

Commercial Pre-Application Meeting January 5, 2022

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.

SR 44 and Sugar Mill Rd. The applicant requested information on what is needed in the preliminary site plan to construct and operate a Culver's fast-food restaurant with a drive-thru on Lot 3 near this intersection. The applicant currently operates two Culvers - one in Port Orange and one in Palm Coast.

Planning:

- The applicant needs to review the current PUD MDA documents that apply to this site which the owner of the property should have shared with him as it details information such as design standards and setbacks/buffers.
- A solid barrier must be constructed so that headlights from the drive-thru cannot be seen on Sugar Mill Drive or State Rd. 44. The applicant indicated that the requirement could be problematic.

Engineering

- The site is pretty much ready for construction. The existing retention pond is designed to accommodate this site.

Utilities

- The site is mostly turnkey. Water and sewer are there and ready to be tapped.

Since no plans had been submitted, none of the other departments had comments at this time.

The applicant also stated that Palm Coast had given him a discount on the impact fees and asked if NSB could do the same. The City has no provisions for discounts.

Next steps would be to submit a final Class 2 Site Plan for staff review and comment which usually takes 30 days. Once it is approved, the applicant can file a building permit which typically takes at least another month for final approval. There should be no need to go to Planning and Zoning or to hold public hearings. The timeline was satisfactory as the applicant would like to break ground by July. Staff will send the applicant a copy of the PUD and MDA as well as the online site plan application form to get the project moving.