



TO: Nicholas Mimms, PE, City Manager

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: January 3, 2018

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.

The application displays 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, monitor use, and provide 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 identified the potential for an Ingress/Egress easement to maintain the existing functionality of the applicant's parking lot, and cross access for adjacent downtown businesses. Otherwise, review of the provided dimensions suggests reconfiguration of the parking lot is necessary to meet minimum design standards as the combined parking stall depth & drive-aisle widths would not be sufficient to support the current configuration. If a shared access arrangement is provided, the established configuration could be maintained, access for adjacent commercial users to establish parking areas will be maintained, and admittance for solid waste service to a dumpster serving downtown businesses may remain. Alternatively, adjustments to the platted alleyway would be necessary to provide existing access and service accessible to abutting 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, specifically for the northern row of parking, options of considering a shared access agreement between the subject site, adjacent commercial sites and the City alleyway, or reconfiguration of the northern parking spaces have been provided.

Additionally, it was identified that 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.

Planning Board

The Planning Board, at their December 12th, 2017 meeting, voted unanimously to recommend approval with the following conditions:

- 1) Either an Ingress-Egress Easement is required or the applicant will need to re-develop his parking lot to meet minimum design standards as the parking aisle widths would not be sufficient for 90° parking.
- 2) The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way;
- 3) A trash receptacle and process for collection are integrated into the use plan; and
- 4) All city lighting codes are met.

Property Owner Response Summary:

A total of 33 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 use is generally consistent with the City's Land Development Code and Comprehensive Plan therefore; staff recommends **approve** the request to operate a commercial parking lot with the following conditions:

- 1) Either an Ingress-Egress Easement is provided, or the applicant will need to re-develop his parking lot to meet minimum design standards as the parking aisle widths would not be sufficient for 90° parking, as noted by the City Engineer;
- 2) The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way;
- 3) A trash receptacle and process for collection are integrated into the use plan; and
- 4) All city lighting codes are met.