

## **Meeting: Commercial Pre-Application Meeting**

**Date: May 25, 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.*

**Craft Brewery, 219 N Dixie Freeway** – The applicants are interested in securing the property currently occupied by Stuarts Car Care for a craft brewery. It should be noted that this property is not currently for sale. The applicants, who currently reside in California, both have been in the craft beer business for over 10 years. They are in the very early planning stages and want to know if their project is even possible. They want to open a production facility with an attached tap room that is “authentic to the community and a meeting place”. They do not plan to serve food but envision food trucks or customers bringing in carryout or delivery.

### **Planning**

- Food trucks are allowed in industrial zones or for special events, but they are not allowed to sit outside a business. The applicants do not wish to open in an industrial park.
- This property is zoned mixed use and is in the Arts Overlay district.
- The Arts Overlay district has certain exemptions such as number of parking spaces and distances between places that serve alcohol as well as distances from schools and churches.

### **Building**

- Need a permit of occupancy. The number of people indoors will determine if the building needs to be sprinkled.

### **Utilities**

- The main concern is if the applicant plans to have a restaurant, an underground grease interceptor will be required. That may be more work than it’s worth if done after the fact.
- Water, electric and sewer are available, but extra cost may be involved for sewer lines and power needs.
- The applicant asked about wastewater restrictions for yeast, hop matter and cleaning solutions. Staff will get back to him on any existing restrictions.

### **Fire**

- When plans are submitted, issues such as fire hydrants and emergency vehicle accessibility will need to be addressed. There is currently a fire hydrant in front of the property.

The next steps would be for the applicants to apply for a change of use from automotive services to brewery and submit building plans for permitting. They will need protective barriers for the outside seating area. The applicants can request another pre-application meeting once a location is secured. Reach out to staff if there are any questions.

**401 Flagler Avenue** - This property is located at the corner of Flagler Avenue and Cooper Street. It is currently a real estate office however the owner wants to make the back half of the property into a juice bar with prepackaged nutritious foods and a chiropractic office. This would require an 8-foot addition on the back of the building as well as moving the handicapped parking space from the back parking lot to the Cooper Street side of the building. The store would be on the east side patio with a covered trellis with translucent panels for light.

### **Planning**

- This use of the property is already permitted.
- The handicapped parking spot is in the right of way and would therefore not count as their own spot. The building department will have to determine if they also need to keep the one in the parking lot. All dimensions are not shown on the current plan. They will need to see the submitted plan.

### **Fire**

- There is currently not enough information provided for analysis.

### **Engineering**

- The owner indicated that he wanted to change the front pavers but was reminded that he cannot replace the named bricks that are already there.

### **Utilities**

- A separate sewer line is needed for the bathroom.
- Water and electric service can be upgraded if needed.

**Next Step:** The applicant will submit a class 1 site plan and submit it along with the permit application. Once these are submitted it will take 30-60 days from submission for the review process.