

Commercial Pre-Application Meeting April 28, 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.

219 N. Orange Ave. (Crimson House). The owner wants to make the kitchen/cook trailer permanent. Adding onto the house would take away part of the ambience of her business as well as take up dining space. Using a trailer for food preparation seems like a good solution to the building's limited kitchen space. The trailer is self-contained and health compliant. She plans to attach the sinks to an underground grease trap. The trailer is not used as a "food truck". Customers do not order at the trailer's window. Servers take all orders and retrieve completed dishes at the window to serve to customers.

Planning

- This could work if it is classified as an accessory structure and follows those guidelines ie ADA compliant, hurricane tie-downs, pathway for servers.
- No change in zoning is needed as she is just expanding.
- Even though the trailer is located by the back fence, the end of it will need to be shielded from the road.

Building

- Trailer will need to be put on a foundation due to winds and the settling of the trailer.

Utilities Commission

- Everything looks adequate but may want to look at a permanent UC connection for the trailer.

Fire

- The gas supply will need to be tested.
- There may be an issue with the position of the trailer as it will need to be away from tree canopies and be 10' from property line.
- Trailer will need a fire extinguisher.

Next steps will be for Planning to meet onsite to talk about specifics once they see the trailer. After that, they will be able to suggest the quickest path for it to be approved as permanent.

699 Dixie Frwy. (Former Brilliance Assisted Living). The owner wants to change this property from Assisted Living to a hotel/Airbnb. He will only be using the first and second floors to do this. The minimum stay would be two nights; maximum stay would be one week with the option to rebook. There would be no physical changes to the building as everything is basically new. The first floor has 11 rooms and the second, 14. The owner wants to be open for Memorial Day weekend.

Planning

- Building is on 1.2 acres which allows 29 units, so 25 is ok.
- There is sufficient parking for a B-3 zoned business; rooms under 500SF do not require a kitchen and all are except for two which are 580SF. The owner should apply for a variance, so those two units can be used with no kitchen.

Fire

- Chief will need to see the floor plans to see what is there even though the building is sprinkled.

Building

- An inspection will be needed to get Certificate of Occupancy.
- A floor plan will need to be submitted to make sure rooms are compliant.

Utilities Commission

- This will be higher volume than the Assisted Living so will need another fire hydrant.

Engineering

- Change of use will add more traffic, so a higher transportation impact fee may be required and will be due with the application. However, credit will be given for what has been paid.

Next steps will be to apply for Change of Use and include floor plans with the application. Next, arrange for Planning to inspect the building to get a Certificate of Occupancy. Ensure that change in signage meets City code requirements.