



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**
Galleria Parking
120 N Depot Drive

DATE: December 5, 2017

STAFF REPORT

Owner/Applicant: Galleria at Downtown Fort Pierce LLC
 1239 Alton Rd
 Miami Beach, FL 33139

Representative: Jennifer Zavila
 Pierce Harbor Realty Property Manager
 117 Orange Avenue
 Fort Pierce, FL 34950

Requested Action: Approval of a Conditional Use with No New Construction to operate a commercial parking lot.

Location: 120 N Depot Drive

Parcel ID: 2410-503-0077-000-9

Current Zoning: Central Commercial Zone (C-4)

Future Land Use: Central Business District

Surrounding Zoning:

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

Site Size: .45 acres

Staff Analysis:

Proposal

The applicant is requesting approval of a Conditional Use to operate a forty-eight (48) space commercial parking lot at 120 North Depot Drive. The established parking lot was completed by Harbor Federal Bank (aka PNC Bank) between 2002 and 2003 to support their previous downtown branch location.

Presently, the parking lot functions as reserved parking for various downtown businesses, primarily during traditional 8am to 5pm business hours. The applicant proposes additional function of the lot as a fee-to-park facility intended to service downtown visitors during peak evening/weekend activities, shows at the Sunrise Theater, and other downtown special events.

Access to the lot is provided via Depot Drive, with a two-way driveway for ingress and egress to the south, and a circular one-way traffic configuration leading to the northern parking row and secondary exit. The parking spaces are oriented on a 90 degree, with interior landscape islands accenting the expanse of parking. Two (2) of the provided spaces are designated for handicap accessibility. Commercial lighting exists on-site, with stormwater maintenance provided via an underground exfiltration system.

The applicant has identified operation of the commercial parking lot via a parking lot attendant to accept parking fees and monitor use and security of the lot. Signs and use notices are intended to be provided to guide users of cost, use provisions, and towing of unauthorized vehicles.

Downtown Business & Entertainment Overlay District.

Pursuant to City Code Section 22-16. - Designation of overlay districts (b), the subject site is located within the Downtown Business & Entertainment Overlay District. The district design and performance standards provide that all parcels within the district are exempt from off-street parking requirements, as referenced in section 22-60.

Parking Lot Functionality & Shared Access

The parking lot was developed to interface with the City's abutting alleyway to the north. The parking lot, in the absence use of the alleyway, the northern section of the parking area fails to driveway and combined driveway/parking stall width requirements for 90° parking spaces. Additionally, joint use of the alleyway and northern drive-aisle provides access to private parking lot servicing the businesses along Marina Way. Therefore, staff encourages establishment of an Ingress/Egress easement to maintain functionality for the applicant's parking lot, and adjacent downtown businesses. Otherwise, the applicant will need to redevelop the subject parking lot to meet minimum design standards as the parking aisle widths would not be sufficient to support the existing configuration.

The provision of shared access would maintain required parking lot dimensions, provide shared access for adjacent commercial users to established parking areas, and continued admittance for solid waste service to downtown businesses.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request.

The proposed Commercial off-street parking lot is a conditional use to utilize the subject parking area, other than a public right-of-way, available to the public for a fee, which includes all of the space needed for the movement of vehicles and people, landscaping and access drives.

Due to the necessity to access the alleyway along the northern property line to provide space needed for the movement of vehicles and people, and access drives, for the northern row of parking, staff recommends an arrangement for shared access between the subject site, adjacent commercial sites and the City's alleyway to maintain safe and efficient access to Depot Drive.

Additionally, the established handicap parking spaces do not feature a designated connection to adjacent pedestrian walk-ways, which is a requirement of City Code Section 22-62 and Florida Accessibility code.

Staff Recommendation:

The proposed use is generally consistent with the City's Land Development Code and Comprehensive Plan therefore; staff recommends the Planning Board forward a recommendation to **approve** the request to operate a commercial parking lot with the following conditions:

1. The conditional use plan provides for shared access between adjacent commercial sites, the City's alleyway, and Depot Drive pursuant to City Comprehensive Plan Objective 2.7 & Policy 2.7.2 which guides provision of cross access with adjacent properties;
2. The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way; and
3. A trash receptacle and process for collection are integrated into the use plan.