



City of Flagler Beach

Planning and Building Department

Date: June 24, 2024,

To: Chairman and Board Members of Planning and Architectural Review Board

From: Lupita McClenning, City Planner, City of Flagler Beach

Subject: Final Site Plan: Application # PSPR24-0002
Flagler Fish Company
180 S. Daytona Avenue
Renovation and Expansion of existing non-residential facility)

Background:

This item was presented to the Planning and Architectural Review Board (PARB) at the meeting of November 14, 2017. The PARB voted to deny the application due to the inability to meet the number of required parking spaces for the proposed additional seating.

At the regular meeting of February 22, 2108, the City Commission approved Ordinance 2018-03 (Attachment #2) to address on-street improved parking spaces by off-setting the required parking space differential for new construction, existing businesses, and/or new businesses in a restricted geographic area of the downtown core.

A Parking Pool has been established wherein a business owner may apply to participate in the Parking Pool via an application process. The business owner has committed to participate in the Parking Pool.

Summary In Brief:

The applicant proposes to renovate an existing restaurant facility consisting of 3,651 sq. ft. and construct an addition for a total of 5,720 sq. ft. of floor area to accommodate additional dining space and floor space for service-related facilities. The property is situated within the Community Redevelopment District and Downtown Mixed-Use Overlay District.

This application requires *Major Ste Plan* review in accordance with Land Development Regulations (LDR's) Sec. 8.05.02. - *Site plan classification and approval responsibility* and more particularly subsection (2) d. *Additions to any existing multi-family residential project or existing non-residential structure, which do not meet the criteria for a minor site plan approval.* As such, the Planning and Architectural Review Board (PARB) shall be the entity responsible for reviewing and making a recommendation to the City Commission.

Technical Summary

Address: 180 S Daytona St., Flagler Beach, FL
Parcel ID: 12-12-31-4500-00490-0020
Area: 9,754sq. ft.

Zoning, Future Land Use and Current Use

| Zoning District | Future Land Use Map | Current Land Use |
|--------------------|---------------------|------------------|
| General Commercial | Commercial | Restaurant |

Land Development Regulations Compliance

The proposed redevelopment is within the Community Redevelopment District and Mixed-Use Overlay District, and more specifically, the Downtown Mixed Use sub-district. As such, site design and building design development standards must incorporate facets of each of the respective district requirements. The Downtown Mixed Use sub-district is outlined in the Land Development Regulations Section 2.04.02.7.1. Downtown Design Guidelines Regulations; Chapter 3.

The purpose of the Land Development Regulations Downtown Design Guidelines is to provide a basis for evaluating development and redevelopment proposals and act as a guide for making decisions about improvements within the boundaries of the Downtown Area. Inasmuch the application pertains to an existing commercial building, such elements as building location frontage guidelines and location of on-site parking guidelines are not applicable. Compliance, as it relates to the application in question, follows below.

The property is within the Community Redevelopment District boundary. The Community Redevelopment District standards are identified in the LDR's Article V, as follows:

1. ARTICLE V. - DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS

Sec. 5.07.00. - Redevelopment area minimum standards.

- a. Sec. 5.07.03. - Design guidelines.
- b. Sec. 5.07.04. - Building fronts and sides abutting streets or public areas.
- c. Sec. 5.07.05. - Rear and side walls.
- d. Sec. 5.07.08. - Awnings.
- e. Sec. 5.07.09. - Roofs.

2. DOWNTOWN DESIGN GUIDELINES; Chapter 3: COMPLIANCE

a. Parking

Within the Downtown Mixed-Use sub-district, a combination of off-street parking and on-street parking can satisfy meeting the overall required number of parking spaces by application of the following development standards:

1. Section 2.06.02.1 Schedule of Off-Street Parking Requirements
2. Downtown Mixed Use Overlay Guidelines
3. Land Development Regulations Sec. 2.06.10. - Central business district exclusion

4. Downtown Master Plan: Parking (on-street parking area development standards)

b. Location

1. On-street parking shall be provided along the perimeter of the development parcel, on the public right-of-way. Finding: N/A
2. Street or sidewalk areas may not be used for off-street parking purposes. Individual ingress and egress drives extending across the public sidewalks and curbs and connecting the off-street parking spaces to the public street areas shall not exceed a maximum of twelve (12) feet for a one-way drive and eighteen (18) feet for a two-way drive. Finding: N/A
3. Required off-street parking should be located on the same parcel as the uses served. Finding: N/A
4. Off-street parking shall be limited to the sides or rear of the building(s) and screened from street view with appropriate perimeter landscape material per Section 5.04.02, Criteria for parking lots and vehicular use, Land Development Regulations. No off-street parking shall be located between a building and the adjacent street frontage. Finding: N/A

c. Parking Design

Maximum parking stall dimensions for off-street parking and on-street parking should include the following principles:

1. Ninety (90) degree parking should have a minimum width of eight and six- tenths (8.6) feet by eighteen (18) feet. Finding: Compliant
2. Parking should not be located such that it interrupts the storefront continuity along the sidewalk. Finding: Compliant
3. On-site parking should be located behind buildings or to the side of the building, when possible. Finding: N/A
4. Encourage shared parking between adjacent uses, accessed from the rear of the property on corner lots. Finding: N/A
5. Driveways serving on-site parking should be avoided on A1A. When unavoidable, such driveways should have minimal width and should be clearly defined and visible to pedestrians from the sidewalk. Finding: N/A

3. PARKING REQUIREMENTS

The number of off-street parking spaces for all uses in the Downtown Mixed Use sub-district shall conform to Section 2.06.02.1 Schedule of Off-Street Parking Requirements and the on-site parking flexibility afforded in the Downtown Mixed-Use District, as follows:

- a. Section 2.06.02.1 Schedule of Off-Street Parking Requirements
Commercial uses — Restaurants: One per one hundred fifty sq. ft. total floor area or one per three fixed seats or as established by the standards of the Florida Building Code whichever is greater.

| Parking Summary Section 2.06.02.1 Schedule of Off-Street Parking | | | |
|---|--------------------------|------------------|------------------|
| Use | Parking Standard | Parking Required | Parking Provided |
| Restaurant | +/- 5720 SQ FT/150 SQ FT | 38 | 10 on-site |

b. Downtown Mixed-Use District

Commercial uses/multi-family residential uses:

Permitted on-street parking shall not exceed 40% of the total required parking.

| Parking Summary Downtown Mixed-Use District | | | | | | | |
|--|------------------|--------------------------|------------------------|----------------------|------------------|------------------------------------|-------------------|
| Use | Parking Standard | Existing On-Site Parking | Required Total Parking | On-site Required .60 | On-site Provided | On-Street Permitted (40%) of total | On-Street Reliant |
| Commercial | 38*.40=15 | 10 | 38 | 38*.60=23 | 10 | 15 | 28 |

$$(23-10)+15=28$$

c. Central Business District Parking Exclusion - Land Development Regulations - Central business district exemption area states in part, the following as it relates to the property under consideration:

4. Sec. 2.06.10.2 NEW CONSTRUCTION PARKING EXPEMPTION

The following described area within the Central Business District Parking Exemption Area shall be known as the New Construction Parking Exemption Zone:

South Zone

A line commencing from the westerly right-of-way line South Flagler Avenue at SR 100 going south to the centerline of South 5th Street then east on the centerline of South 5th Street past Central Avenue, to the point of the General Commercial Zoning, then south to S. 10TH St., then east to A1A, then north to SR100, then west ending at the westerly line of South Flagler Ave.

5. Sec. 2.06.10.3 DOWNTOWN CORE ON-STREET PARKING POOL

- The City shall establish a Downtown Core On-Street Parking Pool and establish and maintain a calculation of available on-street public parking spaces within the designated New Construction Parking Exemption Zone per the exemptions provided in Section 2.06.10.2 to ensure and track the availability of on-street parking facilities.
- As of the effective date of Ordinance 2018-03, the City estimated that two hundred thirty-three (233) on-street public parking spaces within the New Construction Parking

Exemption Zone were available for application toward the exemptions provided in Section 2.06.10.2.

As of June 24, 2024 the Parking Pool space availability restricted to the zone in which proposed new construction is located is as follows:

- a. North Zone – 52 spaces
- b. South Zone – 83 spaces
- c. Upon any property qualifying for either exemption provided in Section 2.06.10.2 the number of on-site parking spaces which would otherwise be required by these Land Development Regulations but for such exemption shall be removed from the Central business district exemption area On-Street Parking Pool.
- d. In the event that the use or development upon any property which has claimed an exemption pursuant to Section 2.06.10.2 is changed in a manner to decrease the number of parking spaces required from the Central Business District On-Street Parking Pool, that number of off-site parking spaces shall be returned to the Pool.
- e. In the event that the number of parking spaces remaining in the Central Business District On-Street Parking Pool are inadequate to satisfy the number of on-street spaces needed for a proposed alteration of a property, said property shall not be eligible for the exemptions provided by Section 2.06.10.2.

6. ARCHITECTURAL

- a. Building Structure Compliance
Massing
Finding: N/A
- b. Sec. 2.05.06. - Height regulations.
Building heights are identified by the number of stories above grade and is measured as the vertical distance from the finished grade at the center of the front of the building to:
Roof height shall not exceed thirty-five (35) feet above the finished grade. Single story structure. Finding: Compliant
- c. Facade Guidelines
Vertical Setbacks
 1. Front: Between the second and third floor of the building, there should be a minimum setback of six (6) feet when possible. Finding: N/A
 2. Side facing a street: Between the second and third floor of the building, there should be a minimum setback of six (6) feet when possible. Finding: N/A
- d. Bands of Composition

Buildings should be designed to establish the following three (3) bands of vertical composition:

- Base (one (1) story)
- Mid-section (second and third stories)
- Top (roof).

Finding: Compliant

e. Facade Composition

- On the ground floor of the primary facade, there shall be a minimum of one (1) break for every fifty (50) feet of front elevation.

Finding: N/A

- The first floor or the primary facades of a building shall, at a minimum, utilize windows between the heights of three (3) feet and eight (8) feet above the walkway grade.

Finding: N/A

f. Ground Floor Composition

The ground floor facade should contain a minimum of three (3) of the following facade design elements (one of which must be awnings/canopy):

Finding: Compliant

- ✓ Overhangs
 - ✓ Arcade
 - ✓ Raised cornice parapets over the doors
 - ✓ Projected canopies
 - ✓ Awnings/Canopies
 - ✓ Projecting Sill
-

g. Fenestration Ratio

- Encourage largely transparent, open and inviting facades at the lower levels (ground floor) of the building to accentuate pedestrian environment.

Finding: Compliant

- Encourage a greater ratio of solid wall to window allowing for more variety of architectural material and elements at the upper floors. Approximately twenty-five (25) to forty (40) percent window to wall ratio is desirable in the facade area for each building facade area adjoining a street. Finding: Compliant

h. Roof Eaves

- The roof eaves may extend five (5) feet into the building setback within the property.

Finding: N/A

i. Balconies

- Balconies may be built six (6) feet into the front and side vertical setbacks above the second floor. Finding: N/A

j. Awnings, Arcades and Canopies

- Awnings, arcades and canopies on the first floor may extend five (5) feet into the building setback if the bottom of the awning is ten (10) feet above the sidewalk and they should be built within the build-to zone of the front and side setbacks. Finding: N/A

k. Exterior Materials

The following materials are encouraged for exterior building construction:

1. Stucco
2. Brick
3. Concrete masonry units, i.e., Hardi- plank
4. Stone
5. Wood, Clapboard siding
6. Tiles

Finding: Compliant

l. The following materials are prohibited for exterior building construction:

1. Plastic siding
2. Corrugated or reflective metal panels
3. Smooth or ribbed-faced concrete block
4. Wood sheeting

Finding: Compliant

m. Signage

N/A

Staff Recommendation

Staff recommends the PARB Board recommend approval of Final Site Plan #PSPR24-0002 for Flagler Fish Company as it's found in compliance with relevant requirements of the adopted Land Development Regulations as it relates to:

1. Section 2.06.02.1 Schedule of Off-Street Parking Requirements
2. Downtown Mixed Use Overlay Guidelines
3. Land Development Regulations Sec. 2.06.10. - Central business district exclusion
4. Downtown Master Plan: Parking (on-street parking area development standards)

PARB Recommendation

Following comments including suggestion to consider minor landscaping for relief around the golf parking area, Joann Soman motioned to approve the Final Site Plan #PSPR24-0002 for Flagler Fish Company as it is found to be in compliance with relevant requirements of the Land Development Regulations. Motion seconded by Lisa Smith. Approved unanimously.

ATTACHMENTS:

Attachment #1 – Final Site Plan Application

Attachment #2 – Aerial Map

Attachment #3 – Zoning Map

Attachment #4 – Future Land Use Map

Attachment #5 – Plan Set