



Sanguich Walk-up Counter

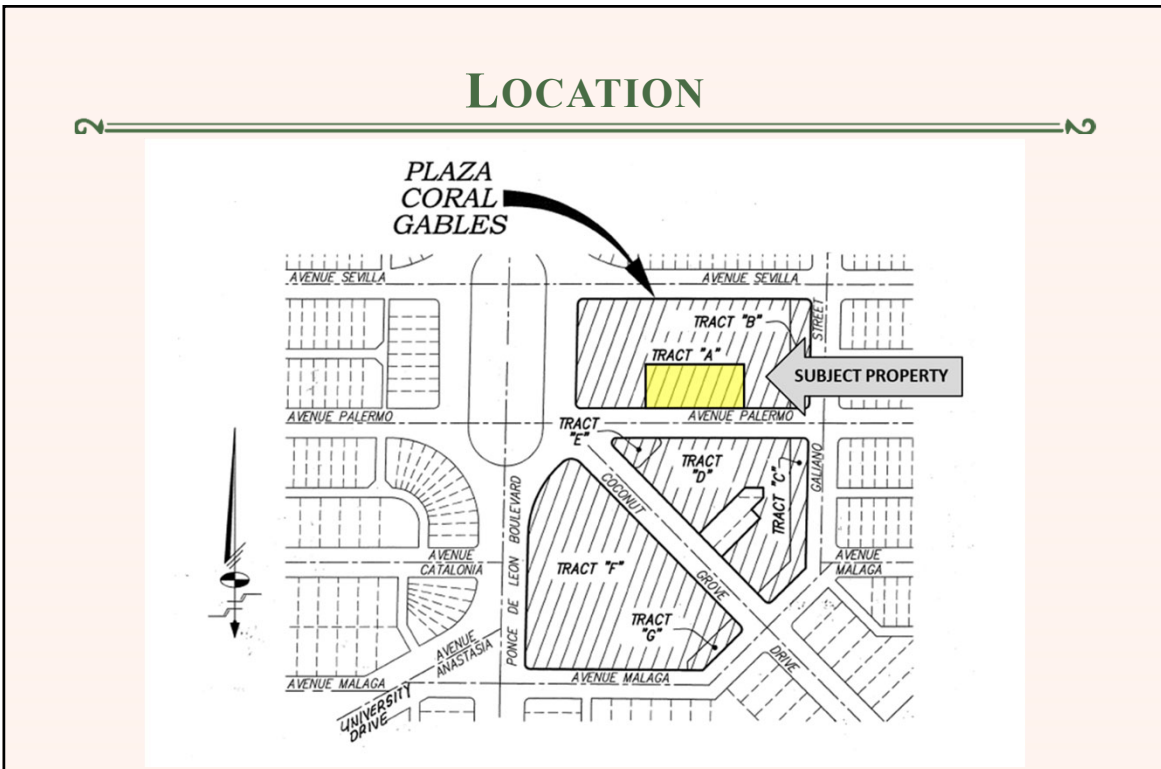
111 Palermo Ave, Suite #103

CONDITIONAL USE

CITY COMMISSION
JANUARY 23, 2024

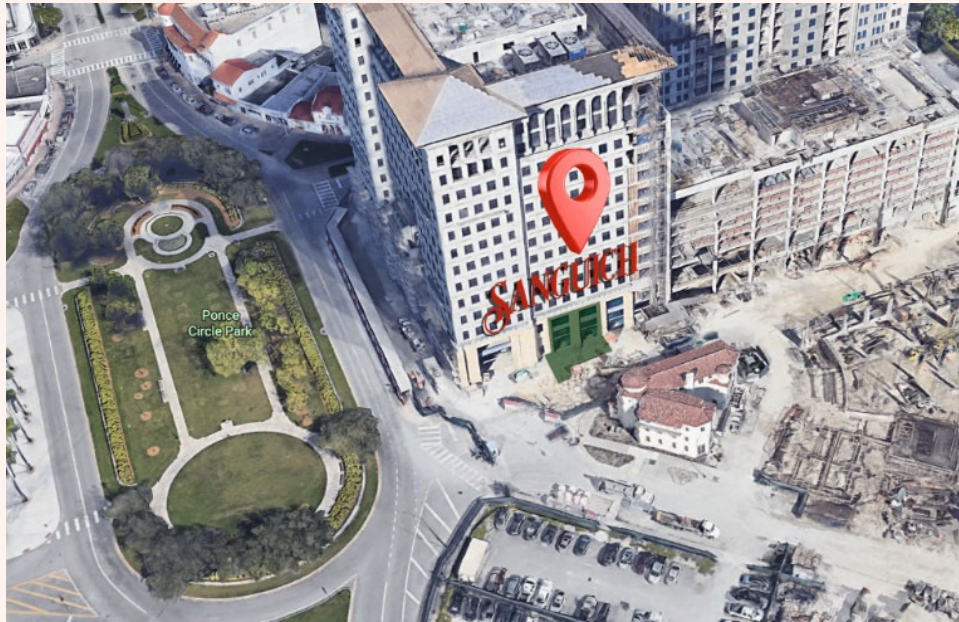


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THE PLAZA – 111 PALERMO AVE, SUITE 103



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LAND USE AND ZONING MAPS

Future Land Use: Commercial High Rise Intensity



Zoning: MX3



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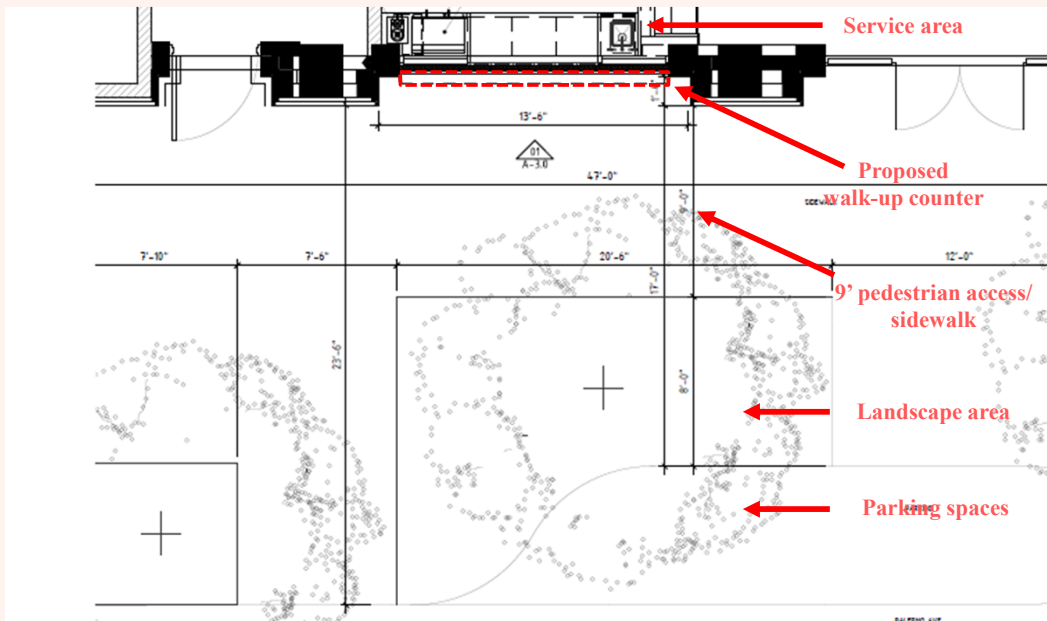
EXISTING CONDITIONS



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SITE PLAN



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PROPOSED WALK-UP COUNTER



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 01.27.23
2	BOARD OF ARCHITECTS: 05.04.23
3	NEIGHBORHOOD MEETING: 03.23.23
4	PLANNING AND ZONING BOARD: 01.10.24
5	CITY COMMISSION: 01.23.24
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LETTERS TO PROPERTY OWNERS (1,000 FT)

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1000 FOOT RADIUS MAP

APPROXIMATE SCALE = 1:1000

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PUBLIC NOTIFICATION

3 TIMES

LETTERS TO PROPERTY OWNERS
NEIGHBORHOOD MEETING, PZB, CC

2 TIMES

PROPERTY POSTING
DRC, PZB

3 TIMES

WEBSITE POSTING
DRC, PZB, CC

2 TIMES

NEWSPAPER ADVERTISEMENT
PZB, CC

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COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

THE WALK-UP COUNTER SHALL:

- Be operated when the rest of the business is **operating**
- Not interfere with **pedestrian circulation** or adjoining sidewalks
- Future open-air dining within ROW shall require **sidewalk café permit**
- Comply with **noise regulations**
- Be maintained in a clean, neat, and **orderly appearance**
- Not have **storage of dishes, silverware, or other restaurant/walk-up counter equipment** visible
- Submit a **restrictive covenant**

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