

Meeting: Commercial Pre-Application Meeting

Date: January 25, 2021

Note: Due to Covid-19, meetings are held via Zoom with City Staff and applicants.

Hog Eye Camp Road PUD (6.39 acres located on the east side of Saxon Drive and bordered by the Publix property on the north and by 7th Avenue on the south). Background: Approximately ten years ago the City Commission had approved the development of a five- story apartment complex on this property including commercial space on the ground floor. That approval is currently still in effect; however, they are requesting to change the project to approximately 100 two- and three-story townhomes. They expressed the feeling that there is more demand for townhomes which would blend into a single-family neighborhood, and the location near a commercial center is advantageous.

The following issues/concerns were discussed by staff:

Planning

- The maximum use capacity for the parcel was based on the property size, and this proposal is at that maximum level.
- Saxon Drive is a county road; therefore, the number of driveways onto Saxon are determined by them. The owner may need roadway improvements, and there might not be enough right of way for them to do that. Glenn Storch, the developers' attorney, indicated that they have been in touch with the county and know that they want a single entrance/exit onto Saxon.
- Buffers may be a problem because this borders on a residential neighborhoods on the south and east sides.
- The existing PUD calls for 50' setbacks from Saxon, and they will also need room for the Utilities Commission easement. Staff indicated that the aesthetic from Saxon is important, and the Commission will want a landscaped buffer on Saxon as well as next to the residential neighborhood.

Trees

- A tree survey was completed, and it shows at least two historic trees at the northwest corner of the property. They were advised by staff that they would need Commission approval for removal of those trees as well as any other specimen trees that were identified on the property.
- It was noted that they only must satisfy the tree ordinance that was in effect when they initially received approval of the apartment project. However according to staff, they will need to show that they are making a reasonable effort to preserve the trees that are already on the property.

Utilities Commission

- If the UC doesn't need the easement at the time of construction, the developer will not be required to clear it. However, a buffer could be required at a future time.
- They are not allowed to plant trees on top of a power line but would be allowed to plant hedges. Walls or fences are not allowed in an easement.
- They could be required to have one or two lift stations.

Traffic

- The developer knows that a traffic study is required. The traffic from Saxon Drive onto Third Avenue is consistently backed up. The addition of 100 townhomes will exacerbate the backup.

Fire

- Since the current city requirement is only for a 20' wide road within the subdivision, something has to be done to provide additional parking. The fire chief indicated that he has been having problems in some of the other new subdivisions because if a car is parked on the street in front of a home, they cannot get a fire truck past it.
- There would also be a need to provide a secondary access to the subdivision, which can be considered when they are further along the application process.
- They need a realistic parking plan that provides for additional parking so that parking on the street can be prohibited. Enforcement of parking restrictions is an issue.