

Commercial Pre-Application Meeting December 13, 2023

Note: These are PRELIMINARY inquiries which are of interest to the Coalition, but 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.

2790 SR44 (parcel where the Shell gas station/fruit stand used to be south of 44 and east of I95, next to Advent Health). The applicant's representative asked about building a 4,700sf Miller's Ale House (a sports-themed restaurant) on the parcel. Since the property is approved for a borrow pit and zoned agriculture, not all questions could be answered. This summary is an overview of general information that was shared with the applicant:

- Nothing can move forward until the property owner changes the PUD, zoning, and submits a Master Plan for the entire 100-acre parcel, so utilities can be put in and their locations marked for the subdividing of it.
- The applicant will need to submit a Class II Site Plan that will meet the City's architectural design standards and LDRs for Staff review. The complete process from Staff review to P&Z recommendation to City Commission approval will take 6-8 months, but building permits can be worked concurrently.
- When rezoned for an Activity Center, a 35' buffer will be required to show in the Site Plan.
- Parking will be shared with all other businesses (a WAWA and Chick-fil-a are slotted to be located on the parcel as well). There has to be cross access since SR44 is controlled by FDOT and doesn't like a lot of access points due to traffic.
- There are no city regulations regarding liquor, just state, but the City signs off on it.
- Signage can be negotiated within the PUD agreement but must follow city rules and LDR.
- Roof drains are not needed but run-off will need to be accounted for. Stormwater retention will be needed but that will be in the Master Plan.
- The water meter will need to be upsized since the one that is there was only for the original gas station. More hydrants will be needed but placement TBD when Master Plan is completed.
- Electric is City; gas is Florida Public Utilities.

Next Steps: Information requested will be sent. Once the parcel is changed and a Master Plan has been submitted and approved, then Miller's Ale can buy/rent the property and submit its Class II Site Plan.

1400 SR44 (NSB Fire Station 50). The City, which is the applicant, would like to expand its building and add 16 more parking spaces on the property it now owns. The property was an assemblage of multiple properties and more have been acquired since the building was erected. A dwelling on one recently added parcel will be demolished. The building addition will be designed by CPH. The following items were discussed with the applicant and Staff:

Planning:

- Staff seemed to support the combination of two parcels and also approved of a change in zoning to make the zoning of the newer acquired parcels the same as the current parcel. Both will be an administration process and no public meeting will be required.

- There was a question about the right-of-way (Buck Lane) that is shown on maps as going through the existing fire station being vacated and more research needs to be done. The Class II Site Plan for the addition may be dependent on the vacation. (Per an email after the meeting, under ordinance 30-07, the vacation was adopted by the City Commission on March 21, 2007, and Staff will notify the Property Appraisers office about that vacation, so they will remove it from the City maps.)
- The vacated area can be used for setbacks for the addition.
- The stormwater ditch on the new property will have to be looked at closer to see if it will still be viable.
- The current Special Exception Use for the Fire Station must be amended and approved by the City Commission. The proposed addition is over 1,500 square feet (est. 3,200 SF) the Land Development Regulation (LDR) requires the Special Exception Use approval to be revisited.

Utilities:

- It is believed that the added property was on septic. There was research done with the NSBUC on a connection to the sewer, which is required. It was verified that the property does have sewer and a 5/8" water meter, so the addition could hook up to both with no problem. Also, if either upsizing the water meter or adding another line is needed, there will be a credit from the house that is being demolished to do so.
- After the lots are joined, utility accounts will be as well.

Building:

- Sees no problems with putting on an addition.
- If there is a septic tank on the property, it will have to be capped due to its abandonment.

Next Steps: City Staff will do the paperwork to join the lots and rezone the one and do more research on the stormwater ditch. The Fire Department will have to begin the paperwork to amend their Special Exception to include the addition which will go before P&Z and then the CC for approval. The timeline will be approximately 6-8 months.