

# Commercial Pre-Application Meetings

## February 17, 2021

*Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.*

- 1. 535 Washington (stated address by system map is 529, which is correct).** An inquiry was made about this historic Westside 9,000 SF building that is mainly empty but has a hair salon/barber shop in one part of it. The building is over 100 years old and has a history from being a speakeasy in its early days to an active restaurant and dance hall that attracted such artists as BB King in its heyday. The last business was a diner (and unused space), but the lessee hopes to remodel and give it back to the community. His proposal was for a diner/cafe, boutique, and office for a non-profit that will have video games and such for the local children. The following issues/concerns were discussed by City staff:

### **Planning:**

- Since the address is in the Special Parking District, is a corner lot, and will have walk-up and bicycle access, no parking issues were foreseen.
- Since it will be multi-use, more input will be needed as it's a historical building.

### **Utilities**

- Kitchen will need a different grease trap as regulations have changed since it was a diner.
- Water, sewer, and hydrants look ok.
- Electricity will need to be looked at for possible upgrade.

### **Fire**

- Even though hydrants are good, a fire flow calculation will be needed.
- Kitchen will need a bigger ventilation hood.

### **Building**

- Paved handicap accessibility will be needed from building entrances to parking areas.
- A firewall between the diner/café and boutique will be needed; eliminate doors between them to save money.
- The kitchen ventilation hood system will have to have the air to go outside, via roof, perhaps.

### **Economic Development**

- May be able to have CRA assistance once the final site plan is completed.

The next steps will be to submit a Class II Site Plan, showing an engineer what was discussed. After that, procure a building permit and perhaps have another Pre-App meeting. City staff commended the applicant in wanting to transform this building into something that would benefit the community.

- 2. 1350 N Dixie Fwy. (Taylor Storage).** A new owner and project manager of the storage facility presented a detailed site plan of what he would like to do in the SE area that is now a truck rental and outdoor storage area. This plan differs from the previously approved overall plan in that the previously shown expansions of four buildings will no longer be constructed, and two expansions will be replaced with a new three-story interior storage unit. They are also adding parking in front of the building and adding more landscaping. The current design will have faux windows to create an architectural design. The fire line would be extended, and sewers would be tied in. The stormwater trenches will be covered with rock. Access points will remain the same. The new name will be NSB DEPOT. The following issues/concerns were discussed by City staff:

### **Planning**

- Significant improvement as building is hiding the outside storage in the back.
- Submit for Special Exception.
- Talk to neighbors showing them the plans.

**Engineering**

- Above first floor will need ventilation due to being windowless.

**Fire**

- Even though hydrants are close, a fire flow calculation will be needed as it looks like you may need a wider one.

**Building**

- Clarification of fencing around area as there will need to be an open egress behind the new building.

Overall, the main concern was that there is not a huge desire for more storage facilities, but since Taylor is an established one, that may be a benefit, especially with the building design on the corridor. Next steps will be the Special Exception which will go before the City Commission and submit the site plan to P&Z.