

Commercial Pre-Application Meeting April 12, 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.

102 DeSoto Dr. The applicants were potential buyers of this parcel. They were inquiring about possible uses for the property (commercial, residential, or mixed-use product). They seemed most interested in a possible townhome building with 6 to 8 units. Staff would support a small townhome building instead of a commercial product since the lot isn't that big. However, the building setbacks for the building are 35' for the front yard, 20' on the south property line and 10 feet on the west property line. When landscaping buffers are added, both will limit the size of the building footprint.

Next steps will be for the applicant to finalize what is to be developed and have another Pre-app meeting with a Site Plan to present.

Venetian Bay Restaurant and Mini Golf (located at the northeast corner of State Road 44 and Airport Road). The applicant wants permission to develop a 36-hole miniature golf course and restaurant. However, changes to the PUD would be needed as only two of the four acres that are needed for the project are zoned commercial. The applicant's representative was his lawyer who presented the elevation of a two-story restaurant as well as the site itself, including turn lanes, stating that he has had discussions with the county about them. He added that the restaurant would also serve ice cream and be a kid-oriented eatery. He feels using this location would reduce traffic on SR44.

He noted that the two commercially zoned acres are slated for businesses such as a gas station or convenience store but felt there was a definite need for entertainment and amenities in Venetian Bay, stating that residents currently cannot get into restaurants at the Town Center, and that people he's talked to thus far, think it's a homerun for both Venetian Bay and the City of NSB. Golfers could drive golf carts from the golf course to the restaurant and mini golf. He added that the miniature golf course was to be upscale.

Comments/concerns/questions about the project are as follows:

Planning:

- It's a nice-looking building, but it doesn't look Venetian.
- Staff asked who was in control of the two-acre golf course property, but it was not known.
- There was a short discussion about his comment that Venetian Bay residents want restaurants. Geosam has removed commercial and retail space from the Town Center when the intent of the MDA is that restaurants and retail are to be located there. Staff then cited that Venetian Bay residents have clearly voiced their desire to keep retail and commercial in the Town Center. The representative responded that if residents don't want this project, they'll consider something else. They plan to hold public meetings with the residents on the project.
- The plan presented has parking calculations shown, but only for mini golf. They will have to show parking for the proposed 12,000 SF restaurant building and use.

Engineering:

- The entire area is in a flood zone.
- Stormwater management, drainage, etc. must be addressed. The development plan shows a significant addition of impervious surface.

Utilities

- All utilities are available.
- If there are multiple uses, a lift station will be required.

Fire:

- It's too early in the process to determine what's needed.
- Depending upon occupancy, a sprinkler system may be required.

Building:

- Building code would require sprinklers.

Economic Development:

- At this point, it's just information. Representative was asked if from a tourism point of view, this would be good for the city. The reply was that people would probably be interested in mini golf.

Next Steps: The applicant has two venues going here and has some work to do before further reviews and applications can be made. However, checking on property ownership and getting feedback from the neighbors will be on the forefront.