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September 14, 2020

Site Plan Review: 5050 Conway Road (**continued from August 25, 2020**)

Applicant Request: PROPOSED DEVELOPMENT SITE PLAN. PURSUANT TO BELLE ISLE CODE SEC. 54-79 (F) (4), THE BOARD SHALL REVIEW AND TAKE ACTION ON THE PROPOSED SITE PLAN, SUBMITTED BY APPLICANT HOSANNA BUILDING CONTRACTORS, LOCATED AT 5050 CONWAY ROAD, BELLE ISLE FL 32812, ALSO KNOWN AS PARCEL # 17-23-30-0000-00-008.

Existing Zoning/Use: Retail Commercial District (C-1)/ Vacant Gas Station with Convenience Store

Staff Application Review

Since the August 25, 2020 meeting, the applicant has revised their site plan to address some of the comments and recommendations discussed. The proposed application is for redevelopment of a commercial building to include an addition for a pharmacy and medical office use. The property is located within the jurisdiction of the City of Belle Isle with a zoning designation of Retail Commercial District (C-1).

Sec. 54-79 of the City Code identifies requirements for the C-1 zoning district. Medical office and pharmacies are allowed as permitted uses. Site plan review and approval is required, however, by the Planning and Zoning Board before a building permit may be issued (Sec. 54-79 (f)(4)).

Staff Review

The proposed plan complies with the code (subject to granting of companion variance requests in this September 22, 2020 public hearing). The applicant has provided a site plan, landscaping plan, and a shared parking agreement that exists for the site.

There are additional conditions, however, that need to be considered by the Planning and Zoning Board in determining whether to approve the site plan application. These conditions are identified in the Staff Recommendations section below.

Staff Recommendations

For the Board's consideration, it is within the Board's purview to require conditions applicable to approval of a proposed site plan. Staff recommends that the following considerations as conditions to be placed upon an approval of the proposed site plan:

1. A separate dumpster permit shall be required as part of the building permit process, that meets design standards provided in the Code. The applicant has indicated the proposed location for the dumpster and provided information on the size of the dumpster proposed.

2. The applicant seeks to close the existing curb cut abutting Conway Road, as indicated on the site plan. The applicant has provided a copy of communication with the FDOT indicating the procedure to effectuate this. As a condition of approval, the applicant must provide the approval from the FDOT to close the curb cut prior to receiving building permit approval.
3. A landscaping plan consistent with Sec. 50-76 shall be provided for review with the building permit application. This shall include an irrigation plan.
4. Stormwater management plans consistent with the requirement of Sec. 50-74 and Sec. 54-79 (f) (2) shall be provided for review with the building permit application.
5. A lighting plan with foot-candle information shall be required as part of the building permit application process, if new exterior lighting is proposed, to ensure no light pollution occurs onto adjacent residential properties.
6. A separate sign permit application is required.

With these conditions, staff recommends approval of the proposed medical office and pharmacy.

The Board may consider any of these conditions or apply others as deemed appropriate by the Board. Please note that if additional plans or agreements are requested, the Board may want to review these prior to granting approval of a site plan.

Upon approval of a site plan, it becomes part of the building permit and may be amended only by the Planning and Zoning Board.

Next Steps

The Board may approve the proposed site plan application as it is, approve with specific conditions, continue the application if additional information is being requested for consideration, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.