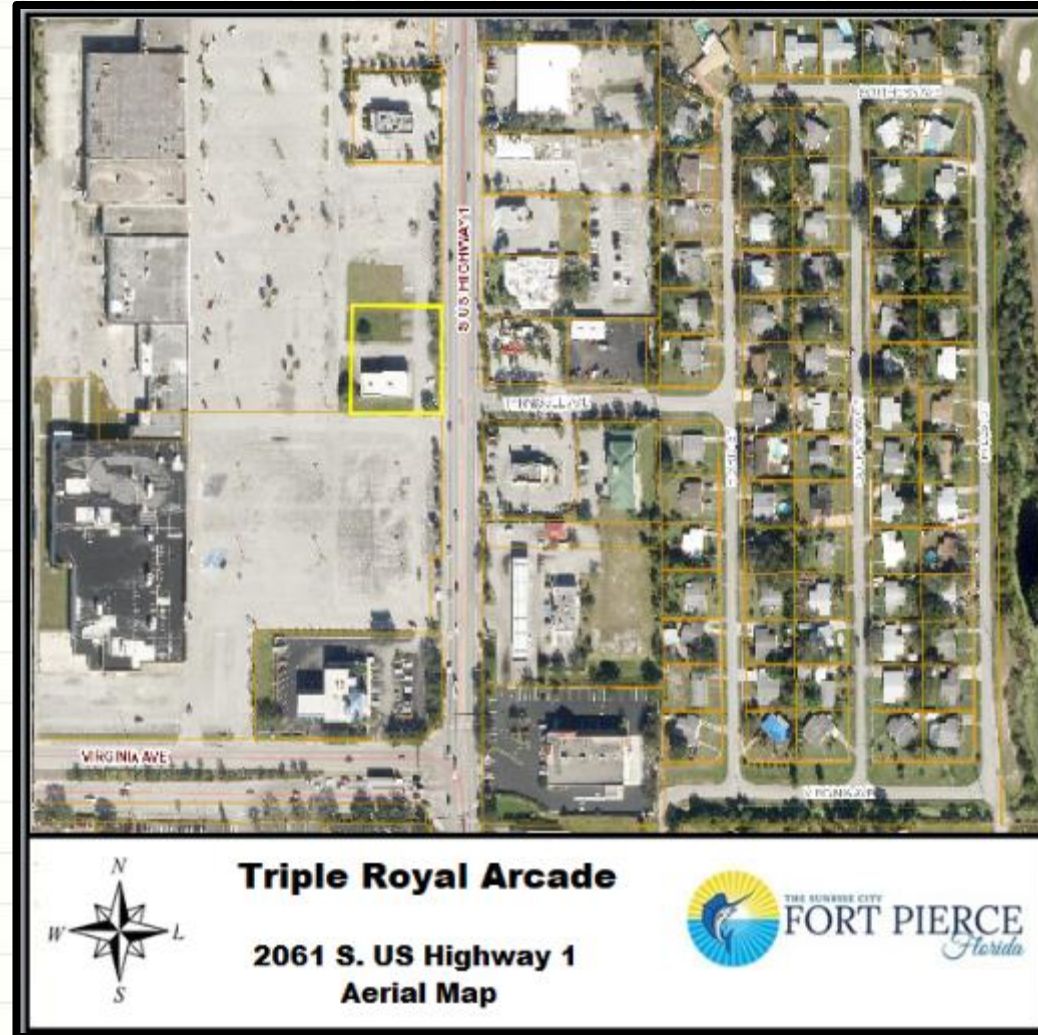


Waiver of Distance & Conditional Use – Triple Royal Arcade

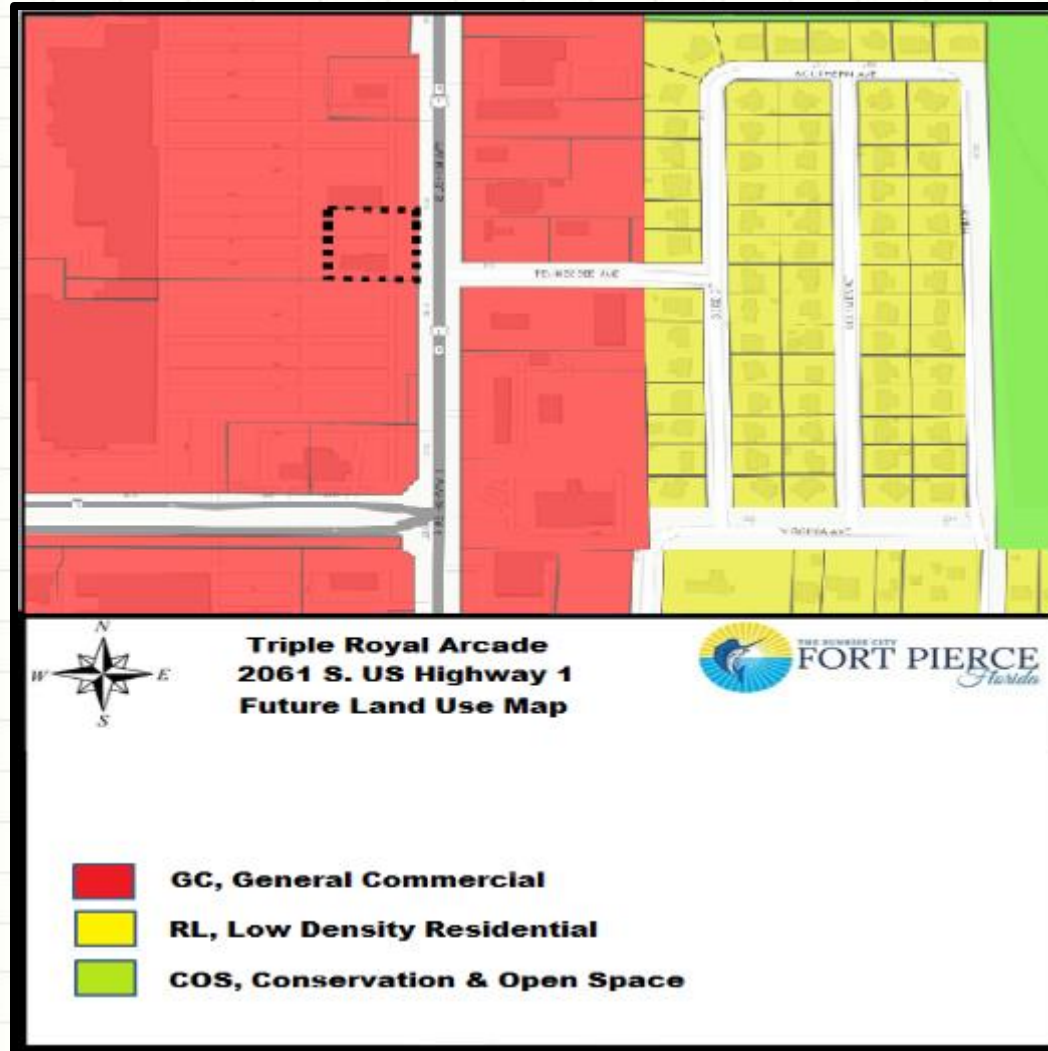


2061 S. US Highway 1

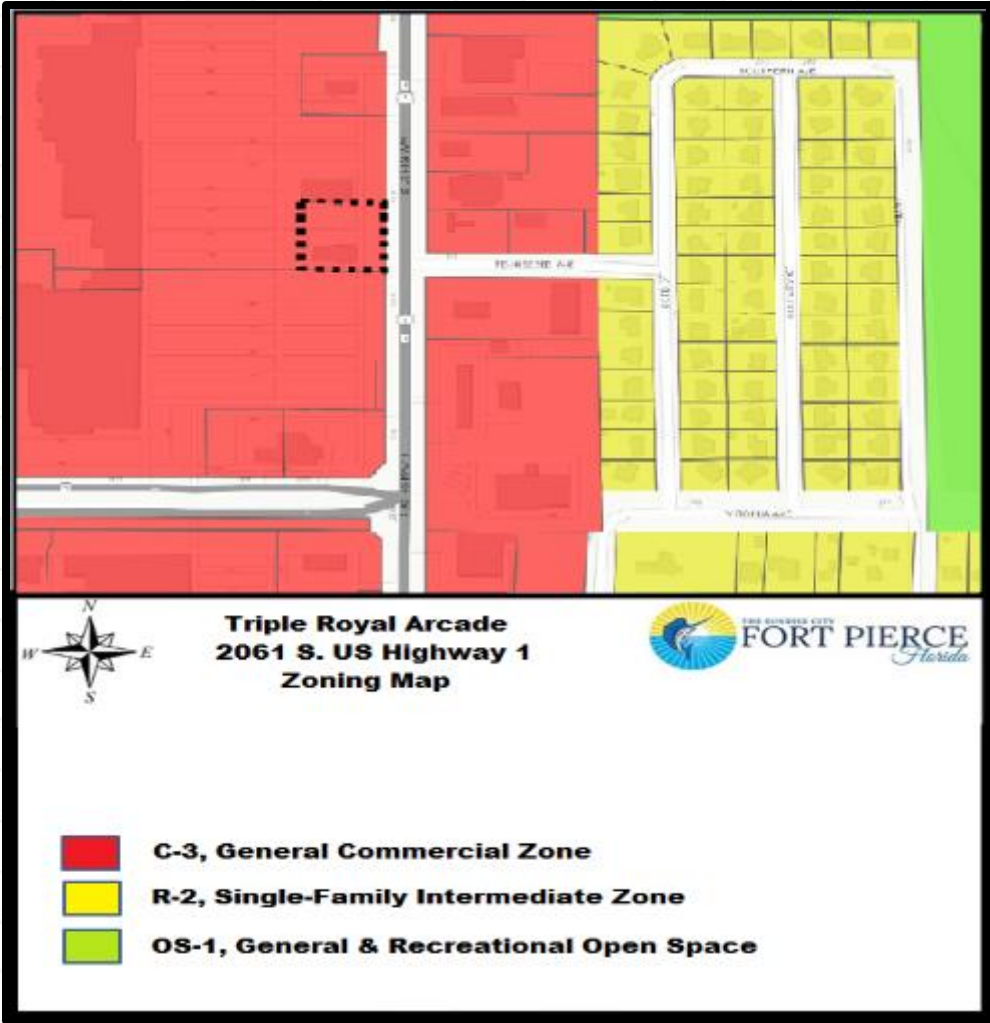
Aerial Map



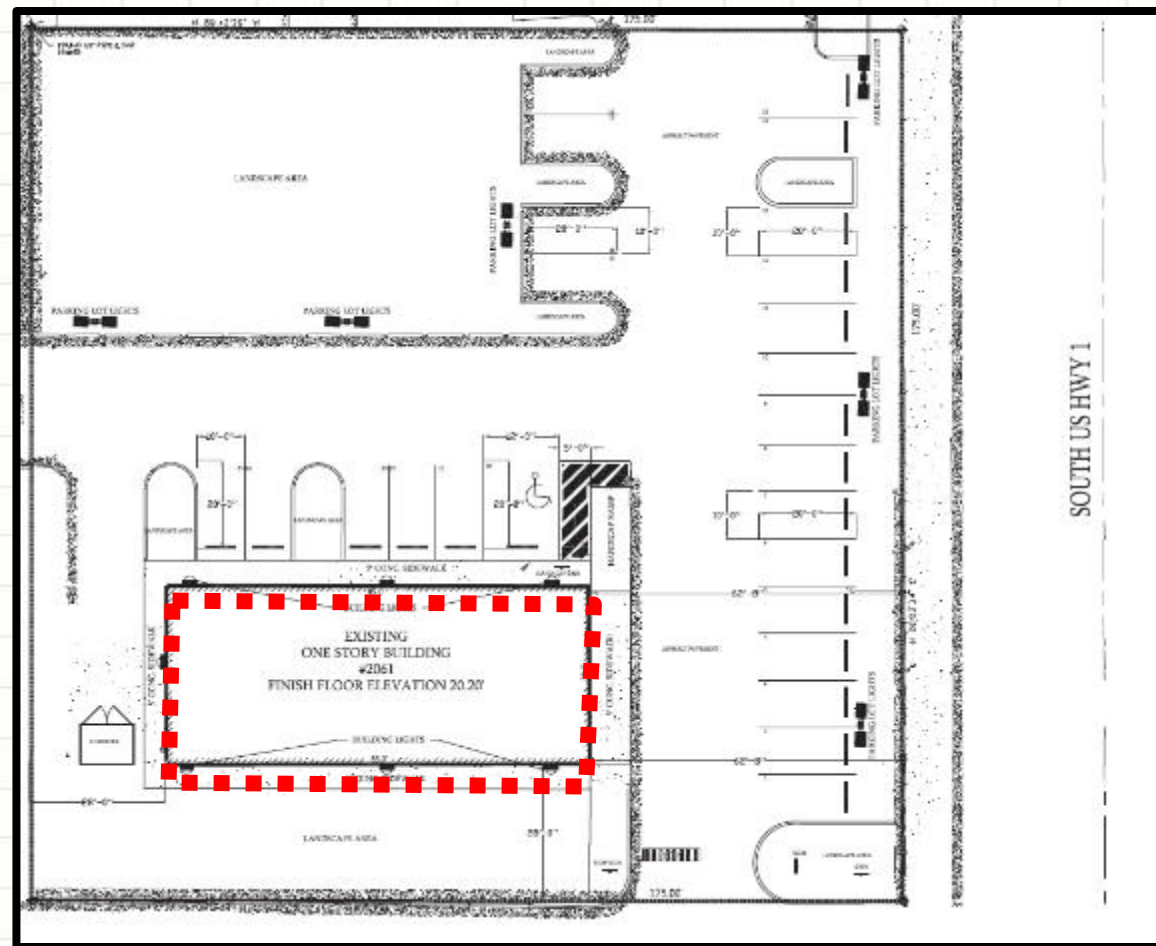
FLU Map



Zoning Map



Site Plan



- 3,188 sq ft facility
- Dedicated for adults 21 years of age & up
- Hours: 8:00am to 12:00am (M-F), 8:00am to 2:00am (Sat-Sun)
- 2 staff members present at all times
- Security provided 5:00pm to 12:00am daily

Triple Royal Arcade

Consideration of a Waiver of Distance – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Waiver of Distance to operate a 3,199 sq ft Amusement Arcade Center with 30 arcade machines. The proposed Arcade is located within 1,250 feet of another arcade amusement center (Gateway Plaza Arcade).
- Staff recommends **APPROVAL**.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

1.

The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises;

- a. Family Dollar located at 2047 S. US Highway 1 - approximately 322 feet from the proposed arcade center (Gateway Plaza Arcade).
- b. Mobil Gas Station at 2200 S. US Highway 1 – approximately 230 feet from the proposed arcade center (Gateway Plaza Arcade).
- c. CVS Pharmacy at 2200 S. US Highway 1 – approximately 237 feet from the proposed arcade center (Gateway P.

2.

The type and size of the establishment, including the number of machines, seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

- a. The proposed number of machines is 30. The existing building is approximately 3,188 square feet. Both sizes are relatively small for commercial uses.

Waiver of Distance

Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(5)(c); The city commission shall consider the following for any waiver request:

3.

Whether adequate parking and landscaping for the facility is provided so as to meet the requirements set forth in sections 123-37 and 125-316;

- a. 23 parking spaces with 1 designated handicap space is required for the subject Arcade Amusement Center; the applicant is providing 25 parking spaces with 1 designated handicap space. The applicant has proposed to provide additional landscaping to the existing site.

4.

Whether the facility is physically separated or well-buffered from all adjacent residentially zoned areas;

- a. The subject site is surrounded by commercially zoned areas, buffering is not needed.

5.

Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhood;

- a. The proposed use does not over a service but rather entertainment, any pick-up/deliveries will be moderately low in nature or non-existent.

6.

The number of police calls to the proposed location and/or adjacent properties within the past year.

- a. An update will be provided to the Planning Board at the February 9, 2021 meeting.

Triple Royal Arcade

Consideration of a Conditional Use With No New Construction – Triple Royal Arcade at 2061 S. US Highway 1.

- Approval of a Conditional Use with No New Construction to operate a 3,188 sq ft Arcade Amusement Center with 30 arcade machines.
- Staff recommends **APPROVAL** with seven (7) conditions.

Staff Recommendation (Waiver of Distance)

The proposed use offers a provision of Arcade Amusement Centers representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Staff Recommendation

(Conditional Use with No New Construction)

Staff recommends **APPROVAL** with seven (7) conditions:

1. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Install a bicycle rack with a minimum of 6 bicycle stalls.**
2. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
3. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.

Staff Recommendation

(Conditional Use with No New Construction)

4. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
5. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**
6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**

Staff Recommendation

(Conditional Use with No New Construction)

7. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(1)(c): No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line. **Approval of a Waiver of Distance Application from the Gateway Plaza Arcade, which is located at 2051 S. US Highway 1, must be approved prior to Conditional Use Approval.**

Planning Board Recommendation

At the February 9, 2021 Board Meeting,

**The Planning Board Unanimously
recommended APPROVAL of the subject
application.**

CC Actions (Waiver of Distance)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Waiver of Distance, and no changes
- Recommend DISAPPROVAL of the proposed Conditional Use

CC Actions (Conditional Use)

Possible actions of the City Commission:

- Recommend APPROVAL of the proposed Conditional Use with seven (7) conditions, and no changes
- Recommend APPROVAL of the proposed Conditional Use with changes
- Recommend DISAPPROVAL of the proposed Conditional Use

Waiver of Distance & Conditional Use



2061 S. US Highway 1