

## Commercial Pre-Application Meeting February 2, 2022

*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.*

**Culvers Restaurant SR 44 and Sugar Mill Rd. (next to 7-11).** This was the second pre-app meeting with the Culvers representatives who presented their modified Site Plan for their “fast casual” family restaurant which will be open for lunch and dinner. According to the representatives, Culvers doesn’t fit any of the city’s three restaurant classifications, which affects their plan design. At Culver’s, patrons order at a counter and waitstaff delivers food, The City stated it would have to fall into the fast food classification and follow those regulations unless they applied for a variance or a Special Exception, which they may do. Besides this, the following issues were discussed with the applicant:

### **Planning**

- The location of the menu and ordering board are facing SR44 which is a problem. City regulations state that all “drive-through facilities are prohibited in any front yard abutting SR44...and lanes and windows shall be located at the rear or side of the building...” After discussion, the reps stated that it can be moved to the east side of the building with the drive-through lanes going west. Staff mentioned that the new plan will still have to show landscaping and screening are minimizing their visibility.
- SR44 access and inner access that will have to be addressed.
- The plans show eight car lengths for forward stacking. Currently, the city doesn’t have standards for stacking, but they thought that one - three spaces could be eliminated.

### **Fire**

- Will need to address hydrant in back, for each business is to have its own.
- Building doesn’t need to be sprinkled.
- Will need an auto turn to accommodate a 50’ truck.

### **Engineering**

- Plans look good, but mark SE driveway as a right turn only.

### **Utilities Commission**

- Utilities are available with each lot getting its own tap.

### **Economic Development**

- Question was asked as to how many jobs will be created with the response being 15-20 full-time and 25-30 part-time employees.

**Next steps** will be to submit a redesigned Site Plan incorporating the suggestions made.

**301 Buenos Aires (The Salty Mermaid).** The applicant and his attorney presented a proposal to modify and expand the Salty Mermaid which currently consists of five units into a 4-story boutique hotel with up to 17 units, having a tropical beach bungalow look along with a roof-top deck. The ground floor would include a light reception and coffee area as well as three rooms. All rooms would have porches on both the east and west sides of the building. Parking would be a combination of ground level parking garage and open-air parking. A one-way ramp would be constructed on the south side of the building to access valet parking. A pool and pool deck would be located on the east side of the building. The intent is to fit the rooms and layout into current zoning laws; however, a variance would be needed for the alternative parking and pool and pool deck. According to the plan, five full and three partial parking spaces are on the beachside of the former Coastal Construction Setback Line. It was also pointed out that there is an existing sea wall and there were building units on that site prior to being destroyed by a hurricane, and the concrete pads still exist. The following issues/concerns from staff were discussed with the applicant and his attorney:

## Planning

- The City set back line which is designated by the state has been relocated at Buenos Aires. Consequently, all new construction proposed is beachside of the current setback line. At the very least a variance would be required. The existing building with no additions is grandfathered in.
- The square footage cannot exceed 25,000 to which the applicant stated it wouldn't go over that amount.
- An elevation would need to be submitted to show what the property would look like
- Staff inquired as to how the density for 17 units was determined. No more than 24 units per acre are allowed. It appears that the property is 1/3 acre which would only allow for 8 units, not 17. The applicant needs to confirm his density calculations.
- As a 4-story building is zoned B4, the maximum building coverage is set at 30%. The impervious area is limited to 75%. and 25% must be "green". Any parking area, regardless of the surface, is considered impervious.

**Next steps** will be for all involved in the project to get together to determine what they can come up with to attempt to meet current zoning and coastal setbacks, for if they cannot, there is no sense trying to move forward.