

Commercial Pre-Application Meeting April 20, 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.

[507 S. Myrtle Ave.](#) (102.7 acres between SR44 and 10th St.). This is the third Pre-app meeting with a group who wants to create a mixed-use “village-like” development. Changes were made after a neighborhood meeting was held like moving townhomes fronting Myrtle and access from SR 44. There remain challenges because of the middle school circulation problem which was discussed with the district and the proximity of the railroad to a residential neighborhood (discussed at a [July 14, 2021 meeting](#)). The following items/ concerns were discussed with the representatives:

Planning

- Regarding the SR44 access, It was asked if DOT had been contacted about this plan to which the response was not yet.
- Not sure the driveway to 10th is an official one; plus, not sure what the County has done or will do in that area as plans have changed.
- The 40’ lot sizes are still not recommended due to parking on the street and leaving fire/ER vehicles with no space to maneuver. It is a known problem. The City takes the issue very seriously since Coastal Woods. Representative countered that it sounded like a street design that can be addressed, but also pointed out that there is extra parking available, just not on the travel lanes.
- Staff felt that they need to take into consideration a sound barrier wall by the RR tracks especially since there is a whistle-testing station there.
- Historic trees will have to be considered and will need a final tree survey.
- A traditional MU PUD requires 20% green open space.

Utilities Commission

- The 40’ wide lots are a problem as there is no way to place transformers without them being next to a house. Lack of green space and density of development also hinders the placement of hydrants and cause problems for cable companies as there just isn’t enough room for utilities
- There isn’t a lot of green space, causing drainage problems.
- The 15’ utility easements will be cutting into the lot sizes as well.
- All utilities will need to be master planned for this development.
- Need to speak with a civil engineer about water as hooking up is going to be expensive.
- This area wasn’t meant to handle this size development and will need a lift and a pump station.
- Reclaimed water is on the north side of SR44 so will need to go under it.

Engineering

- It was pointed out via map that many proposed homes are on top of a canal which will have to be moved and either piped or left open.
- The canal is routed under 10th St. and cannot be easily moved.
- There is a right of way situation for several areas located between the Endsley property and the homes fronting Myrtle. The original plat included another roadway to service these lots, but it has remained unopened. The design will land-lock several vacant lots, so will not be approved by the city.

Fire

- The 40’ wide lots will be a problem for emergency response vehicles.
- There must be two accesses in and out.
- FTC is working with the City for a fire hydrant system so not sure how that will affect this project.

The next steps will be to follow through with a civil engineer, speak with DOT, and complete the tree survey.

318 Palmetto. Applicant inquired if moving his business, Blockchain Armory, from his home to rent space from the business located at this address was feasible as it is growing. His business assembles emergency kits and survival bags, that include dry meals, firearms and ammo for self-defense and hunting. Background checks will be done when firearms are sold and sent with the proper ATF 4473. The following items/ concerns were discussed with the owner/applicant:

Planning

- Zoned MU and has enough parking, so no issues.

Fire

- It's a mercantile/retail business so will need a 1-hour separation wall per code.
- Combustibles need to be locked up in a safe.

Building

- Will need a mercantile/retail license
- Will need two separate bathrooms.
- Must be ADA compliant.

NSB Police Dept was called to answer a few questions.

- Why was he offering virtual currency (Bitcoin and Ethereum) to which the response was that it was the future of exchange as most aren't trying to be anonymous but has yet to use it. Thus far, it has been cash.
- Will he be selling internationally? Not yet.
- How many guns and ammo? 30-40 firearms and 2k in ammo; staying small for now.

Next steps will be to follow through with suggestions given, and keep in mind that a building inspection will be needed before he opens for business.

Ingham Rd. (50 +/- acres north of 10th St. and east of Old Mission next to NSBHS). A representative of the applicant inquired about this property that surrounds the RV Park. The owner is interested in developing a "symbiotic neighborhood like Coastal Woods" with homes in the \$300-400k range with attached housing. A portion of it will have to be annexed. The following items/ concerns were discussed with the representative:

Planning

- Staff clarified that the Coastal Woods PUD was with the County in 2007 and subsequently annexed into the city. The plan does not meet current city standards. Minimum lot requirement is 65 feet.
- Zoning for R 1 and R2 allow for five units per acre; City Comprehensive Plan states four units per acre.
- Biggest problem is access as Ingham Rd. Trying to get to Tatu, or 10th would be better.

Utilities Commission

- There is no wastewater service to the property. The nearest forced main is a mile away and would have to go under SR44 to get to Canal where one is located. Doable but expensive.
- Water on Ingham stops at the high school. A 12" main on 10th would work but costly to get to.

Engineering

- This area has an elaborate roadway system due to Ingham stopping at the high school per their request as they didn't want cut-thru traffic. If they try to make the connection from there to 10th, there will be opposition. Connection to Josephine is the way to go.
- SW corner of Vosler looks like it may have wetlands. It is in a flood zone.

Next steps will be to do more research on everything discussed, especially density. Changes to take three months, minimum. Come back when a Concept Plan is prepared.

Arby's – Coastal Woods (between 7/11 and soon-to-be Panera Bread). The applicants are revising plans for an Arby's that will be approximately 2,400SF with 40 seats and a drive-thru window on the west side (2 points to order, 1 pickup window) and wanted staff input. The property is located within the I95/SR44 Activity Center overlay, which was created after the area was originally platted. Landscape buffer requirements now conflict with the original PUD. The following items were discussed with the applicants:

Planning

- Staff agreed there is lack of clarity in the landscape buffer requirements.
- The drive-thru layout is an issue; the required landscape buffer is not on the plan.
- Building looks okay except that a brick façade is not typical for NSB. Staff will send them our new design standards and also share with them what other commercial applicants have submitted.
- Parking spaces should be 20'.
- A 40-seat restaurant requires 20 spaces but exceeding this can trigger a need for additional landscaping.

Building

- Handicap spaces should be 12' instead of 10'.
- The plan needs to include the location of the grease trap.
- The plan needs color elevations to review for design standards. Applicant requests elevations approved for nearby businesses. City will provide – public record.
- A walk access from the trail is needed, so pedestrians don't have to cross the drive path.
- Lighting has a max height of 20'.
- The trash receptacle needs to match the building (dimensions in code. 604.07).
- All sides of building must be treated as being visible from the road (front and rear access road).
- The Cooler at back typically is painted to match the main wall color.
- City staff also suggested a break in elevation vs. straight line, vary it up so not a long, solid wall.

Fire

- Sprinklers are not required.
- Hydrants –possibly a hydrant between Arby's and Panera would be acceptable if it was needed, but access to it shouldn't impact the other business during operational hours. Otherwise, each business needs its own hydrant.
- The knock box needs to be readily visible – South side of 44 and/or end of the monument sign. Minimum size is 6" but that may not be big enough depending on where it's placed.
- Driveway could be shrunk to 15' from 18'.
- It would be good to run an auto turn template to confirm firetruck access, but the service road could also be used.

Engineering

- In regard to the trail out front, lower elevation has been an issue with some of the other projects, so make sure they have slopes that work.
- The stormwater connection should have been in the overall site plan. Will need to connect to whatever piping is in place.

Utilities Commission

- Utilities are already in place. Sewer is to the rear.
- The water main is 24" but the number of taps is restricted, so whichever project comes in first would tap it, then a stub out for the others can be put in place.
- The existing reuse line can be tapped for landscaping.
- The applicant should contact the Panera developer and coordinate timelines.

Next Steps will be for the applicant to take all suggestions and submit a revised Site Plan for staff review.

Oceanside Village Condo 4203 and 4205 S. Atlantic Ave. Contractors for the applicant want to construct a 3,200-3,500 SF paver patio in the condo's greenspace. The patio would be east of the current coastal construction setback line (CCSL), which is just leeward of the two closest seaward buildings. They also would like to do some repairs to existing asphalt, including a French drain, where ponding now occurs due to another condo being built. The following items/concerns were discussed with the representative:

Planning

- A paver patio would require a CCSL variance from the Planning Board, but the asphalt repair which is behind it would not require one.

Building

- Coverage appears to be close to the 60% allowed. Pervious or semi-pervious pavers don't reduce the requirement. Drainage coffins are sometimes used to offset stormwater runoff, but 60% is still required.
- Staff would like to see where the drainage pattern is for the asphalt.

Utilities Commission

- Shouldn't be any underground utilities in that area, so no problems with project.
- No lighting or water needs were proposed so no issues.

Next Steps will be for the applicants will calculate the existing lot coverage. If the coverage exceeds 60%, then the variance will be less likely to be approved. Plans for the asphalt repairs and French drain can be submitted showing the existing drainage pattern.