



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Conditional Use with No New Construction**
Mike's Arcade – Amusement Arcade Center (52 Machines)
2732 S US Highway 1

DATE: October 4, 2017

STAFF REPORT

Owner Stephen Fink, Judy Fink, & Howard Levy
 PO Box 467
 Hollywood, FL 33022

Applicant: Mike Mirando
 11850 Appaloosa Ct
 Port St. Lucie FL 34987

Requested Action: Approval of an Application for Conditional Use with No New Construction to establish an Amusement Arcade Center with 52 arcade machines

Location: 2732 S US Highway 1

Parcel ID: 2422-311-0002-000-1

Current Zoning: C-3, General Commercial

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	R-4	C-3	C-3

Site Size: .78 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31 & 22-76 of the City Code, the applicant is requesting the review and approval of an Application for Conditional Use with No New Construction to establish an Amusement Arcade Center with (fifty-two) 52 arcade machines in the subject commercial center. The subject property is currently zoned C-3, General Commercial, and is .78 acres in size.

Project Summary

The subject site was completed in 1980 and operated primarily as a financial office. The structure consists of three commercial suites, averaging 3,000 sq. ft. each. The applicant proposes to renovate the northern suite, 3,188 sq. ft. in size, for an amusement arcade center. The center would provide customers access to fifty-two (52) various machines providing entertainment games of skill, with the opportunity to earn prizes.

The center would operate from 10:00 a.m. until 10:00 pm on weekdays, with occasional operation hour extensions until midnight during the weekends. The peak hours for the classification of business are presented as being between 7pm and 10 pm, Monday through Thursday, and midafternoon to close on Friday, Saturday, and Sunday. The commercial center houses Terry's Auto Supply, which operates 8 am to 5 pm Monday through Friday, with hours of 9 am to 1 pm on Saturday.

The subject commercial center provides forty-two (42) vehicle parking spaces, consistent with City Code Section 22-60, and the parking requirements for Arcade Amusement Centers provided in City Code Section 22-71 (b) (12). The proposed arcade and Terry's Auto Supply would jointly utilize the parking, whereas the parking requirement for the wholesale auto supply use is four (4) space, the arcade requires thirty-eight (38), and the hours of operation do not notable overlap. Future occupancy of the middle suite, which is currently vacant, will require review of parking demands and hours of operation overlap.

The applicant has affirmed that intended operations would comply with requirements of Section 22-71, "Amusement Arcades and Arcade Amusement Centers". A floor plan for the arcade and a site improvement plan are provided in the application packet. The applicant is proposing enhancements to site landscaping, lighting, parking lot striping, and the addition of bicycle racks as required by City Code. Additionally, a pedestrian sidewalk and route will be provided between the building entrance and US Highway 1 sidewalk. The applicant must obtain the required approvals to install the landscaping and sidewalk connection within the County right-of-way.

Zoning & Compatibility of Surrounding Uses

The site is located within the General Commercial Zone (C-3) district, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.

The use presents an indoor entertainment facility, restricted to adult occupancy with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, an Arcade establishment has a whole section of the City Code, Section 22-71, devoted just to the regulation of this type of business to ensure the safety, comfort, and general welfare of the business' patrons as well as neighboring businesses and residents. A complete copy of Section 22-71 is attached as Exhibit 1.

A church and daycare center are situated to the north, with limited overlap in peak hours of operation. A multi-family housing complex and fueling station are situated to the east and south, with US Highway 1 along the western

boundary. The site abuts US Highway 1, the most frequently travelled roadway extending the City Limits. The closest arcade establishment is over one and a half miles away from this site, north on US Highway 1.

The established guidelines for the proposed use, coupled with the site improvements presented by the applicant, should provide for appropriate integration into this commercial corridor.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board

The Planning Board, at their September 28th, 2017 meeting, voted unanimously to recommend approval with the conditions presented by staff.

Property Owner Response Summary:

A total of 24 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. To-date, zero responses have been collected. A tally of the garnered responses will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use with the associated site improvement plan meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the condition that all landscaping, lighting are completed prior to final inspection for Zoning approval.