

Commercial Pre-Application July 24, 2019

The following items came before the Pre-Application Committee:

1. The Second Disc Golf Course in partnership with NSB Disc Golf, Inc. on City-owned property located adjacent to the rear of **Turnbull Street Park and the Skate-park (on five acres)** was discussed. The City Commission had already approved the concept in December 2018, so this meeting was centered around parking. Since this is not considered a business, but a land resource open to the public for casual play (approximately 100 players per week), they are proposing 65 to 90 parking spots using a stabilized shell base. No asphalt or curb stops will be used. This project doesn't appear to require ADA compliance as there will be no bathrooms/buildings and most of the sports played are exempt from parking requirements. The terrain is rough/natural as this is its intended use for those seeking a challenging short activity (roughly 9 holes in 45 minutes on a linear course). There was a discussion about access from Industrial Park Ave. where the skate park is located, but that will be determined once it is known if the gate can be unlocked and kept open for longer hours. The next step is a final site plan of the proposed parking lot. It is noteworthy to mention that the owner is most agreeable and willing to adhere to any other requirements the City may deem necessary.

2. The owner of **218 N. Dixie Freeway (Washington & US1)** requested a change of use from a gas station to a professional building. There would be no "footprint" change to the existing structure. The EPA had the tanks removed in 2011, and drains were filled and covered. City staff made the following suggestions to the owner as to what would be required to move forward on this project:
 - Consult w/DOT regarding a driveway for in/out access of property as this would be a separate permit.
 - Need to purchase a fire hydrant for approximately \$6000/7000 to be placed on the west side of Washington.
 - The existing pole sign would need to be removed and replaced with a monument sign to follow City guidelines. Additional signage allowable would be two wall signs on the building.
 - The building would need to be brought up to code to include electrical and utilities.
 - A determination would be needed to see if the existing utility easement is current (future use).
 - The site plan would need to ensure the necessary sanitation/ADA for the facility and include a bathroom.
 - A determination would be needed to see if there are any remaining sewage drains/containments that need to be cut, capped, removed or filled.
 - Parking could remain the same with four spots, but one must be ADA compliant.
 - The submitted Class 1 Site Plan must include a survey along with parking, lighting and building plans.

3. The owner of the property **along S. Dixie Freeway (between US1 and train tracks and Cemex Cement Plant – 700 block area of US1)** inquired about building a self-storage facility as it was challenging to fit some type of business within this thin stretch of land as the buffer requirements highly limit what can be built unless variances are granted. It was conveyed to the owner that a PUD format might allow for set-back variances, but the City Commission has a certain amount of fatigue to approve another storage facility. With that being stated, nothing further was discussed regarding this project.

4. An inquiry was made regarding three different parking projects by a local paving company:
- **920 Faulkner Street.** Expansion of parking to the side of the house on Freeman Avenue. This project had been previously submitted with an unclear outcome. City will review what is on file and contact the paving company owner with an update/opinion/next steps.
 - **318 Palmetto Street.** Owners would like to add two (2) parallel parking spots for their personal use. The owner was directed to contact DOT with regards to footage minimums, width and angle of parking as well as confirming the parking apron and if there are any water retention issues.
 - **Smyrna Yacht Club at 1201 S. Riverside Dr.** The Club is seeking to replace coquina shell parking lot with a “paver-type” base. The City advised the owner of the paving company to ensure the appropriate number of parking spaces will include a required handicap spot along with the required landscaping and shrubbery. Once that has been completed, the owner can then submit for a Class 1 permit to move this project forward.