

**Commercial Pre-Application Meeting
October 20, 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.

3234 N Dixie Hwy. A representative for the owner of Blue Water Therapy requested rezoning of the property to commercial to accommodate a new physical therapy building, commercial pool and 25 parking spaces on $\frac{3}{4}$ acre with the rest of the property subdivided for other commercial use.

Planning

- The property is currently zoned Residential R3 with a future land use of conservation. Since this is designated as sensitive land, a change to commercial would be very difficult.

Utilities

- Sewer service is 2000 feet away from the property and water is 1800 feet from the property. There is electric but no reclaimed water.
- Any new development in NSB must connect to the sewer which would be extremely costly for the developer in this situation.

Planning suggested that the representative look at the Economic Development and Comprehensive Plan and get in touch with Chris Edwards (Economic Development director) to identify other areas in NSB that would be better suited to the business as there appear to be many impediments to development of the suggested location.