

Commercial Pre-Application Meetings

March 3, 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. **408 Flagler (lot located behind Tayton O'Brians).** An inquiry was made by the owner about making this a temporary parking lot for O'Brians' employees and deliveries.

Planning

- Parking is ok. Temporary goes before CC for approval and would last two years. Permanent meets requirements and goes to city staff for approval. Temporary can move into permanent easily or have another two-year extension with CC approval.

Engineering

- Shell is the preferred surface but will look at the crushed gravel to approve.

Utilities Commission

- Transformer is available if lighting is wanted.

Next step is to have an engineer draw up a Site Plan showing parking spaces, landscaping, and signage.

2. **108 Duss St. (eight lots; one off Canal St., three off Inwood, and four bordering Duss with one bordering Julia Ave.).** These parcels are zoned MU. There is a house and garage at 108 Duss St. The owner wants to use five of the lots for a nursery retail store and then add a medical building by either remodeling the house or a rebuild. The owner is a doctor. The back three lots will not be part of this project.

Planning

- Parcels can be developed as one property or as a new subdivision.
- No major obstacle but will need to do a bit more research regarding outdoor display for a MU zone.
- Owner needs to prepare a rough Concept Site Plan of nursery.

Engineering

- Canal St. is under DOT jurisdiction so will need to check with them about access points; no issues with Duss St. and Julia Ave.
- Footbridge may need to be removed as not sure it was ever permitted.
- Check with FEMA to see if properties are in a flood plain and St. Johns for possible approval of parking.
- Medical building between 5-6,000 SF will be fine for impervious formula.

Utilities Commission

- Water, sewer, and electric all good on the three streets.
- Will need to see final site plan before more input can be given.

Fire

- If building is 5,000 SF+, it will need to have a sprinkler system per upcoming new code.

Next steps are to hire an engineer and come up with a true Concept Site Plan that will show specific parcels being used, architecture to fit with neighborhood and accesses.

3. **218 Dixie Frwy. (corner of Washington; former gas station).** An inquiry was made about turning this property into a retail store for E-bikes with repair service with design and repair of custom Harley motorcycles (10-15 per year). The store will sell a few accessories for both. The potential owner has a shop

like this in Edgewater but wants a better location. The petroleum restoration is almost complete but stalled by lack of State funding. Once the NFA (No Further Action) is complete, the property will sell. The potential owner also wanted input regarding remodeling and expanding the building (4800 SF) vs. tearing it down and rebuilding.

Planning

- Zoned MU so will need a Special Exception for motorcycles via CC approval. (Staff didn't see a problem getting it.)
- Look at the requirements before decided to remodel or rebuild, keeping in mind remodeling will still mean everything is up to code.
- Will need to fulfill landscape buffer requirements around perimeter and if a gated fence, it can be no higher than 6' with 20' visibility (owner: fencing will be nice black iron).
- Adequate parking not a problem.

Engineering

- Biggest challenge will be modifying the aprons to make regular access points and bring up to code. DOT controls US1 so will need their input. Two, with one off Washington, would be ideal.

Utilities Commission

- Water, sewer, and electric all good.
- Property will need a 10' easement on Washington once access point is chosen.

Economic Development

- CRA would support this as it's part of the US1 Corridor Redevelopment Project. Partial funding would be available for the building's facade, landscaping, and parking. Remodeling would offer more funding than building anew.

Next steps are to draw up a Site Plan and apply for a Special Exception at the same time. Submit the plan to City staff to make recommendations and request a building permit. Contact CRA to see what funding is available and submit Concept Plan to them as well.

4. **215 Washington St.** An inquiry was made about a single-family home in the Arts Overlay District (retail) to be used as an office for a graphic design business. There would be No customer traffic.

Planning

- No remodel is anticipated.
- Further information needs to be obtained from the City to determine parking in driveway triggers a handicapped parking space.
- Applicant advised of up-coming extensive street scape of Washington St. which may require right-of-way adjustment. This is not a problem for applicant.

Fire

- Business must meet all safety requirements such as Exit signs and fire extinguishers.

Utilities Commission

- There is a fire hydrant across the street. No further issues if the building stays as-is.

Next step is to obtain permission from current owner allowing purchaser to file an application with the City prior to real estate closing.