

Meeting: Commercial Pre-Application

Meeting Date: September 26, 2018

The following items came before the Pre-Application Committee:

1. An inquiry was made about 300 Jasmine Ave to reconstruct the existing building for restaurant use. There was some question as to whether there is a decrease in pervious surface as it appears to be sand/shell, but there had been a cement pad at one point on the site. Also, there had been a previous site plan that had been submitted to the committee, but it had expired when the owner had failed to get the required sign-offs, so the process has to begin again.
2. An inquiry was made about 4164 S. Atlantic Ave to open an ice cream shop in the existing leased spaced. The individual is concerned about the electric service and will meet with the UC. He also wanted to insure the layout is compliant with city code. Only minor renovations will be needed within the single rental unit. However, for occupancy, the permit will require that the building be brought up to current code.
3. The preliminary and final plat at 3350 Pioneer Trail, which is 544 acres, was discussed. City staff fielded questions about the initial plan. The first was on tree retention. It was suggested that the developers first calculate the developed areas to see if 80% or greater of the specimen trees are preserved before investing in the survey of wooded areas to be left undisturbed. A second question was on trees 6" in diameter or greater and the tree survey itself. City staff clarified that the tree survey only needs to be conducted for developed areas and would include those trees. City staff also raised concerns about the existing wells on the property, for there is a high probability that they were used prior when it was a sod farm. Board also fielded questions on the timing of the peculation tests, which determine the water absorption rate of the soil, and suggested to delay actual boring by using existing published information on soil types. The next steps will focus on the utilities, and the details will be set prior to the finalization of phases to avoid running the utility easements through future phases. Twenty-seven acres are to be developed as commercial but will most likely be the last phase of the project. City staff reminded the individual that the calculation for required open space does not include this space. It was stated, too, that the city is upsizing the current electric service along Pioneer Trail to support growth, which will then require a 25 ft easement along it. It was noted that this was already part of the PUD plan of Shell Point.
4. The preliminary and final plat at Turnbull Trace, which is 157 acres, was discussed. The plan is to maintain the current zoning of property which is R-1, R-2, R-3A and Conservation and to have a total of 293 lots. The developer wants to maintain similar easements as Shell Point. However, the requirements call for a 20' easement at that location with a provision that the Utilities Commission has the discretion to request an additional 5'. Questions on lift stations were asked, and planned, and it was stated that at least two will be provided, but possibly three. **Note:** This is the same property the city has proposed purchasing with the GO Bond proposal to be voted on in the upcoming November 6th election. Also note that this and #3 were often discussed together.

5. An inquiry about converting the building at 507 N. Orange into a bakery/cafe was made. It will require a site plan approval. Also, the property is designated as a historic building, so it will need to go through that process as well. Since the building has been vacant for a long period of time, the owner is working with an architect to develop a viable plan for the business.
6. A representative for Baci Pizzeria, who bought the old Shell Station at 840 N. Dixie Freeway, had questions about its plan for use. Currently, the tanks are being removed, and it is planned that the building and parking will remain the same size. The building will be renovated to include a new kitchen to be used for take-out and catering, and an area for delivery trucks will be created. A building to be used for dry storage will be built. A plan for the new building will be required, as it is planned to exceed 500 sq. ft. in size. It may require a site plan approval, given the change of purpose.