

Commercial Pre-Application Meeting January 19, 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.

NSB Health Park Expansion; Medical Park City (SR 44, between Florida Memorial Parkway and I-95). A site plan was presented by the applicant with the focus on clarifying that this was not going to include residential apartments but would include hotel rooms. The building will be three stories (max 60' in height) with medical offices on the first floor a 182-room hotel located on the second and third stories for medical personnel, patients and their family members who may need to stay overnight. The hospital PUD will be finalized in February and the project is expected to be completed within five years. The following issues were discussed by staff with the applicant:

Planning

- Hotel is required to have a license from the state.
- Density confirmed at 40 units per acre for a hotel use.
- Clarification of the number of parking spaces was made. Current requirement is 1 space/room unless a suite with kitchenette which require 1.5 spaces/room,
- Nearby pavement alignment has recently been completed but needs to be connected to trail system.
- 195' cell phone tower will be an issue as it may require a fall zone set back; will need to check who has the lease.
- Only site plan problem is the cul-de-sac (see below).

Fire

- The cul-de-sac is a problem; code gives three other options that are doable.

Utilities

- May need a lift station after a review to check capacity.
- No reclaimed water is available. Two options would be a single well or an irrigation meter.
- UC is revising its plans for property west of I-95 for their hydraulic model, so this project may be included in it.

Engineering

- Clarification of stormwater system was needed; there is an off-site stormwater pond and underground storage for the increased impervious areas.
- Property is platted to the dead-end property line. The road is public, so verification is needed that no development will go beyond that point.
- Sugar Mill Drive will need to be included in a new and revised SR44 traffic study (TIA).
- Send final plans to Engineering Dept. to see if they need to modify the driveway.

Next step will be to take suggestions and make changes to the site plan and resubmit to staff for review.

301 Milford Place (off Washington Ave.) This meeting was regarding an assisted living facility currently located at this address. The owner would like to add three additions to the building, one on each side and one in the back. This would increase the number of residents from 16 to 45. They plan to apply to the Planning and Zoning Board and the City Commission to vacate a 10' wide alley at the back of the property to give them more room for the addition. The following issues were discussed by staff with the applicant:

Planning

- The building coverage is still under 40% of the total property which keeps them within the requirement.

- In 1998, a special exception was approved for this property that allowed a commercial building in a residential area. Even though the zoning has been changed to R-3 the owners would again have to apply for a special exception for the proposed additions.
- Current parking regulations require two spaces per unit; they would not qualify but can apply for an exception. It was noted that some of the residents are in a memory care unit and do not have a vehicle.

Engineering

- Since the property is in a flood zone, they will have to get a more complete elevation survey to see if the areas where they want to build the addition would require a large amount of fill to get them over 5' above flood level. This process could be both costly and difficult to achieve.

Fire

- The additions would be required to have sprinklers.
- The driveway on the south side of the property may need a turnaround for emergency vehicles depending on its length.
- If the addition is more than 50% of the old building, then the entire building would have to be brought up to existing fire code.

Utilities

- The existing building is not tied into the sewer system. Commercial buildings are no longer allowed to be on a septic system so they would have to hook up to the city sewer system. There is a connection on Milford that is close to the property.

Next Steps will include having the elevation survey completed before proceeding to determine if this project is feasible. If so, they can proceed to submit a site plan to city staff with the recommended changes. Staff can approve it if it is less than 25,000 total square feet, but if it is more, then it requires Planning and Zoning and City Commission approval.