

Meeting: Commercial Pre-Application Meeting

Date: February 15, 2023

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.

1300 N Dixie Frwy. The proposal and meeting were by the current owners/operators of All Aboard Storage, who bought the former Taylor Storage and have current Special Exception and Site Plan approvals for a three-story enclosed storage building within that same site. All of that is on property surrounding the single existing two-story building that's been exclusively used for auto sales and is not part of the surrounding storage site. They have an opportunity to purchase that single building in the middle of their block long site and convert it for storage, in one option by removing it and putting up single story storage buildings instead. Both of their proposals eliminated the single driveway from that auto sales outparcel to US 1. The following issues were discussed by staff with the applicant:

Planning

- The plan now is most likely to demolish the two-story building and build a single-story storage facility in that space. They must apply for a special exception for the storage building, but staff did not see a problem with it, especially since it is a passive use of the property.
- A lower building gives them better options for a pleasing façade. Landscaping needs to be improved and a tree survey should be done since there might be a few historic trees. There is one near the current driveway that they plan to keep.

Utilities

- The new layout planned might allow them to use the existing transformer. They will have to submit a new plan since the one previously submitted was for the two-story building.
- They are researching the use of solar panels.

Fire

- Sprinklers will be required for this building unless they decide to install fire walls every 2500 feet within the building.
- Hydrants are all acceptable.
- Fire department requests the use of the existing building for fire training before they demolish it if that is what they decide to do.

Next Steps

The special exception application should be submitted to the Planning & Zoning Board. Once that is approved, they can submit the Class 3 site plan (it would be over 25,000 square feet) to staff for Planning & Zoning approval. In the meantime they will be getting an elevation survey, landscape plan and tree survey to be included with the application.