



Legislation Text

File #: 17-195, Version: 1

TO: Mayor and Commissioners
FROM: Tim Stillings, Director of Planning, Zoning, and Building
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: March 1, 2017

IN LIEU OF PARKING FEE REQUEST AND IN LIEU OF PARKING AGREEMENT FOR THE LISA BUILDING AT 47 S.E. 5TH AVENUE (*QUASI-JUDICIAL HEARING*)

Recommended Action:

Approve the In Lieu of Parking Fee request in the amount of \$94,640.00 for 4 parking spaces associated with the new construction of a one-story commercial building, subject to the condition that the In Lieu of Parking Fee Agreement be recorded, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Section 4.6.9(E) of the Land Development Regulations for the property at 47 SE 5th Avenue (located adjacent and immediately south of a municipal parking lot) and authorize the Mayor to sign the Agreement for In Lieu of Parking Fee.

Background:

The Parking Management Advisory Board (PMAB) considered the in lieu fee request for 4 parking spaces (\$94,640.00) at its meeting of January 24, 2017 and recommended approval.

The property is located at 47 SE 5th Avenue on the east side of SE 5th Avenue, south of Atlantic Avenue within the Central Core Sub District of the Central Business District (CBD). The site is adjacent to a public parking lot. The existing building will be replaced by a new, 7,249 sq. ft. building. The proposed building is one-story in height with five retail tenant spaces.

Pursuant to Land Development Regulations (LDR) Section 4.4.13(L), the requirement for the minimum number of parking spaces for retail uses in the Atlantic Avenue Parking District is 1 space per 500 sq.ft. of gross floor area. The building requires 14 parking spaces, of which 10 are provided on-site, behind the building and accessed from the alley. Pursuant to LDR Section 4.6.9(E)(3), a maximum of 30% of required parking may be provided by using the in-lieu of parking program. Before granting such approvals, the City Commission must find that adequate public parking options are available and that the request is consistent with the LDRs, City Comprehensive Plan, and all currently adopted City policies and/or studies. Pursuant to LDR Section 4.6.9(E)(3)(b), based upon the location of this property in the CBD, the in lieu fee is \$23,660 per space (Area 1).

City Attorney Review:

Approved as to legal form and sufficiency.

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

N/A