

M E M O R A N D U M

TO: Planning and Zoning Board

THROUGH: Allen Parsons, AICP,
Director, Planning, Zoning and Building Department

FROM: Maika Arnold, AICP, Senior Planner

REPORT DATE: December 5, 2019

MEETING DATE: December 17, 2019

SUBJECT: Parking Requirements

Recommendation

Provide direction to staff.

Town Commission Direction

At their October 1, 2019 Regular Meeting, as part of their consideration of the elimination of Parking Waiver and Flexibility provisions in the Commercial Revitalization provisions, the Town Commission provided consensus direction to evaluate restaurant parking requirements and to expedite such consideration.

Background

The Zoning Code requires parking for uses differently, based upon the use of the property. Section 158.100(D) of the Zoning Code provides a schedule of off-street parking requirements. A restaurant is required to provide "1 (parking space) per 4 seats based on maximum allowable capacity." The Town counts seats at tables and bars, based upon the definition of a restaurant. Section 158.144 defines a restaurant as, "A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in nondisposable containers, and where the customer consumes these foods while seated at tables or counters located within the building." The definition of a restaurant specifically states that the food is consumed at tables or counters located within the building, therefore, seats for parking are counted at tables and counters.

Comparison of Zoning Codes

Staff conducted a survey of Zoning Codes from surrounding and similar jurisdictions. Staff found that the Town's parking requirements are less stringent than other jurisdictions. The table, on the following page, summarizes the parking requirements from surrounding and similar jurisdictions. The table also provides an example of the number of required parking spaces based upon each jurisdictions' parking criteria. The restaurant example uses the following criteria: a 10,000 square foot restaurant with 150 seats.

Jurisdiction	Code Section	Code Requirement	Example: Required parking for 10,000 sq. ft. restaurant w/ 150 seats
City of Sarasota	VII-204	1 space/150 square feet	67 parking spaces
City of Venice		One space for every three seats.	50 parking spaces
City of Naples	50.104	1 space per 100 square feet of gross floor area. Parking for outdoor dining shall be as provided in section 56-126 (3 spaces for every 1,000 sq. ft. of outdoor dining).	100 parking spaces
City of Sanibel	126-1361	For each separate use or commercial unit, 20 spaces plus 1 space for each 2 seats in excess of 20 seats, or 1 space for every 62.5 square feet, or fraction thereof, of floor area (excluding bar/lounge area), whichever is greater. Thirty linear inches of counter space shall be considered as 1 seat.	160 parking spaces
City of Marco Island	30-488	<i>Requirement for a "sit down restaurant":</i> 1 parking space per 4 seats for both indoor and outdoor seating. Credit for boat slip parking is allowed where the slips have all necessary permits and are located on navigable waterways, using the formula 1 boat slip = 1 vehicle space, provided that each and all boat skips credited shall not be leased or rented for boat storage or utilized for any purpose other than customers frequenting said restaurant. Credit for boat slip	38 parking spaces

Jurisdiction	Code Section	Code Requirement	Example: Required parking for 10,000 sq. ft. restaurant w/ 150 seats
		parking shall be limited to a maximum of ten percent of a restaurant's required parking not to exceed a total credit of ten parking spaces, with the amount credited determined by the city manager or his designees based on the likelihood of restaurant customers using these wet slips during peak business hours of the restaurant.	
Town of Jupiter	27-2760	1 per 85 SF of GFA including outdoor seating areas pursuant to section 27-1313	118 parking spaces
City of St. Pete Beach	23.5	1 per 100 SF floor area	100 parking spaces
Town of Palm Beach	134-2175	One for each three proposed fixed seats, and/or one for each 45 square feet of floor area in the proposed public seating area not having fixed seats, plus one for each 300 square feet of floor area in the remainder of the floor area	91 parking spaces
Town of Longboat Key	158.100	1 per 4 seats based on maximum allowable capacity.	38 parking spaces

Nearly all of the feedback related to restaurant parking requirements has been associated with parking provided at the two successful restaurants, within the Village, that are located in a residential neighborhood. One of these restaurants, Mar Vista, was approved to provide parking based on formerly available Commercial Revitalization parking standards of 1 space per each 100 net sq. ft. (restrooms, waiting areas, food preparation and staging areas, hallways, and other non-patron areas were exempt). The other recently opened restaurant, The Shore, provided more parking than was required under the standard restaurant parking ratio (55 spaces provided and 47 spaces were required). Consideration of any potential changes to restaurant parking ratios is advised to take into account that such changes would be applicable to any new or expanded

restaurants only and would apply to restaurants Town-wide unless otherwise constructed. Additional feedback received has addressed the Zoning Code's regulation of seating and not regulating staffing and patrons that may be waiting to be seated. As seen from the survey results above, none of the codes address these additional components, which are challenging to regulate due to their more fluid nature.

Recent actions by both the Planning and Zoning Board and the Town Commission have sought to address concerns related to businesses that may have demands exceeding their available parking. Both have recently voted to remove parking waiver and parking flexibility provisions from the Zoning Code, which provided reductions for items such as higher pedestrian traffic, nearby tourism or residential density, use of valet services to provide more parking spaces, provision of bicycle racks, provision of boat slips, and adjacent on-street parking. Business owners have expressed some concern regarding the removal of these flexible parking standards, as it inhibits the ability to provide additional parking for patrons, which may ease the burden on neighborhoods.

While the standards from other jurisdictions require more parking than the current standards in the Town's Zoning Code, those jurisdictions also allow for shared parking and boat slip parking credits. Those allowances that are provided by other jurisdictions are only if projects meet certain criteria, but do provide businesses the opportunity to provide additional parking for patrons.

Staff is of the opinion that having a toolkit of parking options such as allowances for shared parking can be beneficial in order to provide residents, patrons and businesses options for safe and resilient development. While the general assumption may generally be valid that most patrons arrive by vehicle, the Town's Comprehensive Plan encourages using alternative modes of travel with the goal of reducing traffic. Policy 1.2.1 of the Mobility Element states, "*Ensure new development and redevelopment provides a mixture of complimentary land uses and designs that promote internal trip capture, all alternative modes of travel (pedestrian, bicycle, local and regional transit, trolley, etc.) and explore transportation demand management strategies such as park and ride facilities on the mainland; in an effort to reduce vehicular trips onto the island and within the Town.*" While restaurant parking ratios are being considered, staff wanted to remind the P&Z Board of this policy objective and that the elimination of options that could encourage a mixture of travel modes and increasing parking requirements, may have unintended consequences of exacerbating use of cars.

Discussion Questions

Given that there may be potential changes to how the Town may desire to address restaurant parking and parking standards, staff proposes to initiate a discussion to understand and discover the range of potential issues that are of concern to Planning and Zoning Board. This will help staff to provide potential options to address any such concerns.

Staff is providing the following questions to assist the Planning and Zoning Board in reaching a consensus on issues to address restaurant parking and parking standards:

1. What are the general concerns around restaurant parking?
2. Are the general concerns limited to the Village neighborhood?
3. Should there be separate standards for the Village? Alternatively, should the same parking standards apply Town-wide?
4. Does the Town want to consider additional parking allowances, such as shared parking (with specific criteria), under certain conditions?
5. Does the Town want to change the standards for required restaurant parking?

Recommendation

Depending on consensus of direction, staff may bring back item(s) for additional workshop discussion and direction or may proceed with bringing revised language or concepts back to the Planning and Zoning Board for subsequent consideration.