

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: December 5, 2022

Agenda Item: 7H	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: November 30, 2022
Subject: Amendment to the Prince Resort Planned Development District (PDD) regarding a Full-Service Hotel and Parking Structure [Z-22-31]	Division: Planning and Development

Note: Staff has requested to be postponed until staff comments have been satisfied by the Developer.

Background:

A major amendment to the Prince Resort at the Cherry Grove Pier was approved by City Council in March 2019. This amendment allowed for the construction and operation of a Hampton Inn & Suites hotel with 127, one-bedroom units on the oceanfront and a second-row parking garage providing 147 public parking spaces free of charge, distributed, and reallocated between the existing Prince Resort parking garage on the second-row parcel, ground-level surface parking, and the new Hampton Inn & Suites parking garage. Of the 147 public spaces, seven were to be provided at ground level between the two parking garages. In July of 2019, the Planning Commission approved a minor amendment to the PDD expanding the footprint of the parking garage and relocating those seven public parking spaces to the upper floors. The contractor applied for site plan approval for the project in early 2020, but that submittal was soon shelved due to Covid and uncertainty created in the pandemic.

Proposed Changes:

Robert “Shep” Guyton, agent for the owner, has requested approval of the following revisions for the oceanfront and second row parking lots as part of the Prince Resort at the Cherry Grove Pier PDD final phase III:

- Construction and operation of a hotel with 156, one-bedroom units on the oceanfront, with seven temporary parking spaces provided on the ground floor;
- Construction of a second-row parking garage with 209 parking spaces with 41 spaces for the public on the first and second floors;
- Relocated public access dune walkover; and
- Improvements along Ocean Boulevard.

A proposed ordinance has been attached for Council’s review.

Planning Commission Action:

The Planning Commission conducted a public hearing on November 15, 2022 and voted unanimously to approve the request. Public comments offered general support and excitement for the project and concern over required parking. Planning Commission took the opportunity to ask that Council consider creating parking requirements for staff parking spaces at hotel uses.

Recommended Action:

Postpone the proposed ordinance

Reviewed by Division Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____