

**Commercial Pre-Application Meetings
September 9, 2020 (items 1 and 2) and September 10, 2020 (item 3)**

Note: Due to Covid-19, meetings are held by teleconference with City Staff and some meetings will be joined as one summary.

The following items came before the Pre-Application Committee:

1. **Outparcel adjacent to Big Lots within NSB Reginal Shopping Center.** An inquiry was made about developing this 40,000 sq. ft. out parcel that would tentatively be a retail use for Vystar Credit Union. City staff stated there would be a lot of work to do in order for the developer to proceed with the daunting task of calculating the required parking spaces for each use within the complex and who has rights to these areas as the implementation of the retail area would eliminate numerous existing parking spaces. Next steps will be to get answers to those questions, first, and then provide a site plan for the project.
2. **1650 S. Atlantic Ave. (former Wells Fargo Bank).** An inquiry was made about retrofitting the existing building to make the site pad ready for a restaurant with a drive-thru lane/retail use although no specific franchise was indicated. The developer had a concept plan, and City staff noted that some of the challenges on this site pertain to having a sufficient buffer to protect the residential area to the west, parking geometry (note: parallel parking as shown would be difficult to utilize), drainage concerns, fire rescue accessibility, setbacks and access from A1A adjacent to the existing bus stop which is no longer used. The developer left with that information and will take it under advisement.
3. **Ocean Way Village Lot 3 (located on the southeast corner of SR 44 and Glencoe Rd).** The representative for Firestone shared with City staff the concept site plan, landscape drawing, and utility concept plan for the store. It appeared that the three complied with the Ocean Way Village MDA including use, landscape requirements, fire flow and utility connections, etc. City staff reviewed calculations and agency permitting for compliance with the PUD and saw no problems. (This is the second Pre-app meeting as the owner is doing due diligence, making sure this project agrees with NSB regulations/ordinances.)