

**Commercial Pre-Application Meetings  
June 15, 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.***

**Ingham Rd. and SR44.** The applicants, who own Frozen Gold, inquired about developing two parcels for commercial use. They are envisioning a 10-15,000 SF building for a shopping center that would have two restaurants. They would want Walden Rd. vacated, so the parcels could be joined. The center would have a two-story in the middle of the building for visual aesthetics. The following items/concerns were discussed with the applicants:

**Engineering**

- Vacation of Walden would be a big item as the property was looked at before and the section of SR44 by it has limited right of way and drainage is right up to the road itself. It may be considered if there was a land swap in front for utilities and a sidewalk.
- Any turn/no-turn lanes or deceleration lanes (which may be required) on SR44 must be permitted and approved by DOT.
- Surrounding roads, King and Ingham, are County and could be used to get into the shopping center but would need state approval for access.
- Asked about a stormwater retention pond and the applicant replied that they have an opportunity to buy more land on the right side of Ingham which would be used for that.
- Cleaning underbrush is ok but be cognizant of smaller trees at 2.5" in diameter as they could be used for tree replacement. One applicant stated he wants to keep as many trees as possible.

**Planning**

- B-3 zoning setbacks would be needed. Center would need 25' setbacks and landscape buffers. Utilities easements are separate and would need 25' on state roads. Will email applicants with requirements for B-3 zoning and COZ (Corridor Overlay Zoning).
- A utilities buffer might be needed on Ingham and King.
- Anything over the max parking requirement requires 20% landscaping.

**Utilities Commission**

- Water main will need to be relocated if Walden is vacated as well as extended and attach to the 6" which is 500' away on Ingham.
- Electric will have to be put underground after the vacation of Walden.
- Wastewater will be a problem as there is no city sewer and none is near the property. Will need a full-size lift station forcing into Canal St which is 1000' away. Area is in an internal study regarding converting septic to sewer, but no plans are in the works to do so.
- A 6" water main will be needed for a fire hydrant, as none are close enough to use.

**Fire**

- A 6" water main for the hydrant may not be big enough for a commercial building this size
- A sprinkler system would be required as building is over 5000 SF.

**The next steps** will be to meet/contact with the county and state for access permits and get a survey of the specific dimensions of the parcel to show the City Commission for the property swap. Get a tree survey. Look at the list of permitted uses to see what types of businesses could go into the center and hire a design architect. After all this is done, submit surveys and Site Plan for review.

**Rezoning parcel on Sugar Mill Dr. and SR44.** Applicants and their representatives inquired about what they needed to do to re-zone this parcel to a PUD for possible storage, office space, childcare, and/or a bar/restaurant. The applicant was aware that wetlands are involved in the northern part of the property. The following are some of the items/concerns were discussed with applicants/representatives:

**Planning**

- If re-zoned to a PUD, buffers and setbacks will have to be put in it with a minimum of 20' for a landscape buffer and a 40' for the front setback.
- Oak Ln. and that section of Sugar Mill Dr. are county roads and will have to follow their regulations. May have problems since parcel is narrow; plus, SM will be widened, but not until Advent Health goes in.
- Oak Ln. to SR44 will need to be improved as even though it's county, the city maintains it. Permitting will have to be approved by them.
- A 6' privacy wall will be needed in the back within the landscape buffer.
- If a medical building goes in, parking could be a problem due to wait time; plus, there would be competition with Advent Health.
- The site will need its own retention pond as they could not connect to Seven Eleven's.

**Engineering**

- A portion of the property is in Flood Zone A and will need an elevation survey done to see if compensating storage will be needed.
- A traffic and environmental study will need to be done.
- May need to give the county some property (7.5' -15') in order to have a right-of way on Oak Ln.

**Utilities**

- All utilities are there but will need work to get working. May have to go under SMD to the west side to connect to the 20" reclaim water and 12' water main off SR44 or go to the east side of Oak Ln. where water mains are stubbed out from a 20" and 8" which may be good for a hydrant.
- There is a sewer lift station off SMD, but it's not stubbed out. The best option would be to go straight into it as deep as you can in the wet well.

**Fire**

- For a commercial building, water demands for fire will need a 1500 gallon per minute fire flow; if storage is involved, a 2500 gallon per minute and will require a sprinkler system.
- May have an issue with turnarounds/ hammerheads/cul-de-sacs unless they can exit off Oak Ln.
- A fire hydrant will need to be on the property.

**Next steps** will be to first get with the county to ask about access points on Oak Lane. Also ask if a left-hand turn lane on SMD would be needed. Get an elevation and traffic study done. Submit a PUD application for re-zoning and a Concept Plan for staff review.

**1445 S. Dixie Freeway (former Kenny's Liquors).** This property is south of the shopping center that the applicants want to change to a coffee shop. It would have 30 seats with counter service but would be mainly focused on drive thru/take-out business. The following are some of the items/concerns were discussed with applicants:

**Planning**

- Parking was discussed at length. The current drive thru for the liquor store has two lanes but they feel that one lane will be sufficient, which would allow room for the existing angled parking just to the south of the building. Combined with the common parking from the shopping center and two or three space in the front of the building facing a patio, there would be more than the required 15 parking spaces.
- Trash area should be located at the back of the property and must be enclosed.

**Fire**

- Fire hydrant requires a 10' clearance area around it to allow for emergency vehicles.
- Any cooking that will be done will be in a microwave, therefore, a hooded system will not be required as there will be no grease vapors escaping.

**Utilities**

- A 750-gallon in ground grease trap will be required, for any business classified as a restaurant no matter how much cooking takes place, needs one.
- The current 5/8" water line may be too small, but it can be upgraded.
- The current electric service is 200 amps. If the type of appliances used requires an increase in service, it will be required to go underground.

**Economic Development**

- Since this property is in a CRA district, there are façade grants available and depending on the age of the building, there could be brownfield grants available as well.
- Number of employees expected is 12-14.

**Next steps** will be for the applicant will submit a Site Plan and once staff reviews and provides comments, they can make the necessary changes and resubmit it along with the permit application. Once these are submitted, it will take 30-60 days from submission for the final review and approval process.