

Commercial Pre-Application Meeting October 16, 2019

The following items came before the Pre-Application Committee:

- 1. 707 Canal St. (0.29 acres)** Owner inquired about tearing down the single-family residence and building a 3-story mixed use building (three offices, a garage and five residential units). There will be 0' setbacks on the sides and 10' in front and back. The unit will look like a plaza with a terrace looking over it. Property is within the CRA, so the owner will be meeting with its board members to discuss the plans. The building will be 55' tall, well within the 72' height limit, and 24' wide. Some concerns by City Staff were the following:
 - The tree that is onsite needs to be checked to see if it is historic.
 - The property is in the Main Corridor Parking District, but there still may be parking space issues with what is being proposed, even though the garage will be for residents.
 - The project may need a variance due to the new code.
 - DOT will have to approve the stormwater discharge connection on Canal as the City doesn't own that section.
 - Two fire hydrants would be needed, and the Fire Chief was not sure if fire trucks would even be able to get close to the building.
 - The building will need to be all concrete block and not wood for second and third story, and a roof design would have to be decided upon.

Next steps will be to get a tree mitigation, submit a site plan to both the city and DOT.

- 2. 130 Oak Lane. (Coastal Woods 15.08 acre Commercial Out Parcel on SR 44 between Oak Ln. and Sugar Mill Rd.)** GeoSam owned this parcel and one that was sold to 7-11 who designed and then redesigned their building per City requests and to resolve code problems. The subject parcel was subdivided into six outparcels and sold to the current owner. It appears that the platting of the seven out-parcels is inconsistent and plans for them have been submitted piecemeal, even though this is being viewed by City Staff as a single project (or one where the development should be architecturally consistent). After looking at the latest site plan, City Staff had these concerns:
 - The status of **7-11** is on hold until they see the entire project; it was recommended that the new owner contact 7-11 directly to discuss.
 - Sidewalks are not consistent throughout the parcel and need to meander around it.
 - All buildings need side entrances with parking in back.
 - GeoSam is still having problems with the lift station (hasn't been approved as of yet) and needs to meet with the City when resolution occurs.
 - Some problems are either County (Sugar Mill Rd.) or state/DOT (SR 44) and need to be addressed accordingly with them.
 - Infrastructure and maintenance need to be shown on the site plan.
 - Firetruck access and water lines are in conflict, and the City will not approve parallel lines. They may need to come off Oak Ln., but now, there is no water /sewers there.

- Signage cannot be separate per business but a multiple monument (owner was not pleased with this).

City Staff recommended the new owner first talk to GeoSam about the lift station and DOT and the County about SR 44 and Sugar Mill Rd., submit a new site plan showing infrastructure, landscaping, parking, and designs that fit our standards (ignore 7-11) for each individual parcel.

- 3. 1919 N. Dixie Frwy. (Suncoast Roofing)** Owner inquired what he needed to do in order to get a Special Exception Use for an inside boat storage business (20-25 boats with valet service) for either himself or another company if one comes along. Apparently, the previous tenant was to have this business up and running, but he never paid rent so was evicted. City Staff said that overall the building was appropriate for this use. All that he would need to do would be to have the entire building sprinkled and have it re-evaluated for high risk (batteries on site). The next steps after that would be to get an occupational license and put in an application for review by the P&Z which would then go to the City Commission for approval.
- 4. 3155 SR 44 (Walmart addition)** A representative for Walmart presented a site plan for a steel structure canopy for a curb service, grocery pick-up addition. The canopy will be removing six to eight parking spaces but add five more for pickup stalls which need to be correctly identified on a revised site plan. No problems were identified. Buffers will not be affected, but a new 1st Class site plan will have to include how far back it will be from the property line for setbacks. One staff member asked if the representative knew anything about expansion of the building itself, but he knew nothing about it.
- 5. 3401 N. Atlantic Ave. (Chases)** New co-owner inquired about what needs to be done to correct the decking that had been constructed by the previous owner without a permit. The 20'x25' area that was decked was a gutter retention pond, surrounded by rocks, with the restrooms to the right. It was covered with a flushed deck, so people would not get hurt on the rocks. The deck will be permitted after inspection and the fine is paid. It still has a managed run-off spot with the drainage going out to the street. Co-owners stressed this would never be used for additional restaurant seating, but benches will remain for people who are waiting to be seated. City staff discussed parking that has always been an issue. Co-owners stated that they lease parking across A1A and have valet parking on weekends. Owners stated that they had bought the property for development, but decided to keep the restaurant, hoping to change the demographics of its patrons. They hired a new Chef, created new menus (only 20% fried foods), and added a weekend brunch. The property next door may become a parking garage, but that is another issue. Next steps include having the City come and inspect the deck, look at parking closer, and make sure the new valet service has a city license.