

Commercial Pre-Application Meetings August 24, 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.

401 Flagler Ave / Temporary Parking Lot. The applicants plan to build a new building with permanent parking within 1-2 years, but in the interim would like to obtain a permit for a temporary parking lot with 25-30 spaces. It would likely be self-pay with an attendant during special events and peak times. The current plan would be to have an entrance from Jessamine Avenue at the back of the property and an exit onto Cooper Street. Ground cover would most likely be shell. The following are some of the questions/items/ concerns discussed with the applicants:

Planning

- The City Commission would have to approve the temporary parking permit, which would be good for 2 years with a possible 1-year extension.
- An engineering plan would be required for the application, and the design professional would determine the best traffic flow, exact location of the parking spaces, as well as water flow.
- One handicapped parking space is required for every 25 spaces per state law.
- A 5' landscape buffer would be required and based on the future plans for the property; now would be the time to install proper irrigation so that it could be maintained to avoid code-compliance issues.

Building

- Any structure for attendants needs to be on the plan. A canopy would need to be set up and taken down each time it is used. A shed attached to concrete could be approved.
- Facilities for the attendants would be served by two public bathrooms already planned at the back of the existing building, one of which would be handicapped.

Utilities

- The applicants intend to have solar lights, so no electric service is needed for that.
- There is an existing water meter along Jessamine Avenue that they plan to have activated for irrigation.
- For the future buildout, access through the parking lot for utility lines or a grease trap might be required, but this could easily be done if they use shell ground cover.

Engineering

- The plans will need to include drainage flow to the stormwater system as well as the pervious/impervious coverage.

Fire

- The width of the entrance should be a minimum of 14 feet, and the access for their trucks will need to be determined if there is any sort of gate.

Next Steps will be for the applicant to submit an official Class 2 Site Plan and once staff reviews and provides comments, they can make the necessary changes and resubmit it along with the permit application. It will take 30-60 days from submission for the final review and approval process by Staff. (Note: Class 2 Site Plans do not go before P&Z nor the City Commission.)

Carwash – Regency WalMart PUD Lots 7 & 8. The applicants would like to build a 125-foot carwash on this 1.5-acre parcel with direct access to Williamson Blvd. The following are some of the questions/items/ concerns discussed with the applicants:

Planning

- A carwash is not currently a permitted use in this PUD, so it would have to legally be amended.

However, there is a precedence for this with the PUD at SR44 and Colony Park (by Aldi) for Sporty's carwash, and in that case, they removed one of their existing uses for service stations as a tradeoff.

- The applicant must make sure the permitted use is added to the PUD and approved, before the Site Plan is submitted for review and approval.

Building

- O'Reilly Auto Parts is currently in the approval process on an adjacent parcel. The city would like them to continue the inner connectivity of the side parcels, which would require stubbing out where they currently show the line for the car wash.
- The approved apartment building is doing amendment to TIA, so may be able to obtain an updated conceptual plan.
- The Florida Department of Environmental Protection may require a permit (exemption) for car wash.

Utilities

- Will need separate water meters for reclaimed water (irrigation) and domestic (includes both potable and non-potable) water.
- Domestic water will feed carwash, but they will have a holding tank for reuse. Flow rate calculations will be needed for discharges to prevent overloading the lift gate.
- A sand filter will separate oil and water before discharge.
- Electric has an underground line easement, so no landscaping can be done in that area.

Engineering

- Would like to see how the property ties in with the adjacent properties as well as where stormwater tie ins take place.
- ADA accessibility will need to be taken into consideration.

Fire

- A fire hydrant will need to be added. O'Reilly's has latest fire flow information.
- May have some issues with accessibility, suggests using auto turn dual axle truck with rear bucket.

Next steps will be to petition to have a car wash added as a permitted use within this PUD. If that happens, then the applicants can proceed with updating their site plan incorporating staff recommendations to begin the approval process.

Ace Hardware at 763 3rd Avenue. (former South State Bank and Regions) A representative for the applicant presented a Concept Plan to turn this existing bank building into an Ace Hardware store, adding approximately 6900 SF to the existing 3000 SF building and utilizing the 1216 SF drive-through canopy area for bulk storage of items such as propane tanks and mulch. The following are some of the questions/items/ concerns discussed with the representative:

Planning

- B-5 zoning does allow for this use but outside storage is specifically prohibited. The text would need to be amended to remove that restriction, or possibly a variance could be obtained.
- If the canopy is used, some sort of walls for that area might be an avenue to pursue.
- The proposed parking on the side of the building is an area where large trees would have to be protected and included in the landscape buffer. Consider moving parking to the east side.
- Parking demand goes up with size of building, so needs to be factored. The requirement is 1 space for each 300 SF of retail space.

Building

- The building should be designed consistent with current architectural design standards in the LDR.

Utilities

- Utilities should be in place for the existing building, but the UC maps don't show where they are so they will need to do a field investigation.

- Fire service would be needed and should be reflected in the site plan.

Engineering

- There will need to be an assessment of the impact on the storm system to ensure stormwater requirements will be met.
- This portion of 3rd avenue is a DOT road so they could be involved in permitting process.

Fire

- Enclosed storage of propane tanks would be a concern.
- Fire flow requirements would depend on final square footage. Sprinklers could be required.

Next steps will be to determine if there is a way to allow for the bulk storage area, or to modify the existing canopy to meet that purpose. Other areas of concern as discussed should be addressed and incorporated into a site plan in order to move forward.

Stoked Poke at 394 North Causeway. The applicants currently operate Dough Girl at this location and would like to change their business to a Stoked Poke location. There are currently Stoked Poke locations at One Daytona and in Port Orange. The type of food they serve does not have the same requirements as a typical restaurant due to limited cooking involved. The following are some of the questions/items/ concerns discussed with the applicants:

Planning

- This would be a change of use application only, so no full site plan is required.
- A floor plan of existing unit showing bathrooms (handicapped accessible required), locations/sizes of fire extinguishers and parking spaces will be required. Staff will provide a copy of the last change of use application as an example.
- City standard is 750 minimum gallon grease interceptor but will need to see if that can be adjusted.

Utilities

- The building has water and sewer, but only one meter for the building that also has a real estate office and florist. Would likely need to separate out meters and the existing 5/8 meter isn't adequate. Sewer will need a dedicated line.
- The UC will issue a field inspection to determine what is currently in place.

Engineering

- No issues at this phase.

Fire

- Size of fire extinguishers needs to be adequate. No other concerns at this phase.

Next steps will be to follow up with representatives from the Utilities Commission about the existing services as well as the grease trap requirements. The applicants can then move forward with submitting a Site Plan and Change of Use application.

317 N. Orange (formerly The Chalice off Canal). The applicant is doing due diligence before the property is purchased to see if a fine dining Italian restaurant, seating up to 70, would be allowed with future expansion outside in the back. The second floor will remain as storage. The following are some of the questions/items/concerns discussed with the applicant:

Planning

- Will have to apply for a Change of Use along with submitting a floor plan of seating, restrooms, and kitchen.
- Because it was a wine bar previously, problems were addressed and it has a grease trap/inceptor, but the size will need to be double-checked as it needs to be 750 gallons.

- Since the property is in the Arts Overlay District, there would be no required parking and there would be no distance requirement from schools/ churches if alcohol would be served. However, if you change anything and offer any on-site parking, one spot will have to be ADA compliant.
- Kitchen can be expanded 10-12 feet in back, but setbacks must be met.
- Dumpsters should be able to be placed by the side gated area, but contact information was given to check to see if it will be ok.

Fire

- Kitchen will need a range hood and ducting with ozone clearance, fire suppression/exhaust, fire extinguishers, and ER lights.

UC

- The grease trap must be inground, so have a plumber double-check its size and location.
- Three-phase power is across the street if you need more, but it will cost money if it's needed.
- Water meter is 5/8" and too small so will need to upsize and recommendation will be made after Site Plans are seen.

Engineering

- Applicant asked if a couple of spots can be used for parking, yes, but one spot will have to be ADA.
- It was noted that Orange Ave. is now one way, and the city may stripe it for parallel parking soon which would be in the applicant's benefit.

Next steps will be for applicant to get the grease trap checked and apply for Change of Use and Change of Occupancy which can be done simultaneously when submitting their Site Plan.