

## Commercial Pre-Application Meetings January 13, 2021

The following items came before the Pre-Application Committee:

**350 S. Timberlane (approx. 6 acres between Timberlane to Oliver Dr).** An inquiry was made about subdividing this parcel into 6 lots and demolishing the house that is there. City staff stated that this has come up before as it is a prime area but there are many problems:

- The house is on septic. There is no sewer. Bringing sewer to the property would be costly.
- UC stated that a package lift station for the subdivision would not be allowed.
- The creek on the north end requires the builder to follow flood regulations.
- Part of the roadway is owned by the county and part by the City, further down.
- Zoning is County and plans will need to meet County regulations unless annexed into the city.

The exact cost of water and sewer could not be given until specs are given. An engineer would be needed to determine needs for water and sewer and results submitted to UC.

**300 Jessamine (off Cooper and behind former Famous Philly's).** Plans that had been submitted and approved for a restaurant on said property have been discarded, and a new inquiry to turn the small building (400 sq. ft.) into a take-out BBQ restaurant (with 3-5 employees) was discussed. The applicant would be leasing the property and offer BBQ with the usual fare, along with beer (and maybe wine), four days per week. He is going to retrofit the existing building to have a small kitchen (get rid of the walk-in cooler), keep the unisex bathroom, add a screened-in area for the smoker outside, and have four picnic tables in the back to either use as seating while waiting for food or to use for dining. City staff reiterated the setback and buffer footage, to which the applicant responded that he was aware of what would be needed. After the general discussion, the applicant asked about the following:

- Parking requirements: Since the property is in Special Parking District, all it would need would be four spots for customers.
- Sewer line: May need a 6". Applicant will need to research current line.
- Grease trap alteration: Can hook up to the sewer across the street but may need a 6" service line for the connection. If it's 4" another sewer line will be needed.

City Staff saw no major problems, except that they may need fire suppressions between the cooker and the building and between the simple kitchen and the rest of the building. Next step will be the submission of a Class 2 site plan.

**507 Myrtle Avenue (102.7 acres between SR44 and 10<sup>th</sup> St.).** The purpose of the meeting was to discuss the possibility of creating a mixed-use development with the preliminary concept plan consisting of the following:

- 40,000 square feet of commercial space with second floor residential units
- 119 townhomes
- 108 "bungalows"
- 138 single family homes
- 300+ multifamily units
- 100,000 square feet of medical office space/mixed use building
- 2.5 acre storage facility
- Trail system

- The proposal includes multiple curb cuts down Myrtle Avenue and a roundabout on the right of way near the north end of the property.

The following areas were discussed:

- **Lot size-** The smallest lot size in the city is currently 50' wide, but these proposed units are on lots between 24' (townhomes) to 40' (single family homes). The total of over 600 residential units is extremely dense, and per staff comments will likely be met with a lot of resistance from the City Commission as well as community members, particularly those living in that area.
- **Location-** The active rail yard next to this property is an industrial site, and there is a lot of noise 24 hours a day. The roadway connections are an issue as they are county controlled. The traffic in this area is already problematic due to the schools and the bridge; therefore, additional cars in this area only adds to the problem.
- **Engineering-** This caused a lot of conversation:
  - The narrow lots create problems with utilities and make parking more difficult.
  - The southern half of the property is in a flood zone. City codes have a cap on the amount of flood plain allowed. A study might be required regarding this issue.
  - There is a canal near the southern roundabout which runs north to south to the roundabout and then goes west to the lake near the middle school. This must be considered in the plan.
  - The railroad access to the property is through this site right near the roundabout and goes across the northern end to the railyard. It didn't seem like the developers were aware of this or had considered its impact on the project.
  - There are wells on the property. The possibility of contamination must be considered due to the proximity to the rail yard.
  - There is a FDOT trail that is going to be built down Myrtle which is a safety issue because the trail crosses from the east to the west side of Myrtle. The plans for this project are near approval.
- **Fire-**The dense design of the residential areas has a negative impact on the fire department's ability to move around the complexes to get to an emergency site. It is likely that parking will be an issue, and there will be cars parked that will block access for fire trucks because the [proposed roads are narrow. The fire department needs easy access to the rail yard, and this does not seem to be reflected in the plan. There is a dirt road off 10<sup>th</sup> Street, that will not accommodate the fire trucks. There are industrial gases stored on this property which pose a fire hazard.
- **Utilities-** The number of residential units would require several lift stations in addition to the one at Caviedo Street. A project of this size would require a master plan of the various phases and the timeline for their completion.
- **Trees-** Since this is a densely wooded property a tree study would be needed to see if there are historic trees that cannot be removed.
- **Economic Development-** The City needs more light industrial commercial space so it was suggested that perhaps the developer could gear the commercial space to that type of use.

City staff felt there could be a lot of resistance due to its density and many of the other issues mentioned above it was suggested that they consider possibly some apartments or affordable housing in addition to light industrial. Perhaps a neighborhood workshop could be conducted to see what types of facilities the citizens are currently looking for at this location.

(Note: As far as zoning, the property is currently zoned I-1 Light Industrial. However, the Future Land Use is "Industrial Mixed Use," which is required to be developed using PUD zoning, per the City's Comprehensive Plan. Therefore, the property would have to be rezoned to PUD in order to be developed which the applicant was aware of prior to this meeting.)