

**Commercial Pre-Application Meeting
December 11, 2019**

1. **1006 Canal Street.** The owner of the property would like to use the unimproved lot as an office to display several military-type heavy equipment vehicles that would be for sale to the general public. Most of the vehicle inventory would be located on another lot, and this property used as an office building with a few displays of what is available for sale. The owner is seeking a variance pertaining to setbacks on the West and East sides of the property. At this time, City Staff let the owner know that he is not ready to present his request for a variance. He needs to do the following before he can proceed:
 - Carefully review the variance (35.05) to understand what is required. There are at least 7 criteria that must be met in order for a variance to be considered.
 - Engage an engineer to draw up the official site plan specifically showing what he wants to do with this property.
 - Conduct a title search to ensure that his understanding of sharing the driveway with the adjacent lot/property owner is legitimate.

The owner recently moved a temporary building to the site which is not legal. He did not get permission for the structure. He is not in compliance with Code Enforcement and is incurring penalties. The owner apologized for not going through the proper channels and stated he would work with the City to ensure he will comply.

2. **376 Flagler Ave. (The Colony).** The owners would like to split the existing 2400 sq. feet into two “L” shaped spaces. One space will house a gelato shop with “walk-up service” and no inside seating. City Staff had two concerns:
 - Owners would need to let patrons know where the bathrooms are located and to ensure they are ADA compliant.
 - The grease trap would have to be properly located. The builder/engineer offered a few suggestions, and the City suggested he obtain the original building plans to determine best location and hire a plumber who could better advise them on where a 750-gallon grease trap could be located without impeding on any easement areas shared with neighboring properties.
3. **Vacant Lot next to Chevy Dealership located at 2375 SR 44.** A representative for the owners of this parcel asked what would need to be done to prepare the property in advance for commercial use even though no end-user has been identified at this time. He is pulling core permits to include wetland mitigation. City Staff made the following comments/recommendations:
 - This tract falls under the new tree regulations and must be followed.
 - Adequate details would need to be shown as to how the land will be filled in order to prepare it to be “pad ready”.
 - It would be beneficial to put a fire hydrant in now, rather than later, as they prepare the land.
 - More details are needed regarding a stormwater retention pond which should tie to the irrigation system.