

**Meeting: Commercial Pre-Application Meeting**

**Date: March 6, 2019**

There were three items on the agenda with two of interest to the Coalition:

1. An inquiry was made about the replat of tract E of Coastal Woods Commercial Phase I in regard to an Activity Center that would be off SR 44 and between Sugar Mill Dr. and Oak Ln. A site plan of the Activity Center (where 7-11 and other commercial businesses would be located) was shown. The developer wanted to know the best way to accomplish what was shown:
  - To leave as one lot (it's less than 10 acres) and three outparcels done separately
  - Make a minor subdivision for outparcels and go to CC for approval
  - Subdivide site plan, but change by order

A minor discussion focused on these options especially for future use and via a site plan as this has never been done before. It was decided that the city attorney needs to research this more before a determination can be made on how to best do this, and he will meet with them internally once the information is found. The major discussion in regard to this Activity Center was about 7-11 and its design standards as well as the buffers and sidewalk (a separate meeting with city to see schematics will be done) as what the plan seems to be is not what the city wants per our code regulations. The problem seems to be with communication between 7-11 and the developer and that needs to be rectified as well as 7-11 getting approval for their design from the City. City Staff stressed that the Activity Center must meet or exceed all standards regarding landscaping, buffers and architectural design.

The developer's representative also had a question about Phase IV asking if they will need to submit another final plat as they are changing from single lots to townhomes due to the market swinging in that direction, and whether they will need the approval of the City Commission. Everything in the original plan will be the same except for electricity. To submit a revised plan may take six months including approval again by the CC.

2. Discussion about the planned Amenities Center in Phase 3 at The Palms at Venetian Bay (Airport Rd.) centered around what would be available to residents of that community and what might be added/changed to the site plan for approval. As it stands now, the area will have tennis courts (smaller than professional at 120' x 60'), pickle ball courts, and a nature trail. There will be no restrooms but will have a water fountain. Area will be open from dawn to dusk. City staff suggested concrete sidewalks to all amenities for liability issues, except for the trail which will be shell with metal edging, additional buffering between center and homes, perhaps a fence and landscaping. There will be trash cans, and staff asked who would be responsible for them, and it would be the HOA workers. Reclaimed water would be used for irrigation if needed.