

## Commercial Pre-Application Meeting December 1, 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.***

**1300 S. Atlantic (former Regions Bank).** The applicant/developer wants to turn this building into a personalized hardware store with a handyman component. It would be like Miller's Hardware in Winter Park that is extremely successful. He added that the building would basically remain the same and the drive-thru lanes would be landscaped and used for more parking. The applicant also inquired about leasing out his parking lot when the business isn't opened at night.

The following are some items/concerns that were discussed by City staff:

### **Planning**

- Business will need a Change of Use as hardware isn't part of the banking/retail zoning, but that shouldn't be a problem.
- The project will need to meet LDR landscaping requirements.
- Lighting will be needed in parking lot, and if it's a bollard, it will need a shield on the east side.
- Boston Fish House currently has a lease agreement for parking in the evening with the property owner, so there should be no problem with a new lease agreement.

### **Building**

- Building is under 8,000SF so doesn't need to be sprinkled.
- If the second floor will be selling items, an elevator or a limited lift apparatus will be required.
- Two bathrooms and water fountains will be needed satisfying ADA requirements.
- After the Change of Use, a new business occupancy permit will be required.
- Entrance on south side may need an automatic entrance for ADA compliance.
- Applicant stated that all sidewalks were going to be redone and will be ADA compliant.

### **Engineering**

- Stormwater or a swale will need to be determined for the submitted Site Plan.
- Need to meet to discuss access points especially regarding delivery/shipping.

### **Fire**

- Will need to see the interior of the building before comments can be made.

Next steps will be to apply for a Change of Use to Class 1 and then for a Change of Occupancy permit. Submit a Site Plan that will include what was discussed as well as distinct parking spots and updated façade to be reviewed by staff. Building permits can be submitted at the same time.

**Tionia Light Industrial Park (2.8 acres located west of Turnbull Bay Rd. and south of the RR tracks).** This is the second time the property owner presented his Site Plan for an RV and Boat Storage with 45 stalls, utilizing solar power with two connections onto Tionia Ave. Driveways will be 24-28 ft wide. No utilities, water or bathroom facilities are proposed, but a contained RV dump tank is. The stalls will be covered but won't have walls. The proposed square footage of the rooftop is 29,000 sq ft. No fence or security system is proposed.

The following are some items/concerns that were discussed by City staff:

**Planning**

- The owner will have to combine multiple lots. An easement may be necessary.
- If the square footage of the roof exceeds 25,000 sq ft, the structure will have to meet architectural design requirements.
- Design plans on the proposed structure will need to be submitted.

**Fire**

- This is a cleaner plan than was previously submitted.
- Need to locate the nearest fire hydrant.
- Make sure there is adequate turn around for fire and emergency vehicles.
- Final square footage might trip some other fire protection issues.

**Utilities**

- There is a water main about 300 feet off the property.
- There is no sewer closer than Turnbull Estates and that sewer line is not supposed to be used for commercial properties.
- If sewer is desired, the owner would need to pay for the sewer line.
- Water and electric are available.

City Staff will review the previously submitted site plan..