

LEGISLATIVE #

120139C



PLANNING DEPARTMENT
PO BOX 490, STATION 11
GAINESVILLE, FL 32602-0490

306 N.E. 6TH AVENUE
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: City Plan Board **Item Number:** 3

FROM: Planning and Development Services Staff **DATE:** July 28, 2011

SUBJECT: Petition **PB-11-92TCH**. City Plan Board. Amend the Land Development Code to add criteria for game day parking as a Special Event Permit on properties in the UF context area.

Recommendation:

Approve the petition.

Discussion:

The purpose of this petition is to address several concerns raised by citizens and Code Enforcement staff over the years since game day parking was implemented. For many years residents in the University of Florida (UF) context area and more specifically those areas and neighborhoods within walking distance of the UF campus were providing yard parking in residential neighborhoods for major events on UF campus. In 1997 the City implemented game day parking provisions that have gone virtually unchanged since 1997 when the original ordinance was adopted. Up until 4 years ago, enforcement of the game day provisions was sporadic at best due to the lack of sufficient staffing to cover the game day events. The strict ordinance requirements for off-street parking in the UF context area are lifted during football season on home game days as well as commencement under a provision of the off street parking ordinance. The code provision reads as follows:

30-56 (c) (4) h. Off-street parking on other areas of property regulated by this subsection will be allowed on the day of major university related events as determined by the city manager or designee, such as University of Florida commencement programs and University of Florida home football games.

Traditionally, parking has not been consistently enforced and as a result, game day parking over the years was interpreted to include basketball games, O'Connell Center events, and all major activities on campus.

Over the years, parking problems in the area have intensified resulting in heavy traffic, noise, increased litter and the degradation of front lawns. In part, this is due to stadium expansion and the lack of adequate game day parking facilities on campus and nearby commercial parking.

Beginning with the 2009 football season, a business tax requirement was put into place for those owners wanting to park vehicles on their properties. This business tax provision was adopted as a result of neighborhood complaints regarding the adverse impact that game day parking was

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having on the neighborhoods. At the same time, a strict interpretation of the ordinance was adopted that permitted yard parking only on designated football games and commencement programs.

Since the implementation of the business tax for game day parking, enforcement on game days has been limited to checking the identified parking locations against a spreadsheet provided by Budget and Finance. If an address does not have a business tax receipt, a verbal warning is issued to the owner or representative and Budget and Finance was notified. Due to the limitations of enforcement under the Florida State statutes, no further action is taken.

Several secondary issues relating to yard parking have been identified over the last two game seasons. Those include:

- Illegal curb jumping
- Illegal alcohol distribution
- Trash and debris left in the yards
- Illegal signs
- No parking plans
- Yards being destroyed due to parking resulting in erosion
- Open fires
- Charging to park and directing people to park on city streets
- Overnight parking of RV's in residential areas

While alcohol violations and curb jumping fall under the jurisdiction of law enforcement, the remaining issues are within the jurisdiction of code enforcement.

In order to improve the currently weak provisions of enforcement allowed by Florida Statute for business tax issues, the proposed petition will require a Special Event Parking Permit in addition to a business tax receipt for owners wanting to utilize their property for game day parking. The Special Event Parking Permit will be a better mechanism for enforcement because it will allow an owner found operating without a Special Event Parking Permit or in violation of the requirements to be cited immediately for the violation.

To address these concerns Planning and Development Services and Code Enforcement staff developed the following process/criteria for a Special Event Parking Permit:

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Section 30-56

(4) *Off street parking regulations in the context area and in any residential parking overlay district. The regulations and provisions for Special Event parking (Game Day) are contained in Section 30-56(5) and shall apply to all properties with a residential zoning as designated in Section 30-41.* The regulations and the provisions of this section (4) apply to any property that is in the RC, RSF-1, RSF-2, or RSF-4, zoning district, or that contains single family

h. Off-street parking on other areas of property regulated by this subsection will may be allowed with a special events parking permit in compliance with subsection (5) ~~on the day of~~ for days designated as major university related events as determined by the city manager or designee, such as University of Florida commencement programs and University of Florida home football games.

New Section 30-56(5)

(5) Special event parking in the context area. The regulations and provisions for special event parking (Game Day) are contained in this Section and shall apply to all properties with a residential zoning as designated in Section 30-41. Off-street parking may be allowed with a special events parking permit in compliance with this section for days designated as major university related events as determined by the city manager or designee, such as University of Florida commencement programs and University of Florida home football games. A special event parking permit may granted if the following provision are met:

1. The owner or applicant with an owner's permission must obtain the special event parking permit at least 10 (ten) days prior to the event;
2. Parking shall be limited to hours of 8:00 AM to 12:00 AM or no later than three hours after the event in areas designated as a residential use in the land development code. Overnight parking shall not be allowed;
3. Signage advertising the parking shall be limited to one temporary on-site sign not to exceed 12 square feet, and one hand held sign;
4. Lawns must be restored to their original condition within 24 hours after the event;
5. Each site must provide at a minimum a 30 gal size trash receptacle (larger receptacles maybe required), and all trash must be removed from the site within 24 hours of the event;
6. Open burn laws will be enforced;
7. RV parking shall not be allowed in single family residential areas, RV parking in other areas may be limited if lawns and public facilities are damaged;
8. Tailgating activities that involve electrical hookups or any other type of similar service shall not be allowed in areas designated as single family.
9. The applicant must submit parking plan showing the boundary of the parking area, parking areas can not extend into adjacent public right-of-way.
10. Port-a-potties may be allowed and must be shown on the parking plan. Port-a-potties may be placed on the site one day prior to the event and must be removed within 48 hours of each designated event and no later that 12:00PM the Monday after the event; and

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11. The permit may be revoked for failure to comply with the rules and future permits may be denied due to the failure to comply with the rules or obtain a permit.

In summary staff recommends approval of the petition.

Respectfully submitted,

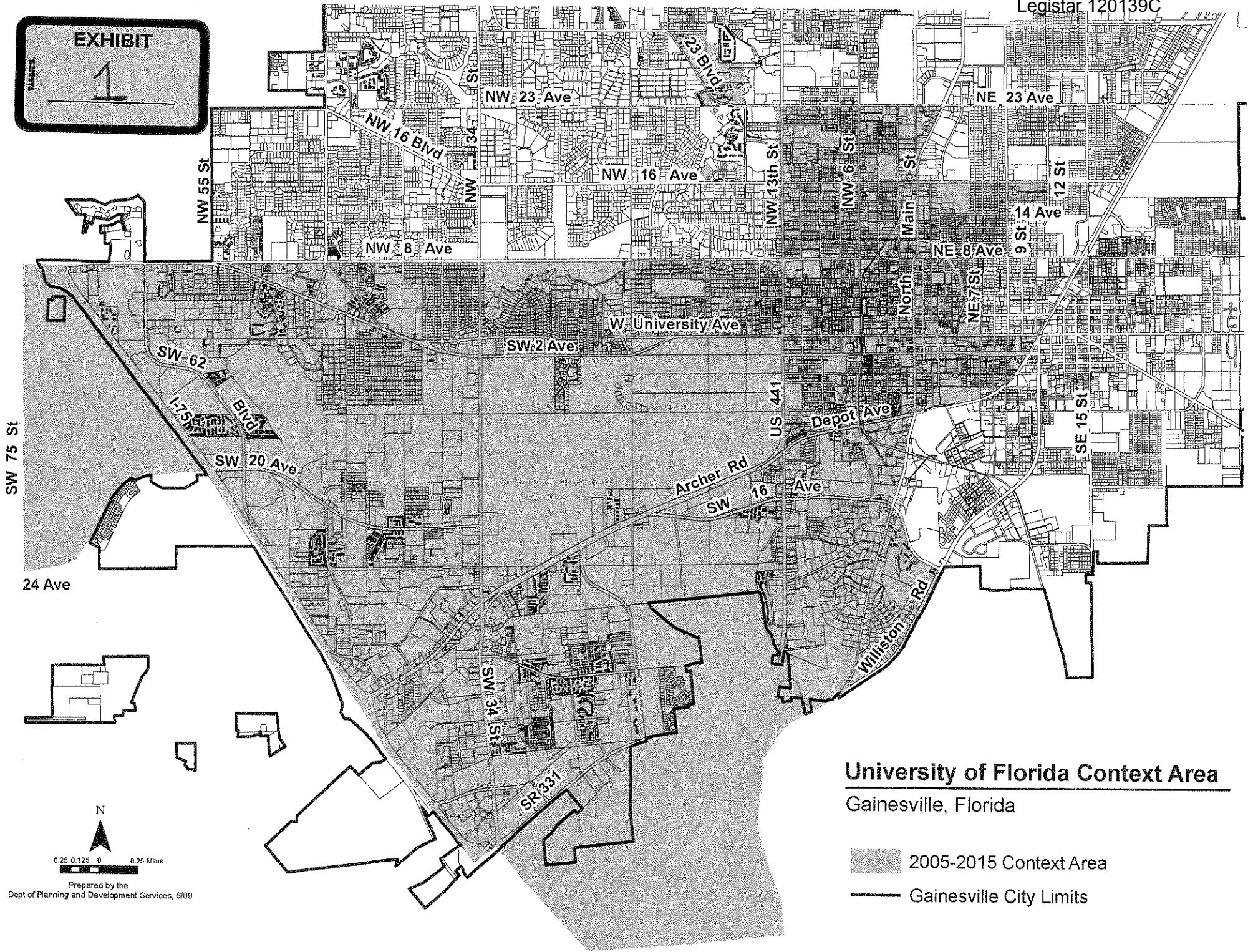


Ralph Hilliard,
Planning Manager

Appendices

Exhibit 1 Map of UF Context Area

EXHIBIT
1



University of Florida Context Area
Gainesville, Florida

- 2005-2015 Context Area
- Gainesville City Limits