

Commercial Pre-Application Meetings September 20, 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.

115 Live Oak Street. The applicant is considering the purchase of this 3500 sq. ft. building with plans to convert it into a sushi restaurant with outdoor seating. The following concerns/items were discussed with the applicant:

Planning:

- The building is in a mixed-use zoning area, so the restaurant is a permitted use. The building is in the arts overlay district, so onsite parking is not required. The property currently has 5 parking spaces. Although it is not required to retain these spaces, it is highly recommended to do so.
- Up to 100 sq. ft. of signage is allowed.
- The applicant will have to apply to the state for a liquor license.

Engineering:

- No concerns noted if the applicant is not planning any changes to the outside that might impact water flow, etc.

Utilities:

- There is 200-amp, single phase power at the site currently; the applicant would like 400-amp, 3 phase. UC can upsize to 400-amp, no problem; however, Live Oak St. is single phase, so power would have to be brought in from Downing St. This is doable but will take some work. The electrical manager will have to do a needs assessment and analysis.
- Currently, there is grandfathered overhead service to the site. If significant changes are made, they will have to go underground as per the new code.
- If the applicant is considering more than one business at the site, there will need to be multiple meters.
- Lead time depends upon the electrical load. There is significant wait time for transformers; the city is trying to keep enough on hand.
- UC staff will send the electric load information sheet to the applicant.
- There is an existing 750 gal. grease trap in the parking lot, however, the applicant may need to add another after plans are submitted.
- If the applicant needs to increase water size (currently 5/8 in.), there may be an impact fee.

Building:

- Although there is no parking requirement, if there is parking, there must be an ADA accessible space.
- Customers can park in UC lot after hours, but since this lot is not city owned, there is no guarantee that this situation will continue.
- If the applicant decides to put in an outdoor cooler, it must be either closed in or installed so that it can sustain 140 mph winds.
- The number of bathrooms required depends on occupancy; may need two sets of bathrooms.

Next Steps: The building permit application will need to include the Site Plan with location of utilities, grease trap, and outside seating as well as complete the electric load sheet to begin the utility needs assessment process. The applicant will apply for state liquor license. The city's Business Coordinator will assist with any questions or issues.

Village Street Condominiums. The applicant is proposing to build 23 condominium units and one office on this 1.26-acre site. This PUD was previously permitted, but there were no required permits from FDOT or St. John's Water Management District. The applicant would like to know whether it is necessary to start from scratch at this time. The following concerns/items were discussed with the applicant:

Planning:

- The PUD was approved in 2017 and expired in 2019. There was an application for continuation, but that was never finalized.
- At this point, it is necessary to start from scratch with new surveys, etc.

Utilities:

- The previous utilities plans were never approved, so new plans will be necessary.
- UC staff will send GIS maps to applicant.

Next Steps: The applicant will submit all necessary new plans after surveys are done, and then will seek the appropriate external permits to continue forward with the project.