



Item No. 2C

TOWN OF LAUDERDALE-BY-THE-SEA

ROUNDTABLE ITEM REQUEST FORM

Commission

Department Submitting Request

Mayor Minnet

Name/Title

Meeting Date / Time

- April 28, 2010 / 7:00 PM
- May 26, 2010 / 7:00 PM
- June 9, 2010 / 7:00 PM
- June 23, 2010 / 7:00 PM

Deadline w/o Backup

- April 21, 2010 / Noon
- May 19, 2010 / Noon
- June 7, 2010 / Noon
- June 14, 2010 / Noon

Deadline w/ Backup

- April 19, 2010 / Noon
- May 17, 2010 / Noon
- June 2, 2010 / Noon
- June 16, 2010 / Noon

ITEM/ITEMS: Public Parking on Private Property (Sun Trust Building)

ACTION OR OUTCOME EXPECTED: Discussion of amending the Code to allow private property (SunTrust Building) to provide public parking in those parking spaces that exceed their required parking during business hours and for all parking spaces after business hours

SPECIAL NOTES: Requested at the June 9, 2010 Roundtable meeting by Mayor Minnet



TOWN OF LAUDERDALE-BY-THE-SEA

ROUND TABLE AGENDA ITEM

Development Services

Department Submitting Request

Jeff Bowman

Director

<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	-	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>
<input type="checkbox"/>			<input type="checkbox"/> July 27, 2010	July 16 (5:00 p.m.)	<input type="checkbox"/> Oct 26, 2010	Oct 15 (5:00 p.m.)
<input type="checkbox"/>			<input type="checkbox"/> Aug 24 2010*	Aug 13 (5:00 p.m.)	<input type="checkbox"/> Nov 9, 2010	Oct 29 (5:00p.m.)
<input type="checkbox"/>			<input type="checkbox"/> Sept 14, 2010	Sept 3 (5:00 p.m.)	<input type="checkbox"/> Nov 23, 2010	Nov 12 (5:00p.m.)
<input checked="" type="checkbox"/> June 23, 2010	June 11 (5:00 p.m.)		<input type="checkbox"/> Sep 27, 2010	Sept 17 (5:00 p.m.)	<input type="checkbox"/> Dec 14, 2010	Dec 3 (5:00p.m.)
<input type="checkbox"/> July 13, 2010	June 2 (5:00 p.m.)		<input type="checkbox"/> Oct 12, 2010	Oct 1 (5:00p.m.)		

* Subject to change

SUBJECT TITLE: Providing Public Parking on Private Property.

EXPLANATION: Pete Sorrentino, Gold Coast Parking Systems Inc. has contacted the Development Services Department on behalf of the owner of the SunTrust Building. The SunTrust building is located at 221 E. Commercial Boulevard and is owned by B & C Real Estate Holdings, LLC. **Exhibit 1** is an aerial of the property from the Broward County Property Appraiser's web site.

According to Mr. Sorrentino, the property has a long history of being very tolerant of public parking in the lot even through it increases the owner's cost to clean and maintain the parking lot. According to Mr. Sorrentino's calculations (**Exhibit 2**), the property has 71 general parking spaces and two handicapped parking spaces of which only 46 spaces are required. Mr. Sorrentino advises the owner would like to control the public's use of the SunTrust parking lot by charging a fee to park at the non-required parking spaces. After the SunTrust building's business hours, they would like to make all of the 71 spaces available to the public at a fee. They hope to recover the cost of cleaning and providing security in the lot.

The Town Code does not provide for a public parking lot as a permitted principal use in any business zoning district. However, the Code does provide that a property owner may enter into a lease or license agreement to provide off site parking to another business in order to meet minimum parking requirements.

STAFF RECOMMENDATION: Staff has consulted with the Town Attorney on the existing Code and various options. Staff is prepared to discuss different alternatives, should the Commission consensus be to allow paid public parking on private property consistent with the above request.

BOARD/COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT AND APPROPRIATION OF FUNDS:

- Amount \$ _____
- Transfer of funds required
- Bid
- Acct # _____
- From Acct # _____
- Grant Amount represents matching funds

Town Attorney review required

- Yes No

Attachments

File: SunTrust Public Parking June23 RT.docx

Town Manager's Initials: _____

Exhibit 1



SunTrust Building

According to the Broward Property Appraiser's web site,
the property consists of six parcels.

Gold Coast Parking Systems Inc.

P.O. Box 39135
Fort Lauderdale, Florida 33339

Bus: 954-561-8005 Fax: 954-786-0065
www.goldcoastparking.net
goldcoastparking@bellsouth.net

February 11, 2010

Mr. Jeff Bowman
Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33008

Dear Jeff,

Thank you for taking the time to meet with me on Tuesday. For the property at 221 East Commercial Boulevard the mandated minimum number of parking spaces according to the Code Section, Chapter 30, Section 318 is as follows:

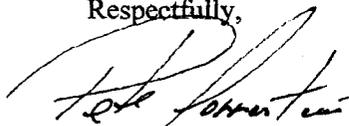
(i) **Business, professional and governmental offices:** One (1) space for each 300 square feet, gross leasable area (GLA).

(q) **Banks and savings and loan associations:** One (1) space for each 235 square feet of gross building floor area.

The first floor (q) is 6600 square feet, requiring a minimum of 28 parking spaces. The second floor (i) is 5136 square feet, requiring a minimum of 18 parking spaces. Total for entire property is 46 parking spaces. We currently have 71 general use parking spaces and two (2) handicapped parking spaces.

To let you know a little about my company and me, I have included our company packet with a list of references. You may also visit us at www.goldcoastparking.com. If you have any further question or concerns, please feel free to call or e-mail.

Respectfully,



Pete Sorrentino
President