

## **Commercial Pre-Application Meeting February 26, 2025**

*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.*

**Venetian Bay Town Center, 424 Luna Bella Lane.** A Conceptual Site Plan was presented that would redesign the streets and associated parking within the Town Center area of Venetian Bay. The proposed plan would add 83 additional parking spaces for residents and businesses which are needed in that area. Some of items discussed with the applicant include the following:

### **Utilities**

- Space is limited on the east side of Luna Bella for relocating utilities. A separate meeting is recommended before moving forward with plans.

### **Planning**

- The amount of green space that would be removed for the additional parking spaces needs to be calculated for consideration with the new Site Plan.
- The oak trees that are in place need to be accounted for as they are part of the PUD.
- Current land development regulations only allow for angled parking on one-way streets, so a variance would be required.
- Significant changes from the approved PUD are proposed, so it will need to be amended.
- A Class 3 Site Plan would be required and would need approval from P&Z.

### **Engineering**

- Some of the proposed parking utilizes city-owned land. The survey lines need to be clearly drawn, and a variance may be required since the current code doesn't allow public rights-of-way to be used for parking except in alleys.
- Florida Green Book indicates there should be no parking on circular roundabouts, so the city likely would not support that.
- The width of proposed sidewalks next to parking needs to be verified as sufficient.

### **Building**

- If any spaces are assigned to a specific residence or business, they would not count toward the accessibility requirements.
- Loading zones and other accessibility requirements will reduce the number of spaces below what they have proposed.

### **Fire**

- The area is already very tight for emergency vehicles. Any change to the approved Site Plan will need new auto turn calculations to insure they are adequate.
- The roundabout will likely be a problem for the swinging apparatus on the fire truck.

**Next Steps:** Individual meetings with some of the departments will facilitate the development of a potentially workable Class 3 Site Plan that is required for 51 or more parking spaces, which would go to the Planning & Zoning Commission for a public hearing. A license agreement would need to be made with the city to utilize any of the city rights-of-way for parking. Modification of developer's agreement for the PUD would go to Planning & Zoning for a recommendation, and then to the City Commission for the final decision.