





TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebeca Guerra, AICP, LEED-AD, CPD, Interim Planning Director 

FROM: Maria Lewicka, AICP, Historic Preservation Planner 

RE: **Application for Conditional Use with No New Construction**
Commercial Parking Lot
120 North Depot Drive

MEETING DATE: July 1, 2019

STAFF REPORT

Property Owner/Applicant Galleria at Downtown Fort Pierce LLC
 117 Orange Avenue
 Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use Application for Commercial Parking Lot.

Site Location: 120 North Depot Drive

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

Current Zoning: C-4, Central Commercial Zoning District

Future Land Use: CBD, Central Business District

Site Size: 0.45 acres

Surrounding Zoning

North	East	South	West
C-4	C-4	C-4	I-1

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate a thirty-five (35) space commercial parking lot. This private lot will provide parking spaces for the community and visitors based on supply and demand for an estimated charge of \$5.00.

Background

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 an additional function of the lot as a fee-to-park facility intended to service downtown visitors during evening/weekend activities, performances at the Sunrise Theater, and other downtown special events.

On January 16, 2018, the City Commission approved, with several conditions, the application for commercial parking lot at this location. This approval expired after one year and therefore the applicant submitted a new Conditional Use Application.

The January 16, 2018, Conditional Use approval included the following conditions:

1. *The applicant re-develop (reconfigure) the parking lot to meet minimum design standards as the parking aisle widths are not be sufficient for 90 degrees 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.*

Conditions number 1 and 2 were already addressed by a new site plan and condition number 3 was addressed through an email by Mike Reals, Public Works Director. Condition number 4 is included in the Staff Recommendation.

Technical Review Committee

Technical Committee reviewed the request for a Conditional Use before May 28, 2019 closing date. There was one comment from the Planning Department that was acknowledged by the applicant.

Planning Board

At their June 11, 2019, meeting, the Planning Board voted unanimously to recommend approval of the requested Conditional Use with No New Construction with the following Condition of Approval:

Provide a lighting plan with a minimum average of two (2) footcandles, consistent with Section 22-60. Off-street parking and loading (j) Lighting (1)a.

Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, staff recommends Approval of the Conditional Use with No New Construction, subject to (1) one Condition of Approval.