

**Commercial Pre-Application Meeting**  
**November 25, 2024**  
**Meeting held by Microsoft Teams**

*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.*

**2373 SR44 (former HIG Insurance).** The applicant who has the building under contract called the meeting to see what needed to be done to turn it into a gun store. Since it is zoned B-4 and guns stores are retail, all he would need to do is submit a Change of Use along with a floor and parking plan to the Planning Department where it will go under review. He was also told that there are restrictions on the electric signage that is there as it can relay only text, no images, and be changed only twice a day. Other departments added these comments:

**Fire**

- They will need to see the complete plan for storage before any input can be given but added there may be restrictions after they are reviewed.

**Engineering**

- The applicant will have to look into having a sidewalk as there is a gap on that property, so it should be added into the plans.

**Utilities**

- All utilities are there, but once the applicant completes a design and feels a service needs to be upgraded, just let them know.

**Building**

- The building was remodeled five years ago, and there are many inside walls that are load-bearing, so the contractor will need to be cognizant of this if they will be knocking down any walls.
- The building also has an elevated floor system, so if a vault or a safe is going in, that area will need to be reinforced.

**Next Steps**

The applicant will submit the building and parking plans with the Change of Use form. It will take up to 30 days for review and comments. When it is approved, the applicant can begin to pull permits and file for a Business Tax Receipt.