

City Commission Workshop Meeting
December 14, 2021
3:00 p.m.

ELECTED OFFICIALS PRESENT:

Alan Johnson, Mayor
Ward Friszolowski, Vice Mayor, Commissioner, District 3
Chris Graus, Commissioner, District 1
Mark Grill, Commissioner, District 2
Melinda Pletcher, Commissioner, District 4

STAFF PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Amber LaRowe, City Clerk
Jennifer McMahon, Chief Operating Officer
Michelle Gonzalez, Community Development Director

Mayor Johnson called the meeting to order at 3:00 p.m. followed by the Pledge of Allegiance.

1. PRESENTATIONS

Michelle Gonzalez, Community Development Director, gave a presentation to the Commission on off-street parking. The presentation included:

- History of off-street parking requirements
- Traditional policies
- City's desire to update requirements
 - To promote a more pedestrian friendly vision
- Off-street parking study background and tasks
 - City has not updated these parking requirements since 2005
- What has been done so far
 - Staff worked with a consultant
 - City-wide poll with over 230 responses
 - Business owner meeting held in August
 - Resident meeting held in September
- Goals and findings
- 13 common parking strategies – to include six of the following strategies that the City already uses:
 - On-street parking
 - Shared parking
 - Bicycle parking
 - Flexible parking
 - Payment in lieu
 - Variety of parking sizes
- Reduction options and incentives:
 - On-street parking
 - Primarily encompass Corey Avenue, Sunset Way, Upham Beach, and northern ends of Boca Ciega Drive and Blind Pass Road (near the Community Center)
 - Walkability
 - Businesses on Gulf Boulevard from 75th Avenue to 35th Avenue will be able to apply for parking credits based on walkability
 - Based on proximity to transit stops and other businesses that will encourage alternative

means of arrival

- Variety of parking space sizes
 - Current Code requirements
 - Variety type: golf carts, compact car, motorcycle/moped, and standard
 - Recommend increasing up to 35 percent of parking spaces as alternative sizes
- Tandem parking & valet
 - Currently prohibited
 - Recommended to allow tandem parking; to be reviewed by City staff and City Manager
- Payment in lieu
 - To be available on a scaled basis depending on size of redevelopment
 - Money collected to fund existing Freebee and/or other micromobility services and/or pedestrian transit improvements as determined by City
 - Funded services or improvements will create a wider variety of transportation options
- Shared parking agreements
 - Current City Code
 - Staff looking to add more flexibility to permit a variety of type of shared parking
 - 6 standards that shared parking agreements must include
- Off-street parking ratio updates and requirements
 - Ratio updates:
 - A 10 percent reduction for transient accommodations due to ride share
 - Re-evaluate every three years
 - Add multi-family residential use category
 - Combine similar use types to minimize redundancy
 - Match ratios to Institute of Transportation Engineers (ITE) recommendations or neighboring communities
 - Two updated tables
- Design standards
 - Pedestrian friendly design options
- Planning Board comments
 - Walkability
 - Use of vacant lots
 - Turf block/permeable surfaces to be encouraged

The Commission discussed parking ratio and payment in lieu with concerns expressed that if ratios are lowered too much, where will cars park or stay when visiting the City. Shuttle services to and from airports provided by hotels was discussed.

The parking ratio update tables were heavily discussed. A reference point was requested to show what the parking will look like when these ratios are applied.

Alex Rey, City Manager, discussed the Transient Accommodations Ballrooms/Lobby/Fitness category, stating that staff is planning to re-evaluate this line to remove lobby and fitness. Staff is also in the process of looking at other cities in Florida that have this category or one similar to compare with and identify a more appropriate ratio.

Mr. Rey also addressed concerns with the multi-family ratio; a consideration of 1 space per bedroom unit may be necessary.

The City's new Parklet Program was discussed. Jennifer McMahon, Chief Operating Officer, provided highlights to the Commission on today's community meeting. Chill Restaurant has completed their application to participate

in the program and held a community meeting today in the Commission Chambers as required. Several members of the public attended, including several business owners along Corey Avenue. Various opinions were expressed by the public, to include those in opposition and those in favor of Chill's parklet. Chill is planning to only take up four spaces for their parklet.

Mr. Rey addressed the public parking in and around Corey Avenue. Eight spaces have been added to Corey Avenue between the 300 and 400 block and there are 50 spaces on the Library side. Staff is looking to have an agreement on the parcel adjacent to the Library where eight more spaces will be added.

Mayor Johnson adjourned the meeting at 4:54 p.m.

MINUTES APPROVED: January 11, 2022



AMBER LAROWE
CITY CLERK



ALAN JOHNSON
MAYOR