



# City of Flagler Beach

## Planning and Building Department

Date: ..... May 3, 2024

To: ..... X, Chairman Planning and Architectural Review Board  
Board Members

From: ..... Planning and Building Department

Subject: ..... Final Site Plan Approval: Application **#SP24-0001**; 907 North Ocean Shore  
Boulevard Mixed Use Building

### A. SUMMARY IN BRIEF:

#### Purpose

The applicant has submitted Application SP#24-XX-XX to appear before the Planning and Architectural Review Board (PARB) the purpose of which is to obtain a recommendation of approval as it relates to a mixed use building with retail on the ground floor and an apartment on the second floor.

#### Location:

907 North Oceanshore Boulevard  
(See Attachment #1 Location Map).

#### Zoning, Future Land Use and Current Use

Zoning District	Future Land Use Map	Current Land Use
Tourist Commercial (See Attachment 2)	Commercial (See Attachment 3)	Vacant

#### Description:

LOT 5, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, RESERVING UNTO THE GRANTOR A SIX FOOT (6') EASEMENT ALONG THE NORTHERLY LOT LINE OF LOT 5, BLOCK 5, COCHRAN PLACE SUBDIVISION. TOGETHER WITH A SIX FOOT (6') EASEMENT ALONG THE SOUTHERLY LOT LINE OF LOT 4, BLOCK 5, COCHRAN PLACE ADDITION, PER PLAT OF SAID SUBDIVISION, FLAGLER COUNTY, PER PLAT IN PLAT BOOK 1, PAGE 12 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA COCHRAN PLACE SUBDIVISION.

#### Existing Conditions

- Vacant Property

### B. Land Development Regulations Compatibility

#### Proposed Development

A two-story, mixed use building with approximately 2,392 square feet per floor. The ground floor contain ±1,445 of retail space and a two car garage with stairs directly into a 3 bedroom, 2 bathroom dwelling unit upstairs.

There are two parking spaces (including 1 required ADA space) located to the rear of the building. These spaces and the garage are accessed by a driveway shared with the property to the north, which is described in the legal description.

The property is located in the A1A Retail Character District (as it was extended in 2015) but not in the CRA district.

Retail uses and apartments are allowed in the Tourist Commercial zoning district.

## **C. SITE DESIGN**

Chapter 4 of the X lays out the site design requirements for the A1A Retail Character District:

1. **Build To Line** – The Code requires a 0' setback on the front, 0' setback on one side, and that a building occupy at least 65% of the lot frontage. The proposed building is set back 9' from the front property line, 0' from the south property line, and 10' from the north property line. The building occupies 79% of the lot frontage.

**Finding** – Recommend approval of front setback. The proposed minor difference from the requirement still helps create a unified street front, while making construction easier and allowing potential space for outdoor dining, display, signage, etc. Side and rear setbacks comply.

2. **Parking** – Parking is located in the rear of the lot, as required. A total of 6 spaces are provided – 2 within the garage, 2 at the rear of the lot, and 2 on-street spaces in front. Within the A1A Retail Character District, the "Maximum amount of off-street parking permitted for all uses in the Downtown A1A Retail District should conform to Section 2.06.02.1 Schedule of Off-Street Parking Requirements." That maximum amount would be 2 for the residential use and 1 space per 300 square feet of the retail use, or 5, for a total of 7 spaces.

**Finding** – Compliant

3. **Building Height** – The building plans show the building is 31.5' high from grade to the roof peak, within the 35' height limit.

**Finding** – Compliant

4. **Facade Guidelines** – Vertical setbacks are only required on buildings higher than 2 stories. The elevation drawings show the required 3 distinct bands of composition – base, mid-section, and roof.

**Finding** – Compliant

5. **Impervious Surface Area** – A maximum of 70% impervious surface is required. Based on the site plan, it appears that the project can achieve 56% impervious surface if the building footprint and ADA parking space are paved and the remaining driveway is built with a pervious material.

**Finding** – Compliant

**Staff Recommendation:** Recommend approval of site plan SP#24-XX-XX the City Commission.

### ATTACHMENTS:

Attachment #1 – Location Map  
Attachment #2 – Zoning Map  
Attachment #3 – Future Land Use Map  
Attachment #4 – Site Development Plan and Data  
Site Plan/Survey Overlay – See *Plan Set*