

Commercial Pre-Application Meeting April 27, 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.

1551 S. Dixie Frwy. Ave. (former Kenny's Liquors). The applicants want to turn the building into a coffee shop that will have a drive-thru window and offer light breakfasts/salads. Seating will accommodate approximately 45 patrons. The following items/ concerns were discussed with the applicants:

Planning

- Zoning is a B-5, so a coffee shop is a permitted use.
- ADA parking will need to be adjusted.
- The applicants would like to remove the stripped parking along the north side of the building to accommodate the drive thru.
- Will need to speak with owner about having another parking audit.
- Location of dumpster may need to be moved for critical access and need to be enclosed.
- Signage will need to change as only monument or wall signs are allowed.

Utilities Commission

- Electric meter may need to be upsized and will have to go underground.
- Water may need to be upsized as it has the smallest meter and usage will be more.
- A 750-gallon grease trap will be needed even though there will be no traditional cooking.
- A mechanical plumbing site plan will be needed to show the cold-water line matches the meter.
- Fire hydrant is within 100' which is good.

Building

- Two ADA bathrooms will be required as well as having ADA counters for patrons to sit.
- Only a Type 2 oven hood for heat and steam will be required for the convection oven, but if thinking to expand the menu and cook more in the future, put in a Type 1 with a fire suppressor now.
- The drive-thru where employees step out to get orders may have issues.

Engineering- No comment pending receipt of a site plan.

The next steps will be to follow through with what was suggested and hire a design professional that will show changes including showing the utilities that will be relocated for the bathrooms. Then submit a Class 1 Site Plan for review after which a second Pre-app meeting can be requested.