



# MEMORANDUM

## Development Services

ADMINISTRATIVE MEMORANDUM NO. 15-661

DATE: December 11, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Director of Development Services *RS*

FROM: Karen Friedman, AICP, Principal Planner *KBF*

RE: Proposed Revisions to AOD Parking Modifications §155.3703.E.2.a

In conjunction with the proposed text amendments resulting from the Temporary Moratorium, Staff has prepared revisions to the parking modifications for the AOD that are set to expire on January 4, 2016.

The intent of the proposed parking modifications is to encourage the redevelopment of the AOD by incentivizing those uses that further the purpose of the district and incentivizing the redevelopment of properties that are the most challenging in terms of providing parking (i.e. existing development and/or small lots).

The proposed amendments include a five year extension to the parking reductions.

Unlike the existing modifications, the proposed parking reductions are specific to certain uses. **Below is the list of the use types that would be eligible for the parking reductions:**

### Eating and Drinking Establishments

- Bar or lounge
- Brewpub
- Restaurant
- Specialty eating or drinking establishment

➤ *Hall for Hire and Nightclub are specifically excluded*

### Retail Sales and Service Uses

- Art, music, or dance studio
- Bank or financial institution
- Dry cleaning or laundry drop-off establishment
- Personal and household goods repair establishment
- Personal services establishment
- Antique store
- Art gallery
- Auction house
- Book or media shop
- Grocery or Convenience store
- Drug store or pharmacy
- Home and building supply center
- Other retail sales establishment
- Local Liquor or package store (requires Special Exception approval)
- Regional Liquor or package store
- Beer or Wine Store (requires Special Exception approval)

➤ *Funeral home or mortuary, Laundromat, and Consignment boutique are specifically excluded*

### Professional Offices

This includes offices for lawyers, engineers, and consultants etc...

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The parking reductions are also tailored for certain development scenarios. **Below are the proposed parking reductions:**

### **Eating and Drinking Establishments**

- No parking required for a change in use of an existing building (or portion of building)
- No parking required for a new principal or accessory building, if located on property that is one-acre or less
- 50% reduction on required parking (1 per 8 persons at maximum occupancy vs. 1 per 4 persons at maximum occupancy) for a new principal or accessory building, if located on property that is larger than one-acre

### **Retail Sales and Service Uses**

- No parking required for a change in use of an existing building (or portion of building)
- No parking required for a new principal or accessory building, if located on property that is one-acre or less
- All other development is required to provide parking per Code.

### **Professional Offices**

- No parking required for a change in use of an existing building for the 2<sup>nd</sup> story or above
- All other development is required to provide parking per Code.

### **Staff's Request**

Staff is requesting the Board approve the recommended changes to the Zoning Code to the City Commission for adoption.

Article 3: Zoning Districts

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Part 7: Overlay Zoning Districts

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155.3703. ATLANTIC BOULEVARD OVERLAY DISTRICT (AOD)

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E. Modified Development Standards

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2. Off-Street Parking

a. Minimum Number of Spaces Required

~~ii. Nonresidential and Mixed-Use Development~~

~~No off-street parking spaces are required for any nonresidential or mixed-use development constructed by or have a valid building permit as of January 4, 2016. Nonresidential or mixed-use development permitted thereafter shall be subject to the following standards for minimum number of off-street parking spaces:~~

- ~~(A) Nonresidential development with a gross floor area totaling less than 25,000 square feet: No parking spaces required.~~
- ~~(B) Nonresidential development with a gross floor area totaling 25,000 square feet or more: one space per 1,000 square feet of gross floor area, or major fraction thereof.~~
- ~~(C) Mixed-use development: one space per 500 square feet of gross floor area devoted to nonresidential uses, or major fraction thereof, and one space per 1,000 square feet of gross floor area devoted to residential uses, or major fraction thereof.~~

iii. Selected parking reductions for Retail Sales and Service Uses, Eating and Drinking Establishments, or Professional Office uses constructed by or having a valid building permit as of January 4, 2021.

- (A) Retail Sales and Service Use: Parking is reduced only for the following. All other development requires parking to be provided in accordance with Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces
  - (1) No off-street parking spaces are required for a change in use of an existing building.
  - (2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less
  - (3) The above reductions in (1) and (2) are not applicable to Funeral Home or Mortuary, Laundromat, or Consignment Boutique.
- (B) Eating and Drinking Establishments: Parking is reduced as follows:
  - (1) No off-street parking spaces are required for a change in use of an existing building.

- (2) No off-street parking spaces are required for a new principal structure or accessory structure located on property of one-acre or less
  - (3) One parking space per 8 persons of maximum occupancy capacity of customer service area is required for a new principal or accessory structure located on property greater than one-acre.
  - (4) The above reductions in (1), (2), and (3) are not applicable to Nightclub or Hall For Hire.
- (C) Professional Office Use: No off-street parking spaces are required for a change in use of an existing building on the 2<sup>nd</sup> floor or above. All other development requires parking to be provided in accordance with Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces