

## **Commercial Pre-Application Meeting June 30, 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.***

**The Cove at Coastal Woods (306 Sugar Mill Dr.)**. This was the second meeting with the Coastal Woods representative as suggestions from the previous meeting were incorporated into a revised Site Plan. The site plan shows single story 4-unit buildings (196 units total - 84 1-bedroom, 96 2-bedroom and 16 3-bedroom) each having its own small backyard. Revised plans show the buildings with 20-feet between them. Amenities will include a clubhouse, pool, dog park, playground, and sidewalks around the stormwater pond with benches, picnic tables and grill areas. Parking will include 2 spaces per unit - 392 parking spaces, plus 12 ADA accessible spaces and 50 leased garages (to be used for parking and not storage), for a total of 414 spaces. Access on the north property line was adjusted to connect into the 12" sewer line, and the future Volusia County Roadway Plan was incorporated into the design of the community. These are some of the issues discussed by staff with the representative:

### **Planning**

- There can be only 10 parking spaces in a row; spots must be 20' per code.
- Open space going north will have to be recalculated as Advent bought part of the property, and the Site Plan will need to show that the required space is still there.
- A fence will be needed between Sugar Mill and Advent's property line.
- Area facing Sugar Mill must be attractive as cars will be passing by it.

### **Engineering**

- No major issues were seen, and fewer units will mean a lesser impact for the St. Johns Water Management System along with aligning up better with the improvements on Sugar Mill Dr.
- Sidewalks need to be flush and not raised.
- As explained by the representative, swales will go around the stormwater ponds with maximum exfiltration into them, and run-off from roofs will be down spouted, going into a berm to keep water on site with a yard drain.

### **Utilities Commission**

- The proposed easement sharing with sidewalks may be a conflict so will need more research.
- Need to show where transformer pads will be located on the Site Plan.
- Will need to find out if one or two master meters will be needed.
- A 6' meter with backflow is a large device, so it will need to be covered with landscaping.

### **Fire**

- Another hydrant will be needed, and its placement will be discussed one-on-one.
- Some buildings will need a R-13 sprinkler system as their angle is weird which makes fire hose access from the truck difficult.

### **Building**

- Picnic/grill area and dog park will need a sidewalk for ADA accessibility,

Next steps will be to take today's suggestions and draw up another Site Plan that will include landscaping and submit for review, which will then go to Planning and Zoning for approval.

**318 N. Causeway (currently a pool supply company).** This was a second meeting with the representative for the owners of the Third Wave as the first set of plans changed. The owners still want to turn this property into a storage area that will have a walk-in refrigerator/freezer which will mainly be used for the Flagler establishment, but now they want to add a quality sit-down restaurant with a full bar for the dinner crowd and have take-out for rest of the day as was originally planned. The owners want to try and keep the building's mid-century design intact and will add an outside covered dining area/courtyard on the west side of the building, and the covered storage area on the south. A second floor will be added to the existing building for an office and managerial staff. The owners also want to go green with solar and xeriscaping on the western side. A water exfiltration system will be under the dining area and pump water into a tower for irrigation of the property. The owner would prefer a gravel parking lot in the back. These are some of the issues discussed by staff with the representative:

### **Planning**

- Parking may be an issue as the City is revising the standards for LDR. Currently, parking is determined by seating which is one spot per every 2.5 seats (but the exact seating isn't known as of yet). There are five spots on the property, and the owner will be signing a lease agreement with a neighboring business to use 22 spots for dinner patrons. He is hoping for additional space from another neighbor. The inclusion of leased space is currently allowed only in Exceptional Districts, so this will need to be researched.
- On-street parking is considered temporary and can only be used for pick-up.
- The building is "non-conforming" due to having been built in the '50s, and if remodeled, it will need to meet with current setback standards of 35' in front and 10' on sides.
- May need to change the location or angle of the dumpsters in the back by the alley; look at how neighbors are doing theirs; add landscaping around them.

### **Engineering**

- There have been issues with standing water in the neighborhood, so research will be needed.
- The groundwater table and bottom of the exfiltration system will need to be checked as both may need to be considered in the final design.
- Will need to see where the run-off from the back covered parking will go.
- Will need a grease trap and grease inceptor; access to connector will have to be moved.
- The existing sidewalk is contiguous on the frontage road, so any gaps will have to be filled in.

### **Utilities Commission**

- Water is a concern. The establishment will need a larger water pipe. There is a water connection on the Causeway that could be used.
- There are two sewer laterals, but the 6" one needs to be validated.
- Electricity is overhead, but it will need to be upgraded and go underground, keeping in mind that space will be needed to do so.

### **Fire**

- Another hydrant will be needed as the closest one is on DeSoto.
- A sprinkler system will be needed for the building but will need to see covered parking plans before determination for that to be sprinkled as well.

### **Building**

- The mid-century glass isn't up to code, so it will need to be looked at closely for impact.

Next steps will be to incorporate the above suggestions into a revised Site Plan as well as submitting a sketch of the building sections that the owner has in mind for City staff to review.