

## Commercial Pre-Application Meetings

March 31, 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. **300 Magnolia (former Side's Auto Sales lot)** An inquiry about one suite on this lot was made by a potential lessee. He wishes to establish a golf cart rental and sales (gas and electric) business.

### Planning

- The zoning for this property is Mixed Use (MU), but since it is near downtown and in the historic area, it has limits on vehicle sales. A Special Exception Use will be needed which will go before Planning and Zoning and the City Commission with Public Hearings at both.

### Engineering

- Security fencing cannot be more than 3' tall as property is in a visibility triangle.

### Utilities Commission

- UC streetlights are on the property, so there will be a rental charge as they are used for security.

### Building

- Staff asked about fuel and battery storage, but the applicant only responded to the electric where used batteries would be put on a pallet, ready for an exchange.
- For a building remodel, a permit will be needed. Plumbing will need to be updated as well as the bathroom made available for patrons and be ADA compliant. Applicant will need to discuss this with the owner of the building.
- The business will need to add parking spaces for clients as well as one ADA space, both of which will need to be discussed with the owner as well.

Next steps are to submit a Class 1 Concept Plan that would show the property improvements to the P&Z and to apply for a Special Exception Use at the same time.

2. **521 Flagler Ave. (Ocean Breeze Tiki Bar and Grill Restaurant).** The owner wants to add an 1,855 SF observation deck on the N and E sides of his establishment. There will be additional seating for 60 more patrons on the east side of the new deck, for a capacity of 210 people. The owner also wants to renovate the outside of the restaurant using Hardy Board.

### Planning

- Parking concerns, but the owner bought property south of The Crow's Nest and will be using that for 40 spots as well as valet parking.
- Issues seen with setbacks and encroachments on the Concept Plan will need to be addressed as well as locations for the new tables and the area provided for standing room (7sf per person). Emergency access guidelines kick in at occupancy of 300.
- The two stairways on the north side may be a problem as one should be on another side to ease congestion.
- Hardy Board is fine based on the City's new architectural design code.
- Support poles may make it difficult for cars to park and should be studied again. Will need to see width and depth of proposed parking spaces.
- Must have a bit more bicycle parking.

- New lot should show the 40 parking spaces and be on the submitted Site Plan.
- Will need to show total square footage of the restaurant and retail shop to see if there is adequate parking with both.

#### **Fire**

- Materials need to be non-combustible above the parking area. Treated lumber must be UL Certified.
- Sprinkler system will need to be extended.
- Concern over width of exits due to increased occupancy load. Need to check further.
- Will need to re-check fire flow as another hydrant may be needed.

#### **Engineering**

- Traffic will be dangerous; check with City to see if any changes are to be made.
- Double check grease traps as grease was found in storm water system, but it may have come from the exhaust fans. Note size of grease trap on Site Plan.
- May have an Issue with run-off on roof and stairs, so both need to be double-checked.

#### **Utilities Commission**

- No immediate hydrant is available.

Next step will be to submit a Class 2 Site Plan showing the requested changes/information for approval by staff.