

Commercial Pre-Application Meetings June 8, 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.

601 3rd Ave. (Ocean's Seafood and the 1.25-acre vacant lot next to it) The applicant owns the vacant lot (and the Garlic restaurant) and is under contract to take over Ocean's Seafood. He and his representatives discussed a two-phase project. Phase 1 would be transferring Ocean Seafood to the new owner (keeping it as is). Phase 2 would be turning the vacant lot into an outdoor extension of the restaurant with a Tiki bar like The Garlic. A Concept Plan of this phase was presented. Seating would be 150 with 50 parking spaces. FDOT hasn't been contacted yet regarding driveway access and drainage permits on 3rd Ave nor has a topographical or tree survey been done. The following items/ concerns were discussed with the owner/applicant:

Planning Phase 1

- Depending upon alcohol license if that was going to be added for this phase, beer and wine requires 50 parking spots and 60 if liquor will be served.
- Spaces will have to be 10x20.
- Bathrooms will need to be ADA compliant.
- A new BTR (business tax receipt but also known as an occupational license) application will be needed and a site inspection afterwards. There cannot be a pre-inspection as one can only happen after ownership changes hands.

Fire Phase 1

- Until the BTR is complete, no comment except after the transfer, restaurant will have to follow new codes.

Building Phase 1

- Same response as from the Fire Chief but it was suggested to have the existing owner ask for an inspection especially since this restaurant is different as its license is done by the Dept. of Agriculture. It was also suggested to hire a private inspector before they own it to see what will need to be done.
- Will help in facilitating the existing open permit for ADA bathroom so it can be approved.

Planning Phase 2

- Setbacks/buffers are notes on Concept Plan but will have to add old wetland lines and add information from topo and tree surveys.
- Check with FDOT to see if they will allow multiple access cuts.
- Will parking lot be lit?
- Area in flood zone that will be filled in, the flood plain compensation will need to be shown.

Fire Phase 2

- Access is a minimum of 20' wide in a two-way aisle; one-way 14'. Auto-turn will need 50'.
- if the dining is to be like The Garlic, it's really not "outdoor" and if over 100 seats, requires sprinklers.
- Will look closer at issues once a Site Plan has been submitted.

Building Phase 2

- Existing driveway width will be an issue (it will be moved and altered per rep).
- Two dead-end parking areas aren't good (will look to change that and have maybe a one-way like Clancy's per rep)
- Needed exfiltration will elevate the site so the driveway will be higher and check new slope.
- Need a retaining wall in the back where the wetlands are.
- Number of bathrooms will need to be increased.
- Will need a bigger grease trap.
- More suggestions may be given after the Site Plan is submitted.

Utilities Commission Phase 2

- Will have to upgrade water meter, electricity and add a water line for Tiki Bar.
- No foreseen problems with electric for expansion unless parking lot will be lit.

Next steps will be to follow through with suggestions and tasks given and get with someone in Engineering as no one was present on the call. Staff felt that this was a favorable expansion for the City especially since our landmark Ocean's Seafood would remain intact.

318 N. Causeway. This was the third applicant to inquire about this site for a restaurant. The potential owner and representatives wanted to know what would be needed to convert the building into a small restaurant that would have seating for 65 max and adding a patio. The following items/concerns were discussed:

Planning

- Main problem for this type of business is parking. If it serves beer and wine, one 10'x20' parking spot per three seats is required, along with 20' wide aisles. The owner would have to arrange for parking with neighboring properties for his plans to move forward.
- Keeping the gravel/shell parking may be a problem for that surface is only allowed for lots having less than 25 spaces. The ADA spot must be concrete.

Engineering

- Parcel will need stormwater retention.
- Will need to check with FDOT about the right-of-way access.

Fire

- Kitchen ventilation will be required as well as a separation wall and adequate fire suppression.

Building

- Will need a 750-gallon minimum underground grease trap/interceptor.
- Must be ADA compliant and will need to see a Site Plan before more recommendations can be made.

Utilities Commission

- The 6' sewer lateral is big enough for the grease interceptor.
- Water line and meter will not be big enough for the new business so will need to upgrade.
- Electricity will need to go underground, and if business will require more, they may need their own transformer as it's shared with residents.

Next steps will be to get a leasing agreement with one or both neighbors for parking and then submit a Site Plan for Staff to review.

1208 3rd Ave. (1-acre vacant lot west of the Atlantic intersection/beach ramp) The applicant and representatives presented a Concept Plan for two buildings, each containing five three-story townhomes, with a rooftop deck. The development would have an HOA and a pool for each building. Planned are two internal parking spots for each residence and one spot for visitors in the parking lot area. Access would be off 2nd and 3rd Aves. The following items/concerns were discussed:

Planning

- This is a corner lot and has four streets which is unusual. A 35' setback will be required on Atlantic. 17.5' setbacks are required on 2nd, 3rd, and Hemlock.
- Curved parallel parking will be a problem; soften it or straighten it out.
- Asked if there will be elevators to roof, rep answered yes.
- Will need building unit firewall separation.
- Talk to Waste Management to see if dumpsters required.

Fire

- Buildings will need to be sprinkled with 13-R's.
- Will need to see Site Plan for roof fire protection before comments there can be made.

Building

- An open roof deck isn't considered a 4th floor, but it is a roof so must be within the 35' building height maximum. It will have to have a solid parapet around it up to 10' which will hide the mechanical/AC items from the street view.
- Swimming pools will need to be fenced in and lit.
- Type 2 or 3 concrete will be used for construction..
- Will need to know the building separation material being used.

Engineering

- Will need an exfiltration system; check to see if City's on Atlantic is close to you.
- Will need a 6' wall behind the pools and off Atlantic per B-2 zoning and FLU.
- Driveway access should be as far away from Atlantic as possible.

Utilities Commission

- Water seems to be ok with a 12' main on Atlantic and a 8" and 16" on 3rd.
- A master meter on each building is suggested to save on space. However, a manifold with individual meters is another option with a house water meter for pool and irrigation.
- There's an 8" gravity sewer on Atlantic and one on Hemlock. There are four laterals off Atlantic to choose from, one each for five units to share.
- Electricity may need its own transformer, and everything will go underground.

Next steps will be to take all suggestions and complete a detailed Site Plan and submit to Staff for review.

1311 N. Dixie Frwy. (Former Ford dealership) Applicant is interested in purchasing the property to store recreational vehicles, have general storage, and maybe another small business. Property carries a Special Exception which limits storage east of a wall that would have to be erected so it cannot be seen from Dixie Frwy. That would either need to expire or be changed for this venture. Staff commented that NSB is saturated with this type of venture especially on this corridor. It will be hard to get approval for a request to change the zoning.

Planning

- Nothing at this point but can give a list of businesses allowed within the Sp. Exception ruling if the applicant wants to start over, or he can wait until it expires.

Engineering

- No EPA issues the dept. is aware of.
- Has a central stormwater underground system, so that is good.

Fire

- Hydrant is on the other side of the divided Dixie Frwy with nothing on the east. A hydrant would be needed on that side.
- Sprinkler system may be needed depending upon change of business.

Building

- All three buildings would need to be ADA compliant.

Utilities Commission

- A 2" water main on the east is sufficient for the business but not for fire dept. The 12" is on the other side of the freeway and could go under it but would be costly. The next closest one would be by the airport on Industrial Park Rd.
- Gravity sewer is on the east side and has laterals stubbed out, so that is good.

Economic Development

- Can offer Brownfield grant money if an environmental issue is found.
- Can offer other grant money for business facades.
- It was stated that the CRA is actively trying to redevelop this corridor with tech or medical businesses to offer area diversity, so look at the approved lists of businesses for that area.

Next steps will be to take in everything that was said and then decide which direction to take.

Sundance Tr. and 698 Arts Center Ave. Applicants inquired if this proposal would be feasible: The applicants own two lots that sit between the Atlantic Center for the Arts (ACA) and five lots to the north. The ACA would like to trade lots with the applicants to create a continuous area that they can put in a state conservation trust called Florida Forever. The applicants asked if their approved septic could be transferred to the new area, which would be two lots combined from five. Both parties understand that a major change to the Art Center's PUD would be needed. The following items/concerns were discussed with the representatives:

Planning

- It the Arts parcel of five lots are combined and the property is put in the conservation trust, it would be beneficial to the applicants by negating the part of the PUD that would require central sewers for any new building on property.
- The plan would also benefit the City in its conservation efforts.

Utilities Commission

- The UC confirmed that a joint UC and City study was done to extend sewers in that area, but no date for that has been determined.
- If the applicant builds two homes on the two parcels, connecting to city sewer will be more cost-effective.

Fire

- Road dead ends, so a turnaround/hammerhead would be needed and the width of the road would need to meet requirements for emergency access.
- A hydrant is there but a fire flow check would be needed.

The next steps will be to have the Arts Center rep follow through with a civil engineer and get back to City Staff about the exchange.