Potential Front Beach Zoning and Parking Adjustments v2

by BL 10/14/2026

SCENARIO A - Minimal Change / Maintain GC-3

1. **Leave GC-3 zone/shape as is.**

2. **Reduce Restaurant Parking Requirements in GC-3 – add the following section**

   Sec. 5-4-113. Application of parking requirements.

   (i) The minimum number of required parking spaces for restaurant uses within the GC-3 district shall be seventy-five percent (75%) of the number otherwise required by Section 5-4-112. Where the resulting calculation contains a fraction, the required number shall be rounded up to the next whole number.

   Examples of impact:

   - 200 seats + 15 employees = 42 required spaces
   - 250 seats + 15 employees = 51 required spaces
   - 300 seats + 15 employees = 60 required spaces



Pros/Cons:

1. **Fewest changes administratively**
2. **Setbacks remain unchanged in GC-3. (25-foot front yard remains)**
3. **The 25-foot front setback reduces site-planning flexibility and may limit the area available for building footprint and on-site parking.**

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SCENARIO B - Front Beach Gateway Approach

1. **Reduce/Re-shape GC-3 to just the existing residential parcels.**

2. **Expand the GC-2 (Front Beach) District**
   If the objective were to create a more consistent commercial gateway into Front Beach, what should the GC-2 boundary include?



3. **Reduce Restaurant Parking Requirements in GC-2**

   Sec. 5-4-113. Application of parking requirements.

   (g) Requirements for GC-2 district. Notwithstanding any other provision of this chapter to the contrary, off-street parking is permitted within the GC-2 district on any lot which contains at least one hundred twenty feet (120') of frontage on a public street. Any automobile parking pursuant to this section shall comply with the provisions of section 5-4-12(n) and (o). There shall be no off-street parking permitted for any lot within the GC-2 district which contains less than one hundred twenty feet (120') of frontage on a public street. The minimum number of required parking spaces for restaurant uses within the GC-2 district shall be seventy-five percent (75%) of the number otherwise required by Section 5-4-112. Where the resulting calculation contains a fraction, the required number shall be rounded up to the next whole number.



Examples of impact:

- 200 seats + 15 employees = 42 required spaces
- 250 seats + 15 employees = 51 required spaces
- 300 seats + 15 employees = 60 required spaces

Pros/Cons:

1. **Provides greater redevelopment flexibility and restaurant capacity within the commercial district.**
2. **Provides greater flexibility in the arrangement of buildings and on-site parking. Reduced parking requirements may increase reliance on public parking, rights-of-way, walking, golf carts, rideshare, or nearby private parking.**
3. **Potentially sets the stage to improve the approach to Front Beach one day at Palm and JC Long Boulevards.**
4. **Aligns zoning of the J.C. Long commercial properties with their existing commercial character and functional relationship to Front Beach (GC-2). In fact, it returns these commercial parcels to GC-2 zoning, which existed prior to the creation of GC-3 in 2004.**
5. **Setbacks for commercial properties along JC Long Blvd go to zero-foot front yard.**
6. **Requires rezoning process.**
7. **The 25% restaurant parking reduction would apply throughout GC-2, including existing Front Beach restaurant properties—not only the newly rezoned parcels.**

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SCENARIO C - Limited J.C. Long Rezoning

1. **Reduce/Re-shape GC-3 to just the existing residential parcels.**

2. **Expand the GC-2 (Front Beach) District**
   If the objective were to consider only the immediate commercial area along J.C. Long Boulevard, what should the GC-2 boundary include?



3. **Reduce Restaurant Parking Requirements in GC-2**

   Sec. 5-4-113. Application of parking requirements.

   (g) Requirements for GC-2 district.
   Notwithstanding any other provision of this chapter to the contrary, off-street parking is permitted within the GC-2 district on any lot which contains at least one hundred twenty feet (120') of frontage on a public street. Any automobile parking pursuant to this section shall comply with the provisions of section 5-4-12(n) and (o). There shall be no off-street parking permitted for any lot within the GC-2 district which contains less than one hundred twenty feet (120') of frontage on a public street. The minimum number of required parking spaces for restaurant uses within the GC-2 district shall be seventy-five percent (75%) of the number otherwise required by Section 5-4-112. Where the resulting calculation contains a fraction, the required number shall be rounded up to the next whole number.



Examples of impact:

- 200 seats + 15 employees = 42 required spaces
- 250 seats + 15 employees = 51 required spaces
- 300 seats + 15 employees = 60 required spaces

Pros/Cons:

1. **Provides greater redevelopment flexibility and restaurant capacity within the commercial district.**
2. **Provides greater flexibility in the arrangement of buildings and on-site parking. Reduced parking requirements may increase reliance on public parking, rights-of-way, walking, golf carts, rideshare, or nearby private parking.**
3. **Does not necessarily create the potential to improve the approach to Front Beach one day at Palm and JC Long Boulevards.**
4. **Aligns zoning of the J.C. Long commercial properties with their existing commercial character and functional relationship to Front Beach (GC-2). In fact, it returns these commercial parcels to GC-2 zoning, which existed prior to the creation of GC-3 in 2004.**
5. **Setbacks for commercial properties along JC Long Blvd go to zero-foot front yard.**
6. **Requires rezoning process.**
7. **The 25% restaurant parking reduction would apply throughout GC-2, including existing Front Beach restaurant properties—not only the newly rezoned parcels.**

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