

Commercial Pre-Application Meetings January 27, 2022

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.

2004 Dixie Frwy. (Lost Lagoon Restaurant and Bar). The owners and their legal representative presented two proposed plans ① to replace the existing deck on the southwest corner of the existing restaurant with a two-story deck and ② to build a miniature 18-hole golf course on the northeast side of the property. The zone is industrial I-3, and the legal representative wanted clarification if a PUD or change of zoning with Special Exception would be needed. The following are some of the issues discussed by staff with the owners and representative:

Planning

- The restaurant was built before the property was zoned and exists by Special Exception, so the deck addition will be ok as the footprint will not change. The mini-golf course would need a PUD, which will be easier and faster than rezoning with a Special Exception.
- Deck height and mini golf course, including light poles will need to be within the FFA criteria.
- Parking will be a problem and need to find out who owns the parcel that might be available to them. Off-site parking would be ok if worked out between airport/city. Parking formula for a golf course is 1.5 spaces per golf hole and one for employees; for the additional seating on the decks, one space per 2.5 seats is required. The course design may be modified to include more owner property parking.
- Live oak trees will need to be protected; legal rep stated the course design could be changed to make sure that they are.

Airport

- Lights at night, as well as the pole heights, would have to follow FFA Notice Criteria. Also, wildlife would need to be looked at to see if the additional lighting might bring them into the area.
- Parking may be a problem when there are events along with the airport construction project. Plus, having a land-lease agreement with the airport will be higher in cost per FFA rules as it would be for a non-aeronautical business.

Engineering

- The survey may need to be looked at closer as it seems 75' off from the airport construction survey.

Fire

- The mini golf course will need better access for ER equipment. Can't have a dead-end more than 150' and will need a turnaround for firetrucks.
- Will have to look at plans closer to determine total seating for the restaurant to see what additional protection will be needed. Since building isn't sprinkled, more fire flow. There are two nearby fire hydrants.

Building

- The mini golf course must be compliant with FL regulations for ADA regulations.
- More thought should be put into access to second floor deck and detailed in notes on the plan.

Utilities

- The utility map disagrees with the owner's survey.
- Electric is behind property and on poles, owner would prefer it underground.
- For the mini golf course, there is a major problem as 10-12" lines as well as a gravity sewer are in the western part of the property where most of the golf course is planned. That area cannot be developed.
- Separate meters and addresses for the golf course would be beneficial especially for future sale.

Next steps will be to apply for a PUD along with a Concept Plan for both items. Then submit a Site Plan for staff review. Talk with the airport about parking and see if an agreement can be reached.