

Commercial Pre-Application Meeting July 27, 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.

1300 S. Atlantic (former Regions Bank). This was the second meeting with the applicant's representatives for this project, presenting a revised Site Plan to turn the former bank into a restaurant with a public parking structure, totaling over 25,000SF. The property will need to be rezoned and approved by P&Z and the CC as a PUD (Planned Urban Development) as well as be approved by Tallahassee (Comprehensive Plan issue) before this project can move forward. The following are some other items/concerns discussed:

Planning

- Per our LDR, the front setback is measured from the property line off Atlantic not the street so more footage is needed, for a 33' minimum and not the 21' as on the plan. The rep countered that it would lose 15 parking spots if the ramp was to be moved due to this.
- The City Commission is encouraging bigger, well-landscaped setbacks and buffers. The current plan will be hard to sell.
- The representative asked if the 5' public right-of way could be vacated to accommodate the needed setback increase, to which staff responded that may be impossible as the right-of-way is public and to vacate it for private use would be difficult to justify. The area is used for utilities and sidewalks.
- The height of the proposed building is a problem. The FAR (Floor to Area Ratio) in zone B-2 also may be a concern. Both will need to be included in the PUD.

Engineering

- Staff echoed the setback/buffer issue as well as utilities being in the public right-of-way.

Utilities Commission

- 3rd and 4th Avenues would supply most of their utilities and will send a map to them.

Next steps suggested were these:

- Correct the issues of elevation, FAR, and setbacks/buffers.
- Because this will be a "hard sell" as this is a large project for beachside, first meet with the Assistant City Manager as he will have the ability to contact dept. supervisors about this project.
- Then meet with City Commissioners one-on-one to explain the plan and how it will benefit the area, especially regarding parking if they will allow the vacation of the public right-of-way.
- Write up the PUD before asking for a Comprehensive Plan Amendment.