



## **CITY COMMISSION MEETING CITY OF ST. PETE BEACH**

155 Corey Avenue  
St. Pete Beach, FL 33706

Tuesday, December 14, 2021  
3:00 PM

Call to Order  
Pledge of Allegiance  
Roll Call

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### **WORKSHOP MEETING**

1. Presentations -
  - a. **Off-Premise Parking Discussion**
2. City Clerk, City Manager, City Attorney and City Commission Reports -
3. Adjournment

**APPEAL:** In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**AMERICANS WITH DISABILITIES ACT (ADA):** In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.**  
**All agenda material is available for review at City Hall or [www.stpetebeach.org](http://www.stpetebeach.org).**



# OFF-STREET PARKING REQUIREMENTS PROPOSED UPDATES AND CHANGES

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Presented by: Michelle Gonzalez – Director of Community  
Development

# WHAT ARE OFF-STREET PARKING REQUIREMENTS AND WHY DO WE WANT TO UPDATE THEM?

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**Off-street parking requirements are the regulations that developments and redevelopments must comply with to ensure that an adequate supply of parking is available for the intended use.**

- Beginning as early as the 1940s, these requirements became auto oriented and created less walkable cities that weren't as aesthetically pleasing as historical developments.

**Traditional policies assume that parking should be abundant and free but recent research indicates that too much parking can be harmful to communities. Some of the negative impacts of excess parking are:**

- Excess parking can negatively affect the bottom line for cities: Parking often earns only 7 to 42 percent of the tax revenues earned by other land uses
- Municipalities bear the consequences of overabundant parking: Impermeable parking surfaces increase runoff, strain stormwater systems, and increase infrastructure maintenance costs
- Parking requirements discourage reuse of buildings: Required parking for a new use may be difficult to provide on-site. Meeting minimum parking regulations can lead to the demolition of adequate building stock, compelling developers to abandon plans when financially infeasible.
- Oversupply of parking take large chunk of land out of productive use and creates an urban design form catered to motor vehicles and not people. Cities become less walkable and eco-friendly.

**The City wants to update the off-street parking requirements to promote a more pedestrian friendly vision and improve the overall aesthetic, while maintaining a balanced parking supply.**

# STUDY BACKGROUND AND STUDY TASKS

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*The City's parking requirements have not been updated since 2005 and many changes in technology and consumer behavior have impacted on the demand for parking. Thus, the City initiated a study to review its off-street parking code to reevaluate the current requirements in the Land Development Code (LDC).*

## **Study Tasks:**

- Task 1: Research Best Practices nationwide in parking requirements to improve alternative transportation option (13 Parking Strategies provided)- May 2021
- Task 2: Review of parking codes from neighboring cities in Pinellas County (St Pete Beach, St Petersburg, Dunedin, Tarpon Springs, Clearwater)- provided May 2021
- Task 3: Meeting with City Administration to discuss findings and strategy for workshop session
- Task 4: Community Meetings (Business Meeting- June & Neighborhood Meeting September)
- **Task 5: Working session with the City Administration to discuss research findings, community feedback and strategies to be further developed as incentives in the land development code**
- Task 6: Final Report (including recommendations for Code Changes)

# WHAT HAS BEEN DONE SO FAR...

Beginning in May, staff worked with the consultant to go over parking strategies other cities are using and decide which types of strategies might work for St. Pete Beach.



We conducted a city-wide poll which received over 230 responses.

- The results of poll and workshops showed strong support for a more walkable and bikeable city and support for updating off-street parking requirements in a way that supports such goals.
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After reviewing the consultants research and 5 parking management strategies were identified and presented to the community to receive input.

- A Business Owners meeting was held in August and a Resident meeting was held in late September.
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After the community meeting, the feedback was reviewed and held an interdepartmental staff workshop to determine the viability and implementation of such strategies.

# STUDY GOALS AND FINDINGS

## Goals -

Ensure that the city maintains:

1. Adequate parking supply
2. Alternative forms of mobility
3. Business activity
4. Protect consumer costs
5. Improve the city's aesthetics

## Findings -

- There is strong resident support for alternate forms of mobility
- Provided 13 strategies for the city to choose from that would allow businesses to provide less parking while improving walkability/bike-ability and aesthetics

# 13 COMMON PARKING STRATEGIES

- **Location**
  - This requires areas to be evaluated and determined if they are walkable.
- On-street Parking
  - Already in use in Pass-a-Grille
- **Shared Parking Between Uses**
- Bicycle Parking
- **Ride Share/Valet Parking Zone**
- Location to Transit
- Unbundle parking
  - Parking spaces are rented separately from building space
- Flexible parking
  - Parklet programs when there is an excess of unused parking
- **Variety of Parking**
  - Different space sizes for other types of transportation (golf cart, motorcycle, scooter, etc.)
- **Payment in lieu**
- Overflow parking plans
- Protection of neighborhood communities
  - Via Parking Permit Only parking spaces
- Preservation of protected trees

# WHAT STRATEGIES DOES SPB ALREADY USE?

- **On-Street Parking**
  - Currently Utilized in Pass-a-Grille; allows businesses to consider on-street parking towards their required totals.
- **Shared Parking**
  - The City already allows shared parking between businesses
  - Wants to expand applicability, make the process easier, and allow businesses to enter shared parking agreements with the City for beach parking purposes.
- **Bicycle Parking**
  - Bike parking is already required for retail uses; the City is looking to expand required bike parking to most other allowable uses.
- **Flexible Parking**
  - Beginning in 2020, the City started a Parklet program to allow restaurants to use on-street parking for outdoor dining.
- **Payment in Lieu**
- **Variety of Parking Sizes**
  - The City currently allows up to 25% of parking spaces to be designated for compact cars
  - The City wants to increase by 10% and add additional sizes for other types of vehicles

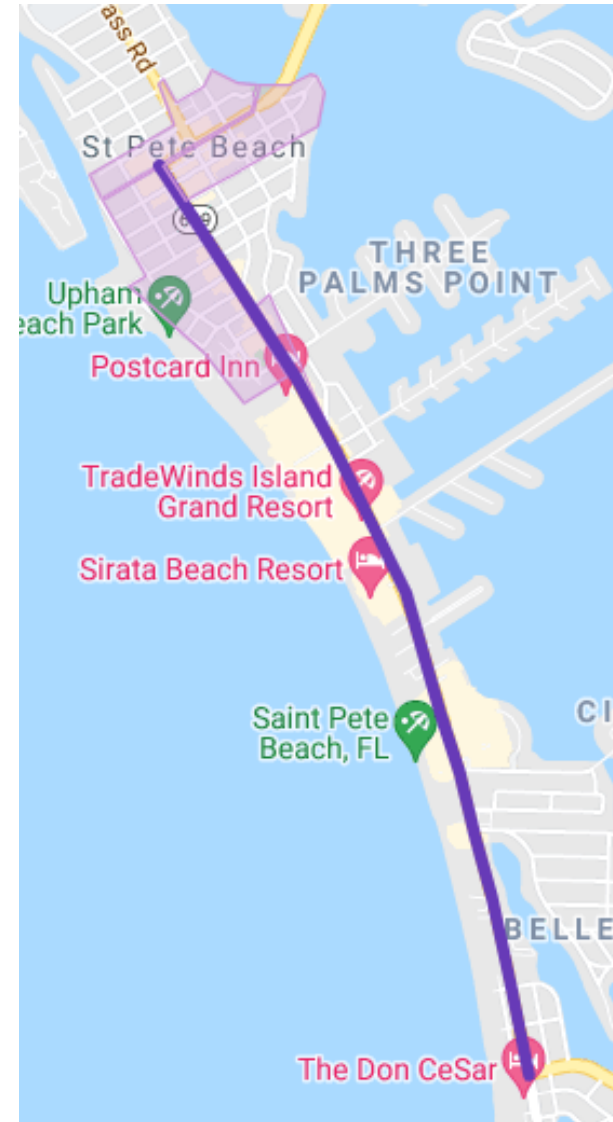
A close-up photograph of the front of a yellow vintage car. The image shows the hood, a round headlight with a chrome bezel, and a small round hood ornament mounted on top. The car's paint is a bright yellow. The background is blurred, showing what appears to be a stone wall.

# OFF-STREET PARKING – REDUCTION OPTIONS & INCENTIVES

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# LOCATION BASED REDUCTIONS

- We determined 2 location-based reduction strategies
  - **On Street Parking** - (Shaded light purple areas)
  - **Walkability** - (Dark purple line)



# ON-STREET PARKING

- Reductions to the parking minimums will be available to developments or redevelopments that are near a substantial amount of on-street parking.
- These areas will primarily encompass Corey Ave, Sunset Way, Upham Beach, and the northern ends of Boca Ciega Dr and Blind Pass Rd near the Community Center.
- **Options for the reduction are to include:**
  - On-Street spaces within 800ft (consultant recommendation)
  - On-Street spaces within 250ft (immediate area)
  - Only on-street spaces directly abutting the property

# WALKABILITY

- Businesses on Gulf Blvd from 75th Avenue to 35th Avenue will be able to apply for parking credits based on walkability.
- The reduction can be determined based on the proximity to transit stops, other businesses, such as hotels, or other developments that will encourage alternative means of arrival.
- Other cities allow for walkability in specific areas:
  - St. Petersburg allows for up to a 10% reduction if a development is within 1/8th mile from a high frequency transit stop.
  - Tarpon Springs allows for a 10% reduction for any property if it abuts the Pinellas Trail.

# VARIETY OF PARKING SPACE SIZES

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- City code currently allows developments requiring more than 50 total parking spaces, to designate up to 25 percent of parking spaces for compact car parking.
- In order to accommodate a wider variety of vehicle types, a variety of parking space sizes will be available to developers. These include:
  - **Golf Carts Spaces (6'x10')**
  - **Compact Car Spaces (8'x16')**
  - **Motorcycle/Moped Spaces (4'x10')**
  - **Standard Space (9'x20')**
- **Recommending to increase up to 35% of parking spaces can be alternative sizes**

# TANDEM PARKING & VALET

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- City code currently prohibits tandem parking
- Recommendation: Allow tandem parking spaces to count toward meeting parking minimum requirements contingent development has a valet parking operation.
- Tandem parking plans will be reviewed by City staff and approved by the City Manager.

# PAYMENT IN LIEU

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- Payment in lieu of providing parking will be available on a scaled basis depending on the size of the redevelopment:
  - **Large Redevelopments (Grocery, Hotel, etc)** would only be permitted to reduce on-site parking (or if they opt for valet) by a scaled percentage. The applicant would be required to provide a parking management plan that identifies the on-site parking needs that are being met, and how a PIL would not negatively affect the surrounding area by using the payment in lieu.
  - **Small Redevelopments (i.e. less than 5,000 sq. ft of building size)** can reduce up to 100% if that redevelopment does not have opportunities for shared parking or shared valet plan.
  - **New Development:** Any new developments must meet 75% of the required parking minimums through any of the following: On-site parking, shared parking, off-site and/or valet.
- The money collected will be used to fund the existing Freebee Services and/or other Micromobility services and/or pedestrian transit improvements as determined by the City.
  - **The services or improvements funded will create a wider variety of transportation options, reducing the need for parking overall.**

# SHARED PARKING AGREEMENTS

- City code currently allows for two or more owners or operators of buildings or uses to enter into shared parking agreements to meet minimum parking requirements.
- The City wants to add more flexibility under shared parking to permit a variety of type of shared parking that can be done such as:
  - Business to Business
  - Mixed Use projects
  - City to Business

| Strategy                  | Intent                                                                      | Discussion                                                                                                                              | Regulatory Language                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Variety of Shared Parking | City sells parking spaces (off hours)                                       | City develops a shared parking agreement for uses that are non-competing (based on an analysis of peak demands for non-competing uses). | City will need to do an analysis on the <a href="#">fee's</a> to assess. Applicants would be required to apply for parking spaces, provide peak demand analyses published by ITE or other sources the city deems acceptable.                                                                                                                                                                                                                                                                               |
|                           | Business to Business does a shared parking agreement (not on the same site) | BTB can be based on both non-competing and competing uses based on peak demand analysis                                                 | Create a shared parking agreement that includes:<br>1-Agreement to share [number of spaces]<br>2- Provide times and days permitted<br>3- List any restrictions (agreement running with the land)<br>4- Provide the parking spaces required per code for each business sharing<br>5-Site Plan- provide a diagram of the parking lot and indicated areas that are being shared (if space specific)<br>6- Termination clause- event the agreement is discontinued<br>7- Tier to eh LDC's enforcement section. |
|                           | Mixed use projects are permitted to share spaces on same parcel             | Doesn't require shared parking agreement if the uses are non-competing uses                                                             | Provided a matrix to evaluate the shared parking spaces, by use and include on the site plan. (example matrix provided)                                                                                                                                                                                                                                                                                                                                                                                    |

# SHARED PARKING AGREEMENTS MUST INCLUDE:

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1. Agreement to share spaces (define how many)

2. Times and Days the businesses wish to share parking

3. Restrictions

4. How many parking spaces are required (per city code) for each business

5. Site plan and/or diagram of spaces to be shared

6. Termination clause in the event the agreement is ever

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# OFF-STREET PARKING - RATIO UPDATES & REQUIREMENTS

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# RATIO UPDATES

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- The City's off-street parking ratios were reviewed and compared to the most recent data provided by the Institute of Transportation Engineers (ITE) and to neighboring municipalities to see how the City's standards compare. Based on the review the following are recommended changes in order to balance the City's off-street ratios:
  - Adding a 10% Reduction for Transient Accommodations due to increasing usage of Ride Share.
    - Re-evaluated every 3 years to determine if reduction should increase.
  - Adding a Multi-Family Residential use category
    - **Proposed Definition:** Multifamily housing includes apartments, townhomes, and condominiums located within the same building with at least three other dwelling units and with one or more levels (floors).
  - Combining similar use types to minimize redundancy
  - Matching our ratios to the ITE recommendations or neighboring municipalities where necessary

# RATIO

## UPDATES

RED = UPDATE

PINK = COMBINE

YELLOW = STAY THE SAME

DARK GREEN =  
ADD CATEGORY

LIME GREEN =  
ITE SUGGESTIONS

| Use                                        | ITE Suggestion                                 | Off-Street Parking Requirement                                                      |                                                                                                                     |                                                                                                            |                                                                                                        |
|--------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|                                            |                                                | St. Pete Beach                                                                      | Treasure Island                                                                                                     | Maderia Beach                                                                                              | St. Petersburg                                                                                         |
| Residential                                | N/A                                            | 2 per unit                                                                          | 2 per unit                                                                                                          | 2 per dwelling unit                                                                                        | SF= 2 spaces plus .5 for each bedroom after 3                                                          |
| Multifamily                                | .75 per bedroom                                |                                                                                     | -                                                                                                                   | -                                                                                                          | .75 up to 2 bed + .5 each add bed (over 750 sqft), under 750 sqft .5 per unit                          |
| Bar / Nightclub                            | .93 per 100 sf                                 | 1 per 50 sqft                                                                       | 1 space per 150 sqft indoor&outdoor                                                                                 | 1 per 4 seats, plus 1 for every 2 employees, plus 1 per 60 sqft of open entertainment                      | Brewery = 1 per 500-1000 sqft, Bar= 1 per 150sqft unless in zone = 1per 1000 sqft                      |
| Convenience Store (combine with retail)    | .11 per 100 sf                                 | 1 per 200 sqft                                                                      | Not Specified                                                                                                       | Not Specified                                                                                              | 1 per 200-1000 sqft depending on zone                                                                  |
| Retail                                     | .142 per 100 sf                                | 1 per 200 sqft                                                                      | 1 per 375 sqft of usable area (including storage)                                                                   | 1 per 300 sqft of Gross Floor Area, including outdoors                                                     | 1 per 200-1000 sqft regular                                                                            |
| Grocery Store                              | .3 per 100 sf                                  | 1 per 100 sqft                                                                      | Not Specified                                                                                                       | Not Specified                                                                                              | 1 per 200-1000 sqft depending on zone                                                                  |
| Transient Accommodations                   | 1.06 per room                                  | 1 per TA unit plus 1 per 10 units plus additional according to accessory facilities | 1 space per unit + 2 spaces for the first unit                                                                      | 1 per 1 bed, 2 bed or sleeping units plus 1 space for 3 or more bedrooms and 1 space for each 5 units      | 1 per room (ex downtown zone, 1 per 4 rooms), w/ loading area                                          |
| TA Office Space                            | Not Specified                                  | 1 per 300 sqft                                                                      | 1 space per 5 occupants, calculated at 20 sqft of net usable area per occupant                                      | Not Specified                                                                                              | Not Specified                                                                                          |
| TA Retail/Resturant                        | Not Specified                                  | 1 per 200 sqft                                                                      |                                                                                                                     | Not Specified                                                                                              | Not Specified                                                                                          |
| TA Ballrooms/lobby/fitness                 | Not Specified                                  | 1 per 1000 sqft                                                                     |                                                                                                                     | Not Specified                                                                                              | Not Specified                                                                                          |
| Bed and Breakfast                          | 1.15 per room (hotel)                          | 1 per guest room + 1 for operator                                                   | Not Specified                                                                                                       | Not Specified                                                                                              | 2 spaces for owner + 1 per bedroom                                                                     |
| Movie Theater (Combine theater types)      | .19 per seat                                   | 1 per 3 seats                                                                       | 1 space per 3 fixed seats or 1 space per 4 occupants, calculated at 15 square feet of net usable area per occupant. | Not Specified                                                                                              | 1 per 150 sf seats and 1000 sf other                                                                   |
| Legitimate Theatre (Combine theater types) | Not Specified (.19 per seat for Movie Theater) | 1 per 3 seats                                                                       | 1 space per 3 fixed seats or 1 space per 4 occupants, calculated at 15 square feet of net usable area per occupant. | Not Specified                                                                                              | 1 per 150 sf seats and 1000 sf other                                                                   |
| Boat Slips / Live Aboard                   | .27 per berth                                  | 1 per boat slip                                                                     | Not Specified                                                                                                       | 1.5 per boat slip                                                                                          | not specified                                                                                          |
| High and Dry Slips                         | .27 per berth                                  | 1 per 4 boat slips                                                                  | Not Specified                                                                                                       | 1 per 4 boat slips                                                                                         | 1 per 8 dryslips                                                                                       |
| Boat Slips / Non-live Aboard               | .27 per berth                                  | 1 per 4 boat slips                                                                  | Not Specified                                                                                                       | 0.5 per boat slip                                                                                          | 1 per 5 wetslips                                                                                       |
| Office                                     | .27 per 100 sf                                 | 1 per 300 sqft                                                                      | 1 per 375 sqft of usable area (including storage)                                                                   | 1 per 300 sqft of Gross Floor Area, including outdoors                                                     | 1 per 200-500 sqft depending on zone and use                                                           |
| Place of Worship                           | .94 per 100 sf                                 | 1 per 3 seats in auditorium                                                         | 1 per 200 sqft in auditorium, or other meeting rooms                                                                | Not Specified                                                                                              | 1 per 150sf seating area + 1 per 500sf other                                                           |
| Resturant                                  | .94 per 100 sf                                 | 1 per 100 sqft                                                                      | 1 space per 150 sqft indoor&outdoor                                                                                 | 1 per 4 seats, plus 1 for every 2 employees, plus 1 per 60 sqft of open entertainment                      | 1 per 150sqft or 1 per 1000 sqft                                                                       |
| Schools                                    | 0.13 per student                               | 3 spaces per 1000 sqft + 1 per teacher                                              | Not Specified                                                                                                       | Elementary: 1 per classroom plus 1 per staff member. High School: 3 per 1000 sqft plus 1 per staff member. | K-9 = 2 per classroom or office, 10-12= 4 per classroom or office, + 1 per 150sf of group seating area |
| Vehicle Rentals                            | Not Specified                                  | 1 per 200 sqft plus 1 for each rental vehicle                                       | Not Specified                                                                                                       | Not Specified                                                                                              | Not Specified                                                                                          |
| Automobile Service                         | .17 per 100 sf                                 | 1 per service bay plus 3                                                            | Not Specified                                                                                                       | Not Specified                                                                                              | 1 per 200sf including indoor repair bays                                                               |

# RATIO UPDATES AND ADDITIONS

| Use                           | Current Ratio                                   | Updated Ratio   |
|-------------------------------|-------------------------------------------------|-----------------|
| Bar / Nightclub               | 1 per 50 sf                                     | 1 per 100 sf    |
| Retail /<br>Convenience Store | 1 per 200 sf                                    | 1 per 300 sf    |
| Grocery Store                 | 1 per 100 sf                                    | 1 per 200 sf    |
| Transient<br>Accommodations   | 1per TA Unit plus 1<br>per 10 units             | .9 per TA Unit  |
| Multi-Family<br>Residential   | None – Same as<br>Single Family (2 per<br>unit) | .75 per bedroom |

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# OFF-STREET PARKING — DESIGN STANDARDS

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# PEDESTRIAN FRIENDLY DESIGN OPTIONS

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- Parking lots / garages must be shielded from view or located to the rear of the building (encourage design whenever possible)
- Pedestrian walkways through parking areas connecting pedestrians to building and public sidewalks for multifamily and commercial developments
- Center isle pedestrian walkways for large developments
- Increase requirements for landscaping and shade trees
- Landscape buffering requirements for parking areas abutting residential districts
- Reduce curb cuts whenever possible, try to locate curb cuts off main pedestrian corridors