

**Commercial Pre-Application Meeting
October 19, 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.

2819 N Dixie Freeway- Dock and Marine Services. The applicant has been operating a marine construction business at this location for five years under the impression that the property was zoned commercial. He had been loading and unloading from the end of the canal, but now has no access, water or electricity due to a dispute with the owner of the neighboring property. Since he had no access to the property, he put down stone and installed a temporary gate and fence without obtaining permits. He has been working with code enforcement to rectify the permit situation and has talked to the city engineer regarding access. The following are some of the items discussed with the owner about this issue:

Planning

- The applicant needs to work with FDOT for entrance and egress to the property.
- The property is zoned conservation, not commercial marina. The city determines zoning, and this property has been zoned conservation for approximately 30 years. There is also a Future Land Use designation of conservation to protect the wetlands. A commercial marine operation is not an approved conservation use.
- Planning asked the applicant if he had applied for any permits to bring in fill and remove the mangroves. Permits are needed for all the work that has been done. The applicant had not applied for any permits.

Utilities Commission

- All utilities are available, but sewer is on the west side of Dixie Freeway. Consequently, it would be expensive to tie into city sewer. Septic systems are not allowed on commercial property.
- More research needs to be done on electric accessibility from the east side of Dixie Freeway. The applicant stated that he only needs regular house service.

Code Compliance

- The applicant was cited for fencing and the driveway.
- His hearing date was extended to November.

Building

- It doesn't appear that any permits can be issued because the property is zoned conservation.
- The applicant needs to address mangrove removal and fill.
- There cannot be any structures or fencing on this property.

The applicant stated that he wouldn't have done business at this location for 5 years if he'd known it was conservation. He asked how feasible it would be to get the zoning changed. Planning stated that he will need to apply to Planning and Zoning and the City Commission for a change in zoning and future land use, but there is no guarantee how officials will vote.

Next Steps will be for the Planning Dept. to compose a letter for the applicant regarding what he needs to do and the fees that will be charged. He can then present his case. The applications need to be submitted by early November to be considered at the December Planning and Zoning Board Meeting. When the applicant asked what he can do right now, the response from Code Compliance was to remove all unpermitted items.

318 N Causeway- Golf Cart Rental and Beach Tram. The applicant wants to open a golf cart rental and tram service to transport people to and from the beach and wants to know if this project is feasible. There would be 10 to 12 six-person gas powered club cars and an unspecified number of 17-passenger trams that are pulled by a Ford 150 or Jeep. They have a permit with the County to use the trams on the beach. The following are some of the items/concerns discussed with the applicant:

Planning

- The property is zoned B2. Research will need to be done to determine if golf cart rental is allowed.
- The road in front of the business and the North Causeway are FDOT so the city doesn't have control over those roads.
- The speed limit at the base of the bridge is 40 mph. If the golf carts can only go 25-35 mph, the use of golf carts would be hard to approve.

Utilities Commission

- There is water, electric and sewer.
- If electric needs to be upsized, the applicant would have to install underground electrical.

Fire

- The biggest issue will be fuel storage which is laid out in fire code.
- If over five gallons cumulatively, there is a fuel storage requirement for gas cans.

Economic Development

- The applicant was asked what the employee scene is going to look like. The response was three full time and three seasonal employees.

Next Steps: If golf cart rental is allowed in the B2 zone, then submit a Major Class I Site Plan that will include electrical and fuel storage plans as well as the passenger drop off and pick up locations for the tram to be reviewed by Staff. Once they are approved, the applicant can apply for permitting and business tax.