

Meeting: Commercial Pre-Application Meeting

Date: February 19, 2020

The following items came before the Pre-Application Committee.

1. **2829 N. Dixie Freeway** The owner wants to annex 2.175 acres, amend the Comprehensive Plan, and change the zoning. The parcel is on the east side of N Dixie Freeway and part of it is identified as being within the town of Ponce Inlet. This was obviously an error and the owner wants it corrected. They have already contacted Ponce Inlet. The parcel is now zoned conservation and the long-term goal for the property is to build a commercial marina, which would require a zoning change and approval from the Planning and Zoning Board. They indicated that there is a clear deep-water path on the intracoastal. Staff indicated that they have had many inquiries from the public about activity at this site. There are pipes and a crane already on the site which makes the staff wonder if they might be proceeding with development prior to getting the zoning change and approvals. The attorney for the property owner indicated that they would cooperate with whatever the city requires to get the zoning change.
2. **Ocean Way Village Lot 3 (located on the southeast corner of SR 44 and Glencoe Rd).** The owner of this 3.54 parcel wants to build a Firestone Service Center, which would require a new permitted use. Staff didn't seem to have any problem with this since it fits in with the Circle K and other properties in the area, which have already been approved, and it would have less traffic in and out than the Circle K. The business would mostly deal with tire changes, oil changes and minor auto repair. There would be no work performed outside the building. The Utilities Commission engineer recommended that they contact the Circle K developer to address issues for adequate water, sewer and wastewater service for the parcel to see what was already done. The owner and his attorney indicated they would start the paperwork for submitting the rezoning application.
3. **690 E Third Ave. (Beachside Tavern).** The owner wants to improve the façade of the tavern and put a hard roof over the entire building, including the area that currently is a patio with a canvas cover. He also wants to build a second story on the front corner of the building for an office, so it would look like a tower on the front corner. Possible issues with these changes include the following:
 - There is a 35% building coverage limit for the lot.
 - The fire chief indicated that they might not meet the occupancy load related to the exits as 300 people is the limit for an assembly property. Exits and emergency escape would also have to be addressed before any changes are made.
 - The second story office adds square footage (approximately 400) which would require more parking. They indicated they were considering trying to work out an agreement with the Little Theatre to use their parking lot, but nothing has been agreed upon at this point.