

## **Commercial Pre-Application Meeting January 10, 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.*

**222 Flagler Ave. (two vacant lots total dimensions 50'x154')**. This is a new owner/developer/applicant for these parcels. He wants to build a 300SF single-story retail surf shop with parking in the back. The two lots will be joined for tax purposes. The applicant presented a rough Concept Plan and asked if he needed a variance to get the number of required eight parking spots (from a 2014 variance) lessened. The following are some of items that were discussed by Staff with the applicant:

### **Planning**

- The business will need six parking spaces with one being ADA if they put in two bike racks. He is planning to save the Live Oak tree when he builds and is allowed a one spot credit for that. There is one parallel spot in front, so the ADA would need to go in back.
- Only three-foot buffers would be required with landscaping.
- Architectural design should complement the character of Flagler Ave. style, which is eclectic due to decades of building.

### **Engineering**

- Paving will have single lane access, and the owner may need to talk with the business owner on the corner about the shared apron that could be widened to accommodate both. The corner business is vacant now.

### **Fire**

- Building does not need sprinklers.

### **Utilities**

- There is existing water and sewer on the east side but not for commercial use. If the applicant can demonstrate that the current service is adequate for his business, then no upgrade would be needed. Due to the age of the pipes, they will need a flow test.
- Power may be a problem as the home that was there had overhead wires, and there is no service off Flagler. The best bet would be to come from the Hampton Inn if there is an easement there. There also may be a possibility of bringing it from the former realtor business site next to them. Staff will check and send the applicant the old survey for the former house.

**Next Steps** will be for the applicant to join the two lots and then follow up with the UC regarding their needs and where they can hook up to the existing power. After that is done, the Site Plan can be sent for review. Staff felt it was a good fit due to its walkability and whom it would serve.