



Update Report on:

**Subculture Coffee**  
**302 NE 6<sup>th</sup> Avenue**

City Commission Meeting  
May 20, 2025



# Staff Visitation

On Tuesday, May 6, 2025 – Staff visited Subculture site and met with Owner, Rodney Mayo.

Represented:

- City Manager's Officer
- Neighborhood and Community Services
- Development Services
- Fire Rescue Dept.



# Items Discussed

## Staff conveyed the following:

- The Life Safety Plan (including floor plan) needs to be prepared by an architect to show the stage, various dimensions, clear pathways to doors, ADA accessibility. Full occupancy calculations must be made by the architect and included on the plan. (Owner agreed)
- A parking lot striping plan showing parking spaces, dimensions, and appropriate ADA pathways needs to be submitted (Owner agreed)
- A permit is required for the concrete apron installed on public ROW. (Owner indicated his architect applied for a permit, however none was found in the City's permitting system).



# Items Discussed

## Trash:

- Trash has been changed from dumpster to cans.
- Trash cans are required to be stored behind the building. (Owner Agreed)



# Items Discussed

## Events:

- Restaurant special events/activities based on the intensity, impact, frequency, attendance.
- Parking approval did not anticipate special events
- Life Safety Plan is first step to determine occupancy
- City Commission approval via an amended Zoning Certificate of Use (inside) or Conditional Approval (outside) or Special Event.



# Additional Item Not Discussed

- A new monument sign with neon lights is on the property facing Federal Highway.
  - The approved sign permit requires electrical and final inspection. The permit has expired.
  - The property owner has since been advised.



# Parking

On 4/17/2023, the City approved an in-lieu parking request for this business that included 8 on-site parking spaces and 5 in-lieu of spaces.

- Currently, the business is parking 10 vehicles on site, using a tandem arrangement for employees.
- Lot will be striped for ADA compliance
- Number of vehicles could drop to 9 (if one space eliminated for ADA).
- 8 required spaces are anticipated to be maintained.

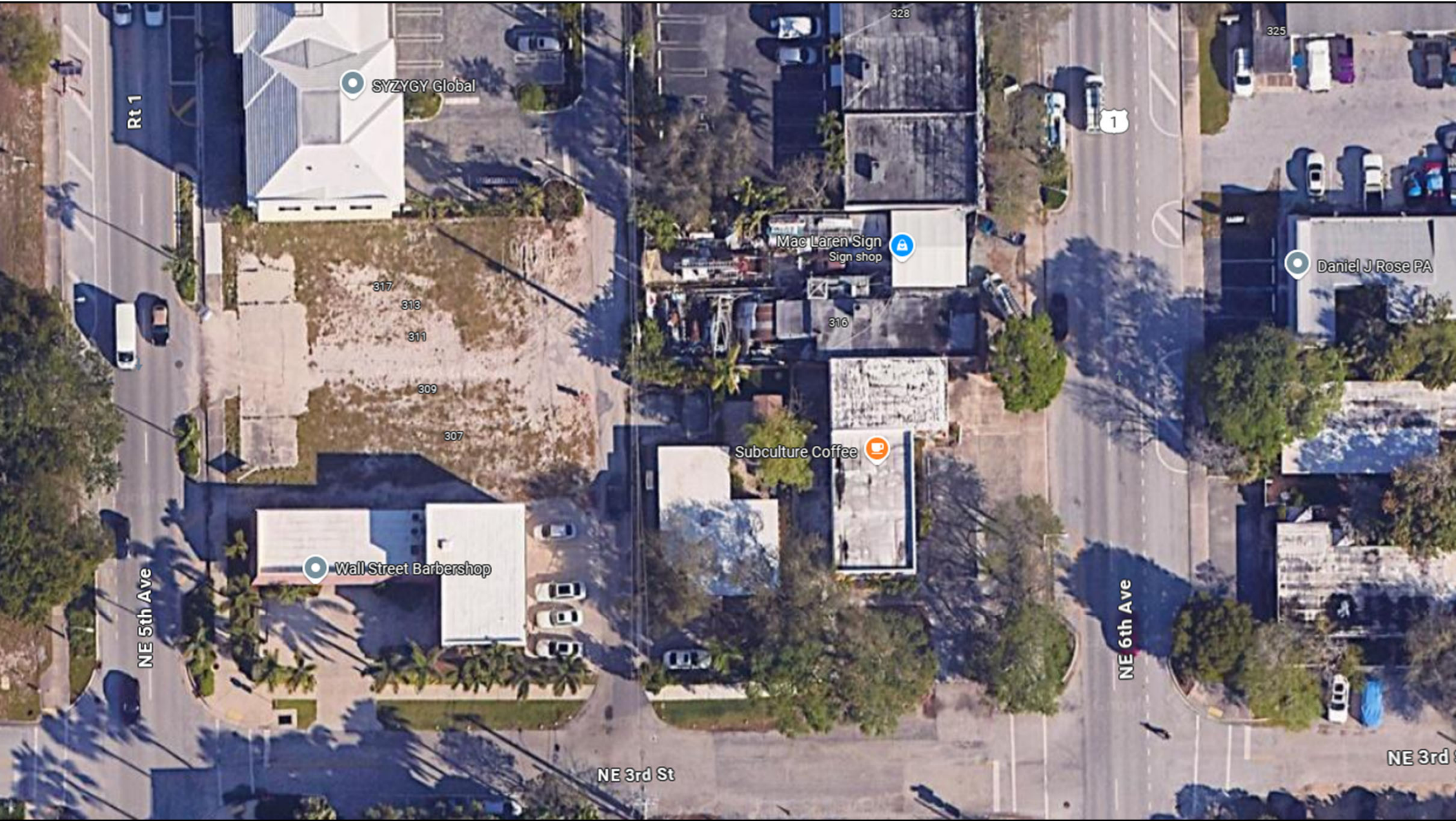


# Immediate Area On-Street Parking

Off Steet Parking







Rt 1

SYZYGY Global

317

313

311

309

307

Wall Street Barbershop

NE 5th Ave

MacLaren Sign  
Sign shop

316

Subculture Coffee

328

325

Daniel J Rose PA

NE 6th Ave

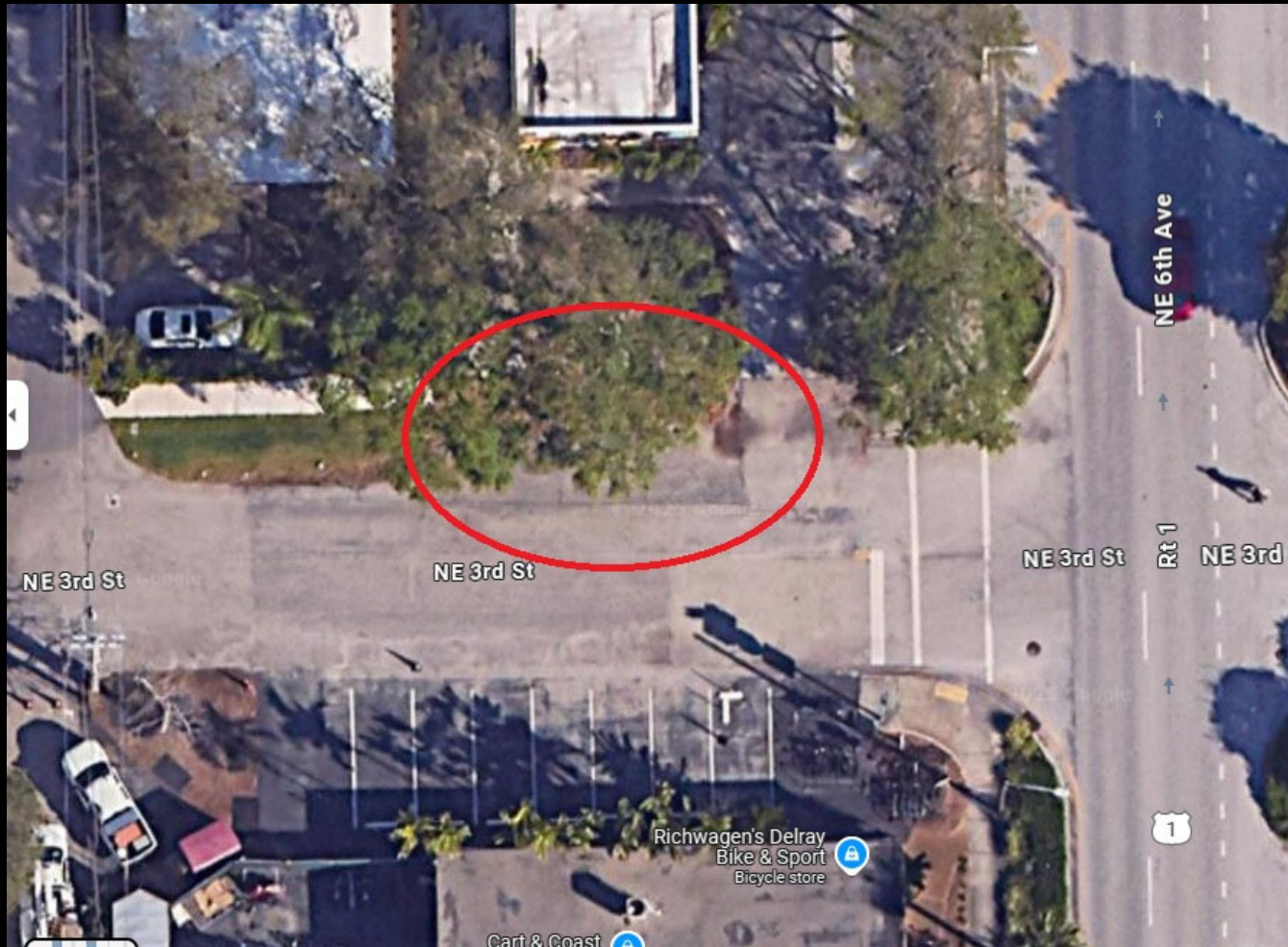
NE 3rd St

NE 3rd





# Potential On Street 15 minute Space





# Potential Short Term On-Street Parking





# Other Parking Options?

Staff reviewed other parking options:

- Additional on-street parking on the north side of NE 3<sup>rd</sup> Street between 5<sup>th</sup> and 6<sup>th</sup> Aves.
  - Due to the need for significant drainage systems, this option is not economically feasible
- Additional on-street parking on 6<sup>th</sup> Ave.
  - This roadway is under the control of FDOT who has significant space requirements for such parking (clear zones) and thus no additional on-street parking is feasible in this area without a reduction in the size/number of curb cuts.