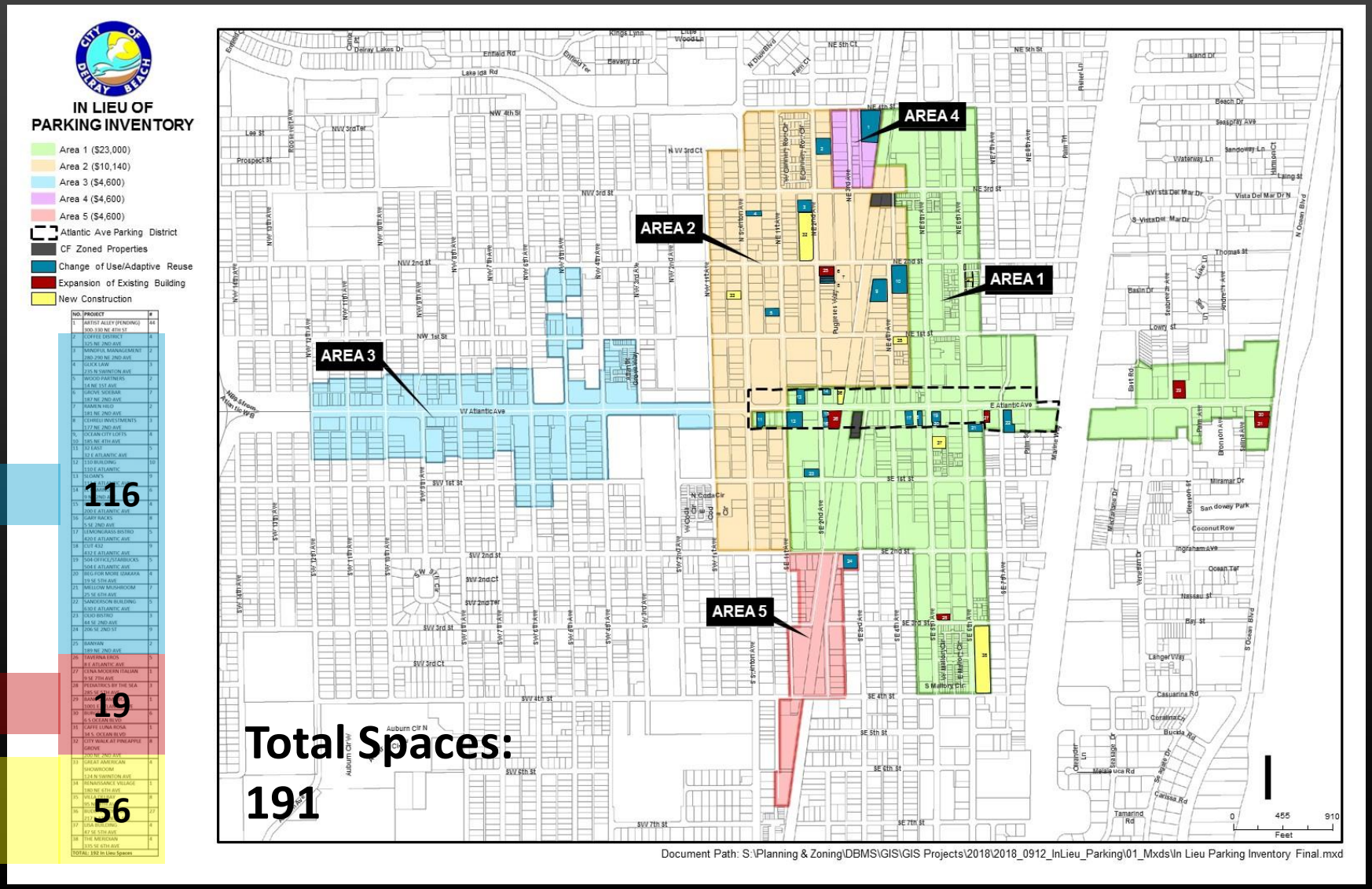
**Current In Lieu Funds (to date): $1,918,545**



# In Lieu of Parking – By "Program" Year



# In Lieu of Parking – Projects Approved



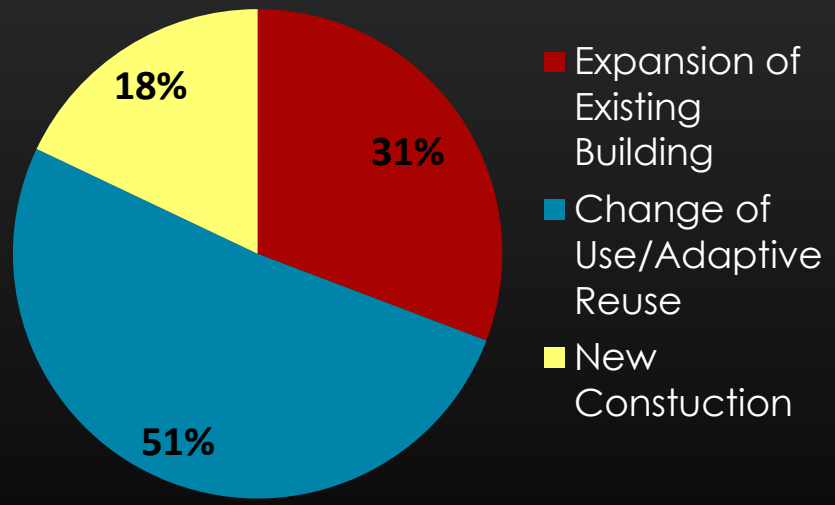

**Adaptive Reuse** 116

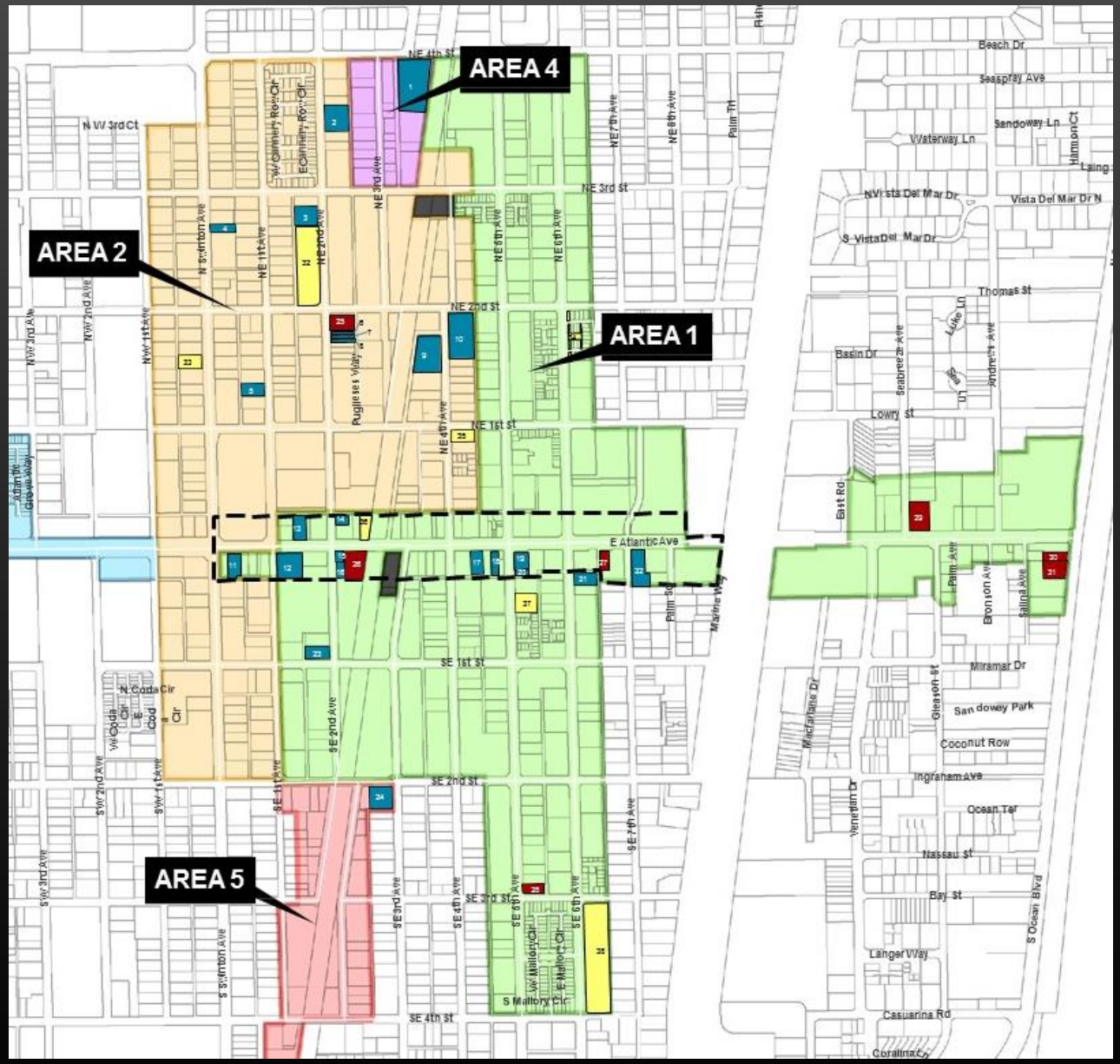
**Expansion** 19

**New Construction** 56

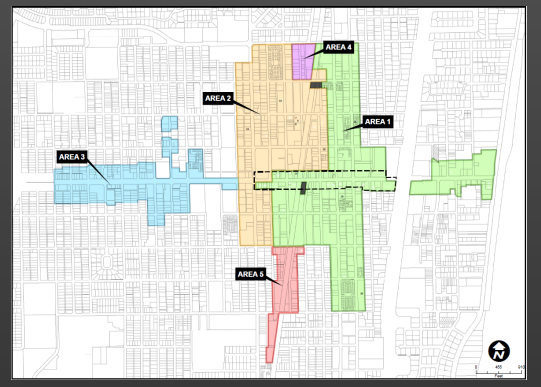
# In Lieu of Parking – Projects Approved

**In Lieu Parking Inventory**
**New Construction, Change of Use/Adaptive Reuse, or Expansion of Existing Building**

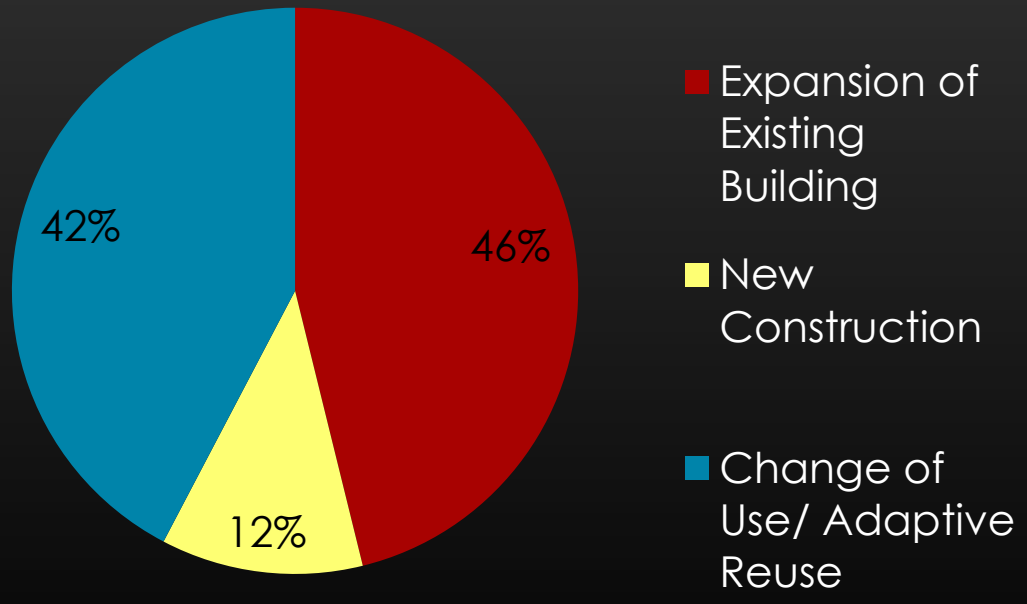


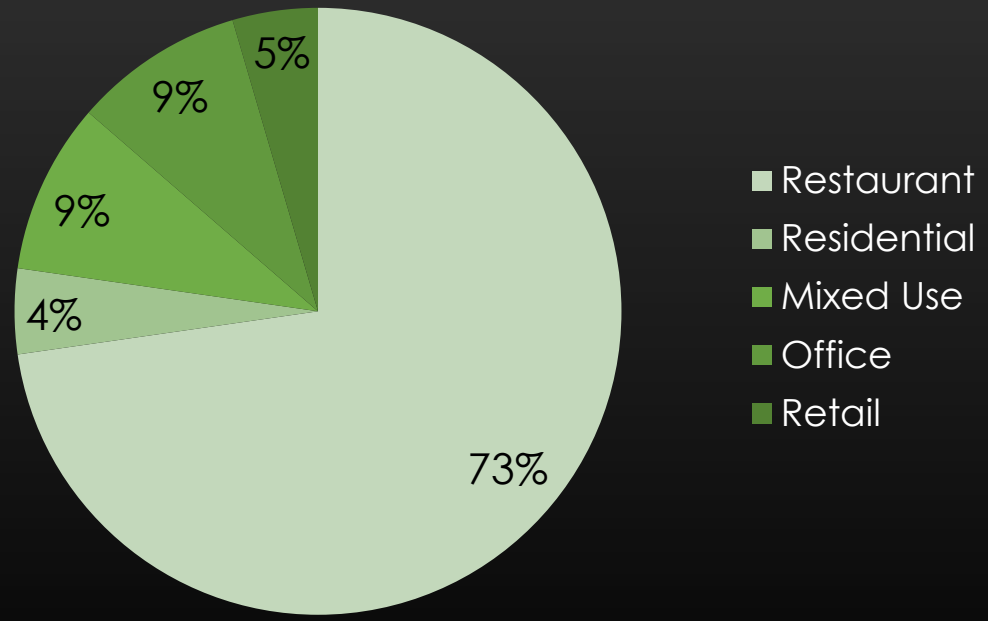
# In Lieu of Parking – Area 1



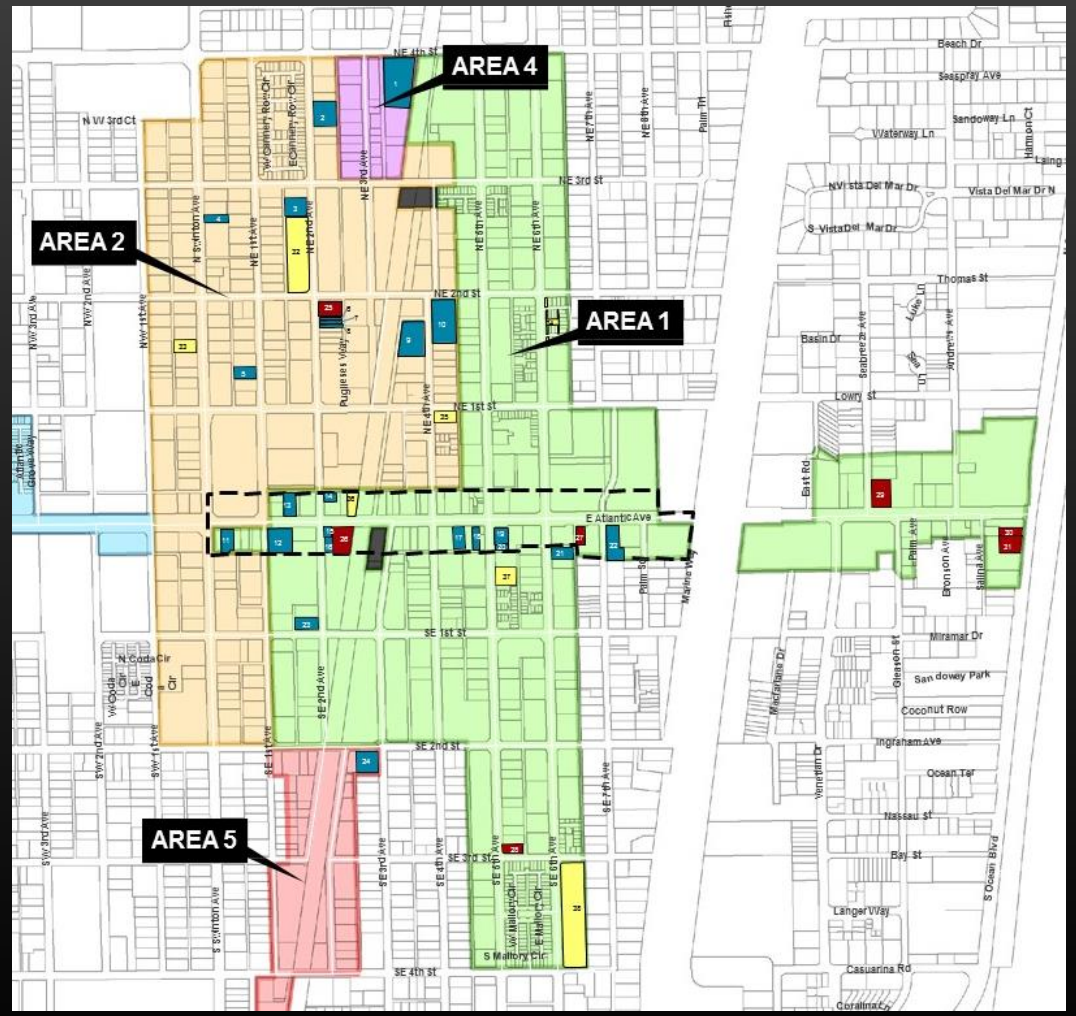

**Type of Project**




**Area 1: Type of Use**

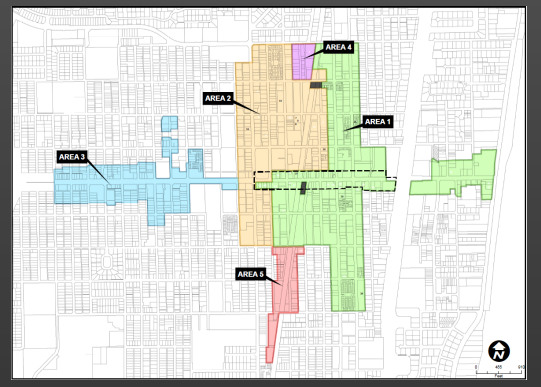


# Area 1 – Capital Investment

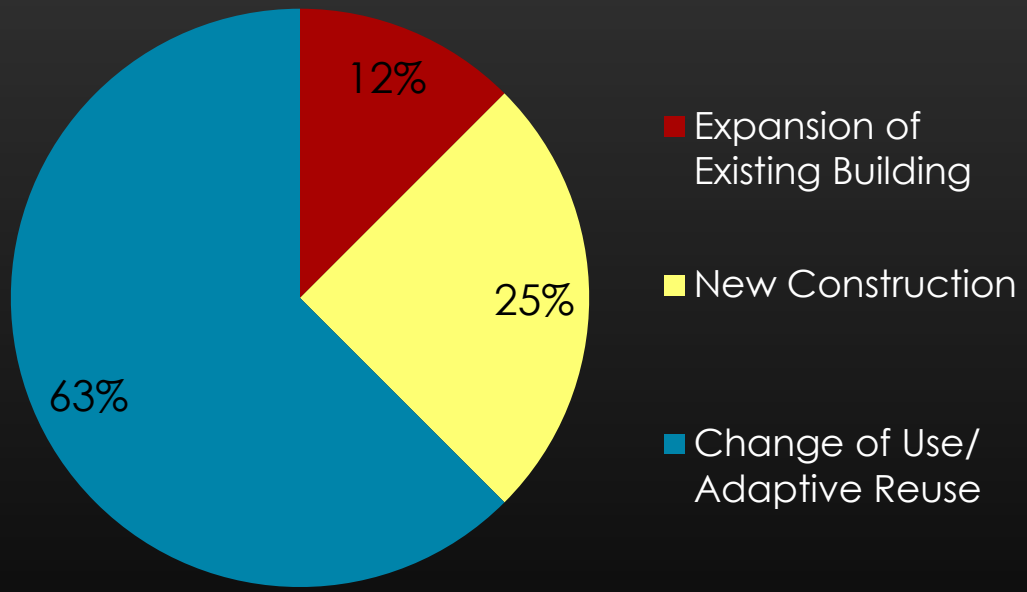



| Business Name | Map # | In Lieu Spaces |
|---|---|---|
| 110 Building | 12 | 10 |
| Sloan's Ice Cream | 13 | 9 |
| El Camino | 14 | 6 |
| Farmhouse (Fat Rooster) | 15 | 4 |
| RACKS Fish House & Oyster Bar | 16 | 8 |
| Lemongrass | 17 | 5 |
| 432 Cut Steakhouse | 18 | 9 |
| 504 Office Suite/Starbucks | 19 | 5 |
| Beg For More Izakaya | 20 | 4 |
| Mellow Mushroom | 21 | 7 |
| The Sanderson Building | 22 | 5 |
| 206 SE 2nd St. | 23 | 9 |
| Taverna Eros | 26 | 5 |
| Cena Modern Italian | 27 | 1 |
| Pediatrics By The Sea | 28 | 3 |
| Bank of America | 29 | 1 |
| BurgerFi | 30 | 6 |
| Caffe Luna Rosa | 31 | 1 |
| Renaissance Village Town Homes | 34 | 1 |
| Buddha Sky Bar | 36 | 27 |
| Lisa Building | 37 | 4 |
| The Meridian | 38 | 4 |

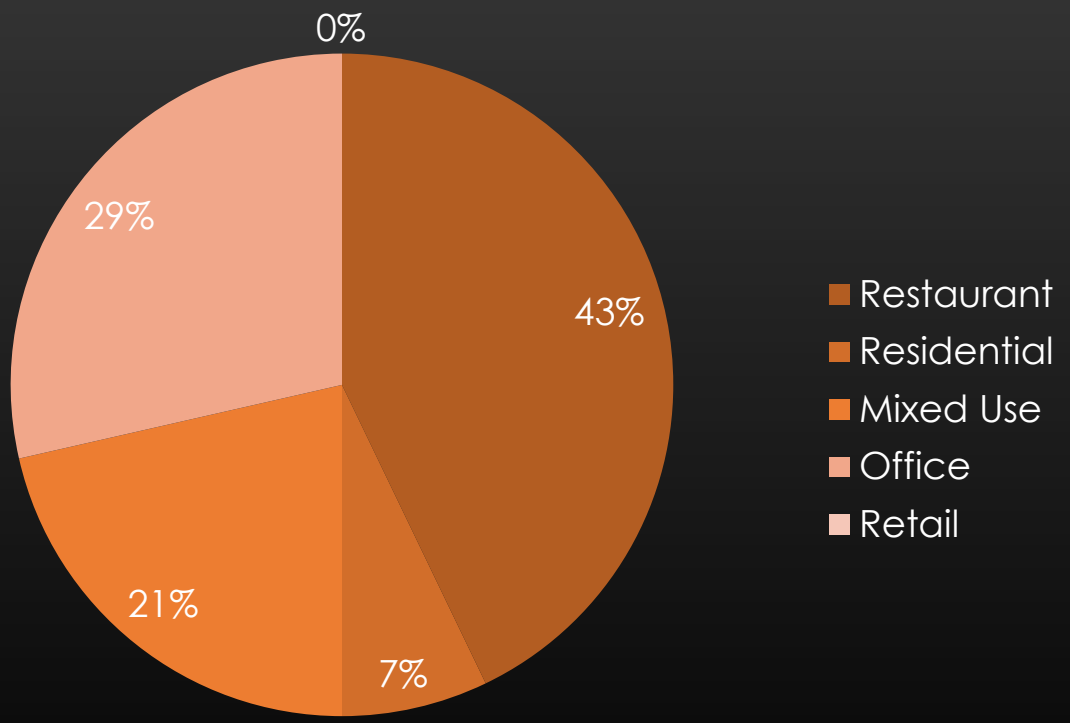
# In Lieu of Parking – Area 2



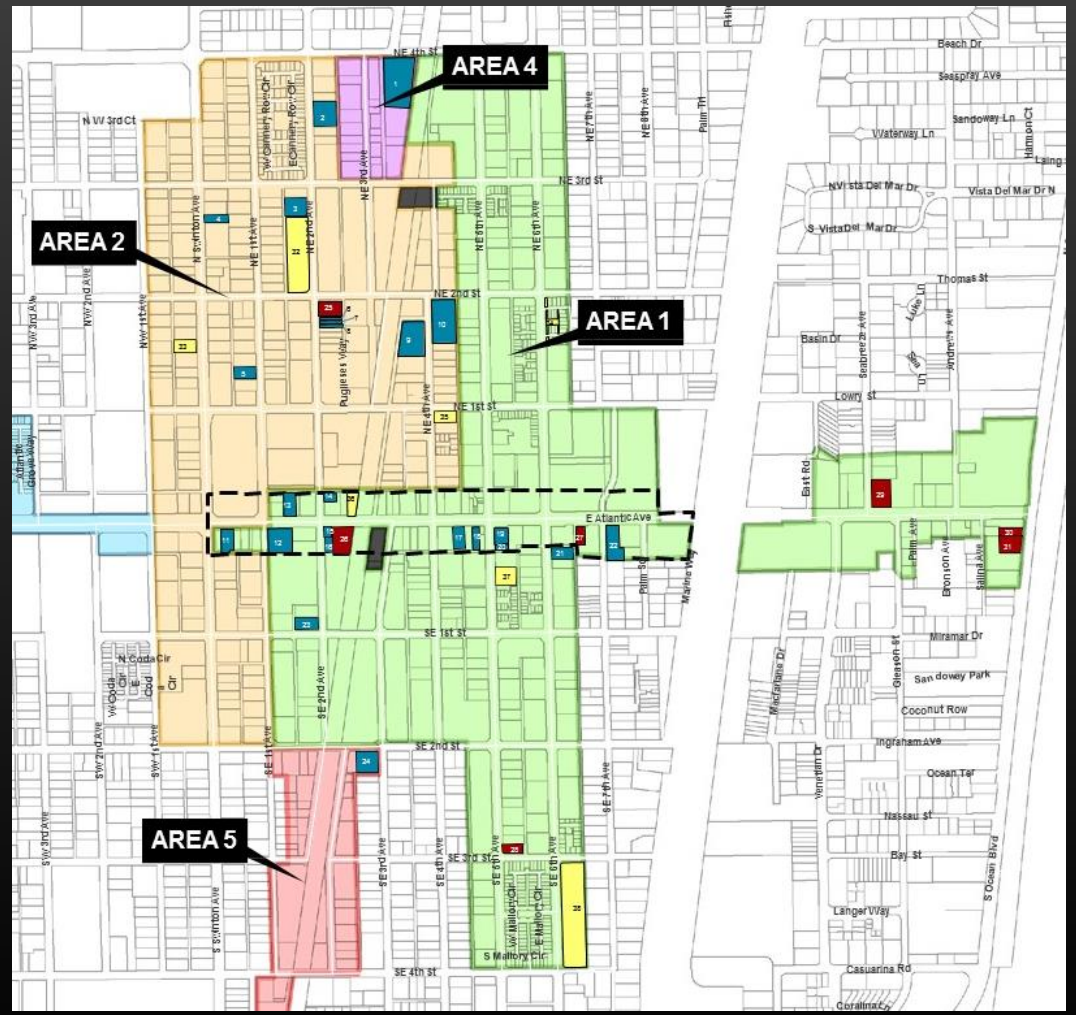

## Type of Project




## Type of Use



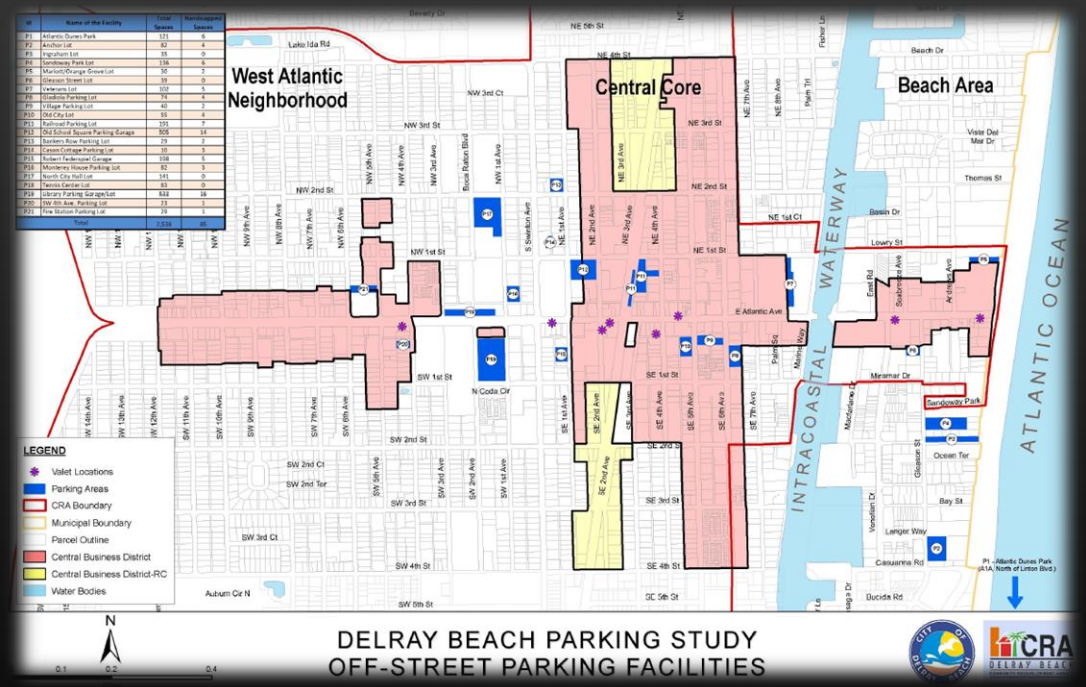
# Area 2 – Capital Investment




| Business Name | Map # | In Lieu Spaces |
|---|---|---|
| 32 East | 11 | 5 |
| Villa Delray | 35 | 8 |
| Banyan Restaurant & Bar | 25 | 2 |
| Ocean City Lofts | 9, 10 | 4 |
| City Walk at Pineapple Grove | 32 | 8 |
| Coffee District | 2 | 4 |
| Wood Partners | 5 | 2 |
| Cehreli Investments | 8 | 3 |
| Great American Beauty Office and Showroom | 33 | 4 |
| Olio Bistro | 23 | 3 |
| Mindful Management | 3 | 2 |
| Grove Sidebar | 6 | 7 |
| Ramen Hilo | 7 | 2 |
| Glick Law Firm | 4 | 3 |

# Downtown Parking "Inventory"

| Type | Number of Spaces |
|---|---|
| Parking Garage | 727 |
| On-Street | 941 |
| Surface Lots | 909 |
| Beach/Barrier Island | 700 |
| **TOTAL** | **3,277** |




**Current Approved In Lieu Spaces = 6% of total public spaces**

# In Lieu of Parking – Options & Impacts

| Option #1 | Options #2 | Option #3 |
|---|---|---|
| **No Change** | **Adjust In Lieu Fees/Areas** | **Eliminate In Lieu** |
| Keep areas, fees and program as currently adopted | Analyze areas and fees for potential changes | Eliminate in lieu of parking |
| No change | • Maintains option;<br>• Potentially adjusts areas, fees, and program to fit current development trends and community vision | • Eliminates adaptive reuse where other parking options are not available<br>• Reduces potential intensity of new development |

# In Lieu of Parking - Recommendation

| Options #2 |
| --- |
| **Adjust In Lieu Fees/Areas** |
| Analyze areas and fees for potential changes |
| • Maintains option;<br>• Potentially adjusts areas, fees, and program to fit current development trends and community vision |

- PMAB – 9/25
- DDA – 10/8

- Maintain program
- Evaluate fees and areas
- Develop a plan for use of the existing funds:
  - Improve existing parking areas
  - Improve wayfinding
  - Improve access to/from parking
  - Use for P3's to provide additional public parking
- Build a public parking structure; use in lieu fees to retire the debt
- Consider downtown transportation demand management program