

**\*STARRED ITEM\***

Agenda Item: NB-3  
Meeting Date: 10/6/16

**MEMORANDUM**

**TO:** City Commission

**THROUGH:** Douglas Hutchens, Interim City Manager *RCD  
FOL DH*

**DATE:** September 30, 2016

**FROM:** Robert C. Ironsmith, Economic and Housing Development Director *RCD*

**SUBJECT:** Resolution 16-27, Adding the 380 Main Street/Douglas Avenue property (currently used as leased parking) into the Downtown Parking Management Plan for the next 4 to 6 months

**PRESENTER:** Robert C. Ironsmith, Economic and Housing Development Director

**RECOMMENDATION:** Approve Resolution 16-27

**BUDGET IMPACT:** TBD

**PAST ACTION:** None

**NEXT ACTION:** None

**ATTACHMENTS:** (1) Resolution 16-27, adding the 380 Main Street/Douglas Avenue property (currently leased parking) into the Downtown Parking Management Plan  
(2) Aerial of subject property

**BACKGROUND:** The City has been leasing the parking lot at 380 Main Street since March 1, 2008 and the property, which provides 41 parking spaces, was recently purchased in May 2016 with plans to build a mixed-use project featuring condominiums and retail. Due to the pending development plans this area was not included in the recently passed parking Resolution (16-22) covering areas of available downtown parking along with payment rate and permitted duration of time.

As a result of a now revised timetable for development, the lot can now be available to the public for an additional 4 to 6 months with the City continuing its lease with the owner. Under its current lease terms the City pays the property owner \$1,988.40 per month and the owner has agreed to extend the current terms.

Having the use of this downtown parking area for the next 4 to 6 months accomplishes the following:

- Additional downtown parking supply during the high demand season (tourist)
- Providing a continued established site for staging of various special events, i.e., Wines the Blues, and Old Fashioned Christmas.
- Provides additional transition time during the high demand season until the 195-space parking garage is built. Please note the 500 Wood Street or former First Baptist Church site will be complete shortly and will provide for 226 car parking spaces, 8 golf cart spaces and 2 motorcycle spaces.

Staff is recommending that 380 Main Street to be included into the Downtown Parking Management Plan on a temporary basis through the approval of Resolution 16-27 as a Tier 2 designated area (\$1.50 per hour with a maximum time of 3 hours).



380 Main Street

## **RESOLUTION 16-27**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DUNEDIN PURSUANT TO THE ADOPTION OF ORDINANCE 16-25 WHICH ESTABLISHED A DOWNTOWN PARKING PLAN WITHIN THE COMMUNITY REDEVELOPMENT AREA, ESTABLISHING A PAID PARKING LOCATION AT 380 MAIN STREET, DUNEDIN, ESTABLISHING COST OF PAID PARKING; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

**WHEREAS**, on March 12, 2015 the City entered into that certain Parking Lot Lease Agreement with Victoria Station, Inc. (the "Lease"), leasing not less than 41 approved parking spaces at 380 Main Street for municipal use, including public parking; and

**WHEREAS**, on February 19, 2016 the City entered into that certain First Amendment to Parking Lot Lease Agreement with Victoria Station, Inc. (the "First Amendment"), extending the term of the Lease for one year and terminating on March 11, 2017; and

**WHEREAS**, the City Commission of the City of Dunedin has adopted a Downtown Parking Plan through the adoption of Ordinance 16-25; and

**WHEREAS**, Ordinance 16-25 provides that parking locations, payment type in paid parking areas and free parking areas shall be established by resolution of the City Commission; and

**WHEREAS**, Resolution 16-22 established paid parking hourly rates (Tier 1 - \$1.00 per hour of parking time; Tier 2 - \$1.50 per hour of parking time), locations, schedule of fines for parking violations, Residential Parking Permit Program Areas, enforcement hours for paid parking locations, a resident paid parking discount program and process, and a paid parking pass for employees of businesses within the CRA (Community Redevelopment Area); and

**WHEREAS**, the City wishes to incorporate the 41 parking spaces subject to the Lease and First Amendment into its Downtown Parking Plan, establish the cost of parking at the subject spaces, and establish paid parking enforcement hours at the subject spaces.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY ASSEMBLED:**

**Section 1.** The City Commission of the City of Dunedin hereby establishes 380 Main Street as a paid parking location requiring a Tier 2 parking rate (3 hours maximum), ending on March 11, 2017, or in concert with the termination of that certain Parking Lot Lease Agreement entered into by the City on March 12, 2015 with Victoria Station, Inc.

**Section 2.** That this Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 6th day of October, 2016.**

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Julie Ward Bujalski  
Mayor

ATTEST:

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Denise M. Kirkpatrick  
City Clerk