



## Legislation Text

---

File #: 18-001, Version: 1

---

**TO:** Mayor and Commissioners  
**FROM:** Tim Stillings, Director of the Planning, Zoning, and Building Department  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** January 16, 2018

CONDITIONAL USE REQUEST FOR EXPANSION OF THE PALM TRAN SOUTH COUNTY FACILITY LOCATED AT 100 NORTH CONGRESS AVENUE, A BUS TERMINAL/GOVERNMENTAL FACILITY, WITHIN THE COMMUNITY FACILITIES (CF) ZONING DISTRICT. (QUASI-JUDICIAL HEARING)

### **Recommended Action:**

Motion to approve the Conditional Use modification request to allow the expansion of **Palm Tran South County Facilities**, a transportation facility/bus terminal, based upon positive findings with respect to Chapter 3 (Performance Standards) and Section 2.4.5(E)(5) (Conditional Use Findings) of the Land Development Regulations, and the Goals, Objectives and Policies of the Comprehensive Plan.

### **Background:**

The project proposal is associated with a modification of the approved conditional use for Palm Tran South County Facilities to allow the expansion of operations of the existing bus terminal facility and offices to accommodate additional employees, additional bus parking spaces, and a new secured employee parking area. Currently, the existing facility consists of a 3,669 sq.ft. administration building, 6-bay 15,600 sq. ft. maintenance building, 3,653 sq. ft. administration building, 67 bus parking spaces and 115 standard parking spaces. The proposal includes an increase in square footage of 29,234 sq.ft. (total of: existing 3,669 sq.ft. + proposed 29,234 sq.ft. = 32,903 sq.ft) to accommodate additional employees (administrative and operational), to relocate some of the Palm Tran administrative staff from the West Palm Beach facility to the proposed location, and to add training area for bus operators. The proposed expansion will also accommodate 34 additional bus parking spaces, and new secured employee parking area. The overall operations of the facility and hours of operation will remain as is.

The existing Palm Tran South County Facility consist of a 3,669 administration building and includes spaces for 70 buses. The conditional use for the Palm Tran South County Facility (formerly Cotran) was approved on July 19, 1994.

At its meeting of November 27, 2017, the Planning and Zoning Board unanimously voted (5 - 0, Pike and Bird absent) to recommend approval of conditional use to the City Commission.

### **City Attorney Review:**

Approved as to form and legal sufficiency.

**Finance Department Review:**

N/A

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

None