



Meeting Date: March 17, 2016

Agenda Item: 13-A

Report to Town Council

Topic: Minor modification to the Ponce Preserve parking plan.

Recommended Motion: Staff recommends approval of removing one accessible parking space in order to accommodate two additional regular parking spaces within the existing paved area of the South Atlantic Avenue Ponce Preserve parking lot.

Summary: Please see the attached staff report.

Requested by: Mr. Joulani, Planning & Development Director

Approved by: Ms. Witt, Town Manager



MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

The Town of Ponce Inlet staff shall be professional, caring and fair in delivering community excellence while ensuring Ponce Inlet citizens obtain the greatest value for their tax dollar.

To: Jeaneen Witt, Town Manager
From: Aref Joulani, Director of Planning & Development
Date: March 4, 2016
Subject: Minor Modification to the Ponce Preserve Parking Plan

Meeting Date: March 17, 2016

I. REQUEST:

- A. Proposal: Staff is requesting a minor modification to the approved parking plan for the Preserve, specifically the current layout of the lot adjacent to the dune walkover on S. Atlantic Ave. The request is for the removal of one accessible parking space in order to accommodate two additional regular parking spaces within the existing paved area. The proposed modification will add two new regular parking spaces, bringing the total number of regular parking to five spaces.
- B. Location:
1. Ponce Preserve: 4401 S. Peninsula Drive, Ponce Inlet, Florida
 2. Legal Description: 13 16 33 S 915 FT E OF O S BLVD OF N 4040 FT ON OCEAN S OF CURLEW ST IN LOTS 1 & 2 & S 170 FT W OF O S BLVD OF N 3295 FT ON OCEAN S OF CURLEW ST IN LOTS 1 & 2 & E 200 W OF OCEAN S BLVD OF S 350 FT OF N 3645 FT ON OCEAN S OF CURLEW ST IN LOTS 1 & 2 & S 555 FT W OF O S BLVD OF N 4250 FT ON OCEAN S OF CURLEW ST IN LOTS 1 & 2 EXC S 250 FT OF N 3945 FT W OF ATLANTIC AVE & E OF PEN DR PER OR 4322 PGS 2293-2322 INC and 13 16 33 S 250 FT OF N 3945 FT ON OCEAN S OF CURLEW ST IN LOTS 1 & 2 W OF ATLANTIC AVE & E OF PEN DR PER OR 4811 PGS 2370-2371
 3. Real Estate Number(s): 13-16-33-00-02-0110 and 13-16-33-00-02-0150
- C. Size of Site: Approximately 40 acres.
- D. Zoning Designation: The portion of the property east of Peninsula Drive is zoned P/I (Public/Institutional). The portion of the property west of Peninsula Drive is zoned C (Conservation).
- E. Future Land Use Map (FLUM) Designation: The portion of the property east Peninsula Drive designated Parks and Open Space on the Future Land Use Map (FLUM) while the portion of the property west of Peninsula Drive is designated Conservation.
- F. Applicant and Property Owner: Town of Ponce Inlet

II BACKGROUND INFORMATION

The Ponce Preserve parking was designed to be consistent with the approved Ponce Preserve Management Plan which requires that 20 to 25 parking spaces be provided on the site. The park's main parking area is on Peninsula Drive and consists of 20 spaces, including two accessible spots. In addition, two accessible and two regular parking spaces were provided on S. Atlantic Avenue across from the secondary park entrance (Exhibit A). The accessible spaces were intended to provide easy access to the park's handicapped accessible dune walkover. This parking area was not designed or intended to be exclusively a beach parking such as those that exist in other areas of the Town.

III DISCUSSION

On June 17, 2010, when Town Council reviewed and approved the park's final site plan, staff was asked to review the parking usage and propose changes to the parking plan if necessary. Since the development of the park, staff has monitored the usage of the S. Atlantic parking lot. Specifically, between August 2014 and November 2014 the parking was observed for occupancy by town employees and noted on a log for further review. On average, the parking lot was checked every other day at different times during daylight hours. The collected data showed that at no time were the two accessible parking spaces occupied at the same time. Furthermore, staff observed that 31% of the time the two regular spots were in use while both of the accessible spaces were vacant. Additionally, relevant complaints from non-handicapped park users pointed to the same issue: that while the two regular parking spaces are usually occupied the two accessible spaces remain vacant most of the time.

V STAFF RECOMMENDATION:

Staff has looked at the potential for increasing the number of regular parking spaces without substantial design and construction expenses and avoiding the State's lengthy permitting process for encroachments into their jurisdiction. Staff believes that the best possible option is to re-stripe the parking area and eliminate one accessible parking in exchange for two new regular parking spaces (Exhibit B). If one accessible parking and its landing is eliminated, 52 lineal feet of paved area becomes available for parking, resulting in enough space for five regular parking spaces. Each parking space will be approximately 10-feet wide.

Staff recommends approval of the proposed changes to the parking for Ponce Preserve and seeks authorization from Council to proceed with the implementation of the proposed modification to the plan.



Aref Joulani, Planning & Development Director

March 4, 2016
Date

EXHIBIT B

Proposed Parking Layout

