

Commercial Pre-Application Meetings February 24, 2021

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

- 1. 920 Dixie Hwy (located between Save-a-Lot and Martial Arts Studio).** An inquiry was made by a possible owner to turn this property into an indoor, open-caged, self-storage facility. It is zoned B3 and would need a Special Exception. Before the presentation, it was noted that NSB has many recently built mini- storage facilities and more are under construction. They really do not help the local economy, so necessary approvals and exceptions might be difficult. The rep for the potential owner countered that this one would be different because it's all inside a 50k SF building located off of a major thoroughfare and would not look like the usual mini-storage unit.

Planning

- Frontage landscape buffer of 20' is needed but building can't accommodate it, so a variance would be needed.

Fire

- If kept as one level, sprinkler system build out would be needed.

UC

- Parcel is unique as it's on a private sewer system
- Electric looks ok unless improvements require more.

- 2. The Cove at Coastal Woods.** Changes in the previous approved plan (a three-story development with 270 units) to a proposal for 206 one-story cottage style units, each with its own patio and outdoor space. The new plan calls for 84, 800 sf. one-bedroom units; 102, 950-1,000 sf. two-bedroom units; and 20, 1100-1250 SF three-bedroom units. The total number of buildings is 144. They will be luxury apartments for long-term leasing, maintained like garden apartments with a leasing office. Development layout is basically the same with internal streets and sidewalks and a Sugar Mill connection. This is a new concept that is out of CA and AZ, with one found in Tampa.

Planning

- No density problem; meets PUD max number of units.
- There is a minimum spacing requirement of 20' that needs to be addressed. Rep replied that will be done with the revisions.
- Parking required is two spots per unit and 20' deep. Rep replied that will be addressed.
- Will need a landscape buffer off Sugar Mill.

Engineering

- Will need an elevation survey.

Fire

- Hydrants ok but will need to extend hose lines.
- Will need exterior fire-resistant materials and fire separation walls between units.

UC

- Unique situation as usually there is one sewer connection per unit. Will have to change to one sewer connection per three-unit configuration.
- Water will need individual meters.
- Easements of 20' around each unit may not work.
- Location of pads need to be identified.
- A 12" water main will have to be relocated.
- Water and reclaim already done.

Other Concerns

- Check interior yard drainage due to density especially due to the AC pads.
- Aesthetics: how will it look from the street
- No clubhouse next to pool and no park areas, so amenities will be reduced for families..
- Not sure where external lighting will go.
- Suggest a master meter rather than 206 single meters for electric.

Next steps to resubmit new concept plans, avoiding a new PUD. Take input and have another Pre-App meeting before going to P&Z.

3. **Two lots (1.61 acres) on Glendevon off Wayne Ave.** An inquiry was made by a possible owner about building a five-unit leased townhouse complex, having two buildings with three-bedrooms and two-bath and one-bedroom, one bath units. The main problem with this property has always been access off of a private road. Potential buyer said that the seller will give egress for deeded access to the lots.

Planning

- Amount of wetland may affect density calculation.
- Will need a tree survey and may need tree mitigation.
- If driveways are off Glendevon, street is narrow and that may be a problem.

Engineering

- Property is in a flood zone; needs elevation/topo survey.
- Stormwater design needed; swales may work with a common retention system.
- Have deeded access via owner in a recorded easement for each house.
- Will need to get St. John's Water Management approval of site plan.

UC

- Streetlight is city-owned and will need relocation
- Gravity sewer ends at lot 1; propose service for that before repaving. Also don't see how existing buildings in the area are connected to it.

Fire

- Fire separation only between buildings; no sprinklers needed.

Next steps will be to have a civil engineer examine issues discussed and then submit a Class II Site Plan at the Staff level.

4. **Buenos Ayres-Bacon Parcel (located off Columbus Ave.)** The owner wants to build a vertical 4-unit condo, named Seaside, on a site that is unbuildable due to the current regulations. The developer was told that there is currently an ordinance being drafted to reconcile the State (CCCL) and City (CCSL) coastal construction lines that will have NSB following the State guidelines which would allow new building and hardscape improvements east of the City's current CCSL but subject to City LDR requirements. To build the proposed condo, the owner would have to apply for a text amendment to move the CCSL line. Even if that is approved, many other issues involved in building on this parcel remain.

Planning

- According to City ordinance, only two units can be built to meet density requirements.
- Parking would be a challenge. The developer stated that they are exploring two parking options: one on-site and the other off-site next to the former Crow's Nest. Variances would be needed for both options.
- A variance would also be needed for the north side of the building to accommodate the elevator and stairwell.

Due to the problems of density, parking, and the city construction setback lines, the developer's design site plans were not looked at in detail. Staff suggested that the owner look at other permitted options for the parcel, including "transient lodging." The developer will get back with his team and the property owner and look at other options.