

Commercial Pre-Application Meeting May 11, 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.

Florida Orthopedic Associates (617 Canal Street) The owner would like to replace current parking garage with a new parking garage and 4,125 sf of building (adding to the existing 3,800 sqft of Medical Office). Need enough sqft to run full ortho practice. The property is located at the corner of Dimmick and Canal streets and is in a flood zone. Stormwater retention was on the conceptual site plan provided. The new building would provide physical therapy for 6-8 patients/hour and would expand current walk-in orthopedic clinic estimating 15-20 patients / day. Challenge is employee parking. Can use City parking on the corner of US 1 and Canal, a little far (400') but space is available. Wide sidewalk. No time limit. Owner wants to include drop off driveway like other locations.

Planning:

- Three parcels would need to be combined.
- 5-foot Buffers required around parking areas and along north property line.
- Property is in special parking district 30 spaces shown meet requirement even if they reduce a few for the buffer requirements.
- Architectural design standards need to be met.

Building:

- More ADA spaces required - 20% (Florida 208.2.2)
- Separation between buildings needs to be 5'.
- will require special building materials with the minimum setback.
- Need to decide where building entrance will be. (south or north).
- Drop off area determines where ADA spaces will be located.

Fire:

- Parking lot depth and space between parking aisles (20') look good.
- Need to identify nearest fire hydrant and prefer not to cross Canal St.

Engineering:

- 6' concrete wall with tree well in the middle. Not sure whether that will remain.
- Retention pond – existing grade is relatively low though NOT in flood zone.

Utilities Commission":

- Water main along Dimmick, but ¾" not adequate for fire or service. 6" PVC line on Julia, 6" on Canal S side – closer but would have to go under Canal so Julia might be easier/cheaper.
- Sewer along E property line 4" requirement is 6"
- Gravity main along RR for sewer, where retention pond is located.