

A large, stylized graphic in the background featuring a yellow sun with rays and a green leaf, both partially obscured by a light blue wave-like shape.

# Manasota Key Parking

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BCC Workshop June 21, 2022



CHARLOTTE COUNTY  
FLORIDA

# Unique Requirements

- The Manasota Key Overlay has a few differences from the standard County Code.
- Where items are not addressed in Overlay, defaults to County Code.

# Unique Requirements

- *Pervious material.* ... all ground-level amenities such as walkways, patios, new private roads, residential driveways, and all parking spaces outside of the building footprint shall be constructed of pervious materials to improve drainage and runoff. Pavers for parking lots, driveways, patios and pools shall be installed to meet or exceed product filtration rate of three (3) inches per hour; and minimal subgrade slope not to exceed one (1) percent for parking, vehicular traffic areas and patios. The only exceptions to the use of pervious pavers shall be a three-foot perimeter around a pool and handicapped accessible routes when required by ADA.

# Unique Requirements

- *Parking standards.* For any residential development within the overlay district, each residential dwelling unit shall provide a minimum of two (2) spaces per unit. Multifamily developments shall provide additional parking spaces for services and guests.

# Unique Requirements

- Service parking requirements shall be the lowest whole number that is greater than or equal to ten (10) percent of the number of units contained within the multifamily project. Guest parking requirements shall be the lowest whole number that is greater than or equal to twenty (20) percent of the number of units contained within the multifamily project.

# Unique Requirements

- Beach access points on the islands shall not be obstructed by parked cars or any other barriers. Parking of unlicensed or unregistered automobiles, recreational vehicles, boats and/or trailers shall be prohibited. Parking standards for commercial structures shall meet the Code requirements.

# Unique Requirements

- Paid parking shall be prohibited on any parcel within the overlay district, except on public recreation lands. Leasing or rental of upland properties on the islands for short-term parking or long-term storage of vehicles or trailers shall be prohibited in all districts. Multi-story parking garage structures shall be prohibited in all districts.

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# Standard County Codes and Regulations

- On-street parking allowed on any local roadway unless deemed no parking via Ordinance.
  - Currently approximately 33 roadways designated no-parking.
  - All streets on Manasota Key allow on-street parking.
  - Part of beach nourishment funding requirement.

# Standard County Codes and Regulations

- Sec. 3-9-79. - Off-street parking and loading facilities.
  - Expansion of existing uses. Existing buildings or uses which are enlarged in terms of floor area or seating capacity shall, if necessary, provide additional parking spaces for the additional floor area or seating capacity in accordance with this section. Existing buildings and uses which have existing off-street parking spaces may be modernized, altered, or repaired without providing additional parking spaces, provided there is no increase in total floor area or capacity. This subsection does not apply to increased seating capacity in a shopping center.

# Standard County Codes and Regulations

- Parking spaces needed based on use and square footage.
  - Example: Restaurant is one space per 100 sq. ft.
  - Outdoor seating not calculated towards parking or impact fees.
    - Longstanding County policy
    - If covered solely by umbrella or nothing, not considered covered

# Discussion and Questions