

## **Commercial Pre-Application Meeting May 2, 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.*

**Ellianos (.99 acres, located on SE corner of I-95, Florida Memorial Pkwy and SR44).** This was the applicant's second meeting to discuss the Site Plan for a two-lane drive-thru coffee and restaurant establishment (800 sf). Access will be off Florida Memorial Pkwy. Planned are a pickup window 3 on the west side of the building for delivery drivers, 5' sidewalk connections with a 10' one on the east of the building and a monument sign. The water and sewer are stubbed out and there are fire hydrants. The south end wetlands will be preserved. Some comments/ concerns/ questions that were discussed with the applicant are the following:

### **Planning:**

- Clarification was needed regarding the two lanes to which the applicant stated that the far lane would have the menu board while the closer one would have a drive-up window for ordering.
- Dumpster is too close to the property line and has to be outside the landscape buffer.
- Buffers seemed to be a minor problem with the building setback per plans and PUD, and it will need an MDA to change it. It should be done before the Site Plan is officially submitted.
- City architectural standards in the PUD will need to be followed.

### **Engineering:**

- An elevation survey must be submitted with the Site Plan.

### **Fire:**

- Some accessibility issues for large service (fire and waste) near dumpster. It was suggested that the applicant talk to the Maintenance Department about a new location for the dumpster.
- The hydrant is 90' from front door. Code requirement is 50'.
- Auto turning radius must be 50'.
- There are issues with the access lanes being the drive-thru lanes. Could have a 16' bypass lane.
- It was noted that accessibility issues can be alleviated if the building is fully sprinkled with an NFPA 13 system.

### **Utilities:**

- Applicant will be required to extend the gravity sewer as the stub out has to be moved to get to the manhole per the Site Plan.
- The water service is off SR44. They will need to extend the pipes to the end of the drive closer to the property line, so the manhole isn't in the asphalt.

**Next Steps:** Begin the MDA application process immediately as it will take 2-3 months due to the CC having no meetings in July. It will go first to P&Z, then to CC for two public hearings in August before it can be approved. Take all suggestions and revise Site Plan before submittal for approval.