

Commercial Pre-Application Meetings December 7, 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.

830 N Dixie Freeway (Baci's Restaurant). Owner/applicant is proposing a new entry to the restaurant featuring a covered walkway. A new metal roof for the existing restaurant will also be installed to match the new entry roof. The owner is also considering upgrades in the parking lot based on cost. The following are some of the items/concerns discussed:

Planning

- The proposed modifications fall under the threshold for Class 2 Site Plan. Applicant's contractor can apply for building permit; no additional steps are necessary.

Engineering

- Existing parking spaces are very tight. If the new entryway extends any further, parking may have to be reconfigured. The geometry will need to be checked once plan is received.

Utilities

- There will be additional lighting so will need to ensure that existing meter is sufficient. This can be done as part of the permitting process.

Fire

- No concerns.

Next Steps will be for contractor to apply for building permit. No additional site plan is needed.

Oak Hill Opportunities LLC (at City's Swoope and North Causeway Boat Ramps). Background: The applicants/owners, Oak Hill Opportunities, were awarded a lease to install water and ice machines at The Swoope and North Causeway boat ramps following a City Commission Request for Proposal (RFP) process which initiated grant funding for the project. The machines make ice nonstop and can hold up to 500 lbs. Purchases can be bagged or dispensed into purchaser's container. Five gallons of water is also available. The owner walked the sites with city representatives to come up with options for placement, and requested this meeting, so they could get feedback as to the best place for the machines so they will not interfere with any planned future expansions of the boat ramp areas. Two options were provided for Swoope, and one for North Causeway. The following was discussed about the project:

Planning

- Past policy has been that no private enterprise may profit from public recreational land. Will have to research to ensure that this does not violate terms of public grants that provide funding for operation of ramps.
- Swoope: First option will not work; this area will be part of extension. Second option (southwestern area of site parking space near dumpster) seems reasonable. Machines are 5x5, so would take approximately half of the parking space. It may also be possible to place machine on grassy area between parking spot and dumpster, thus not losing the space.
- North Causeway: Option suggested may need to shift as it is in DOT right-of-way.
- This is a Class 1 Site Plan, so the contractor can submit the permit application.

Engineering

- There is a storm drain and underground piping at the Swoope site, so grassy area by dumpster may not work.
- North Causeway site needs more study because of right-of-ways involved.

Utilities

- Will need water and electric. Will need a separate address for the meters. Once the exact locations are determined, the Building Department will assign an address.

Economic Development

- The Director added that the purpose of the project is to provide revenue generation to boat ramps.

Next Steps will be to confirm that project is compliant with state grant. More research is needed for optimum placement for machines. Once the final determination is made, the address will be assigned, and the contractor can submit the application directly

1441 N. Dixie Frwy. (Formerly Kenny's Liquors, but vacant for years). The applicant is the owner of American Martial Arts and wants to lease this building for his business. The building would retain the same footprint and only the interior would be remodeled to fit his needs. The following are some of the items/questions discussed:

Planning

- Parking and lighting will not be a problem.
- The applicant will need a Change of Use for permitting but not for building.
- Applicants will have to make sure one bathroom is ADA compliant.
- Applicant will need to check to see if his Business Tax Receipt is transferable.
- Applicant will need to contact Waste Pro to see how trash will be picked up as he won't need a dumpster.

Fire

- No problems seen since under 50 people at one time and ER exit lighting is already installed.

Utilities

- A utilities swap could easily happen if the applicant isn't upsizing anything. He needs to keep in mind that the water flows from a 5/8" pipe which is standard for residential use.
- Electric can remain overhead since the building footprint isn't being changed.
- Only concern is that the closest sewer manhole is south of the building with the lateral sewer 200' from it which doesn't meet the current standards. Will have to look at this closer once plans are submitted to staff.

Engineering

- No questions or concerns.

Next steps will be to follow up with all suggestions, and since a Building Dept. staff member wasn't present, the applicant needs to contact the office to have someone come out and see specifically what will need to be done. This will not be a long process for only a floor plan with any changes will need to be submitted along with the all the permits needed for the renovation.