



## INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

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TO: City Commission

FROM: Robert Massarelli, AICP, Director of Development Services

DATE: August 29, 2018

RE: Parking Ordinance – Second Reading

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For your review is an ordinance to increase the residential parking requirement. This ordinance was reviewed and discussed in depth at the August 22, 2018 City Commission. The first reading of this ordinance was approved 5-0 with three amendments. The City Commission directed staff to revise the parking calculation such that a minimum of two parking spaces would be required for each dwelling up to two bedrooms, and one additional parking space shall be required for each bedroom thereafter. Revise the language such that the new parking requirements only apply to new construction. The third amendment was to increase the minimum dimensions of a garage to 12 feet wide by 25 feet deep.

Staff has made all requested revisions to the ordinance for second reading. New language added to clarify that the new parking requirement only applies to new construction can be found on pages five and six of the ordinance. These pages show both the old requirement and the new requirements, and has clarifying language, such as, “For single-family and two-family dwellings developed prior to September 5, 2018, including additions thereto and the reconstruction of those properties after catastrophe, the following minimum parking requirements shall apply:” This language will allow all of the existing single family and duplex homes within the City to be subjected to the old parking requirement when undergoing improvements such as bedroom additions, or rebuilding in the event of a total loss. Similar language was added to the multi-family parking requirements, except the language exempting additions was omitted.

Language modified for second reading has been shaded in grey to help identify those changes. The language added was staff’s understanding of the motion and approving action for first reading of this ordinance. Staff will incorporate any changes that the City Commission requests by consensus at first reading of this ordinance.

RM/ap