

Commercial Pre-Application Meetings August 10 & 12, 2020

Note: meetings are held by teleconference.

Site Plan for 109 N Causeway. An overview of the site plan for Phelps Ice Cream Shop, a repurpose of the former wine shop building was presented. The shop will sell sandwiches and coffee and/or ice cream. The plans included landscaping and an improved buffer area with a couple of palm tree like the adjacent drive- through liquor store. Pavement markings will be clarified along with the addition of golf cart, scooter, bike parking and relocation of ADA parking. There will be 11 parking spaces and seating for 33 customers. With the addition and removal of side pavement, City Staff noted that the criteria of a maximum of 75% impervious area or close to it will need to be met.

City Staff noted that a designation for a family restaurant requires a beer and wine license. If that is not obtained, the establishment is considered fast food. In that case, more parking spaces would be needed. One parking space can be reduced by the addition of 10 bicycle parking spaces. The representative stated that he would examine the parking space situation and whether to pursue a beer and wine license.

It was also thought that there would need to be room for a dual axle fire truck to be able to make the hammerhead/K turn as the fire code is outside the LDR, but more research will be done to determine if the code does require such a turn-around mechanism. Regarding sanitation, trucks will use the bypass lane to back up to the dumpsters. Existing inlets, pipes and drainage systems will be cleaned and cleared. The representative will inform the owners of items brought to his attention by staff.

1301 Canal Street. Owner presented a plan for remodeling and renovating the building. The property has been approved for use as a kennel (cat/dog day care & boarding). There will be approximately 95% (30 to 40) dogs and 5% (10) cats. No adoptions, no grooming to be performed. The kennel area is between 600 to 800 square feet, and the building is about 5000 square feet which will be mostly used as an indoor play area.

Two interior walls will be removed, and one wall added. A drain will be installed in the floor where the Pet Suite/Pet Play areas are located and tied into the existing sewer system. The owner will be painting interior and exterior of the building while adding additional lights and fans in the interior.

New white vinyl fencing to be installed around the property. However, the current site plan shows the existing wall about 14 feet into the neighboring property. Owner has been advised this needs to be clarified to ensure the proper placement of the new fence. Owner will order a new survey of the property.

The monument sign already there will just be reworked to reflect the new business. There is also a "letter" sign at the front that will remain in place and used. AstroTurf will be installed in the Pet Play Area.

Asphalt milling will be laid on the driveway. Owner needs to ensure he is not treading on areas owned/maintained by the County or DOT. Otherwise, he can ask County/DOT to "vacate" and sublet to him.

Parking needs appear to be in order. Customers will drive around back and place their animal in a protected fenced area. The employees will then bring the pets inside to the facility.

No new storm/sewer needs were identified. Owner is likely to cut-off the gas line as it is not needed for this business. Fire hydrant is off-site to the west. Owner will need to check the “dumpster pads” to ensure they are viable and not impacting any utilities underneath. There is a private lift station so assurances needed that it will be protected.

The next steps will be to submit a new site plan including details of planned improvements and get a building permit once owner has submitted detailed drawings provided by contractor. It will take 2 to 3 weeks for the City to review. From there, inspections will be performed as the work starts. Owner will be given a Certificate of Occupancy when he has filed for his Business Tax Receipt.