

Commercial Pre-Application Meeting October 12, 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.

3rd Avenue Parking Lot - Carwile. The engineer for the owner presented a concept plan for a paved beach parking lot. The site consists of two parcels, approximately one acre in total, zoned B2. The proposed plan would include 87 parking spaces (including 4 ADA compliant), 7 golf cart spaces, and bike rack. The following are some of the questions/items/ concerns discussed:

Planning:

- Proposed project fits permitted uses.
- 20 ft. landscape buffers are proposed for Atlantic Ave. and Hemlock St. frontages and 7 ft. buffers for the other sides. There was discussion and questions whether 7 ft. was sufficient since there was no structure to be built. They may need to apply for variance.
- Parking spaces are proposed to be 9 ft. X 18 ft. The requirement for this area is 10 ft. width. They would need to apply for variance. It was pointed out that there are other lots beachside with 9 ft. spaces.
- The city does not have any regulations regarding size of golf cart spaces.
- Staff suggested that to maximize traffic flow through the lot, consider having flow be one way.
- Staff expressed concern that traffic entering the lot may back up traffic to A1A. More brainstorming regarding access points (currently, two access points are proposed) is necessary.
- Owner planning high-end landscape design along with salt tolerant plants being used.

Engineering:

- Calculations are needed to see if the 75% impervious cover rule is met.
- Applicant proposed exfiltration system for storm water.

Utilities:

- All utilities are available; applicant will need electric for lighting and kiosk as well as water for irrigation. There may be an existing electric meter on site already.
- May not need a separate utility plan because of limited needs.
- Will the kiosk be operational 24/7? How will it be enforced?
- Lighting will be turtle compliant (although that is not required in this area).
- Staff asked whether owner was considering adding EV charging stations. If so, would need to discuss further with Utilities Dept.

Fire:

- Need to make sure that there is enough room for ladder truck maneuverability. Applicant stated aisles would be 24 ft. wide.

Next Steps will be to get clarity on owner's plans regarding kiosk operation and possibility of EV charging stations. Further discussion with staff regarding access points, landscape buffer and width of parking spaces is needed. Variance(s) may be applied for concurrently. This will need to go to Planning and Zoning for approval.