

Commercial Pre-Application Meetings February 8, 2023

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.

Proposed Car Wash at Ocean Gate – Lot 11 (Next to Race-Trac). The applicant is proposing to build a Sonny's Car Wash in the Ocean Gate development. This is just a concept at this point, and the applicant would like input on its feasibility. There would be a cross easement, so that customers can go from car wash to gas station. The following concerns/items were discussed with the applicant:

Planning:

- The city council approved Ocean Gate Phase 2 several years ago, but there has been no action since then. So, there is no Lot 11 at this time. The engineer for Ocean Gate stated that the design for the subdivision is complete and they are ready to begin the permitting process in order to start construction.
- According to an amendment to the PUD, this would be an approved use.
- The timing is unusual. Typically, the subdivision would be platted, and the infrastructure would be completed before a specific proposal is presented. Therefore, City staff will not be able provide an in-depth review of their concept.

Engineering:

- Concern was expressed regarding potential bottleneck at entrance to gas station as cars queue up for the car wash. The applicant is requesting a reduction in the landscape buffer (by approximately 3 feet) to make the ingress straighter in order to avoid congestion.

Utilities:

- A 25-foot utility easement is required. The applicant asked whether there could be any overlap with the landscape buffer. Ideally, there is a separate 25 ft. easement and a 10 ft. landscape buffer. However, there is a little bit of flexibility. Some overlap may be allowed as long as vegetation is carefully chosen (root structures will not interfere).
- Electric design has not been done yet.

Next Steps: Further discussion should take place once the construction of the subdivision infrastructure is in process.

115 Flagler Avenue (Café Heavenly). The existing building was constructed in the 1930's and is in need of repair/remodel/tear-down. The owner is considering future uses for the building (perhaps a carryout sandwich shop) and is looking for advice on what can and cannot be done with the property. He asked whether the existing drive-through (lightly used) would be grandfathered in and whether a franchise restaurant (like Jimmy John's) would be allowed. The following concerns/items were discussed with the applicant:

Planning:

- The location is less than ideal for a high volume drive-through. There are significant traffic constraints with the bridge openings. The driveway connection falls under the FDOT because it is at the end of the bridge. It is very difficult to get out of the driveway.
- Flagler Avenue is more of a walking destination. People tend to park their cars and walk to restaurants.
- There are many permitted uses of the property. A copy of relevant zoning regulations was sent to the owner.
- The city cannot ban franchises because there is no local historic district, but it was noted that several franchises have tried and failed. The area is more suited to non-franchise restaurants.

- While the property is in the national historic district, the building is not. Thus, it can be demolished. The building can also be renovated; there are no historical restrictions, but the city has architectural guidelines that would need to be followed.

Engineering:

- If changes are made to the property, the state DOT may shut off the driveway as they do not support two driveways on top of each other (as is currently). There does not appear to be easement access from the Riverview parking lot, so that might present a problem.
- If owner decides to demolish the building, additional drainage may be necessary.
- Accessibility issues will need to be looked at.

Utilities:

- Owner is not sure whether there is a grease trap currently. All new restaurant builds and major remodels are required to have grease interceptors.
- Power may need to be moved depending on new design. Currently, power comes from south of building on overhead line. New buildings have power underground.

Next Steps: The owner is encouraged to schedule another meeting once the applicant has more definite plans for the property.