



ITEM SUMMARY

MEETING DATE: November 7, 2022

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Resolution 2022-47, SE-22-02**
Alpha-G Arcade

BACKGROUND

A request from Aaron Taylor, agent for 3757 Military Trail LLC, for Special Exception approval for an Indoor Recreation Amusement use in the Commercial Intensive (CI) zoning district within the existing Warbanks Plaza located at 3769 South Military Trail. The proposed Special Exception is to move an existing Indoor Recreational Amusement use from a 1,700 square foot inline bay to an existing 2,016 square foot inline bay in the same location - Warbanks Plaza. The applicant is not proposing any changes to the exterior of the building nor is the applicant adding additional machines.

The indoor recreational amusement will be used as a game room consisting of fifty (50) video slot machines. It is limited to adults and the applicant has stated it will cater primarily to senior customers. As previously mentioned, the center will have fifty (50) video slot machines with buttons which, as stated by the applicant, allow the player to influence the results through application of skill. Winnings are paid out in the form of printed vouchers, which can be redeemed for gift certificates from local retailers; these vouchers cannot be redeemed for cash.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 5-0 at their meeting on October 13, 2022.

ANALYSIS

The applicant is requesting a Special Exception approval to permit an Indoor Recreational Amusement use. This is the second request for this approval. The first request was withdrawn due to inactivity. The applicant has addressed outstanding building code violations.

The proposal has satisfied the Special Exception criteria and findings of fact as indicated in the staff report. Specifically, it will not create a nuisance factor detrimental to the adjacent and nearby properties, it is compatible with the existing character of this commercial area and maintains safe and efficient traffic at this shopping center. The proposed Indoor Recreational Amusement use will utilize existing parking and the property's existing access points. Conditions are proposed which will ensure the operation conforms to the exemption contained in Section 849.161(1)(a),(b),(c), and (d) of the Florida Statutes.

FINANCIAL INFORMATION

N/A

LEGAL

Resolution 2022-47 was prepared in accordance with all applicable State statutes and City Code requirements. The attached statement from the arcade operator describes the business in detail and it appears to meet the requirements of Section 849.161(1)(a),(b),(c), and (d) of the Florida Statutes.

STAFF RECOMMENDATION

Approval of SE-22-02 through the adoption of Resolution 2022-47.