

Commercial Pre-Application Meetings August 25th, 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.

Zaxby's (the corner of SR 44 and Oak Lane, east of the proposed Panera's restaurant).

Planning

- There is a two-lane drive thru feature in the front of the building facing Oak Lane. The city requires some type of screening from SR44. The developer will be sent some examples of buffers that would be acceptable.
- The parking spaces shown in front of the building, facing SR 44 must be moved.
- It might be advisable to move the driveway closer to Oak Lane to provide better access to the building. The overall traffic flow of the property needs to be looked at especially for pedestrian safety. There should be a crosswalk from the sidewalk to the building because the pedestrian path crosses the proposed drive thru lanes.
- The side of the building facing SR 44 must look like a front, even though it is the side of the building.
- All parking spaces must be 20' wide.
- The sidewalk across the front of the property should be extended to the west so that all parcels are connected for pedestrians.

Building

- Architectural standards should be proposed that are compatible with NSB and earth tones are preferable. Three signs are permitted: one monument sign and two on the building. The base of the monument must match the building.

Fire

- The fire hydrant should be on the northern end of Oak Lane so that the water main is available for future development.
- The turnaround space needs to be 15' so that fire equipment can have good access to all parts of the building.

Next Steps: This project seems to be in preliminary stages, and a lot of work needs to be done before they complete site plans. Once plans have been reviewed, they can apply for permits.