



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

SUBJECT: **Conditional Use No New Construction
Arcade Amusement Center (50 Machines)
740 Orange Avenue**

DATE: March 6, 2018

STAFF REPORT

Applicant(s): Yousef Qasem
250 N. College Park Drive Apt. P16
Upland, CA 91786

Property Owner: Anthony Mannino
3210 S. Ocean Blvd
Highland Beach, FL 33487

Representative Architectonic Inc. - Mike Menard
806 Delaware Avenue
Fort Pierce, FL 34950

Requested Action: Recommendation of Approval of a Conditional Use for the
Operation of an Amusement Arcade Center

Location: 740 Orange Avenue

Parcel IDs: 2410-604-0078-000-6

Parcel Size: 0.34 acres

Zoning: C-3, General Commercial

Future Land Use: GC, General Commercial

Surrounding Zoning:

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

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31, 22-71, and 22-76 of the City Code, the applicant Yousef Qasem, Property Owner Anthony Mannino, and representative Mike Menard are seeking a Conditional Use with No New Construction approval to operate an arcade amusement center at 740 Orange Avenue. The property is .34 acres in size and the building is a multi-tenant building with 5 units. The property is zoned C-3, General Commercial with a Future Land-Use of GC, General Commercial.

Project Summary

The subject site was constructed in 1951 and is approximately 5,859 Square Feet in Size. As noted above the building is a multi-tenant building with 5 units. Currently Unit 1 is vacant, units 2 & 3 are being used as a tax office, unit 4 is a barber shop, and unit 5 will be where the arcade amusement center will be located at. Due to the limited parking on site the arcade amusement center will operate at staggered times. This is because the other businesses in the building also need to use the parking as well. The parking lot only has 18 spaces available for 4 or 5 possible tenants.

The arcade amusement center will run at a 50% capacity (25 machines) during normal business hours which are 8am-7pm Monday through Friday. After normal business hours the arcade amusement center will run at a 70% - 100% capacity depending on the closure time of the two businesses in the building. As it stands now the business will run at 100% capacity (50 machines) on Friday from 7pm-2am, Saturday from 2pm-2am, and Sunday from 8am-12am. The business will run at 70% capacity (35 machines) on Saturday from 8am-2pm.

As stated the property currently provides 18 parking spaces and the requirement to have a 50 machine arcade amusement center is 19 parking spaces. The parking calculation pursuant to City Code 22-71 (b)(12) is .75 parking spaces per each machine. Normally a 50 machine arcade amusement center would require 38 spaces, however this parcel is in the Peacock Arts District which grants a 50% reduction in parking for all uses. With the Peacock Arts District reduction the final required number of spaces is 19 spaces. Because the parking lot only provides 18 spaces and no other area for one more additional space can be found the applicant will need to pay a payment-in-lieu for the last remaining required space pursuant to City Code 22-60(a)(5).

Staff has worked with the applicant's representative to address City Code 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 with the addition on an oak tree on the northern section of the property and a hedge on the western side of the building. The parking lot already exists so lighting is existing, but according to the plans provided the applicant will provide one additional light pole in the parking lot to bring the site into compliance with City Code 22-60(j)(a). The applicant or property owner will provide the addition of bicycle racks as required by City Code Section 22-71 (b)(6). The required number of bicycle stalls for a fifty (50) machine arcade amusement center is 10 bicycle stalls. The site plan shows two existing racks and one proposed rack for 10 bicycles.

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 will be attached to the submittal packet.

The uses in the area are mostly commercial in nature with the exception of residential as you move farther away from Orange Avenue. This site is situated in the Peacock Arts District. There are at least 5 churches close to the site as well as a three markets. There are large patches of vacant land near the site as well. The closest arcade amusement center is Spin Win Arcade, which is .70 miles away located at 513 Georgia Avenue.

Technical Review Committee:

All affected City Departments have reviewed the proposed Conditional Use with No New Construction and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review. The applicant has addressed each reviewers comment and has made the proper corrections.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of approval for the Conditional Use with No New Construction to the City Commission with the following condition:

1. Pursuant to City Code 22-60(a)(5), a payment in-lieu may be provided to supplement the final parking space needed to be in compliance with City Code 22-60, Off Street Parking and Loading. This fee must be paid ten (10) days after final City Commission Approval pursuant to City Code 22-60(a)(5)(d).