



Town of Lauderdale-By-The-Sea
Development Services
4501 Ocean Drive
Lauderdale-By-The-Sea, FL 33308

To: Planning and Zoning Board
Thru: Bud Bentley, Assistant Town Manager *BB*
From: Linda Connors, Town Planner *LC*
Date: May 31, 2012
Meeting Date: June 7, 2012

Town Planner Report: Proposed amendments to Chapter 30 to develop pier parking standards.

The purpose of this agenda item is to review the Town's proposal to include pier parking standards in the minimum parking requirements located in Chapter 30, Section 318 of the Town Code.

Background

There have been discussions with the pier restaurant owners as to the parking requirements for the pier. To determine pier parking requirements, we currently refer to the minimum parking requirement category of "Uses not specifically mentioned," which provides:

Uses not specifically mentioned: The requirements of off-street parking for any uses not specifically mentioned in this section shall be one space for every 200 square feet of floor area.

The Fisherman's Pier is located at 2 Commercial Boulevard. Its uses include the pier (15,540 square feet), restaurant (1,051 square feet customer service area) and the bait and tackle shop (969 square feet). Based on the categories currently in the code, the existing pier would require 78 parking spaces and the total pier property would require a total of 103 parking spaces.

Justification

We believe that the "Uses not specifically mentioned" category does not accurately reflect the parking usage for patrons of the pier and so we conducted research to determine a more accurate standard for pier parking. To do this, we contacted other pier properties and asked for their parking requirements. We found that the other piers were publicly owned and tended to be served by public parking facilities. We also counted the number of pier patrons on several occasions and interviewed them to determine how many of them traveled together to the pier (the number of people per car). The resulting information showed that the demand for parking spaces were between 12 to 18 parking spaces, which causes us to conclude that 1 parking space for every 1,000 square feet of the pier would be sufficient for the pier use. At this rate, the parking space requirement for the pier would be reduced from current requirement of 78 spaces to 16 spaces. **Table 1** outlines the parking that would be required for the pier property at both the current and proposed parking standards.

Table 1

	2 Commercial Blvd	Square Feet	Current No. of Required Parking Spaces/Rate	No. of Proposed Required Parking Spaces/Rate
1.	Pier	15,540	78 (1:200)	16 (1:1,000)
2.	Restaurant Customer Service Area (CSA)	1,051	21 (1:50 CSA)	21 (1:50 CSA)
3.	Bait and Tackle Shop	969	4 (1:225)	4 (1:225)
Total Required Spaces			103	41

Proposed Amendments

Staff is proposing to include the following language specific to the pier parking standard in Section 30-318 of the Town code:

Pier: one parking space for each 1,000 square feet of pier.

Procedure

At the May 8th meeting, the Commission approved a Notice of Intent to move forward with amendments to the minimum parking requirements. We are prepared to bring the associated Ordinance adopting this pier parking language along with your suggested revisions to the Commission at their June 26th meeting for first reading and set second reading for July 24th. The pier parking amendment will be coupled with the additional parking amendments that the Board approved at their May 2012 meeting.