

## **Meeting: Commercial Pre-Application Meeting**

**Date: November 28, 2018**

The following items came before the Pre-Application Committee:

1. An inquiry was made about an addition to the building at 1405 – 1551 South Dixie Freeway (Movie Theater Plaza) which would extend onto the outparcel. The developer wants to add a coffee shop and to improve the Kenny's Liquors building, incorporating it better into the rest of shopping center. City staff provided feedback on the minimum parking space sizes; required buffers and setbacks and the need to create 20% green space for the new section only. The site has been in and out of the flood plain, so it may have elevation parameters to meet. It will also require extending the lift station lines. The Fire chief will need more details on site plans to determine requirements for sprinklers. The main concern was with the wide access entryway, and the developer will need to get with FL DOT to see what improvements might be required/triggered by the expansion as it could even include changes to the US1 median.
2. An inquiry was made about 907 South Atlantic & Hill St. The owner was exploring building 1 or 2 homes, main and guest house, or two separate homes. The biggest hurdle will be Hill St. and the utilities easement that runs through the double lot. City staff reviewed the options, including a duplex, but determined the main home with guest house was really their best option for the property. However, guest property is defined as a building without a full kitchen and no larger than 60% of the main dwelling. The next step will be to bring preliminary drawings of the site plan to the CTRS.
3. An inquiry about 801 Canal Street to build two storage units and a privacy fence. The property is currently zoned MU (mixed use) and would need MI zoning if the owner plans to build buildings over 500 sq. ft. The owner is planning 560 sq. foot buildings. It was noted that a palm tree will need to be removed which would require a permit. Also, hard surface walkways will need to be added to accommodate ADA accessibility requirements since the sheds will be incorporated into the business.
4. An inquiry was made about 1307 Turnbull Way. The Turnbull Technology Center wants to expand, building a large commercial building with 1 to 6 tenants. The building will be at the rear of the property from Turnbull but will front on Airway. This will require a variance, for the current plans only allow for a 15' required rear setback versus the 30' required for frontage. A hardship permit would be required to obtain this variance; but given the city currently uses a drainage easement on the property, the board felt the property owner would meet the criteria. The easement is what dictates the placement of the building. The owner is looking for flexibility on the eventual number of tenants. The committee suggested multiple options. City staff did voice concerns with there being two contaminated properties adjacent, but plans were reviewed with options available to avoid drawing groundwater from these properties when installing the sanitary sewer. In addition to the commercial building, the owner wants to add a 24x30 steel, pre-engineered storage facility. There were no concerns, especially since there are no utilities; however, since it is over 500 sq. ft., it will require a site plan approval. The owner will submit plans for both buildings on one site plan and request a variance.
5. An inquiry was made about 1411 South Atlantic to demolish the multi-unit structure to build four, Key West-style townhomes. City staff stated that the city code will only allow for three units and no variance will be allowed for density. The owner thinks that three units are not economically feasible, so they have no plan to move forward at this time.