

## **Commercial Pre-Application Meeting May 15, 2019**

The following items came before the Pre-Application Committee that are of interest to the Coalition:

1. An inquiry was made about two properties, 400 - 406 Myrtle (.66 acres) and 680 Williams Rd. (5 acres) regarding building a facility to host events, primarily country-style weddings. It was determined that the Myrtle property would have to be rezoned (B-2- no permitted uses), plus it did not have the required parking area. The Williamson property could be used as it is zoned AG; however, it would have limited operation, and the owner would have to live on the site. City staff suggested that a meeting should be scheduled with P&Z to work out more details. It was also stated that this would be the third venue like this in NSB, and the feasibility of it should be researched.
2. An inquiry was made by the owners of an electric bicycle business (formerly on Canal) asking about a property at 401 Flagler (former the Wicker Basket) and what would be needed to turn the building into a showroom/rental space and an apartment on the second floor. They will be renting the property, and the owner has stated that the building's first floor footprint will stay the same, but he will be adding more landscaping and redo the siding and roof. The shop would need only one parking space as it is in a special district, but if an apartment goes in, another space would be needed. City staff saw no major problems with the first-floor plans. If an apartment is built, changes would be needed regarding utilities and fire code. City staff suggested they hire a contractor to get the building up to code since it has been vacant for a long time. They also need get a business tax receipt to re-open; and have site plans made (inside and outside) to present to the building department for their next step.
3. A continued inquiry was made by the owner of 658 US1 and what more needs to be done to stop having to pay \$100 a day for having cut down four trees without a permit (owner had thought the contractor was responsible for obtaining a permit, if necessary) and to be ADA compliant for parking, so he can move forward with opening his chiropractic business. City staff stated he will need to plant four trees, and it will be brought to the Code Enforcement office that he is on track for replacing them. They also recommended that he get a civil engineer to stay in code for landscaping, new signage, and ADA accessibility for parking and a ramp - the next step in getting him into the building.
4. An inquiry was made about 390 West St. (5 acres in the county) regarding annexation and zoning. The owner wants to make a village-type community with 10 rental duplex townhomes for seniors, 21 single-family residences, and a park. Some problems may occur due to areas in a flood zone and storm water retention. Also, it may need a lift station. The building density is too great to use septic. City staff suggested he have a civil engineer draw up plans, get a full survey, and then meet with P&Z.

5. The developer of Ocean Gate wanted more clarification about the proposed Holiday Inn (5 stories with 124 rooms and a restaurant) planned for 2988 SR44 regarding starting the project. It seems that the property was previously subdivided without the city's knowledge and now there are two owners for each plat, and this one wants to move ahead with the hotel. He wanted to know what flexibility they had, if any, and what to do exactly to move forward and begin building. There was a lot of discussion, especially since Race Trac had set a precedent, but it was determined that there will need to be a Public Hearing. Due to the size of the hotel; the MDA will have to be amended; the developer will need to give the building department a draft with the final plat and site plans, submit a proposed sequence of activities in the development of this property; and will need to have a traffic meeting with Amye King and a separate meeting with the UC. City staff commented that the Master Plan for this area is highly developed and the public will be watching its development closely. There should be no surprises.
  
6. An inquiry was made about 350 S. Timberlane Rd. (6.6 acres bordering Oliver Estates) regarding potential buyers subdividing the property to make 6-7 residential homes. The land is located in the county, but questions were asked about possible annexation. There is a creek running through the property which may cause a problem due to storm water. If it is annexed into the city, city staff was not sure if the gravity sewers from SR44 would be deep enough to accommodate the new homes, but the one on Timberlake would be deeper. The buyers would need to look into this. It was also suggested that a road from Timberlane to Oliver be used instead of a cul-de-sac. The next step is to submit a subdivision plat plan.