

Meeting: Commercial Pre-Application
Meeting Date: October 3, 2018

There were 6 items on the agenda and all 6 were presented.

- 1 The property is located at 1231 Canal St. and is currently being used as a storage site for pavers, etc. The new owners do not plan to change the use. No major issues with this plan were identified.
- 2 The Hyatt Place Hotel, a 114-room hotel with 2 restaurants placed on outparcels was the next property presented. The discussion was p[rimarily about utility services. This will be a 2-phase project. The 1st phase will be the the hotel followed by the 2nd phase restaurant(s) construction. No agreements have been made regarding the future leases and/or possible sale of the 2 outparcels. No architectural drawings of the proposed hotel were presented.
- 3 A 16-acre parcel located west of the NSB High School near 10th Street was third on the agenda. A site plan for this parcel was approved in 2005 for 75 single family homes to be built. Zoning is PUD/R-2. Since no action has been taken in the past thirteen years, a new plan will have to be submitted. There was some discussion about 50' lots and apartments.
- 4 409 Jessamine Ave. is currently a vacant lot located across the street from the small city parking lot behind the post office on Flagler Ave. The owners inquired about building a house for short term rental or a B&B. There was a lot of discussion with no clear conclusion. A B&B requires a 6" sewer connection costing about \$10,000 more than a normal connection. Sprinklers, emergency exit signs, handicapped parking and accommodations and maybe an elevator if handicapped persons will be housed upstairs are just some of the additional requirements that would have to be met. The city needs to research the current zoning to determine if either alternative can be built on the subject property. Rental of a single-family home on a monthly basis is allowed. It was not clear whether short-term rentals were allowed at the location.
- 5 An undeveloped, 119.65-acre site sits east of 95 and south of 44. The owners want to excavate a portion of this property using the excavated material as fill for future roads and construction sites. The excavated site will probably fill with water creating a large pond or small lake. This was already done in another area on the parcel
- 6 Located at [401 Flagler Ave. and the corner](#) of Cooper Ave. this building once was home to the Wicker Basket. Plans call for the demolition of the existing structure and the building of a 2-3 story building with parking underneath. The plan currently calls for a single retail space. Utilities and zoning currently support this type of building/use.