

Commercial Pre-Application Meetings May 22 & 26, 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.

May 22, 2021 - 401 Flagler Ave. (former Wicker Basket). An inquiry by a potential owner who wants to turn the building first, into an art/graphic arts retail store (a renter is already lined up) and then later, turning it into a family business offering a personal chiropractor, acupuncturist, nutritionist, along with a basic health food store. The second plan would not be a medical business per se as there would not be more than one client at a time. There will be four-five employees total with two being a chiropractor and an acupuncturist. The potential owner and his wife love the building and do not plan to make any changes to it.

Planning

- Property is zoned MU so no problem with the art/graphic art business, but there may be a problem with it becoming a chiropractic office as a medical office is not allowed. It will need to be investigated further and a business plan will need to be submitted. If the chiropractor is in residence on a limited basis, it may be able to operate as “personal service”.
- There is enough parking (four plus one ADA spot) as there will be no building expansion.

Fire

- Until specific floor plans are seen, only the basic lighted EXIT sign and fire extinguisher will be needed.

UC

- If no upgrades are needed, all is ok.

Next steps are to submit an “Activation of a Terminated Use” and to make application to restart a retail business. Then get a business tax receipt and set up a building inspection. When the owner is ready to open, email City staff with the second business plan.

May 26, 2021 - Sea Sense Villas on South Atlantic Ave. (4.94 acres in the Atlantic Heights Subdivision that is east of Pennsylvania Ave. and north of Sylvia Dr., just inside city limits). This property has a history going back to 2006 but nothing was ever done. New owners are now interested in using the 2013 plans to build a complex of six townhomes within one building with units that will be either two or three stories (highest peak at 49’). The end units will have roof decks. The layout will be the same as the 2013 Site Plan, and the owner’s representative wanted to know what will need to be done to bring it up to date.

Planning

- The only road connection is county AIA which is south of the alley.
- An Application to Vacate the alley located in the southern part of the parcel in 2006 was not done and will need to be addressed.
- The 2006 plan had questions that had never been answered, so there are still questions needing answers. The 2013 Concept Site Plan was never submitted for review, so the owner will have to start from scratch to include entire building dimensions along with the roof decks.
- Setbacks are minimum and will need to be re-calculated.

- Pool will be counted within the impervious coverage percentage.
- A 4' fence will be needed in front and a 6' in back; side heights will need to be researched.
- Parking must include one ADA spot.
- A tree survey will need to be done as well as a landscape plan.

Engineering

- The new Concept Site Plan will need to show where the stormwater will go.
- County A1A will need to be shown on the new plan.
- Sea turtle lighting will be needed.
- No flood plain problem.

Fire

- New plans will need to be updated to 2018 codes.

Next steps will be to contact the UC as to what will be needed since no representative was at the meeting. When the plans are completed, they are to be submitted to both Engineering and Planning for review. Also, the owner will need to get with the County about the AIA access.