

## Commercial Pre-Application Meeting August 4, 2021

*Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.*

**Village Center East (Venetian Bay- between Luna Bella Ln., Medici Blvd., and Airport Rd.)** Background on this property: Over a year ago, an MU was granted for development that would consist of a retail/commercial building with 21k SF and residential units. Geosam now wants to change the plan to build five, 3-story multi-family apartments/condominiums and have six lots designated for townhomes. A clubhouse and pool will also be included in the plan. There will be a total of 322 multi-family units and 511 parking spaces. Turn lanes will still be off Airport Rd. The infra-structure will basically be the same, but water and stormwater will need to be relocated with other areas needing “tweaking” for the new layout.

The following issues/concerns were discussed by City staff:

### Planning

- The size of the units w/ number of bedrooms need to be shown on Site Plan as that will determine the number of parking spaces required. The representative responded that their plan is based upon a mix, so they will provide. It was noted by staff that garages really are not a good indicator for parking spaces as many are used for storage.
- They will need to check the MDA to see how many parking spots can be in a row and put in landscape islands between lanes as well as on the ends.
- If commercial is being eliminated, they will still need to meet the agreed Village Center requirements and documentation of that will be needed.
- Staff questioned why two parking lots were dead end to which the reps stated they will investigate that possibly opening into the rest of the development as they thought those may be used more by the commercial clients since the grassy area will now be developed. Otherwise, make them temporary/restricted/limited parking.
- There should be two connections on Luna Bella; reps will investigate that.
- The development must be consistent with what is already there:
  - ✓ Architecture of the buildings must be the same.
  - ✓ Trees on Luna Bella and must be consistent with what is on the other side.
  - ✓ Sidewalks will need to match what is on the other side.
- The dumpster area is off Airport RD. might be too far removed for many residents.
- More pervious building coverage than original plan is concerning.
- Two lots will need to be joined before permitting can be done.

### Engineering

- Staff wanted to know if this was going to be done in one or two phases as each section will have to stand on its own as far as infrastructure. Reps responded that they plan to build in phases due to construction material problems, they will submit a Phasing Plan that will sketch it out in detail.
- Minor changes will need to be made regarding stormwater due to changes from the original plans.

### Utilities Commission

- They need to meet with the UC to show necessary changes and come up with solutions to foreseen problems with the change of plan which include but are not limited to:
  - ✓ The metering will now need to have a master instead of individual ones.
  - ✓ Transformers will have to be moved.

**Fire**

- The hydrants will need a two-flow test to see if they need to be updated.
- There will need to be stabilized access.
- Will need to see Conceptual Site Plan to see what more might be needed.

Geosam may get some push-back from residents as they are reducing the amount of commercial space available. Also, the planned pool will only be for the new development. It was suggested Geosam think about the design and restrict street parking for the retail that is already there.

The next steps will be to submit a major modified Site Plan for the City to review, meeting with the UC and Fire departments as they are working on it. After City staff reviews it, giving comments, it will go before P&Z to approve the amendment for the change of use. It was also suggested they show the Venetian Bay HOA the change of plans before they begin construction.