

Commercial Pre-Application Meetings October 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.

108 S Myrtle Avenue (next door to Myrtle Park). The applicant would like to build an Assisted Living facility on this 0.49-acre lot that currently has a house and duplex on the property. He is also considering purchasing the neighboring 0.24-acre lot at 112 S Myrtle Avenue to combine the lots. All structures would be demolished and a new 7-10,000 sq ft structure built that would house 10-12 residents in a memory care-level facility. He anticipates building a one-story structure on piers, with parking below the building with an elevator up from the car park. He would like to have an outdoor, fenced courtyard. Some comments/ concerns that were discussed follow.

Planning

- Staff felt that this may be a problem as both properties are zoned for residential use (R-5) and would need to be changed to a Commercial Assisted Living Facility (ALF) as a permitted Special Exception. It will require a public hearing and approval from the City Commission after the Concept Plan is sent to Planning & Zoning for a recommendation.
- Staff suggested that the applicant send a notification to the surrounding residents, so they can offer their opinions about the project.
- If Special Use is granted, there would need to be a 25' setback from the building to all property lines, a landscape buffer, and parking which will all have to be shown on the submitted Class II Site Plan for review. When the applicant asked how long this process would take, Staff explained that their review process must be done within 30 days, but what usually takes time is the resubmission of changes by the applicant's team. No real timeframe was provided.
- The maximum building height would be 3 stories or 35'.
- The applicant asked about rezoning to commercial, but since there is no commercial zoning adjacent to this property, he cannot request it.

Engineering

- The property is in a flood zone that historically has drainage issues, and the applicant will need a topographic survey done since the lot is not large enough to build retention ponds for stormwater. This may be a hurdle for this property.
- Fill is not permitted in flood zones, so building on piers would likely be required, but there may be other steps required as well.
- The applicant inquired about the canal adjacent to the property and whether he could put a bridge over it or otherwise use it as an entrance to that property. Staff indicated that the canal is on a separate parcel owned by the city. The canal is likely historic and is significant for proper drainage in this low-lying area, so it must stay.

Fire

- A monitored fire sprinkler system and a dedicated fire alarm would be required.

Utilities Commission

- Electricity would need to be redone as service is non-conforming.
- A flow assessment would need to be done on the current 6" water main.
- The sewer lateral is already in place.

- If there is a kitchen, a grease trap and range hood will be required.
- UC Staff strongly suggested the applicant work with a local civil engineer who is familiar with city codes as they vary from other parts of the state.
- Staff suggested master water and electric meters to save money.
- Staff suggested a meeting with the applicant before any plans are submitted.

Next Steps: The applicant would first have to apply for the Special Exception use. If approved, the Class II Site Plan package would need to be submitted with all required surveys and documents.

1005 Canal Street (Parnell Well Drilling). The applicant is considering building a car wash or boat storage on this site. The structures there would be demolished. Some comments/ concerns that were discussed with the applicant follow.

Planning

- This property is zoned Mixed Use (MU), which doesn't allow car washes or boat storage. Staff advised that applying for a Text Amendment to allow for this type of business would be a problem as that would then affect all MU zoning in the city.
- Since the applicant had originally been thinking about building an assisted living facility on the site, it was noted that an Assisted Living Facility is a permitted use, and no hearing would be required.
- Mixed Use properties have "build to" lines instead of setback requirements. The "build to" lines for this property are 0-5' from the street.
- The maximum height would be 72' and floor-to-area (FAR) ratio limit is 2.0
- Staff felt that the idea of a car wash might be a problem for the Bay St. residents due to the traffic it would produce.

Economic Development

- This property is in the CRA area so grant money might be available for the façade and architectural design.

Next Steps: The applicant will consider whether to pursue an Assisted Living Facility or some other use on this property and will schedule a follow-up Pre-app meeting.