

Commercial Pre-Application Meeting April 13, 2022

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.

218 N. Dixie Freeway. The applicant presented a rendering of a proposed new building to replace the old one that will be torn down. It will house a business that will be 90% retail, rental, and repair of electric vehicles such as bikes, scooters, etc. with the remaining portion for motorcycle customization. He wants input on the sketch before proceeding further. There are no environmental issues. The tanks were removed in 1999. The following items were discussed with the applicant:

Planning

- No problems with the building location in the far corner of the property. City Code allows five-foot setbacks on US 1.

Engineering

- The large FDOT signal box could be a problem. Pedestrians crossing the street would run into the box. Applicant will work with FDOT if a relocation is desired.

Fire

- A fire hydrant is needed between this business and Pinch-a-Penny Pool and Patio.

Utilities

- There are no issues with utilities to this site for this type of business.

Economic Development

- The business location is in the CRA district making it eligible for a CRA grant.

The next step will be to prepare and submit a Site Plan to the City.

111. N. Riverside Dr. (River Deck Marina and Tiki Bar) Applicant wants to move forward with the dry stack and marina improvements permitted as a part of the previous redevelopment plan. Inquiry was made to obtain information prior to turning in a new application for some changes to the original Site Plan for this property. The following issues were discussed with the applicant:

- Applicant wants to keep a 1,200 sq. building containing a bathroom, parts storage and small boat repair area which was to be torn down per the original site plan. This will narrow the driveway into the dry stack area. Staff had no objections to this change as the driveway width still meets City requirements.
- Applicant asked if dry storage and marina parking could be used by the restaurant during hours when those businesses are closed. No additional cement would be added keeping the impervious ground percentage the same. Staff advised that this was not a problem since additional spaces were being added. A new Valet Parking Agreement with the City will need to be completed to document any changes. Also, consideration needs to be given on how applicant will keep the public from parking in valet spaces.
- Applicant wants to put up a new sign on Riverside Dr. within the City Easement. Staff commented that would require a Variance and that the P&Z Board is strict about handing out Variances. Also, staff commented that currently there are more signs on the property than the three that are permitted in the current code. There are also two non-city signs on Riverside Dr. stating "15-minute parking" which are not legal.
- Applicant will have to do some sea wall repair. These repairs will not impact underground systems and plans will be provided to the Fire Marshall. Staff had no issues with these repairs.

Next steps will be for the applicant to turn in his application. The applicant also will be checking with his attorney about the signage and may request another Pre-app meeting.