



**LAUDERDALE • BY • THE • SEA**

**Agenda Item Memorandum**

**Development Services**

Department

**Linda Connors** *LC*

Town Planner

<b>COMMISSION MEETING DATE (*) - 7:00 PM</b>	<b>Deadline to Town Clerk</b>
<input checked="" type="checkbox"/> <b>September 11, 2012</b>	August 31 <sup>st</sup>

**New Business**

**SUBJECT TITLE: Parking Reduction Application for 215 Commercial Boulevard.**

**EXPLANATION:** Mr. Sabatini has filed the attached application (**Exhibit 1**) for a parking reduction for 215 Commercial Boulevard, which is an existing vacant lot 25 feet wide and 110 feet deep located immediately west of the Wings commercial building. Mr. Sabatini has been appointed to represent the owner, Ray Anglin, because he has a contract to purchase the property and needs to secure the parking exemption as a condition of the purchase of the property.

As the owner of the building to the east, Mr. Sabatini would like to purchase the lot and add approximately 1,500 square feet of retail space to his existing building. Pictures of the building are attached (**Exhibit 2**). A 1,500 square foot retail building requires seven (7) additional parking spaces but only two (2) spaces could be provided on the site according to the attached conceptual site plan (**Exhibit 3**). Vehicular access is only from the alley.

Because development on this site cannot reasonably meet the Code parking requirements, the owner has applied for a parking reduction of five (5) spaces as provided for in Section 30-321(b) of the Town Code. Since the request is in excess of 10% of the required parking amount, the reduction is a Commission decision:

**Sec. 30-321. - Modification of parking requirements.**

(1) *Reduction of minimum requirements.* Requests for a reduction in the minimum parking requirements for a commercial use may be considered by the Town upon receipt of an application in a form approved by the Town, from the owner of the site seeking the reduction, as follows:

(a) *Minor reductions.* Requests for a reduction of (i) one to three required parking spaces or (ii) **up to ten percent** of the number of required parking spaces may be approved by the Town Manager. If the request is denied by the Town Manager, that decision may be appealed to the Town Commission.

(b) *Major reductions.* **The Town Commission shall hear requests for reductions in parking in excess of the Town Manager's authority under subsection (a).** Such requests shall be accompanied by a **parking report**, prepared by the Town, analyzing existing and future parking demands, the availability of underutilized public parking spaces, and traffic circulation.



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(c) *Criteria for approval of major or minor reduction.* Requests for reduction may be approved, in whole or in part, upon a finding that **there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.**

[Emphasis added]

In order to grant this reduction under subsection (1)(b), the Town Commission must find that “there is sufficient available parking that is open to the public and is judged adequate to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route.”

Staff has evaluated the request and has made the following determinations, which shall serve as the parking report required by subsection (1)(b):

1. There is sufficient public parking to accommodate the parking reduction request within a reasonable walking distance of the subject property along a practical and usable pedestrian route. 30 public parking spaces are located at the Bougainvillea/Poinciana parking area, which is approximately 200 feet from the subject property. After the A1A Parking Lot renovation, there will be 95 public parking spaces available within 250 feet of the site. Except at the height of the season and on good weather weekends, parking spaces are readily available for use at both locations.
2. Existing and future parking demands should not be adversely impacted from the approval of this request. While the request exceeds ten percent of the requirement for this site, it is a small impact (5 spaces) to the large number of nearby public parking spaces.
3. The adjacent building to the west of the subject property was constructed in 1959 at a time when the Town had no parking standards. Like many properties in our Town, the property does not meet the Town’s current parking and landscape standards. While we do not find that it is practical to require the owner to add parking to this site and therefore support the Town Commission’s approval of this request, the addition to the building will allow us to upgrade the aesthetic look of the parking area at the rear of the entire building.
4. The handicapped parking spaces in the renovated A1A Parking Lot will be sufficiently close to the entrance of the proposed building to accommodate the ADA accessible parking space requirement of Section 206 of the Florida Accessibility Code.
5. We also note that, due to the small size of the lot, there are limited options for the development of the site. We believe the development of the lot is preferable to it being vacant.

We would like to note that, by approving the parking reduction, we are not committing to the conceptual site plan for the property. There may be a more effective way to handle the parking on site than illustrated and we certainly not precluding that.

**RECOMMENDATION:** We recommend approval of the parking reduction request (5 spaces) with the following conditions:

1. The applicant agrees to provide a Unity of Title for the two properties (211 and 215 Commercial Boulevard) prior to the submitting a site plan application. (He is willing to do so.)



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- 2. The existing parking spaces at 211 Commercial shall be included in the site plan and revised to:
  - a. Remove the existing two (2) parking spaces behind the dumpster;
  - b. Add landscaping along the perimeter of the parking area with a minimum depth of 2.5 feet to meet Section 30-478 (b) (3) of the Town Code; and,
  - c. Repave and restripe the entire parking area to provide parking spaces that meet the Town's standards.
  
- 3. Failure to meet any of the following dates will nullify the approval of this parking reduction.
  - a. A completed Unity of Title by March 29, 2013;
  - b. The submittal of a site plan application by December 31, 2013; and
  - c. Securing a building permit for construction of the approved site plan by September 12, 2014.

**EXHIBITS:** Exhibit 1 – Application  
 Exhibit 2 – Photograph of Site  
 Exhibit 3 – Conceptual Plan

Ordinance Reviewed by Town Attorney  
 Yes     No

Town Manager Initials CS

Exhibit 1

Application # 2012-PR-18



Parking Reduction Application

Development Services Department
Town of Lauderdale by the Sea
4501 Ocean Drive, Lauderdale-By-The-Sea, FL 33308
Phone: 954-640-4210 Fax: 954-634-4654

www.lbts-fl.gov

08-07-12 P02:41 RCV D

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BRUCE CUMMINGS/LANDSCAPE ARCHITECT

Applicant Name LOUIE SABATINI Address 235 COMMERCIAL BLVD.

Phone # 954-771-8184 Email Address BCTREES@BELLGOUTH.NET.

Property address where reduction will apply 215 COMMERCIAL BLVD

Folio # 494318012080 Zoning District B-1 Lot 6 Block 21 Subdivision LBTS

Present Use VACANT Proposed Use RETAIL

Table with 4 columns: Data, Existing, Proposed (new), Total. Rows include Use (VACANT to RETAIL), Total Floor Area (1500 S.F.), Customer Service Area, Required parking spaces (7 SPACES), Actual number of parking spaces (2+6 SPACES), and Actual parking spaces to sq. ft. ratio.

Distance to nearest available public parking: 230 L.F. (A.D.A.) (86 L.F. (FUNCTIONAL)) Number of public parking spaces available: 10+

Please attach a diagram showing the nearest available public parking and the pedestrian route from the public parking to building.

X [Signature] Date Aug 6, 12

X RAYMOND W ANGLIN Printed Name

Application Complete (by) Linda Connors (Reviewer) Date Complete 8/7/12

Property qualifies for the Parking Reduction under:
Minor Reduction - Chapter 30-321 (a) One to three spaces required OR Up to 10% of the number or required parking spaces
Major Reduction - Chapter 30-321 (b) Requires Town Commission Approval Commission Meeting Approval Date (attach minutes)

Comments:

Approval (Town Manager) Date

Exhibit 2



4509 Bougainville Dr, Lauderdale-by-the-Sea, FL 33308, US

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Google earth

feet  
meters

