

Commercial Pre-Application Meetings July 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.

214 Columbus Ave. (east of Pine and zoned MU). This was the second pre-app meeting about this property. The representative for the applicant presented a Phase 1 Site Plan for an 18-space (one ADA) public paved parking lot (65% of area) with a bicycle rack area. Phase 2 will be a private lot having 20 leased spaces (one ADA) for Flagler Ave. businesses if approved to be included in the Special Parking District. They also plan EV spaces for cars/golf carts. The lot will be fenced and closed when not in use. Access will still be off Columbus Ave. The following are some of the questions/items/concerns discussed with the representative:

Planning

- Questioned neighbors' input. Rep stated all were ok with proposal.
- The pathway onto City property will require a written agreement. The City Attorney will draft it.
- Review of tree credits and bike rack for the reduction of parking spots will go to restaurants once the proper text amendment application is approved and spots are leased in Phase 2.

Engineering

- Questioned lights. Will be low LED on a pole on the SW corner.
- Exfiltration will need to be reviewed.
- Solid waste receptacles will be needed by the entrance.

Fire

- Hydrant is down the street, and layout of lot is fine.

Building

- Lot needs one ADA space.

Next steps will be to getting the text amendment which first goes to P&Z, then to the CC with two public hearings, and then submit the Site Plan for staff review.

500 N. Orange Ave. (off Dixie Frwy.; formerly a quilt shop). The owner of The Mason Bar presented a plan to turn the building (which has three separate addresses, two being on Mary Ave.), into an eco-friendly retail business selling repurposed furniture and art, food bought in bulk using the customer's own containers, fresh juice, and frozen fruit bars. It will also have a lounge area for patrons to meet. The following are some items/concerns discussed:

Planning

- If not expanding the building, new landscaping ordinances won't need to be fulfilled but will must bring back what was there.
- Parking is fine.
- This is a permitted use but will need a change of use.

Engineering

- Orange Ave. is ow one-way, so be cognizant of this for deliveries.
- Asked about solid waste to which the owner replied, a tote system would be used.
- DOT may want to be informed about access points and will email information.

Utilities Commission

- There are currently three separate water/sewer/electric meters (due to different business addresses) which will need to be consolidated into one and will be expensive. A general contractor, plumber, and electrician will be needed because consolidation is both internal and external.

- Will need a grease trap interceptor (underground - not under sink). The owner stated that she has an exemption from last summer, but that needs to be reviewed.

Fire

- Once the floor plan is official, will check for ER lights and fire extinguisher locations, and one must be visible every 75'.

Building

- After the change of use application is approved, then a change of occupancy will be needed.
- Building codes will need to be brought up to date which includes plumbing and wastewater. City codes supersede FL codes.

Next steps are to first, meet with the UC as additional permits for work may be needed. Then contact DOT, submit permits for a Change of Use and a Change of Occupancy, and then submit the Site Plan for staff review.

Florida Health Care- SR44 and Wild Orange. Representatives for the applicant presented a Concept Plan and attachments for a 12,280 SF, two-story medical building complex with a drive-thru pharmacy. They have a PUD but will need an MDA approval. The following are some of the items/ concerns discussed:

Planning

- Buffer depth of 50' in front from SR44 with building set back at 110' is ok. Bottom landscape buffer at 10' will need to be checked.
- A sidewalk connection in front will be needed.
- Drive-thru pharmacy will need to be fenced and buffered on Wild Orange.
- Arborist's report stated five historic trees within building blueprint, but rep countered there was only one in the old survey they used and that one would be removed while saving the five listed in the new survey. It was suggested they go before CC to rectify this, stating they are saving five trees. This needs to be done before they move forward on this project.
- 54 Parking spots shown. 52 required.
- Building design and elevations may be a problem so reps were directed to look at our LDR and to look at the COZ (Corridor Overlay Zone) regulations as well for landscaping.

Engineering

- Will have to do a TIA (Traffic Impact Assessment) to evaluate increased traffic and an endangered species study.
- Access off SR44 will need DOT permitting and will add a right-hand-turn for stacking if required; the two access points off of Wild Orange are ok but a TIA will determine if it is.
- Good that the wetlands are being untouched.
- Having a dry retention pond with rock is ok but make sure it's workable for high waters due to it being in a flood plain and will need compensatory storage.

Utilities Commission

- Watermain is on their side of SR44 and the proper size.
- Hydrant will need a test for the sprinkler system.
- Sewer looks good as there is a two-manhole and deep.
- Reclaim water is across 44 so will have to go under the road or bring it to Wild Orange on site.
- Three phase power lines are off 44 but wants to meet with rep to discuss this one-on-one.

Fire

- Make sure elevators will fit stretchers and that front doors are 36" or wider.
- Check to see if sprinklers will come off Wild Orange or Olive.
- Strong pumps are out there so that is good and won't need an auto turn.

Next steps will be to get all surveys/studies done, and go before CC about historic trees, contact DOT about SR44 access, and then apply for an MDA, making sure to attach all surveys and studies along with landscaping, and design plans/elevations of building, and finally submit final Site Plan for staff review.

218 Orange Avenue (on the SW corner of Washington - was formerly a BBQ restaurant). The owner would like to open an espresso bar and bakery specializing in cookies. There would only be outside seating. New pavers would replace the existing concrete which is not in good condition. Other improvements to the building will predominantly be cosmetic such as interior and exterior painting. The following are some of the items/concerns discussed:

Planning

- There is no requirement for the number of parking spaces in this location, but at least one handicapped parking space is needed.
- Because this is a pre-existing building, no landscape buffer is required. However, the city would look at landscaping as a positive factor.
- The timeframe for removing existing pole signs is Nov. 29, 2025. No more face changes to existing signs can be made after Nov. 2023. Monument and wall signs are permitted.

Engineering

- If more paved surface is added, the owner will need to make sure there is no flooding of adjacent properties since there is no storm water management.
- When the planning and permitting for the new Washington Streetscape Project is complete, a 5-foot easement may be required on the north side of the property for a pedestrian walkway.

Utilities

- The current water meter should be adequate.
- The grease trap is not inground and is currently located behind the building. All new restaurants must have a 750 gal. inground grease trap. This can be installed 5 feet in front of the building, but not in the right of way.
- Electric will be converted to underground service. The city will work with the owner on that conversion.

Fire

- Once there is a renovation plan, they will review exhaust system requirements.

Building

- No permits are required for painting.

Next Steps will be for the owner needs to submit a Class 1 Site Plan along with building applications for plumbing and electrical. Applications are available online. Contact the city for assistance.

819 State Rd A1A (The former Bagel World). The applicant currently owns Charcuterie, which is predominantly a delivery business. However, at this location, most of the business will be pre-order with a few grab and go items. Currently there is indoor seating, but the new owner does not plan to have any indoor or outdoor seating. The following are some of the items/ concerns discussed with the owner:

Engineering

- If there are no changes, the owner can go with pre-existing conditions.
- Contact DOT for any parking changes.
- Most changes can be handled by building permit.

Fire

- Make sure the hood system is maintained. Have it certified by a service company every six months.
- If you have an oven, make sure the exhaust system can handle it.

Building

- If the owner wants to modify anything, she needs to be in code compliance.
- Permits will be needed to change any doors, walls, or windows.

Next Steps will be for the owner to apply for the proper permits and the business tax receipt, then submit a Site Plan for staff review.