File #:	030625	**Version:** 2	**Name:** Land Development Code Amendment - Off-Street Parking (B)
Type:	Ordinance	**Status:**	Adopted
File created:	3/15/2004	**In control:**	City Attorney
On agenda:		**Final action:**	3/15/2004

Title: LAND DEVELOPMENT CODE AMENDMENT - OFF-STREET PARKING (B)

Ordinance No. 0-04-17; Petition No. 154TCH-03 PB
An ordinance of the City of Gainesville, Florida, amending paragraph 30-56(c)(4) of the Land Development Code, amending off-street parking regulations in the University of Florida Master Plan Context Area to clarify and add additional requirements; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 030625_Land_Dev_Code_Amend-Off-Street_Parking.pdf

Date	Ver.	Action By	Action	Result
3/15/2004	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/23/2004	1	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance)	Pass

LAND DEVELOPMENT CODE AMENDMENT - OFF-STREET PARKING (B)

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The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

In 1997, the City Commission passed an ordinance regulating off-street parking in the University of Florida Master Plan Context Area (hereafter referred to as the Context Area) for properties with a single-family zoning district. The Context Area generally consists of the University of Florida's main campus and nearby neighborhoods.

As currently structured, that ordinance has been difficult to enforce. Several studies and committees have identified the need to revise the ordinance because, as currently written, the ordinance does not achieve its intended results. For example, a report by Duncan Associates, prepared for the City of Gainesville, lists requiring improved parking design as a policy option to address the issue of disorderly parking in the Context Area. Additionally, the Code Enforcement Sub-Committee of the Ad Hoc Committee on University Neighborhoods has recommended that permanent driveway markers be required.

The purpose of this petition is to add specificity to the driveway design regulations, thereby reducing confusion and

increasing staff's ability to enforce the ordinance.

The proposed revisions require owners of property not in compliance with the current regulations to submit a parking plan within 30 days, and to implement that plan within 45 days of approval of the plan. Those now in compliance with the current regulations will be required to meet the new regulations by April 1, 2005. The April 1, 2005 date allows for mailed notification of the new regulations with the Landlord License renewal (if necessary). Additionally, any new applications for a Landlord License after the effective date of this Ordinance would be required to comply with the new regulations before approval of the Landlord License.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on November 4, 2003. The Plan Board held a public hearing November 20, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 154TCH-03 PB. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. Should the Commission adopt the ordinance on first reading; the second and final reading will be held on Monday, March 15, 2004.

None