

Commercial Pre-Application Meetings November 2, 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.

507 S. Myrtle. The applicant-owner of a business that rents space the building that the FEC (Florida East Coast Railway) owns and is the distributor for CEMEX inquired about what she should do regarding her business license now that the FEC has sold the forest property and the access road to the building. The following are some of the items discussed with the owner/applicant:

Planning

- Since the FEC no longer owns the property that fronts Myrtle, their accesses will be off SR44 or 10th Street which is the better choice, and they will need to change their address. Staff stated they will contact the FEC to do this since they own the building but suggested the owner follow up on it with them. Address changes are the responsibility of the Building Department.

Engineering

- The 10th St. driveway/apron may need to be enlarged a bit so will need to check into that as it will be the access point for the facility.

Utilities Commission

- No issues/questions.

Fire

- There are hydrant issues that still haven't been addressed by the FEC since they had a fire at the switching building two years ago. The hydrant needs a stronger fire flow. Maybe have an offline discussion between them and the UC.

Business Dept.

- Once there is a change of address done by the city, then you can apply for a new Business Tax Receipt which won't take long.
- The type of business will also have to be changed since it doesn't operate as a concrete mixing plant.

Next steps will be for the owner-applicant to contact FEC regarding the access apron, fire hydrant, and follow-up address change. Then apply for a new Business Tax Receipt; no other outsourcing applications will be needed. (**NOTE:** It looks like Endsley Station is still in the works as it's in review but will still need two public hearings and final approvals.)

636 E. 3rd Ave. (store in the business complex next to Beachside Tavern). The applicant-owner's representative inquired what would need to be done to turn this location into a bagel shop/small deli like he has in Edgewater. The hours will be 6:00 am to 2:30 pm. He had spoken with several staff members already, knowing one bathroom needs to be ADA compliant and a 750 gal. grease inceptor will be needed but wanted a run-down one more time before getting permits to begin this project. The following are some of the items discussed with the representative:

Planning

- The store is in a multi-condo commercial complex, so nothing outside will need to be changed.
- No Change of Use will be necessary either.

Engineering

- No questions or concerns as outside will not be changed nor the egress.

Fire

- The two exits will be ok since there will not be over 50 people inside at one time, but their signs will have to be illuminated.

- Kitchen exhaust system will need to be up to code, and the kitchen area will need fire suppression.
- Fire extinguishes must be Class K.

Utilities Commission

- Store has its own water and electric meter which is good.
- Since gas will be installed for cooking, no need to upgrade electricity.
- Biggest challenge will be where to put the 750 gal grease inceptor; rep was told to check with her after the meeting to get the exact location in the NE corner to do this.

Building

- Grease trap inceptor and ADA bathroom changes will need to be added to final Site Plan.

Next steps will be to take all suggestions and follow through before submitting Site Plan for review. After all permits, including the Dept. of Agriculture, and inspections are completed, the owner can apply for a Business Tax Receipt. Staff thought this was a good business for the area.