

## Commercial Pre-Application Meeting

**Date: August 10, 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.*

**Medical Park City (located on the SE corner of SR44 and I-95).** This proposal is for a hotel/medical office building complex that would be four-stories and consist of a 185-room residential hotel with approximately 17,000 square feet for medical office space on the first floor. There is an existing PUD for this property that was approved several years ago.

The following issues were discussed by staff with the applicant:

### **Planning**

- There is an existing cell tower with a backup generator on lot #4 that will have to be considered in the parcel design.
- The design and alignment of the road around the building is not consistent with current code, and the cul de sac is problematic.
- They might want to move the building a little to the east side of the property to allow for a larger buffer between the building and I-95, especially since the pool is on the I-95 side of the building.
- Parking spaces are shown at 18' but the requirement is 20'.
- Since this building is classified as an activity center, there are some requirements that will have to be looked at as they finalize the design.
- Lot #6 has a 25' wetland buffer; therefore, the parking that is planned for that space must be changed.
- A traffic impact analysis is needed, and consideration must be given to the FDOT I-95 exchange construction that will begin shortly. The developer will work with FDOT on this issue.

### **Engineering**

- There was a question about whether this parcel is in a flood plain, and if the newer Ordinance 109 regarding stormwater will apply to this project. This will be reviewed by staff.
- Water pressure calculation and an elevation study will also be needed.

### **Building**

- Architectural standards should be proposed that are compatible with NSB, especially since this is the Gateway to the City from I-95. The design style is extremely important given the length of the proposed building.

### **Fire**

- Sprinklers and a fire suppression system will be required for this building.
- The turnaround space needs to be worked on so fire equipment can have good access to all parts of the building.
- A covered building entry for ambulance pickup and drop-off of patients should be added to the building if transport to and from the hospital might be needed.

Next Steps: This project is in a very preliminary stage and a lot of work (traffic analysis, elevations, etc.) needs to be done before they can submit a new Site Plan for staff to review. Once it is through that process, it will go to the Planning and Zoning Board for approval, and then to the City Commission.