

Meeting: Commercial Pre-Application
Date: November 7, 2018

The following items came before the Pre-Application Committee:

1. A proposal for 602 Skyline Dr. to build a new administration/service facility. The owner had questions concerning the setback of 15', paving being allowed within the setback for a sidewalk, and the procedure to cut down trees. The owner wants to eventually put all utilities underground, and city staff stated that the proposed building could not go over the gravity sewer and will need to be relocated if that is what is planned. It was also suggested that there be a new survey which would show the platted access roads that are internal to the airport and the subdivision next to it. Parking was discussed and even though there isn't a true problem with it, the owner had pointed out that with the shift in setback, she would have to acquire approximately 20' from the west boundary of the restaurant property. Cars from the restaurant often park on the subject property, especially for special events, so they plan to discuss a special parking arrangement that could meet both property's needs. All discussion was preliminary as a grant from DOT is needed before the project planning can begin. City staff told the owner that after the grant was received, the time frame to get the final finished design, schematics, and surveys would be approximately 90 days.
2. An inquiry about 1231 Canal St. (west of Bishop's Towing) to build a new high-end boat storage facility on three acres was presented. One problem facing the developer was that the bulk of the property is zoned B-3 HSB and R-4 on the north end. Two proposals were discussed. The first one would have the new storage facility on the B-3 parcel only and leave the R-4 alone. The plans would be for the boat storage facility to be enclosed and have a Florida vernacular design, bringing a good image to the street. The plan would be for one 22 unit facility and two, 10 or 11 unit facilities, plus an office. City staff questioned the 11 units being big enough to park a boat, but developer stated there would be a robotic device to park them! The second plan was to put part of the facility in the R-4 zone, which will require rezoning and a special exception for the area used. The owner would combine the lots into a single parcel. Problems with both plans will be the trees as 189 will have to be cut down, following the proper procedures, and, at present, there is only access to the facility from Hickory St. A sprinkler system was also mentioned, but it would depend upon the building size. The present building will be demolished, and the new office building replacing it will need sewers and septic. No parking problems were seen. Developer will need to show a plan for electrical/lighting and will have to contact DOT before everything else to see about an entrance being permitted from Canal St. City staff also suggested that the developer meet with an engineer about storm water retention and the wetlands.

3. An inquiry was made about 1450 Turnbull Bay Rd. (near the Airport Industrial Park) for a low-end, unmanned open boat and RV storage facility. The gated facility would have 14 spaces, with 30-foot aisles using RR ties to divide the spots on shell parking. A tree survey had been done, and the one historic tree will be preserved. No new utilities will be needed as there will be no electricity on site. City staff said they will need to see a survey of the parking plan for TRS and reminded the owner that fencing and landscape buffers would also be needed.
4. An inquiry was made about 647 Louella St. (off Glencoe and Pioneer Tr.) in regard to dividing the 17 acres either into 2+ acre lots or 1 acre lots. It is zoned RE (Residential Estate), but it may need to also have an R-2 zoning if the 1 acre lot plan is used, and a Developer's Agreement will need to be made for both of them. City staff noted three problems for both plans would be sewers (septic requires County approval), water (hydrants and 50' swales; loop mains from Louella St. and Pioneer Tr.), and roads (shell wanted to keep rural feel but paved mandated at aprons/open right-of-way). Electric will be underground and come off Louella St. It was noted that in the annexation agreement there could be horses on the properties. City staff stated to move forward, the developer needs to submit plans showing houses, elevation, and septic as well as to see if the community could have gravel roads and get a pavement waiver from the City Commission.
5. A proposed site plan for 533 Canal St. (the sliver of land between RR and NSB parking lot to Julia Ave) was presented. The developer wants to put in an office building in the center of it with a walkway over the city's storm water retention pond going to the parking area. City staff said that major issues include getting a sanitary sewer; room for a 12'x12' electrical pad; getting permission from DOT to connect to Canal for water and exit on Canal as they can only connect and access the subject property from Julia presently; making sure there would be irrigation for landscaping; abandon RR St. and put parcels together; make sure land isn't contaminated from Dunn Lumber due to termite control.
6. An inquiry was made by a Geosam rep to get a third rezoning amendment for additional use for Venetian Bay's Village Center, so a private indoor storage unit could be built off Messina and Luna Bella. The facility would be three stories, 30,000 sq. ft. for each story, and an office. The bottom floor would be flex space for boats and RVs, and the second and third floors for individual storage units. The façade of the building and the landscaping would keep with the theme of the development. There were really no concerns except three. They will need a Traffic Impact Analysis, they need to make sure that the office bathroom will be in the southern part of the building due to gravity sewer issues, and any elevator must follow city code.