

**Commercial Pre-Application Meetings
January 10, 2024**

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.

408 S Myrtle Ave. The applicant is proposing a 24-unit multifamily project, consisting of two 3-story buildings, each with 12 rental units. The 1.37-acre parcel is zoned R-5 and is of sufficient size for the number of units proposed. The applicant used feedback from previous preapplication meetings to hone the proposal. They are in the final design phases. The following concerns/items were discussed:

Planning:

- A portion of the property is in a flood zone. The applicant is considering an exfiltration system under the parking lot as well as a compensatory retention area. A swale on the north side is also being considered.
- There are two historic trees on the property. The applicant has revised the location of the buildings to accommodate the trees. He is working with an arborist to minimize impact.
- Staff asked whether removal of other trees is planned. A specimen tree calculation is being done.
- Duss St. will be an egress only; Myrtle Ave. will have an entrance and exit.
- It was noted that the parking spots in the southwest corner of the property are tight, and it will be hard to back up. The applicant asked whether it would be possible to encroach 5 ft. onto the landscape buffer. Staff responded that pavers can be used within the landscape buffer.
- The applicant should check with solid waste staff to see if more than one dumpster is needed.
- Staff asked if the rental units will be affordable housing. The applicant said no. Staff noted that there are no amenities being planned for the property. The applicant stated that the size of the property precluded any.

Building:

- There will need to be a sidewalk built to connect with the sidewalk at the neighboring property.
- The applicant will need to submit elevations with the site plan.
- Staff will provide a copy of the architectural standards.

Utilities:

- A mass water meter will be used; individual electric meters will be used.
- Duss St. has a 6-inch water main, and Myrtle Ave. has an 8-inch main. Staff recommends for one building to connect to Duss, and the other to Myrtle.

Fire:

- Two fire hydrants will be needed. The recommendation is for one to tap into Duss St. and the other into Myrtle Ave.
- The property address is Myrtle Ave. The house number lettering will need to be 6 inches minimum. The driveway on Duss St. will need signage indicating the Myrtle Ave. address.

Next Steps: Another meeting can be scheduled if needed. The building permit application will need to include the site plan with elevations. The applicant will proceed with design phase. Staff will assist with any questions or issues.

Jessamine Ave. (Lot 6, Block 5). The applicant is considering the purchase of this vacant lot as well as 411 Flagler (formerly Beachy Beans) as the lot is behind it. He had questions regarding the feasibility of using the vacant lot as parking and also wasn't exactly sure what he wanted to do with the former Beachy Beans property. The following concerns/items were discussed with the applicant:

Planning:

- The lot is 50 ft. wide; if parking is at 90-degree angle, parking on only one side is feasible. The applicant asked whether angle parking and backing out to Jessamine was permitted. Staff stated that current regulations do not allow backing into the road. Angled parking does not seem feasible.
- A 5-ft. landscape buffer was also required.
- The lot will only accommodate 9 spaces (at 9X18). Valet parking allows double stacked rows and spaces can be 8X18.
- If the applicant connects the two properties, no landscape buffer will be required between the two.
- If there is any onsite parking, there must be a handicapped spot.
- The applicant asked whether the 411 Flagler property could be reopened in its current condition and whether there were any open permits. Staff indicated they needed a records request to provide the information, but it was known that there are current code violation that will have to be rectified. If the use is changed, they will have to conform to current code.
- If the structure is demolished, the new building will need 50% onsite parking.

Next Steps: The records request regarding 411 Flagler will be completed. Another meeting can be scheduled as the applicant decides on a course of action. (Note: As an aside and update, the applicant is also the owner of 214 Columbus where he wanted to put in a public parking lot. He is now interested in selling that lot to the City.)