

## **Commercial Pre-Application Meeting December 8, 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.***

**1363 North Causeway Marine (3.7 acres, including sovereign submerged land-lease area)** The owner would like to revamp the whole area, by adding a dry stack semi-enclosed storage unit that will have a service area, remodeling and adding to the 22-year-old building, and extending the number of boat slips. The building will have a 150-seat restaurant with the third floor leased for parties/assemblies joined to the restaurant. It will also contain amenities for boaters. This is a major project and will have to have approval from the State and St. Johns River Water Management District before it can move totally forward with the City.

The following are some items/concerns that were discussed by City staff:

### **Planning**

- The proposed four-story dry stack storage building is 56 feet in height and will need a variance. In the Commercial Marina (CM) Zone, the maximum height allowed is three stories or 45 feet.
- The Site Plan will need to show distinct 103 parking spots along with landscape isles. More parking may be required for the 3<sup>rd</sup> floor.
- A variance will be needed to allow for a zero (0) building setback along the west property line since part of that may be considered waterfront. In the CM zone, building setback is zero (0) feet.
- Boat parking requirement is one slip for every five stacks.

### **Engineering**

- Owner needs to research whether the two rockery islands will affect this plan as well as the easements of 500' that were recorded in 1939.
- Owner will need to investigate possible environmental issues.
- Portion of the property is in a VE flood zone.
- Owner will need to check with DOT about the Causeway if access points will be changing.
- No stormwater storage is needed as it's connected to the intracoastal water way.
- The elevator, Boardwalk and piers will need to be ADA compliant.

### **Fire**

- Will need a turnaround for fire engines.
- By sprinkling the building, no rear access would be needed.
- Hydrants need to be within 100' of structures.
- A Class 1 standpipe system will be needed on the dock.
- Security fence will need a lock box for the fire department.

### **Building**

- Soil will need to be tested.
- Dry stack storage will be a half shell with accordion doors on the east side.
- A full Building Site Plan will need to be submitted before more comments can be made.

### **Utilities Commission**

- Water and electric will need to be upsized/upgraded.
- No pump-out stations are allowed, so a separate storage container/unit will be needed.
- An irrigation hook-up will be needed for reclaimed water.
- Recommend visiting Riverwalk to see what they had done.

Next steps will be to apply for the two variances, looking closely as to what is needed if going the hardship route due to circumstances with the property as it is now. Need approvals from many other agencies before they submit a Class 3 Site Plan for review.