

Commercial Pre-Application Meetings July 26, 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.

1311 n. Dixie Frwy. (Maintenance building of the former Ford dealership) The applicant is examining the property to see if his plan of the building being self-storage and the parking lot being a boat/RV storage area is feasible before purchasing it.

Utilities

- Main problem would be water for fire suppression as there is no hydrant close enough, and a new water main would have to go under Dixie Frwy. The applicant will need to contact the Fire Chief about this who wasn't on the call about this issue. A civil engineer will have to help them with this if a line has to go under the road.
- Sewer hookup is ok.
- Electric is there but usage will have to be analyzed to see if a new transformer will be needed. Overhead electric will have to go underground.

Planning

- This property, which is a Special Exception zone, was previously approval for a similar proposal but was not followed through, so it will need another Public Hearing and be approved by the CC. Staff added that the CC hadn't allowed any boats/RVs to be seen from Dixie Frwy. on the previous proposal, so that will need to be taken into consideration with their plans, and adding this presently seems to be a saturated market since, for a couple are already "on the books" but have not yet begun to be built.
- If it is approved, a 20' landscape buffer will be needed in the front which means the asphalt that is there will have to be removed unless it is waived.

Engineering

- Stormwater system is aged and will need to be upgraded.

Next Steps: Applicant is to contact the Fire Chief regarding fire suppression. Then make an application to the city for a Special Exception and submit a Concept Plan. Planning and Zoning will look over all the information and will make a recommendation to the CC, and when on the agenda will have a Public Hearing regarding it. Staff will also email the applicant information they have regarding the former approval to see what will need to be done for them to get approved.

Inlet Shores. (9.75 acres that contains wetlands). Owner of this property inquired about splitting this parcel into two lots for two homes and the best path to do so, for he is wanting Lot A to be the smaller one and Lot B have the wetlands with both having onsite retention systems. He also wondered about a shared driveway and if a duplex could be another solution.

Planning:

- Parcel is zoned R-2 single family, so no to the duplex idea even if a rezoning were asked as spot-zoning cannot be done.
- Staff felt the best way to do this would be to replat the parcel, showing access and easements with the dual-purpose driveway unless mitigation is done for two separate driveways as they will need to meet the requirements from SJRWMD.
- Applicant asked if it were divided into three lots, two for the houses and the last for the wetlands, which staff said they would support. However, it would go to P&Z with Staff recommendation and then to CC for final approval.

Engineering

- No problem with each lot having their own stormwater retention system.
- Sees no impact to flood zones.
- Will need an elevation survey for first floor height.

Utilities:

- Stub outs are available and could probably tie into the sewer laterals, but the gravity sewer ends west of the new lot so will have to connect.
- Water mains are on their side of the road, but pressure will have to be analyzed and will work with applicant from there.

Next Steps: The applicant owner will have two scenarios to decide from and once decided will follow through on what needs to be done to get approved.

411 Flagler Ave. (former Beachy Beans Coffee and the shed next to it that held Nichols' surfboards). The applicant has this property under contract and had some questions along with her consultant as to what businesses could be put in besides keeping it in its current state of just a coffee shop. One idea was serving coffee and then at night, serving beer and wine outside or having just a beer garden; and the second, having a restaurant. Two problems popped up immediately as parking would be a problem if it were a restaurant since they have only six spots and the equation for parking would change if it were a restaurant; and having a tavern/bar with no food is the other as an Ordinance was passed in the 80s that taverns/bars couldn't be within 1000 feet of each other. It was also asked if it could be torn down, to which staff responded it wasn't historical, so it could easily be approved.

Planning

- If it were to be a restaurant, more leased spots would be needed even though it's in the Special Parking district where 50% is the required number. It was asked if the back area could be used for parking, and it could but then it would need an ADA spot which would make it only three spots more and at a cost.
- If building is torn down, lot will need 5' landscape buffers and 10' setbacks.

Engineering

- If building is torn down and replaced, it may trip stormwater requirements.

Utilities

- New business will need a grease trap, the size to be determined by choice of business.
- A new business may require an upsizing of utilities if demand will be bigger than it is now.

Building

- Only permits will be needed for retrofitting and remodeling to bring it up to code if structure is to remain the same.
- Business Tax Receipt will need to change if use does.

Next steps: Owner had a lot to think about and will meet again once it is decided the route to be taken.

July 27, 2023

110 Florida Memorial Parkway. The potential applicants are considering purchasing this property for use as a Tire Sales and Service Center. The only question they have at this time is whether this would be an allowable use for this property. City Staff indicated that anything involving work on cars is considered a service station, which is an allowable use for this property.

Next Steps: The applicants will submit a site plan once the property is under contract and will schedule another Pre-application meeting with city staff for more detailed considerations.