

Meeting: Commercial Pre-Application Meeting

Date: September 18, 2019

The following items came before the Pre-Application Committee:

1. **507 S. Myrtle** (parcel is west of the railroad tracks at the bottom of the railroad bridge on SR 44 where Lowes had considered building a store several years ago). The developer is seeking a zoning change from I-1 (light industrial) to commercial in order to build a retail space including a convenience store and possibly some self-storage units, although the staff warned them that there are already a lot of storage units and this use might not get approved. One of the biggest stumbling blocks to this project is whether FDOT will allow a cut in the road for entry and exit of the property. They will be meeting with FDOT soon. Points of discussion were as follows:
 - Traffic is likely to be a big issue with citizens as well as the City Commission as it was previously when Lowes was considered. With the residential areas as well as the middle school on this street, a large commercial development is not the most desirable use of the property.
 - The Comprehensive Plan should be reviewed to see if it will allow the PUD in an industrial zone or for retail purposes as this is the city's preferred classification for this type of project.
 - They were advised to get a tree survey quickly before they apply for a permit in case there are historic or specimen trees on the densely wooded property that would change the design plans.
 - Stormwater requirements should not be an issue, but the developer was advised to check the Land Development Regulations.
 - All utilities are currently available at this site.

2. **807A State Road A1A**. This is the building that was formerly Vogue Cleaners on beachside. The applicant wants to put a nail salon at this location and thought she had to apply for a change of use, but it was determined that was not required. Applicant was advised of the following as the next steps:
 - Get a general contractor or commercial builder that would coordinate all the work that is to be done and they would submit the permit for approval.
 - Find out if additional exhaust fans would be needed for the salon.
 - Get a business tax receipt after the certificate of occupancy is approved.

3. **701 E Third Avenue**. This is the new commercial building on the southeast corner of Third Avenue and Saxon Drive. Applicant is moving her yoga studio to this location and wanted information about the number of parking spaces that were required. She was advised that 5 spaces per 1,000 square feet are needed, but they do not have to be specifically designated for her studio as there are multiple businesses in the same building.