

Meeting: Commercial Pre-Application Meeting

Date: August 7, 2019

The following items came before the Pre-Application Committee:

1. **The Black Heritage Museum at 314 N. Duss Street** would like to build a small air-conditioned storage shed adjacent to the museum to store their important documents. Some considerations and concerns by City staff about this project were as follows:
 - a. They might have to check with the Historic Preservation Committee about the style of the structure to be sure it is conforming.
 - b. Since that area is currently zoned for single family and duplex, this would be a nonconforming use; however, since the museum building had already been there for so many years, it should be allowed.
 - c. They should get an elevation survey to be sure they follow FEMA flood zone regulations, especially for the protection of their documents.
 - d. They will have an electrician decide if they can get electric to the storage building from the panel in the museum. If they can't, they would have to get an additional line set up from the Utilities Commission.

2. **The Utilities Commission owns 958 acres at State Road 44 and Walmart Shopping Center (73090000141)** and wants to rezone the property to a PUD and construct a western utilities complex consisting of a headquarters' building, fleet maintenance building, field operations building, reverse osmosis building, warehouse and procurement building, transmission and distribution systems operations building, two one-million gallon water tanks and reuse and water collection ponds. They also plan to build two solar arrays on the property. Points of discussion about this project were as follows:
 - a. Does this plan align with the Comprehensive Plan and land development regulations? Discussion indicated that it is currently zoned agricultural, but Amye King indicated that there was wording in the Comp Plan for public facilities that would be in line with what they want to do. UC is asking to rezone 10 parcels as a PUD to create this whole complex. **More research will need to be done by City staff, however, in order to determine what is allowed.**
 - b. The Utilities Commission has already met with the county about this plan, and they are in favor of it. They have not yet met with FDOT.
 - c. They are planning extra wide setbacks and buffers. They are also planning a park with bike trails and a water feature at the corner of SR44 and Williamson Blvd to obscure the buildings from SR44.
 - d. The property remaining after development is planned for preservation. **This will have to be assured at the time of approval of the project.**

3. **The Utilities Commission plans to build a 675 square foot storage building at 350 Slatton St.** The building is to be used for storage of conductor coils; no fluids would be involved. Since there is no public access to this property, and it will not be visible from the street, there really were no issues about the request.

4. **An inquiry regarding Turnbull Shores (multiple parcel numbers)** about roadway and utility improvements for this 30-acre home building project was made. The original building plan was previously approved, and the developer was inquiring about small changes they would like considered. Zoning is R2 and as long as the setback requirements are met for all 50' single family lots, City staff did not have any issues with the changes.

5. **Then Smyrna Yacht Club at 1201 S. Riverside Dr.** inquired about a Tiki Kitchen Expansion. They want to enlarge the current 20' x 20' kitchen towards the north side of the property. Comments by City staff centered around the following:
 - a. Current flood zone requirements must be met.
 - b. Two electrical plans are needed to accommodate additional equipment planned.
 - c. Could have fire hydrant issues – the Fire Marshall will go out to inspect the property and decide.

6. **An inquiry was made about 4190 S. Atlantic Avenue (Dollar General Market shopping center)**, concerning an out parcel adjacent to the shopping center parking lot that the owner wants to make into a paid beach parking lot. Comments and concerns by City staff were as follows:
 - a. Research is needed to see if this parcel is included in the original stormwater permit for the shopping center.
 - b. Required buffers are 7' No stormwater drainage can be in the buffer.
 - c. 10% interior landscaping is required.
 - d. Since they are considering installing some type of ice machine, preferably self-service, they will need water and electric for that purpose.
 - e. Since this will be more than 50 parking spaces, Planning and Zoning Board will have to approve it.
 - f. The Fire Marshall indicated they will have to be sure there is enough turning radius to get a fire truck and/or ambulance in and out.