



Planning, Zoning and Building Department

TO: Jeffrey Costello, Executive Director
Community Redevelopment Agency

FROM: Jennifer Buce

RE: September 14, 2017

The Planning, Zoning and Building Department is processing the following petition that pertains to properties located within the Community Redevelopment Area. Pursuant to Land Development Regulations Section 2.4.2(C), please provide review comments.

PROJECT NAME:	206 SE 2 nd Street
PETITION TYPE:	Parking In Lieu
APPLICANT:	Tyler Knight
PROJECT PLANNER:	Jennifer Buce
PLANNER'S PH#	561-243-7040

Project Description: The subject request is for the approval of 9 in-lieu of parking spaces associated with the conversion of 2,169 square feet of retail to restaurant at 206 SE 2nd Street. The property, which is located on the southwest corner of SE 2nd Street and SE 3rd Avenue, is zoned Central Business District (CBD), within the Railroad Corridor Sub-district. The subject property is located within Area 5, revised with Ordinance 09-15, which

requires an amount of \$4,600 per in-lieu space. Therefore, the total in-lieu fee with this request is \$41,400.

The building presently contains 1,200 square feet of restaurant (7.2 spaces required) and 2,169 square feet of retail space (4.3 spaces required) which require a total of 12 (11.5) parking spaces. Utilizing the shared parking calculation afforded to mixed-use developments, the required parking is reduced to 11 parking spaces. Given the existing 8 parking spaces on site, there is a 3 space non-conformity which is applied as a credit.

The proposed change of 2,169 square feet from retail (4.3 spaces required) to restaurant (13.0 spaces required) requires an additional 9 (8.7) parking spaces, which the applicant has requested to provide via approval of the subject in lieu of parking request.

Pursuant to LDR Section 4.4.13(l)(3)(a)6., Location and Access to Off-Street Parking, Access, if the required parking is not or cannot be provided on-site or off-site, the in-lieu fee option provided in Section 4.6.9(E)(3) may be applied. The provided site plan illustrates on Lot 2 that three parking spaces can be provided; one handicap and two standard spaces. Pursuant to LDR 4.4.13(a)(1) Location and Access to Off-Street parking; Parking is not permitted in front setbacks or in side setbacks facing streets, therefore the applicant was limited to placing the parking in the rear.

The parking on-site proved problematic since the cost associated with the paving of the parking spaces and the alley exceeded the cost associated with the nine space in-lieu request. In

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addition, according to the site plan, there is a tree and an electrical pole that could hinder the maneuvering of patrons using the parking lot.

The subject property is located southeast of a new public parking lot located on SE 2nd Avenue which is still under construction as well as new on street parking along SE 2nd Avenue and SE 2nd Street. There is a total of 44 new spaces; 14 spaces are in a surface parking lot and 30 are on street.

On August 22, 2017, the applicant presented to the Parking Management Advisory Board and they recommended approval of the nine in lieu spaces (6-0).

Staff recommends approval of the nine in lieu spaces.

Attachments: site plan

Attachments: site plan, elevation plan, proposed ordinances etc.

