

Commercial Pre-Application Meeting July 20 & 21, 2020

Note: Due to Covid-19, meetings are held by teleconference with City Staff.

202 Julia Street (former Florida Local Market & Specialty Coffee Bar). The applicant was inquiring about the possibility of a bakery at that location. Staff agreed that the bakery would not be a problem as a bakery is an approved business in the arts overlay district. However, if bakery items are made on site, substantial improvements to accommodate a commercial kitchen would have to be made. Also, parking could be an issue with handicapped parking required.

113 Flagler Avenue (located next to the dive shop and in front of the Riverview Spa). The applicants are interested in putting a breakfast/lunch/ice cream business in the building. The property is owned by the owners of Riverview Grille, and they are supportive of this idea since it would give their customers a place to get breakfast right next door. There is currently no kitchen in the building; therefore, this would have to be built and a discussion followed as to where the grease trap would go since it is usually located near the water connection, which is in the front of the building which might affect the design. However, the water lines and sewer connections are adequate. Fire regulations would require a commercial exhaust system, and it would have to be more than 10 feet from an adjacent building, which could also be a problem since the dive shop is extremely close to the building. The applicants stated they were told the property was only allowed to have 8 seats, but they felt that it could comfortably fit 24, even with social distancing. They also would put two tables on the front porch, which would require a special permit for outdoor dining. Parking on the property is used by the Riverview Spa, dive shop and Riverview Grille and will need to be reviewed to see if the overall parking is sufficient.

The applicants were advised that the next step is to hire a design professional to provide drawings for the building and verification of the permitted occupancy and seating capacity.

Kelly Bach (no address). Applicant has a trailer that she wants to use for a type of “pop up” business to sell art, crafts, tee shirts, gifts, etc. She was advised that she could opt to participate in events around town such as the Farmer’s Market (limit is three food trucks). The City code limits this type of activity for organized events, so more research will be needed.

911 N. Dixie Freeway (Diamond Suzuki). The owner of the boat dealership wants to add a 20’ x 40’ canopy in the rear of the building over an existing asphalt area not visible from the street. The canopy will be constructed of beams and posts with interlocking panels. Staff advised that the application must contain a site plan showing inventory display, customer parking and handicapped parking. Owner will confirm that adding the canopy does not exceed the maximum 35% building coverage requirement for the property.