

Commercial Pre-Application Meeting

March 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.

701 E 3rd Avenue. The owners of Cafe Vesuvio are seeking to expand their restaurant seating by building a deck over a retention area adjacent to the parking lot at the rear of the restaurant. This is a follow-up pre-application meeting, and a building permit has been submitted, but some areas of concern still need to be addressed.

Planning

- Approval is needed from the Health Department or the Department of Business & Professional Regulation (DBPR) to carry food across a parking lot to a dining area.

Building

- The proposed deck is approximately 700 square feet, so a Class 2 site plan is required, or the size of the deck needs to be reduced to less than 500 square feet.
- Additional parking spaces would be required for additional seating. The owner has secured a lease agreement with Truist Bank for additional parking spaces.
- The parking lot is a separate tax parcel, so combining the parcels would be required as there is no provision in the NSB codes for off-site parking.
- An ADA compliant route to the bathrooms can be accomplished.

Engineering

- Stability of the retention pond is a concern because vegetation will eventually die below the deck, and this will lead to erosion of the banks along the retention area.
- The site plan will need to show how the retention area will be accessed for maintenance.

Next Steps: The Health Department needs to approve carrying food across the parking lot. The parcels would need to be combined to meet the on-site parking requirements. A Class 2 site plan needs to be submitted with the permit application, or the size of the deck needs to be reduced to under 500 square feet, and the plan needs to demonstrate how the retention area will be accessed for maintenance.