

Commercial Pre-Application Meeting June 28, 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.

318 N. Dixie Frwy. (formerly Sign of the Times and an old motel). The applicant was doing due diligence on this property before buying it as he had some questions regarding zoning and the fact that it was actually two different parcels but under one owner. He wants to keep the three apartments that are in two separate buildings and turn the first floor of the one building into four mini offices with a common area for small business owners like himself who just need a small space to work in, keeping the second floor as an apartment that is already rented.

Planning

- Both parcels are zoned B-3 so no problem.
- Since this is on the US1 Corridor, if the footprint remains the same, no additional parking or landscaping will be needed.
- May want to look at joining parcels which isn't hard to do.

Engineering

- No issues seen.

Utilities

- Cannot see where it's connected to sewer on the map, they have but will send out a field crew member to check as the owner now says she pays for sewer.
- Will need individual water meters for businesses.
- Water lines may be adequate, but if not, there is a 12" available on the west side of Dixie but it will be expensive to tie into it.
- No reclaim water is there if it is needed.
- Electricity is overhead on Dixie but will need to go underground from that pole to buildings. May need a new transformer.
- It was suggested that if these parcels are purchased, the new owner meet with the UC to go over his plan.

Building

- May not need sprinkling but will need a one-hour fire wall between businesses and apartments along with having a centralized fire system for businesses and alarm systems for apartments. Will have to get with Fire Chief for a walk-through.
- No problem with stairwell outside going to second floor apartment.
- Businesses will need individual Business Tax Receipts (BTR), but owner can have his and three apartments.
- Bathroom will probably need to be redone to ADA code.
- Since it's a Class 1, no site plan is required and can go directly to permitting.

Economic Development

- Property is eligible for grant money for improving facades and landscaping, so contact the department if property is purchased.

Next Steps will be to meet with the Fire Chief and the UC. The apply for permits and BTR.