

## **Commercial Pre-Application Meeting**

### **July 10, 2019**

The following items came before the Pre-Application Committee that are of interest to the Coalition:

#### **1. 1919 N. Dixie Frwy (former Chevy dealership and where Suncoast Roofing is now located)**

An inquiry was made regarding a Special Exception Use zoning to allow boat storage. The code allows for mini warehouse use but doesn't say anything about boat storage. City staff verified that outside boat storage is ok. The property owner wants to store 52 boats - 34 indoors on the first floor. The service area will remain as is but will be for boats. There will be a fence around the property, but there will be a holding area outside where owners can park their crafts off hours. Access to boats will only be during business hours. The Fire Marshal saw no problems, for the building was set up for storage, but he will need to check the sprinkler system and fire-load walls. City staff suggested the owner begin the application process while the property owner finishes with the landscaping requirements (one tree and encroachments).

#### **2. 1998 AERO Circle (Epic Flight Academy)**

The owners of the flight school want to build a two-story metal structure that will be 70x120' and house an aircraft maintenance school for 50-60 students that will contain classrooms, a library, offices, restrooms, and an engine shop. Questions regarding sewer, electric, fire, facades (three sides will need to be covered), landscaping, set-backs, stormwater, and parking were brought up and answered. The main concerns centered around the parking lot size as the stormwater area will take up part of it and a new fire hydrant will have to be installed closer to the building. Next step is to come back with a Class 2 site plan and have the parking and stormwater issues worked out by meeting with City engineers beforehand.

#### **3. 507 S. Myrtle (and SW corner of SR44)**

An inquiry was made by a potential buyer of eight acres of the property regarding what could be built there. He wants to build a convenience store/gas station in front and a two-story storage unit in the back. He also wants to extend Meadowood Ave. to help with access. The main problems are that FDOT would probably not approve the exit access off SR44 to the convenience store/gas station. It was noted that the traffic on Myrtle is very heavy during school hours and the property is currently zoned I-1, which doesn't allow convenience stores or retail so the owner would have to request rezoning to a PUD. Other areas of concern were that water goes through FDOT property, the pedestrian trail will be going through the property, new sewer lines would be needed for each business, power poles would need to be moved, tree requirements both in removal and landscaping may be difficult due to codes, and there is an elevation change that could cause problems with the building design. City staff suggest that the potential owner first contact FDOT to see about the access before anything else is done. If FDOT approves of the plan, then get a tree survey and have a site plan made that can be presented before City staff.

#### **4. 314 Flagler Ave (Paradise Properties)**

The owner of the property inquired about demolishing the garage that is in the back and adding a three-story, free-standing addition that will have nine parking spots on the first floor, four vacation rental units on the second floor, and three on the third along with a deck and Tiki bar. The main problem is that the property size is only 1/4 acre and only five transient lodging units are allowed in the current MU zone. It was suggested that commercial/retail could be added instead, but then the building would need a lift and building separation. Other concerns were issues with the driveways, pilings holding up building and parking area, setbacks not being big enough, stormwater exfiltration, utilities (may need a new location and/or transformer pad; sanitary sewers), sprinklers, fire alarm system, new tap on fire hydrant, and more importantly, no fire truck could make it to the building. The next step will be to meet with the UC to look at plans more carefully and see what can be changed to get what the owner wants.