

## Meeting: Commercial Pre-Application

Meeting Date: August 21, 2019

The following items were brought before the Pre-Application committee:

1. An inquiry was made about the property at **1890 SR 44 (NSB Regional Shopping Center where Publix is located)** to build a credit union in the west portion of the shopping center parcel. In order to do so, City staff stated the company would need to adhere to the following:
  - Changes will need be made to the layout of the parking lot.
  - Buffer zones would need to be considered, and adherence to the tree ordinance, which is currently more rigorous than when Publix was being modified, and highly unlikely there will be any variances allowed for tree replacement in the buffer zone.
  - Storm water runoff needs to be taken into consideration as it will be shared with Publix and the sewer is located behind KFC.
  - There are new architectural standards per Amye King that will be sent to this organization.
  - Amye King requested a letter regarding a traffic impact study.
  - Electrical plans will need to be reviewed by City.
  - The monument sign request will need to be sent to Jeff Gove and Amye King for review.
  
2. A site review of 108 lots in **Phase 4 and 5 of The Palms at Venetian Bay** that will be bought from the original owner by another developer was brought before the City staff. The new developer wants to build a bungalow-type structure referred to as a “modern duplex” even though the structures will not be connected by a common wall. The density of the desired development was discussed as a major concern. Other concerns and suggestions were the following:
  - Since driveways will be shared, City staff requested that the developer remove a “wall” that would divide the driveways. The Fire Marshall reminded the developer of the size required for them to get their emergency vehicles into the space.
  - Staff was concerned about how the developer will provide necessary services/support to each home (electrical, water/sewer, water runoff/drainage, telecommunications, etc.) in such a small area.
  - Staff requested the drainage plan as well as the artist’s final drawings of the dwellings.
  
3. An inquiry about constructing a roof over the balcony at **622 Canal Street** was made by the owner. The owner lives in the upper floor. He wants to construct the roof so he can use the first floor area under the balcony for personal storage. City staff saw no problems with his plan.
  
4. An inquiry was made about parcel **732307000030 (between SR44 and Ocean Village but specific spot TBD)** to build a tire store with minor auto maintenance. The business will need to amend the PUD for this specific use. Next step will be to submit a set of building/site plans to the City. Considerations for the following per City staff:
  - Revised tree survey – keeping in mind 35’ buffer for low shrubs, 20’ buffer for trees
  - Isle(s) need to be 22’
  - Traffic Impact letter needs to be completed and submitted to Amye King

**5.** A re-approval site plan for **the Village Street Condos on 143 Canal and corner of Village St.** was presented. There was an outstanding change order when this 24-unit condo ( in three buildings) was approved approximately 3 years ago. A new site plan is needed as rules have changed in the interim. There was also an inquiry about using the existing private sewer septic system next to this property. Per City staff, the owner needs to have that conversation with that specific property owner.

**6.** An inquiry about **400 N. Orange Street** and turning it into a Skin Care Salon was made. This is zoned Multi-Use, but the owner will not be living at the location.

- Based upon the square footage of the building it would necessitate 2 side and 2 front designated parking spots of which 1 needs to be ADA.
- City also informed owner the bathroom needs to be ADA compliant.
- City coached owner on how to submit plans for approval. Obtain a survey, turn into a site plan, show location of parking spots, layout of how building will be utilized for the business, and recommended obtaining a General Contractor to hold the permits and bring the building into compliance as a business.