

Meeting: Commercial Pre-Application Meeting

Date: September 22, 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.

Boat Storage Facility at the Airport Industrial Complex (under 5 acres). The applicant inquired about this parcel, for a boat storage facility that would have mostly covered spots as he saw a need for it via talking to other boaters. The parcel is zoned I-3. It is at the end of a cul-de-sac and a mile from the boat ramp as well as being north of town where there is less traffic going to the ramp. There was no mention of the number of spots, both covered and uncovered.

The following issues were discussed by staff with the applicant:

Planning

- The project seems straight-forward, but there appear to be several mature trees on the parcel. A tree survey will need to be done and the tree ordinance will need to be followed in their design.
- Screening doesn't look to be a problem as it is in an isolated area.
- Access on Industrial Park Dr. may be precarious as trailers will be turning onto it.

Engineering

- Property drops off in the back and most of the area looks like it may be wetlands.
- Property will need an elevation survey which will help in evaluating the cost for fill.
- SE corner will need a retention pond, but if located in wetlands, that corner cannot be used.
- Check to see if a St. John's permit will be needed.

Fire

- Will need to see plans for the gated access.
- Driveways/internal roadways will need to be 25' to accommodate fire trucks.
- Distance from hydrant will need to be addressed once a Site Plan is seen as boats burn fast.

Building

- Building Site Plan for the gatehouse, office, and a restroom will have to be seen and will need to meet ADA requirements.
- Since property is in a flood zone, building will need to be above the flood plain.

Utilities

- The parcel has a hydrant in the cul-de-sac along with a gravity sewer and terminal run, so AOk.
- The parcel seems to be utility ready. An 8' water main is in the front, but no water service is there at present, so will need to tap. Electric could be attached to the pad that's out there; see no problem with load.

Next Steps

The applicant will need to get a topo survey, including wetlands, along with a tree survey. After that, have a Concept Plan drawn up and have another Pre-app meeting. Apply for a Class 2 Site Plan as building will be under 25,000 SF that staff will review.

Chic-fil-a SR44 between Oliver and Timberlane (next to Verizon). The representatives for Chic-fil-a had been in contact previously with the City as they had looked at several sites for the restaurant but decided this would be the best one due to zoning, parcel size and I-95 proximity. Plans include an isolated double-line drive-thru, curbside pick-up, take-out, and outdoor dining. Access would be off Oliver and Timberlane. It was noted that an MDA amendment would be needed as northside drive-thrus are prohibited. The proposed drive-thru runs the length of SR44, so the queuing will need to be hidden from the road with landscaping on the buffers/setbacks. Planned are 40 parking spaces on the south side which will include curbside delivery and take-out. Seating will be 90-100 which includes the outside area.

The following issues were discussed by staff with the applicants:

Planning

- The accessory building leaves only 45% open space. 50% is required by the LDRs. Plan will need either a plan change or a variance. The building will need to be included in the MDA.
- A new Traffic Impact update will be needed, so it can be included in the MDA amendment. May need to check with neighbors on Oliver, too, to get their thoughts on the traffic increase.
- There will need to be an alternate access to go west on SR44, so think about improvements on Timberlane to do so.
- The MDA must be harmonious with Verizon's architecture to make it look like it was planned together. Signage should also be similar.
- They will need to touch base with Verizon regarding cross-access easements on their northern side to the retention stormwater area as it's further away than on this plan.
- The City's parking Ordinance will be changing in November. The number of spaces were questioned as it seemed excessive for the SF. A rep explained that with third-party delivery, they wanted excess parking spaces on their site; plus, they are expecting high volume as customers travel into and out of the Coty. Will have to do more research as the excessive amount of parking may be a code problem.
- A tree survey was done but need to see specs as it wasn't recorded. Filling in part of the site can't save trees, so they will need to look closely at our tree ordinance. Using an arborist was also suggested as specimen trees are designated differently from others.
- Fences will be needed on corners, so headlights will be covered.
- Wetlands will need to be discussed with St. Johns River Management District.

Utilities Commission

- Easement concerns will need to be addressed.
- No real problems seen with electric proposals nor water/sewer.
- Site will need a hydrant
- Reclaimed water could be connected to Verizon's but will need to pay capital connection fee.

Fire

- Building may need to be sprinkled as dept. is writing an amendment to the code changing the SF threshold.
- There is a hydrant off Oliver, but it will need to be checked out to see if it's a viable one.
- Will need an auto-turn to accommodate 50' fire trucks.

Next Steps

Traffic Impact Assessment needs to be done first, then the MDA amended. Both can be done concurrently. They should touch base with Verizon to clear up the issues that were mentioned and perhaps have a Neighborhood Meeting. A variance for the drive-thru can be done in the MDA, but if it also falls in the LDR, it will be done on the new Site Plan which will be reviewed by City staff. It then goes to P&Z before it moves to the City Commission for two readings and public comment for approval.