

Commercial Pre-Application Meeting July 9, 2025

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.*

Retail Liquor Store with Drive-thru, 1650 S Atlantic: The applicant, Kenny's Liquors, presented a conceptual site plan for a 5,272 drive thru liquor store at the northwest corner of South Atlantic and 7th Avenue. The proposal includes the existing 3000 sq ft building with a new addition of 2272 sq ft. Parking lot entrances and egresses are proposed from both S Atlantic and 7th Avenue. The conceptual site plan includes: 23 parking spaces, including one handicapped space, as well as golf cart spaces, bike racks and landscape buffers along the perimeter of the property.

Planning:

- There was a question about the number of units. It will be single tenant for now. If there is a tenant in the future, they will need their own utilities.

Building:

- The building exterior will be like their store in Edgewater.

Next steps: Submit your site plan and we'll move on from there.

Gray Room Parking, 309 Downing St: The applicant proposes a 13,690 sq ft parking area with 32 spaces on this vacant 0.517 acre site on the northwest corner of Downing and Palmetto. Improvements include paved parking, grading, stormwater management and landscaping. The site will be accessed from Downing St. Stormwater treatment and attenuation will be provided with an underground exfiltration chamber system. The lot will provide parking for private events at the Gray Room.

Engineering:

- What is the plan for the underground exfiltration systems? The grates may Jeopardize a tree in the property. The applicant plans to save the tree and landscape around it. The grates will not be under the tree.
- They need to research whether there is coquina rock under the site.

Planning:

- This site consists of multiple parcels. They will need to be combined or reconsidered.
- The length of the parking spaces can be cut from 20 to 18 feet to leave more room for landscaping.
- There's an opportunity to landscape the corners and center island. A landscape plan will need to be submitted.
- Make sure the tree properly barricaded so it's not damaged during construction.
- Any root pruning and foliage pruning needs to be under the supervision of a certified arborist.
- If there is paid parking, there must be handicapped spaces. No paid parking is anticipated currently.

Utilities:

- There used to be a house on the site. They may get a credit for the utility connectivity fee.

- The applicant is planning a well for reclaimed water for irrigation. There is a reclaimed main on the opposite side of Downing.
- Lights can be run from the secondary power available on the alley.

Fire:

- Make sure you're meeting the 20' unobstructed access.
- If the tree overhangs the alleyway, it will need to be trimmed to allow 13'6" of height clearance.

Next steps: The applicant may wish to reach out to the City Manager or new Parking Director to explore joint use. They also can contact Samantha Bergeron, Economic Development Director, to see if there is grant funding available for landscaping and beautification.

Submit a Class 2 Site Plan and coordinate with Stephanie Ferrara.