

City of
Neptune Beach

116 First Street • Neptune Beach, Florida 32266-6140
(904) 270-2400 • FAX (904) 270-2432



MEMORANDUM

TO: Planning and Development Review Board

FROM: Amanda L. Askew, Community Development Director

DATE: July 8, 2010

SUBJECT: PDRB10-05/Neptune Plaza LLC, 327 Atlantic Blvd. (Starbucks)

Background

The project is located at 327 Atlantic Blvd (southeast corner of Atlantic Blvd and Third Street) in the Central Business District (CBD). The subject property is currently used as a coffee shop. The original development order for the coffee shop with a drive thru was issued in July 2007. In addition to the approved development order, they were issued a special exception for outdoor dining. The applicant is proposing to add a metal roof over the existing outdoor patio area on the west side of the building. The outdoor seating on the north side (in front of Starbucks) will remain uncovered. There will be no increase to the size of the building.

Concurrency

- **Traffic:** The proposed addition will be adding less than 10% of the total currently generated trips for the existing building, therefore concurrency is met.
- **Water/Sewer:** This project area has water and sewer.
- **School:** Not applicable.
- **Drainage:** The applicant is not increasing the impermeable area. The existing area is concrete and they are adding a roof over this area.

Analysis

The applicant currently uses the area on the west side as an outdoor patio. They are proposing to add a metal roof to cover the existing concrete patio on the west side of the building. They are not proposing to enclose this area now however, it meets all setbacks and it could be enclosed at a future date.

They are proposing to add some additional seating under the enclosed area. They previously had 28 seats and now they are proposing a total of 44 seats. They still will provide more parking than is required by our code. They have 11 parking spaces plus one handicapped space on site. The ULDC only requires 8 parking spaces.

$$\begin{array}{r} 11 \text{ (44 seats / 4)} \\ - \text{ 50\% CBD} \\ \hline 6 \\ + \text{ 2 spaces (1 per two employees)} \\ \hline = \text{ 8 required spaces} \end{array}$$

In addition, bike & scooter parking is provided on site.

The scale and look of the proposed roof will match the existing façade design.

**City of Neptune Beach
Commercial Development Review Application**

Applicant or authorized representative must be present in order for the Board to make a recommendation to the City Council. The undersigned hereby applies for a commercial development review as follows:

Application Fee: \$250.00 Date Filed: 6-7-10 Zoning Classification: CRD

Name and address of the applicant requesting development review: (Note: if the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal).

Legal description property: Lot 2 Block 15 Subdivision _____

Plat Book _____ Page _____ Real Estate No. 172981.0000

Street Address: 327 ATLANTIC BLVD NEPTUNE BEACH, FL 32266

Name and Address of Owner <u>NEPTUNE PLAZA LLC</u> <u>PO Box 330499</u> <u>ATLANTIC BEACH, FL 32233</u>	Name and Address of Agent, If Any: _____ _____
Phone No. <u>904.221.6505</u>	Phone No. _____

Describe Request being made: APPLICATION FOR HEAT COVERED TERRACE

PLEASE BE ADVISED THE PLANNING DEVELOPMENT REVIEW BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE COMMERCIAL DEVELOPMENT.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Signature of Owner _____

Subscribed and sworn to before me on this 2 day of June, 2010

James R. Pitcairn III who is personally known to me or has presented FLID as identification.

Michelle L Waldrep
Notary Public





MINUTES
PLANNING DEVELOPMENT REVIEW BOARD
JULY 20, 2010 AT 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a meeting of the Planning and Development Review Board for the City of Neptune Beach was held June 15, 2010 at 6:00 p.m. in the Neptune Beach Council Chamber 116 First Street Neptune Beach, Florida.

The following Board members were in attendance:

Richard Arthur, Chairperson
Amy Cole, Vice-Chair
Kerry Chin, Member
Todd Bosco, Member
Richard Keene, Alternate Member
J.B. McLeroy, Alternate Member

Staff members in attendance:
Amanda Askew, Community Development Director
Piper Turner, Administrator Assistant to the Building Official

Call to Order Chairperson Arthur called the meeting to order at 6:00 p.m.

Approval of Minutes Motion: **TO APPROVE THE JUNE 15, 2010 MINUTES, AS AMENDED.**

Moved by Chin, seconded by Keene.

APPROVED BY CONSENSUS

PDRB10-05 Application for a Preliminary Development Order as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Plaza, LLC (Starbucks). The property is currently known as 327 Atlantic Blvd and listed as parcel number 172981-0000 in the records of the Property Appraiser of Duval County. The request is to construct an awning over the existing outdoor seating. There are 28 seats currently which will be increased to 44. An additional restroom will be added.

Stanley Hill, consultant representing Starbucks stated: A portion of the outdoor seating would be covered by an awning. The awning will be made of steel frame and galvanized roofing material. It will be designed to be used as enclosed space if desired in the future. Starbucks is not proposing to enclose this area at this time due to the current economy.

The board discussed the placement of the bike rack and wanted to make sure it would be relocated and not completely removed from the site. Mr. Hill stated that Starbucks had planned to move the bike to another location on the site.

Made by Cole, seconded by Keene.

MOTION: **TO APPROVE THE PDRB10-05 FOR THE CONSTRUCT AN AWNING OVER THE EXISTING OUTDOOR SEATING WITH THE REQUIREMENT THAT THE BIKE RACK SHALL BE RELOCATED AND THE PRESENT CAPACITY SHALL BE SUBSTAINED AND RECOMMEND APPROVAL TO CITY COUNCIL.**

Roll Call:

Ayes 6-McLeroy, Keene, Bosco, Chin, Cole, Arthur

Noes: 0

MOTION APPROVED.

The applicant was informed that the application would be forwarded to the City Council for final approval on August 2, 2010. The applicant is to attend that meeting.

Open Discussion

The City Council discussed combining the Planning Development Review Board and Board of Appeals into one board. This will save the City approximately \$4000 per year and it will be easier to fill positions. The board asked how the members would be chosen to fill the new board? The board was encouraged to attend the Council meeting on August 2nd. The board's next meeting will be August 17, 2010.

Adjournment

There being no further business, the meeting adjourned at 6:34 p.m.

Richard Arthur, Chairperson