



City Commission Work Session

Agenda

November 9, 2023 @ 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Discussion Item (s)**

- a. Review of Parking Standards

2 hours

3. Adjournment



City Commission

agenda item

item type

Discussion Item (s)

meeting date

November 9, 2023

prepared by**approved by**

Rene Cranis, City Clerk

subject

Review of Parking Standards

motion | recommendation**background**

Staff will present a power point outlining changes that have been made to the parking code in the past ten years and opportunities for future modifications.

strategic objectives**alternatives | other considerations****fiscal impact****attachments**

1. Nov. 9th Work Session_Parking Code

City Commission

Work Session



November 9, 2023



Parking Code Update:

- Minimum parking requirements have been in the Zoning Code since the 1950's.
- Minimum parking requirements are in every city and county land development code in Florida. (some area exceptions)
- In the past 7 years the Parking Code has been changed three times (2017/2018/2021).
- The changes in 2021 addressed requirements for EV charging stations. The changes in 2017 and 2018 were more substantial.



2017 Parking Code Changes:

- The Parking Code changes in 2017 were four issues:
- Adopting parking garage design requirements on the exterior look of parking garages.
- Adopting a requirement for a parking garage management plan to regulate how parking garages are used.
- Parking garages must serve employees and customers.
- Parking garages cannot charge fees without approval of the City Commission.



2018 Parking Code Changes:

- The Parking Code changes in 2017 were four issues:
- Changed the retail/office parking requirement from one space per 250 sf to one space per 333 sf in the CBD/Hannibal Square/Orange Avenue areas.
- Changed the office requirement from one space per 250 sf to one space per 333 sf for any portion over 20,000 sf.
- Allowed lease parking agreements within 750 feet versus 300 feet.
- Adopted the ITE Methodology for Shared Parking to satisfy parking needs.



Options for Parking Code Changes - 2023:

- The Parking Code is not perfect and can evolve.
- The Parking Code for non-medical office space could be reduced city-wide from one space per 250 sf to one space per 333 sf.
- The Parking Code for non-medical space could be reduced for the larger office buildings to one space per 400 sf for any portion over 20,000 sf.
- The City could also add parking maximums (Wells Fargo example).







Options for Parking Code Changes:

- The Residential Parking Code is 2½ spaces per unit. Based upon the condo/townhouse projects with large unit sizes and need for visitor parking.
- The Parking Code could reflect residential unit size. Smaller unit sizes require less parking. Assists with development of attainable housing.
- The Parking Code could grandfather-in second floors if converted to apartments for existing buildings based on the existing parking on-site. Assists with conversions for attainable housing.



Parking Minimums:

- New building space creates net new parking demand.
- If cars do not park on-site or if there is not sufficient on-site parking provided, where do they park ? On nearby streets ? In nearby parking lots of others?
- In urban big-city settings there is a culture of business employees parking on residential streets and in private pay-here parking garages. More transit options.
- Allowed lease parking agreements within 750 feet versus 300 feet.
- Adopted the ITE Methodology for Shared Parking to satisfy parking needs.

Parking Minimums



Henry Grabar Staff recommendation is for approval.