

Commercial Pre-Application Meetings

August 14, 2024 - Meeting held by Microsoft Teams

(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.)

807A State Road A1A (directly across from Walgreens). The applicant wants to open a popsicle shop in half of the building located at this address. It would be a take and go concept with only a few seats (rocking chairs outside the building) and a small counter inside. The other half of the building is rented as office space. The applicant will initially have to apply for a change of use for this location before they submit any other plans. The following issues were discussed by staff with the applicant:

Utilities

- A grease trap would be required; therefore, they should hire a plumber who would be able to determine the size and location required for this type of operation. This would need to be shown on their Site Plan.
- The hot water heater will need to be tested to be sure it is set to the proper temperature.

Engineering

- The parking layout is not ideal. The number of spaces must be shared with the other tenant (one space per 300 square feet for office space) and they must be 10' x 20'. The number of spaces required for the popsicle shop is based on one spot for two seats; the rocking chairs in the front as well as counter inside would all be counted as seats. Adding picnic tables at the back of the building would also increase the parking requirement. One handicapped space is required and there must be a clear walking path from the space to the door. There is currently an ice machine outside that blocks this pathway and it would have to be moved.

Planning

- One more tree would be required across the back of the property, preferably a native tree such as a palm.

Next Steps

Staff recommended that the applicant should apply for the change of use permit and once approved they can submit their application along with a floor plan and parking design.

Northwest Corner of Pioneer Trail and Sugar Mill Drive. This proposal is quite preliminary as the applicant does not have any contracts with tenants at this time and is not ready to move forward. It is a four acre property with a new owner that wants to put a small to mid-sized gas station and a fast food restaurant on the property. They realized that it is likely that the I95 interchange will be starting soon and that there is a lack of commercial development in this area. They have not met with the county engineering department on traffic issues. The following issues were discussed by staff with the applicant:

Utilities

- Utility connections are available from Sugar Mill at the back of the property. There are some utility easements that would affect the parking areas which would have to be vacated. This requires notice to all property owners within 1,000 feet.
- Electric service is on the other side of Sugar Mill Drive and Pioneer Trail, so they would have to go under the road to connect.

Engineering

- The stormwater system would be a permit modification because there is flooding in the area and all runoff must be accounted for. They are currently planning to drain their water into the pond to the west of the property.

Planning

- Trees will mostly be left in place.

- They were asked about 24 hour gas and said that is to be determined but recognize that the lighting would be a problem in that case.

Fire

- Regulations require 20' lanes with a 50' turning radius for a large fire truck which is not shown on these drawings. There is no way to get the apparatus back out, and they must provide an auto turn area.

Next Steps

Staff recognizes that this is a very preliminary conceptual plan, and the developer is not really ready to move forward at this point in time.