

**Commercial Pre-Application Meetings**  
**January 18, 2023**

*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.*

**317 N. Orange St. (former Chalice Wine Bar)** This property had been previously approved to be a wine bar and restaurant. However, since there is no parking available on the property, the applicant is proposing to create three regular and one handicapped parking space in front of the property abutting the street and had a drawing of it for staff to see. There will also be spaces for golf cart/scooter/bicycle parking.

**Planning:**

- Backing out into a public street from a commercial operation is not allowed under the current Land Development Regulations. A variance would have to be obtained. Staff pointed out that there is on-street parking available, and there is no requirement for onsite parking at this establishment.

**Engineering:**

- Concern was expressed about water run-off from the proposed concrete parking area.

**Utilities:**

- Water meter may need to be relocated.

**Fire:**

- No concerns.

**Next Steps** will be for the applicant to either bring in a new parking proposal or try for a variance as the proposed parking plan is not feasible.