

Commercial Pre-Application Meetings August 2, 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.

440 N Dixie Hwy (Uncle Chickens). The owner would like permission to add a trailer to the Uncle Chickens' property to serve cold boba tea (made using different teas, milk, water, sugar, and tapioca pearls that are added after it is shaken). The tea will be brewed in the Uncle Chickens' kitchen, but since there is no room to serve it from their building, the owner would like to use a trailer to serve it.

Planning:

- Food trailers are not allowed in the City other than in industrial areas or for special events. This is not an industrial area.
- The applicant would need to provide a permanent structure that will be 5' off the property line.
- Since this is all asphalt, the applicant was asked if he will have plans to soften that area up a bit with a streetscape, but nothing more than 3 feet in height. Staff added that this is not required, but it's an opportunity to make it look nice. The applicant stated that he would add some plants.

Building

- It was suggested that the owner could add a foundation to the trailer, making it a permanent accessory structure. A Site Plan will need to be submitted which will include the crawl space being enclosed.

Utilities:

- Staff asked if water and power are needed, with the applicant replying that water will be needed for handwashing and power for lights.
- New electric and water meters may be needed if the owner is going to extend water, electric, and sewer from the existing building.
- Electric is now overhead. If additional service is needed, that may need to be placed underground. Utilities will need to see documentation for water, sewer and electric.
- If the permanent structure is placed on top of the utilities, that could be a future access issue.

Next Steps: For a new accessory building less than 500 sq ft, a building permit and a Class 2 Site Plan will need to be submitted. The applicant will also need to reach out to the Fire Chief to see what will be required since he wasn't on the call.

2600 Turnbull Estates Drive (northwest corner of Turnbull Estates Drive and Turnbull Rd). The applicant wants permission to construct a covered pavilion area between the current golf cart storage building and the tee off area for the driving range. Since the pro shop burned two months ago, there is no parking in the shade or out of the elements for the golfers. This 1500 sq ft structure would provide that. The cover would be constructed with an aluminum composite roof, aluminum columns and beams, and downspouts and gutters. The columns would be anchored in cement and the materials would match the existing buildings. There would be no concrete slab for parking, just grass.

Planning:

- Staff asked if this was going to be a 4-sided open structure, with the applicant replying it will be 3-sided and attached to the golf cart storage building.
- A Class 1 Site Plan submission will suffice since it has open sides.

Engineering:

- Staff asked if the structure will be over the existing driveway with the answer being no, it will just be on open grass/sod.

- An engineer will need to look at the roof drainage.

Utilities:

- Staff asked if utilities would be needed, with the answer being no.
- For future reference, this property is on septic.

Next Steps: The applicant will need to submit a Class 1 Site Plan for review and approval along with a building permit application for a commercial building addition.

409 Flagler Avenue (soon-to-be the former Robin's Nest). The new owner would like to open an 88-seat restaurant with an indoor/outdoor bar with a beachy (shark) theme, as well as outdoor café seating. There is an existing short-term rental unit at the back of the property which the owner would also like to keep. The bathrooms would be made fully compliant. Parking requirements would be met by using the parking at 214 Columbus, which the owner purchased separately. The owner also owns a liquor license which they would like to utilize at this location.

Planning

- Current use is retail, but this is a permitted use.
- Parking requirements would be 18 spaces based on current proposal. On-street parking in front of the business counts toward this requirement.
- The short-term rental unit requires on-site parking. The proposed outdoor café is in the location of the existing parking spaces for that unit, so they might have to eliminate the café or rental unit.
- As long as they have five full entrees on their menu, they would be exempt from the 1000 ft distance requirement between businesses with liquor licenses, so they could use theirs with no problem.

Engineering

- Stormwater is accessible if they need to expand their capacity.
- The existing business has trash cans in the breezeway, but the owner would like to put a dumpster at the back of the building in the city parking lot and should be put on the Site Plan to see exactly where it would go.
- A pedestrian route from the proposed parking area to the restaurant should be incorporated into the site plan.

Fire

- The fire rating for the wall between the kitchen and the short-term rental unit needs to have a 2-hour minimum one.
- The exits on the preliminary site plan are too close together, so they need to add an exit farther away from the main entrance.

Utilities Commission

- Existing utilities are available but will need to be assessed based on the proposed Site Plan.
- A grease interceptor will be needed for the kitchen, probably 750 gallon in-ground with 6" sewer lateral upgrade.
- They will need a separate water meter.

Next Steps: The Utilities Commission will inspect the property and the results will be relayed to the owner. The owner will proceed with an engineered Site Plan incorporating the changes discussed and reflecting the proposed utilities upgrades based on the information provided by the Utilities Commission staff. Another meeting will be scheduled to review the detailed plans.