



## City of Gainesville Agenda Item Report

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**File Number:** 2024-689

**Agenda Date:** September 19, 2024

**Department:** Transportation Department

**Title:** 2024-689 - Valet Parking Regulations (B)

**Department:** Transportation

**Description:** Staff will provide a presentation on a proposed framework to regulate valet parking services.

**Fiscal Note:** None at this time.

**Explanation:** The City Commission first heard a proposal for the designation of dedicated valet parking spaces on March 21, 2024 as part of the downtown parking plan discussion (agenda item #2024-179). On July 25, 2024 the General Policy Committee discussed valet parking regulations and referred it to the Downtown Advisory Board (DAB) for input. On August 6, 2024 the DAB heard potential options and made a recommendation for Option 3 that is outlined below in further detail.

Valet parking services in the downtown area currently operate through the shared-use of short-term (15-minute) on-street parking spaces along SE 1<sup>st</sup> St and SE 1<sup>st</sup> Ave. Valet services at both locations are operated in association with downtown hotels; currently only one offers valet services to the general public. The valet operation is unregulated and at times problematic due to the multiple competing needs for the use of curb space (i.e. parking, deliveries, rideshare pick-up and drop-off, accessibility, among others) and the difficulty associated with enforcement of the short-term parking spaces.

Staff researched valet parking regulations in other Florida cities and developed three options for consideration:

**OPTION 1:** Maintain the current unregulated valet operation through the shared-use of on-street short-term spaces at no cost to the operator.

Pros: None.

Cons: Difficult to enforce; recurring complaints related to excessive use of on-street spaces; undue use of public spaces for profit; requires additional funding for dedicated parking enforcement.

**OPTION 2:** Solicit proposals for a centralized service managed by the City.

Pros: One operator to provide valet services at City-designated locations and at City-specified times; clear regulatory environment; ease of enforcement; reduced utilization of on-street parking spaces; reduced conflicts related to use of curb space; enhanced safety.

Cons: Current valet operations would cease; limited flexibility to accommodate specific business needs.

OPTION 3: Implement a permit process with dedicated spaces for valet operation for a fee.

Pros: Flexibility to accommodate area needs; dedicated on-street parking spaces for exclusive use of valet operator; clear regulatory environment; ease of enforcement; reduced conflicts related to use of curb space; enhanced safety.

Cons: Multiple operators; potentially higher utilization of on-street parking spaces.

Option 3 is the preferred option as it offers flexibility and convenience for local businesses and their patrons, while promoting the safety and welfare of the general public through a clear regulatory framework. This option allows the dedication of on-street parking spaces for the exclusive use of valet operators, requiring payment of fees based on row-of-way use and hours of operations, and the establishment of clear operational requirements and associated enforcement mechanisms.

If Option 3 is adopted, under the proposed ordinance: (1) valet operators would be required to obtain a permit for operation in public rights-of-way; permits would be valid for one year and renewable; (2) the use of public rights-of-way would be restricted to ramping only (temporary parking for less than 15 minutes for transfer of vehicle between a customer and a valet attendant); (3) storage of vehicles in public rights-of-way would be prohibited and minimum distance between valet stations would be stipulated to minimize conflicts and disruptions, and to maximize the availability of parking spaces for area visitors and customers; and, (4) existing valet operators would have a period of 60 days to comply with the ordinance.

#### **Strategic Connection:**

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

**Recommendation:** The City Commission adopt Option 3 and direct the City Attorney's Office to modify the proposed draft ordinance as needed and advertise it on first reading.