



Cover Memorandum/Staff Report

File #: 24-770

Agenda Date: 6/4/2024

Item #: 4.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 4, 2024

REVIEW OF VETERAN'S PARK'S PROPOSED PARKING AREA AND EXPANDED PARK AREA IN CONJUNCTION WITH CONSTRUCTION OF ATLANTIC CROSSING, SEQUENCE II

Recommended Action:

Review and provide direction regarding utilizing Veteran's Park's existing parking area for the construction access and staging of Sequence II of the Atlantic Crossing development, and the design of a permanent new parking area on the north side of Veteran's Park and the ultimate, expanded park space (following completion of Atlantic Crossing).

Background:

Atlantic Crossing is a two-phased, mixed-use development located on the north side of East Atlantic Avenue and south side of NE 1st Street spanning from the Intracoastal Waterway to NE 6th Avenue. Sequence I, which consists of the western portion of the development, is nearing completion. The developer is preparing for the construction of Sequence II. Sequence II is located between Sequence I and Veteran's Park.

At the City Commission meeting of December 6, 2022, Atlantic Crossing requested utilization of the parking area at Veteran's Park for construction access and staging during the construction of Sequence II of the development. In exchange, Atlantic Crossing would construct a new, permanent parking lot on the north side of Veteran's Park, replacing the existing shuffleboard and lawn bowling courts, and ultimately expand the landscaped area of Veteran's Park to the west at the completion of the development's construction. The City Commission was generally supportive of the request and directed Staff and the applicant to make sure a similar amount of parking would be provided to serve the park.

On November 7, 2023, the subject request was further discussed and more detailed plans were reviewed (attached) and direction regarding the proposed design of the parking area and expanded park space was provided. The attached plans depict 92 parking spaces and a new drop-off area serving the existing building. The current lot has 94 spaces. It should be noted, 94 spaces could be accommodated instead of the proposed drop-off area; staff suggested incorporating a drop-off area would be useful for families with children and elderly visitors, as well as for deliveries to events held at the building. The plan as proposed adds approximately 25,000 SF of new park space and 24,000 SF of new parking area (replacing approximately 28,000 SF of under-utilized court space), providing a net gain in landscaped area. It should also be noted the Atlantic Avenue Historic Resource survey identified the shuffleboard courts and the existing building as potential contributors to the district and recognizes the importance of maintaining a public park in this location of the City. The building is

proposed to remain.

If directed, the next steps would be to execute an agreement with the applicant to formally submit plans for site plan review and processing. The request letter specifies that the developer will design, construct, and pay for the new parking lot, as well as a proposed schedule for construction of the parking lot. The schedule does not include the duration of construction anticipated for Sequence II or the time frame for improving the park following completion of construction of Atlantic Crossing.