

West Marine Parking Study

Issue: Conch Harbor Marina (951 Caroline St.) agreed to pay the City of KW to use spaces in the Grinnell St. parking garage as part of a 2012 West Marine redevelopment approval. After 3 years, the agreement allows Conch Harbor to perform a follow-up parking study for the purpose of modifying or eliminating the agreement based on the study results.

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LAND USE PLANNING
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Background: "Conch Harbor" was the recipient of four development agreements/approvals dating back to 1995. The most recent 2012 redevelopment exclusively approved the addition of the West Marine store with 5 new on-site parking spaces. As part of the 2012 West Marine redevelopment approval, the City Commission required 102 parking spaces for the entirety of Conch Harbor (inclusive of 45 spaces required for West Marine of which 13 are located on site). 71 spaces were to be located onsite and 31 spaces located in the Grinnell St. parking garage. Unfortunately, the parking agreement, signed in 2013, relied on erroneous data, provided by the applicant, which resulted in an agreement of 49 spaces rather than the City Commission-approved 31.

Follow-up Study: Working with the Planning Department between Nov. 2018 and Dec. 2019, Conch Harbor prepared for and performed the contemplated follow-up parking study during peak season (prior to COVID). The study concluded that West Marine requires a maximum of 7 parking spaces, not the LDR-required 45 spaces. The study's results confirm Conch Harbor's experience that none of the Grinnell Street parking spaces are required as evidenced by the fact that neither West Marine nor Conch Harbor have ever needed to utilize parking at the Grinnell St. parking garage.

Request: Conch Harbor thus requests termination of the parking agreement based on the empirical results of the follow-up parking study that shows the parking at the Grinnell St. garage is not needed.

