

Commercial Pre-Application Meeting June 5, 2019

1. 902 E. 9th Avenue

An inquiry was made about getting a Special Exception for a garage/upper apartment that will have access off 9th Avenue. Currently there is an existing one-car garage that was likely built in the 1920's. City staff suggested keeping all utilities on one meter as it could be more expensive if utilities are separated into the main house vs. garage/upper apartment. The owner has drawn plans for the new structure and will need to seek a city building permit for approval.

2. 640 Dora Street

This parcel is located behind the Taco Shack off US1. The owner is wanting to build an office space for personal use along with 6 separate bays for storing personal items and possibly renting a few bays to friends. City staff stated a different type of permitting would need to be sought if renting bays as it would now come under commercial use. The City Engineer also mentioned, however, that the City Commission is becoming fatigued over requests for "storage facilities." Since this was more of a fact-finding mission, suggestions were appreciated.

3. 626 N. Dixie Fwy. (Yummy Asian Noodle)

The lessee wants to change the business from a restaurant to a spa. City staff stated that the business could change from an eatery to spa with a change of use application, and the lessee was strongly encouraged by the City to obtain a licensed contractor to inspect the building to ensure code compliant. Since the property is being leased, the owner will have to be contacted about the plans.

4. 491 East 3rd Avenue (NSB Seashack)

An inquiry was made about this property being able to house a Starbucks. The franchise has wanted to open in NSB beachside for over five years. Originally, the building was a Hardy's franchise restaurant and the new owners want to return to franchise restaurant use. They would remove the current building and then rebuild in a "Starbucks" fashion as long as it met with city approval. City staff informed them they need to have a 15' landscape buffer facing 3rd Avenue and the new landscaping requirement would utilize approximately 20% of the parcel. They plan 60-80 seats which will include outdoor seating facing 3rd Avenue. Signage would need to be converted to a monument design. City staff also referred to the abutting property, which is planned for a new hotel. New construction on this parcel should consider FDOT's recommendation for traffic flow from and to 3rd Avenue. They should plan for traffic leaving the premises to be restricted to right turn ONLY (east). Nothing was offered about where the owner is in the development process.