

Meeting: Commercial Pre-Application

Date: December 19, 2018

The following items came before the Pre-Application Committee:

1. Another inquiry about 830 N. Dixie Fwy. (former Shell station and next to Baci) regarding changing the business site plan. The owner first wants to join his three properties into one, which isn't a problem as all he must do is to apprise the property appraiser after a survey is done on all three. Second, he has decided to turn the building into a wine and beer wholesale business and wants to add 391 sq. ft. by enclosing porches under overhangs and the bay door. Third, a new sign will be needed, but the frame can only be used until 2021 when the area will be under new regulations. City staff saw no problem with the change, for the use will be the same, and underground fuel tanks have already been removed. The owner will have to file an application with DOT to request to make the connection aprons bigger and must submit a Class 1 major site plan.
2. An inquiry about adding a columbarium (a chamber/building having niches that hold urns) in the courtyard of Trinity Lutheran Church at 485 Turnbull Bay Rd. was made. The church just wanted to know what they would need to do if they opted to build one. It will be less than 500 sq. ft. and have 24 niches. There would be no extra utilities needed as any electricity would come from existing poles. City staff said that they would have to need a soil test to see what type of foundation would be needed in order to hold the 4,900 lbs. structure and would need to submit a Class 1 site plan.
3. A discussion regarding 210 Magnolia (a former pawn shop) was held by the owner of the tattoo shop on Cooper St. as the owner sold the building she had leased. Since The owner will have to apply for a Special Exception Use, and if any changes are made to the building, they will have to be code compliant. At present there are plans to change the façade and the interior will be done similarly to the shop on Cooper St.
4. A discussion regarding 4 N. Causeway (North Causeway Marine) was held by an installer of a "rock and roll" dry dock, boat-stacking storage company who wants to use this business as an installation test site for their product. The testing in this open building will determine the standard for island boat storage especially during a severe storm/hurricane. What the installer wants to do is to pour concrete to square off the area in the back between the slab and the seawall and then to add two pieces of seawall, so it all is connected. The 12 boats (could go up to 30) that are behind the shop will be double-stacked, using a rotating system like what is found in some major libraries for their bookracks. This will also clean up the area which is a plus. It won't be higher than the building so will not be seen from the Causeway. City staff said there were no city open-boat storage requirements, but the company will have to follow county guidelines for dry-stacking. If more slips are used, the city will need documentation and more parking would be required.