

Commercial Pre-Application Meeting November 20, 2019

Four items came before the Pre-Application Committee, but only these two are of interest to the Coalition:

- 1. 177 N. Causeway (behind Crossfit).** The owner of this property, including 200' into the water, has and needs no lease to replace and expand the floating dock. The 24 slips would be for the Freedom Boat Club. City staff saw no problem adding additional slips. The state has allotted NSB a couple of thousand slips, so these would not affect the Manatee Protection Plan. City staff also saw no problem with access to the slips. The City will still need to see a parking layout plan to verify. There was no concern about the proximity of the fire hydrant, but since there will be a fueling station, it must follow the code and have fire extinguishers. If water and electric are needed, lines can be run. All necessary areas are already ADA compliant. Before the owner can move forward, however, he needs to furnish the Department of Environmental Protection (DEP) permit and find the original application request. The County and City Commission will have to approve.
- 2. Property off Ingram Rd. (163 acres by Mission Rd./ Old Mission Rd.) a planned townhome development called Mission Lakes.** The project manager came before City Staff with questions about this project as it had begun in 2007 with a PUD approved by the county. The plan was revisited in 2011 when ten items were identified to be addressed but were not. It was put aside again until 2018, when it was reapproved by the county. The 2013 Interlocal Service Boundary Agreement (ISBA) requires that all permits need NSB approval as NSB will be providing all services. The roads will be public but maintained by the county (which City Staff said they want to see in writing!) If this goes through, the development will contain 85, two-story townhomes in various-sized buildings (4-6 units each). This will not be a condominium. The plan was to build affordable housing in 2007, but with housing costs rising, this may no longer be feasible.

Suggestions from City Staff to move this project forward were the following:

- A new tree survey will be needed due to our new tree ordinance.
- The area will need a Traffic Impact Study (TIA)
- The access roads need to be updated
- A decision must be made if the utilities will be gravity or lift.
- Since there are new flood maps, the developer needs to see what has changed since 2011 regarding elevation.
- Specific building plans will need to be submitted before more suggestions can be made regarding code regulations.