

## **Commercial Pre-Application Meeting July 6, 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.*

**South Atlantic Ave. (one-half acre on the south end of the City limits - close to the Utilities Commission water tank).** The applicant and representatives presented a Concept Plan of one building, consisting of five three-story townhomes each with a rooftop deck (max height 45'), and a breezeway between the second and third units. Each unit would be an individual condo. There would be two internal parking spots for each residence and one parallel parking spot for visitors in the back with a wall around it. The following are some of the items/concerns were discussed:

### **Planning**

- Must be one building with no breaks.
- A tree survey was done, but it will need to be rechecked, for any trees over 4" diameter per beachside ordinance; Brazilian Pepper trees will need to be removed.
- Lot is lower than the road so grading will need to be done to accommodate the drop.
- Setbacks of 24.6 feet in front and rear and 14.6' on sides are ok.
- A decorative parapet up to 10' will be needed on the roof to hide equipment.
- Must follow LDR architectural standards and for beachside, this means having a coastal look.

### **Engineering**

- It was noted that the visitor parallel parking isn't the best, but doable.
- There are alleys and southern one could have an access apron if it's vacated, however, the UC has part of it; applicant will check it out and buy it as it wasn't included in the survey. If it's platted, it will be to the applicant's benefit.
- Will need an environmental survey due to tortoises and invasive plant species.

### **Fire**

- The applicant will have to get with the Fire Marshal as he wasn't able to connect to the meeting.

### **Utilities Commission**

- The UC has a 2" watermain and powerline in the alleyway which should be in an easement that can be tapped into.
- May need a fire hydrant as no 6" one is close.
- A gravity sewer is on the east side of Atlantic, but its depth will need to be checked and going under the road to get to it may be an issue, but it does have the three phase that is needed. A force main will need a public lift station if applicant can't go under Atlantic.
- May need a transformer.

### **Building**

- Too early for input.

**Next steps** will be to get surveys done/rechecked and put results in Site Plan. Contact the county for an access permit, and St. Johns for stormwater. Then submit a Class 2 Site Plan that will include elevation, landscaping and inside the building for staff to review. Full turnaround is 2-3 months.

**Canal St. Parcel 741908000030 (No address - the 0.25 acres is next to a former gas station).** Applicant would like to put a drive-up coffee outlet on this narrow piece of property that is like ones that are on the West Coast. It will have only parking for employees and one handicap spot and a restroom for employees only. Building will be around 300 square feet. The order window will be on the left and the pickup will be on the right, and it usually takes one minute for the process to be completed with little back log. The following are some of the items/concerns were discussed with applicant:

**Planning**

- Reasonable use for weird-shaped lot and B-3 zoning wouldn't be a problem.
- Seven-foot setback won't work with the dumpster so will need to be relocated; the 40' setback and 10' on sides look good.
- Need to check with DOT about allowing another cut-out access on Canal. May need to widen the one already there. However, a survey will need to be done as the existing driveway is different from the aerial view.
- Refer to the LDR for architectural standards.

**Engineering**

- Portion of property is in a flood zone and will need to follow city code for elevation of building.
- Since property is so small, it is exempt from having compensation storage but will need stormwater retention. There was a question about the swale on the submitted plan. It may not be on their property, plus it is in the flood zone.

**Fire**

- Width of driveway will have to be 14'.
- A hydrant is 100' away, so no problem.

**Utilities Commission**

- Site has water but map doesn't show a water meter and will need to check as the applicant thought there was one there; alternative would be to tap into the 6" main that is nearby.
- Site has a sewer lateral available that will have to be tapped into.
- If this will have a restaurant business license, the building will need a grease interceptor.
- Electric is on the south side of Canal and can easily connect there, going underground.

**Building**

- Applicant had mentioned a shed would be used for this, but that is not allowed, so something will have to be built.
- Clarification was needed that restroom will only be for employees.

**Next steps:** Contact DOT about another access off Canal, and if not approved, split driveway off as a Y with two accesses. After applying all the suggestions made, submit a Site Plan for staff review and then apply for building permits. That department will assign the business address.

**214 Columbus Ave. (east of Pine and zoned MU).** Representative for the applicant presented a Site Plan for a 25-space (one ADA) private parking lot that would help with Flagler Ave. parking for restaurants/businesses as they could lease spots. Applicant felt it was well-engineered and landscaped with a 13' aisle, 9x18' slanted parking spots, using a stopper for the front of them and a 14' entry and a 12' exit off Columbus. It will have a walkway to reach the lot and an EV charger. The unpaved lot will have a fence around it and will be closed when not in use. Five-foot setbacks will be on all sides with 255 of the lot landscaped. The following questions/items/concerns were discussed:

**Planning**

- Aisle width was a problem as they are usually 14'.
- Will need to show exfiltration in landscaping and stormwater on Site Plan.

- This isn't a Special Parking District as it only goes up to Columbus, so spots must be 10'x20'. Per our code, applicant could ask for a variance/text amendment, however, that would be only if the lot were public and not attached to businesses. Rep stated that he will discuss with the applicant that maybe the lot have a Phase 1 where it's public and then go to Phase 2 where it's private after the text amendment is approved.
- Staff asked who would control the parking to which the representative replied that clients would be given a pass to put on their dashboards but was not exactly sure how that would be done. However, it will be marked Private Parking with a tow zone.
- The 30-degree angle for spots on plan looks more like 45-60 so it needs to be double-checked. The degree will affect aisle width.
- When the City was thinking about buying this parcel for a parking lot, they got pushback.
- Will have to check if this lot can be used for non-adjacent businesses. Off site parking cannot be used as a seating credit for restaurants.

#### **Engineering**

- Will have to look closer to see how paver pathway will impact stoppers.

#### **Fire**

- Hydrant is down the street.

#### **Utilities Commission**

- A water meter is there even though it will not be needed.
- Electric feeds off Columbus, so no issues.
- Pole on the SW corner has LED lights and recommends private parking lot lighting to keep neighbors happy.

**Next steps** will be to think about getting the text amendment which first goes to P&Z, then to the CC with two public hearings. Submit Site Plan with changes/additional information for staff review.

**403 Flagler Ave. (former Wildside parking and next to the former Wicker Basket) - Initial inquiry only.** The owner owns both the former Wicker Basket building and this lot and has plans for both properties after they are combined. He wants to keep the parking lot, keeping the access on Jessamine and getting rid of the Cooper St. one. Engineering stepped in stating that it will need two entrances at a minimum. The lot will have 22 - 9'X18' spots. Ten bicycle spaces will also be added. It will be aggressively landscaped with irrigation to enhance its aesthetics. The rep said that the applicant also wants to bring in a food truck w/o wheels but was told he would have to go through the Building Dept. to ask about that.

**Next steps** will be to submit a full Site Plan and contact P&Z to join lots together.