

Commercial Pre-Application Meeting September 9, 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.

445 South Street (5.6 acres – 3.61 acres to be used for boat and RV storage. The applicant submitted a new site plan showing an increase in parking from the approved plan for Phase 1. The new plan includes all phases, showing 195 more spots, for a total of 220. It included topo for the north portion and the same wetland lines. The St. Johns Tiver Water Management System will need to give their approval for the fill-in of 3+ acres of wetlands.

The following issues were discussed by staff with the applicant:

Planning

- It was noted that this plan had a significant expansion from the one previously approved.
- More than 3 acres of the parcel require fill of wetland. The applicant stated that one western acre will be kept as a wetland, but if there's a threshold of three acres, the plan will be adjusted. He is working with St. Johns River Management District to get approval before he applies for permits.
- When filling in the wetlands, the applicant will also have to meet the flood plain ordinance regarding compensating storage (1 gallon of fill = 1 ½ gallons compensating storage). Staff wondered if there would be enough land for this with the number of spots.
- Stormwater will be done by swales.
- A 6' fence will be needed around the entire business.
- A frontage sidewalk will need to be increased as well as landscaping buffers.
- The initial site plan showed totes for trash, but the bigger plan will require dumpsters.
- The elevation levels for some of the areas don't meet the minimum requirement for boat and RV storage and will need to be filled in, to which the owner replied the entire area will be made level.
- Crushed concrete will be used for the parking spots.
- A tree survey will need to be done, even though there are not a lot in the designated parking areas.

Utilities Commission

- New project will be able to use the existing sewer system for guardhouse and restrooms, so no problems seen.
- More electricity will need to be added on the eastern side of the property line with another meter, but it wasn't shown on the plan. All meters will feed into a master meter.
- Charging stations not seen as a problem.

Fire

- No problem with the fire hydrant, but if any spots become covered, another one will be needed.
- The electric gates will need to be up to code

Building

- 50-amp service is needed for 40% of the spaces, so the plan requires an upgrade to electricity.

Next Steps: City staff recommended that the applicant look closer at the environmental impact (trees and wetlands). They might want to consider scaling back the plan. Once St. Johns gives their approval, they can submit a Class 3 engineered site plans for staff review. Once that plan has been reviewed, it will need to go to the Planning and Zoning Board for approval.