

Commercial Pre-Application Meetings

June 4, 2021

Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

538 Canal St. (Corner of Canal and US1 in the NSB Pac and Ship building, formerly Badcock Furniture). An inquiry was made to open a non-insurance based primary care medical practice with an internal build out, but not increasing the available 1000' square footage taken from the Pac and Ship on the US1 side. The business will be like a concierge medical comfort care service but for the average person for a set monthly fee. It will have four exam rooms and a small waiting area as it will be by appointment only.

Planning

- Property is zoned MU so no standard medical use would be allowed. However, it would allow a limited medical business like what Total Vision offers, and since this is more like a personal service where clients would be seen only via appointment, and no medical procedures would be done, it fits the parameters of the zoning.
- No problems with parking were seen.

Fire

- Nothing specific until a floor plan shown, but a fire damper will be needed.

UC

- Unless the business will be upgrading services, all is ok.
- The new business will be sharing water and electric costs with the Pac and Ship which will not be a problem.

Building

- The business needs its own entrance which it will have.
- The medical office will need its own bathroom per the building code as it is a different business and with a different Occupancy Code which may be a problem.

Next steps will be to hire an architect and contact the Building Dept. to see exactly what will need to be done. Then get a building permit for an interior buildout and submit the Site Plan to City staff.