

Commercial Pre-Application Meeting August 10, 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.

Del Taco – Coastal Woods Lot 4 off SR44, next to Culvers and Zaxby's. The applicant's representative presented the restaurant's Concept Plan and will take today's feedback and submit a completed Site Plan, modeling it on the one in Kissimmee. The following are some of the questions/items/ concerns discussed with the representative:

Planning

- The two-lane drive thru may be too close to the property line because there is not enough room for the required landscape buffer.

Fire

- Access to the drive through lane and the building itself can be from the southern access road.

Utilities

- Everything is already set up so there are no problems with utilities.

Engineering

- The dumpster location is too tight for the truck pickup. Staff will talk to the maintenance department about a better location and the timing of the pickups since the location could interfere with the drive thru lanes.
- Developer should check elevations for the site since the adjacent properties have had to increase elevations on their sites.
- The internal sidewalk connection should extend to all adjacent properties.

Building

- Staff informed the developer about the architectural standards established in the land development regulations. The corporate standard design will be sent to city staff for review and suggestions for changes that might need to be made to comply with those standards.

Next steps will be for the applicant to submit an official Class 2 Site Plan and once staff reviews and provides comments, they can make the necessary changes and resubmit it along with the permit application. It will take 30-60 days from submission for the final review and approval process by Staff. (Note: Class 2 Site Plans do not go before P&Z nor the City Commission.)