

**Commercial Pre-Application Meetings
October 26 & 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 Freeway (former Kenny's Liquors). The applicants would like to open a coffee and smoothie shop with a drive through in this location. They currently have five locations. The following are some of the items discussed with the applicant:

Planning

- The most recent use for this site is retail, so a Change of Use application is required.
- For this use, a grease trap / interceptor would be required for the sewer line.
- Parking and traffic pattern would stay the same.
- Outside seating would require some sort of barrier for safety from the parking lot.

Building

- Applicants will follow up with the building department at their offices

Utilities

- No issues at this time.

Engineering

- No issues at this time.

Fire

- No issues at this time.

Next Steps will be for the applicants to meet with building department about a grease interceptor and about the possibility of safety barriers for potential outdoor seating area, as well as the ADA requirements for the restrooms. Then submit the Change of Use application to the Planning Dept.

364 Flagler Avenue (space in the commercial complex). The applicant would like to open a walk-in frozen yogurt shop serving frozen yogurt in sweet roll tacos. There would be no inside seating for this use. The following are some of the items discussed with the applicant:

Planning

- A grease trap or interceptor would be required for any type of food service.
- No additional parking is required as long as there is no inside seating.

Building

- Applicant will follow up with the building department and UC about the grease trap.

Utilities

- Will need to make a final determination on the grease trap requirements.

Engineering

- No issues at this time.

Fire

- No issues at this time.

Next Steps will be for the applicant to meet with representatives from the Building Department and the Utilities Commission to determine what will be required as a grease interceptor. If the applicant decides to move forward, a Change of Use application would be submitted to the Planning Department.

Rezoning on North Atlantic Avenue. Property owners of 807 N. Atlantic Avenue and 905 N. Atlantic Avenue, inquired about the possibility and process of getting their block of North Atlantic Avenue rezoned to allow for short term rentals at their properties. Applicants believe most owners in that block would be in favor of the rezoning. The following are some of the items discussed with the owners:

Planning

- Short term rentals would only be permitted at properties on the east side of North Atlantic.
- Staff recommends getting the support of property owners in writing and including it with the application.
- Staff will check with the City Manager’s office as to whether each property in the block would have to submit an application, or whether one application could be submitted for the block. The application fee is up to \$5,000. They will also ask about rezoning part of the block.
- Notices would be sent to properties within 150 feet of those to be rezoned. The city provides the letter, the property appraiser’s office produces the list and the mailing expense is paid for by the applicants.
- The new zoning would allow for reduced setbacks.

Utilities

- As long as they’re not requesting additional utility services, no issues are anticipated.

Engineering

- The homes on these properties are all east of CCL line, so there are building restrictions that are in effect with the current zoning and would remain if rezoned.

Fire

- No issues at this time as long as they are not renting to multiple tenants.

Next Steps will be for staff to decide whether the properties will each require applications or whether one application for the block or a partial block will be accepted. Staff will forward the application information and the property owners can submit their application(s).

319 S Dixie Freeway (formerly Bridgeton Market and Deli). The applicant would like to open a retail business selling high quality Amish made polywood furniture at this vacant location.

Planning

- Parking lot would probably need to be restriped and add a handicap space with an accessible lane.
- The applicant would use the rear alleyway for unloading and would work around garbage pickup.

Building

- The proposed use fits within the mixed-use (MU) zoning.
- Signage can be across the front, also a monument sign is allowed but could affect parking.
- Window signs are allowed and exempt from permitting for up to 35% coverage.
- Painting recommendations are earthtones, not fluorescent or neon.
- The back garage could possibly be used to build furniture if a small part of the business.

Utilities

- A new fire hydrant has been installed.
- All utilities are accessible from the alley.

Fire

- Hood, fan, and ductwork from the previous deli kitchen needs to be removed.
- Landlord has most of the work under way including a new roof and AC.
- If assembly is done, sprinklers could be required due to the dust generated.

Economic Development

- Business name must be registered with SunBiz as a corporation.

Next Steps would be to submit a Change of Use application, including a Site Plan that would show the floor plan with bathroom dimensions showing ADA compliance, parking spaces with handicapped space and a van lane.

Ace Hardware – 763 E. 3rd Avenue (former South State Bank). The applicants provided a Site Plan in this follow-up meeting about turning the existing bank space into an Ace Hardware. The following are some of the items discussed with the applicants:

Building

- Parking space requirements are 1 space per 300 square feet of retail.
- Square footage calculations should include the bulk goods area even though not under HVAC since code. Zone excludes outdoor storage.
- Applicants inquired about a possible variance on the parking requirements for the bulk goods area and staff noted the need for a beachside hardware store so this would work in their favor.

Planning

- The applicants are trying to leave existing trees and vegetation. City does have provisions to reduce parking to reserve trees.

Utilities

- There are two water mains running on the south side of the existing drive aisle which are the water main lines for the entire commercial complex.
- Sewer is at the back of the lot, will have to work out how it ties in.
- Electric transformer on the NE corner will need to be relocated.

Engineering

- Stormwater needs to be evaluated as the plan presented shows an increase in impervious surface and a reduction of the swales.
- South side should have containment, so it doesn't flow into shopping center lot.
- Applicants inquired whether gravel or rock is an option for some of the coverage. Staff indicated it should be included in the drainage study if that is their intent.

Fire

- The propane fill tank on the property line will need to be removed.
- The bulk goods area would be partially covered using the existing drive-through area.
- Plan should show emergency access out of that area.
- The proposed square footage borders between a Class A and Class B mercantile. Sprinklers are required for Class B, but this would reduce the fire flow requirements by 75%.
- A flow test of the existing hydrants will be required.

Next Steps will be for the applicants to follow up with fire department and the utilities commission. A drainage study needs to be done, and the parking requirements need to be recalculated. The applicants can also consider requesting a variance for some of the required parking.