

Commercial Pre-Application Meeting

August 31, 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.

Industrial Park, Lot 7 (4.75 acres). The owner/applicant's representative presented a Concept Site plan for a 74-spot RV/Boat open storage facility. There are wetland fingers in the western part of the property, and the applicant has help with coastal mitigation regarding it; the eastern part is in the AE-5 flood plain and will be filled in, but the need for compensation storage will have to be researched. The following are some of the questions/items/ concerns discussed with the representative:

Engineering

- Because the property is in the flood zone, an environmental report will be required.
- If there will be any digging on the property, an archaeological report will be required if more than 25 SF of land will be disturbed.
- A wet and dry stormwater retention system will be needed since the parcel is so close to Turnbull Bay, and the placement of them should be checked with the airport as it may be affected depending upon their location.
- Washout area will need a separate stormwater system.
- Will need to get with Building Dept. regarding an ADA RV spot.
- The representative brought up that a Phase 1 environmental audit was done in 2017 so will there need to be a Phase 2 audit? Staff replied that since the area had been a town dump, the land and wells will have to be checked out.

Planning

- Proposed project fits the I-3 zoning and use.
- Underlying survey mentions right-of-way, but more research will be needed as its intent is unknown.
- Per I-3 Zoning Ordinances, a 6' fence and appropriate barriers/buffers will be required.
- Per the tree survey, not all trees were verified regarding height and those that may be historic and needs to be done.
- If a new building is needed for an office and there is an attendant, a restroom will be required.

Utilities Commission

- Utilities there are a sewer stub; an 8" water main and hydrant on west side; electric transformer underground on the SE corner. Will have to tap into water as there is no stub, but it looks like it can be done in greenspace which is good.
- Reclaimed water isn't available; will need to look at this closer.
- Applicant had asked if there can be a pump out area to which the UC responded that due to not knowing what chemicals vehicles use and some may hurt our water system, this needs to be looked at closer and maybe have a pre-treatment area. Representative then suggested having a holding tank which the UC then recommended.

Economic Development

- Since the applicant will have to get a brownfield test done by a biologist, the city has Brownfield Grants and may be able to apply for one.

Next steps will be to complete all surveys/reports/studies, contact the Fire Dept since they weren't on the call, and submit a Class 3 Site Plan for review.

Kid City at 1890 SR 44 (next to Publix Shopping Center) The owner of Kid City wants to construct a 3650 SF addition that will be a free-standing building with a fenced in 2700 SF playground in back. It will contain three classrooms for 60 children for VPK/after school care and have 6-7 staff. A sidewalk will run between it and the main building but will only be for staff. Reciprocal parking between Publix and BOA will still be in effect. The following are some of the questions/concerns discussed with the owner:

Planning

- Applicant felt that since a PUD amendment was made in 2019, the Special Exception would still stand, but staff thought the Site Plan that was approved had the area which the new building would be constructed on was a conservation area. Plus, with the Special Exception approval, any addition of more than 20% of the original building must go back for CC approval. Staff will research this further and get back to the owner.
- Setbacks weren't clear, and they will need to be 10' from internal lot line and 40' from existing buildings.

Engineering

- Staff asked if there will be separate stormwater or tied into the existing one to which the owner responded it will be tied into the existing one which is Publix's. The system was redone with the new building. A letter from Publix will be needed.
- Area is in the flood zone, so new building must be 2' above it; original building was at 7', but double check.

Utilities Commission

- All utilities are there, so no problem but will need a lateral cut to get to sewer stub out.
- The 1" water main may not be enough. Verify the water flow.

Fire

- No problems seen.

Building

- Layout looks like it will work, but once the full plan is seen, staff may have questions.

Next steps will be for the Planning Dept. to check the original Site Plan and get comments and send findings to the owner/applicant. The Special Exception will need to be amended due to the size of the additional building, so that process needs to begin as it has to go before the CC. When that is approved, the final Site Plan and expansion of Use can be submitted concurrently to be reviewed by staff.

3234 N. Dixie Freeway (on the east side with Sleepy Hollow Rd.) The applicant inquired about the feasibility of turning this parcel it into a small RV park in the cleared area without changing much of the land except to, perhaps, connect or add some walkways and paths to the existing preserves across Sleepy Hollow Rd. The following are some of the concerns discussed with the applicant:

Planning

- The property is zoned R-3 and is in the City's Corridor Overlay Zoning district. A RV park would require a Comprehensive Plan Amendment and a rezoning of the property, both of which are expensive.
- A bigger problem is that its Future Land Use (FLU) ordinance is listed as Conservation, so the change would need CC approval which might be an uphill battle as that designation is protective.
- DOT controls Dixie Frwy and will probably limit the access point to one.

Engineering

- Staff suggested to contact DOT to see what they will allow for access.
- There are wetlands on the property.
- Property will need both an Environmental and a Geotechnical Report.
- A Site Plan will need to show stormwater and drainage.

Utilities Commission

- Only electric is available on the east side.

- Water and sewer are over 1000' away on the east side but will still be costly to hook up.
- If no sewer, a pump-out station with a holding tank will be needed.

Fire

- Will need a closer fire hydrant and perhaps a second one once a Site Plan is seen.
- Road structure may need a cul-de-sac for turnarounds if there's no other access point.

Next steps will be to contact DOT about access points, and reach out to Commissioners individually, keeping in mind there will new ones in November, to get their thoughts about this project before moving ahead.

Carwash off Wild Orange and SR44 (same property that Chick-fil-a had wanted) Developers for a chain of carwashes inquired about consolidating the five lots available into one and putting in a carwash facing SR44. To do so, they would need a variance for the 50' setback off SR44 for everything to fit as the lot is a strange shape, . Planning stated that they would actually need 75' as there is a 25' UC easement to contend with as well. Also, there are wetlands on the property which would need a 25' buffer. There was a bit more discussion from other departments, but after one of the developers marked up the Site Plan with all the required buffers and possible access points and -being told that getting a variance would be difficult, the group decided their plan wasn't feasible.