



COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Kathie G. Brooks, Interim City Manager *JGG for KGB*

DATE: March 20, 2013

SUBJECT: **APPLICATION OF PARKING IMPACT FEES TO SATISFY HOTEL PARKING REQUIREMENTS OUTSIDE OF HISTORIC DISTRICTS**

BACKGROUND

On November 12, 2012, at the request of Commissioner Libbin, the City Commission referred a discussion item to the Land Use and Development Committee, pertaining to a Planning Board motion requesting consideration of amending the Fee In Lieu of Parking ordinance to permit hotels located outside of historic districts to satisfy their parking requirements by paying the parking impact fee.

On October 30, 2012, the Planning Board recommended in favor (5-2) of a proposed hotel parking ordinance reducing the parking requirement for new hotel rooms from 1 space per room to 0.5 spaces per room up to 100 rooms with exceptions for the South of 5th and West Avenue/Bay Road neighborhoods and limitations in North Beach for preservation of contributing buildings in National Register historic districts. During the course of that discussion, the Planning Board expressed a desire to provide an additional incentive to development of new hotel rooms outside of historic districts by allowing the parking requirement to be satisfied by paying a parking impact fee. Since an amendment to the parking impact fee was not advertised on the agenda, the Planning Board passed a motion by acclamation to request a referral to the City Commission for further discussion.

It should be noted that the intent of the Planning Board seemingly was for this motion to apply citywide wherever hotels are a permitted use. However, they were fully supportive of residents from the West Avenue/Bay Road neighborhood and the South of Fifth neighborhood who do not want hotels in their neighborhood.

In the case of North Beach, this proposal is somewhat at odds with the recommendation to incentivize historic preservation in the National Register historic districts by allowing projects that substantially preserve contributing buildings to pay the fee in lieu of parking. (See agenda item #11.)

CONCLUSION

The Administration recommends that the Land Use Committee provide staff with policy direction on this matter.

KGB/JGG/RGL