

Commercial Pre-Application Meetings October 5, 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.

Note: Due to Ian, there were no staff from the Building Dept. nor Engineering sans one meeting.

1204 N. Dixie Frwy. (Blue Heron Motel on one-acre). The applicant who is under contract for this property had his representative inquire about additional plans for expansion in order to build more value into it. The owner wants to keep the 11-room motel as there is a need for people to stay there on an extended basis and doesn't want to displace anyone so was either considering adding more rooms in the back as there is a driveway or add a non-climate storage facility along with building a small office/professional building in the front that could possibly be eligible for a redevelopment grant. The following are some of the questions/items/ concerns discussed with the representative:

Planning

- The parcel is zoned B-3 so density would be 24 units. It would have to stay transient since the rooms are only 150 SF.
- The storage idea would need a Special Exception that would require a public hearing and CC approval.
- Due to the parcel being on US 1, only 5' buffers needed in front and sides and cannot exceed 80% impervious footprint.
- If building is under 25,000SF, the Class 2 Site Plan only needs staff review and approval.

Utilities

- Only one 5/8" water meter, so an analysis of water usage with any additions will be needed.
- Sewer line tied in the west side will need a 6" lateral.
- For extended stay, recommend keeping one water meter compared to individual ones.
- Electric load will need to be analyzed with any additions before any building is done to see if it needs to be upgraded.

Fire

- Hydrant on SE corner, so good there.
- Will have to upgrade fire alarm system to bring it up to code due to new ownership and have the usual fire extinguishers and smoke detectors.
- If a storage facility is put in and is over 2500 SF, it will need to be sprinkled; plus, it looks like it will be hard to access as no room for a turn-around.

Economic Development

- CRA is encouraging commercial retail/medical, so an application for grant money can be made available for that idea only and will need CC approval.
- Representative also showed interest in Westside properties for development, so the director he will send him a map of the area.

Next Steps will be for the representative to take all suggestions and comments back to the potential owner to decide what he want to pursue and then contact staff again showing his Site Plan.

Catalyst Apartments (SR44 between Walmart and I-95 off-ramp). This was the second Pre-app meeting for this project. After the first one, the Planning Department worked with the developer regarding re-zoning, parking, and traffic. The parcel was zoned for a Big Box store but after 10 years with nothing materializing, the PUD was amended for multi-family residential. A Site Plan for 279 units of five, four-story buildings and seven garages including a clubhouse, pool and open areas on the east side. A secondary access point has been added. Previously, the only access was through the Walmart parking lot. A 15' landscape buffer was moved to the east side and the retention pond to the west side. Numerous trees will be kept. The following are some of the questions/items/ concerns discussed with the developer's representatives:

Planning

- There was concern about buildings on the east side in proximity to I-95, but especially one that is within 44' of the Interstate. Staff suggested that Site Plan show an aerial view of how a car careening off the Highway could be stopped from hitting the buildings by showing trees, etc.
- Interior parking with 10 spaces and a landscaped island looks good.
- Buffer calculations will need to be done.
- Staff will have to get back to rep regarding building perimeter requirements.
- Stormwater pre-permitted with ERP modification will need to be evaluated as a large dry pond will be going into two wet ones.
- Trash pickup by south entrance is fine as it's far enough from residents.

Utilities

- Utilities are all there and water is available to tie into it; no easements are needed as a master meter is being used, but an analysis will be needed to see if another one will be needed.
- Sewer and lift station wasn't evaluated with the changed amendment, so a demand calculation will need to be put in Site Plan as well as the hydraulic model for water especially if the water will be looped to serve potable and fire.
- Show hydraulic model when Site Plan is submitted.
- Only concern was moving the 12' water main even more west from building 2, either outside the parking lot or the drive aisle, so it's accessible to work on if need be.

Fire

- Check with O'Reilly's Auto about their fire flow check to see if it was done within the last six months as then that could be used rather than setting up a new check.
- Looks good with second egress.

Next steps will be to take all suggestions/concerns and submit the revised Site Plan for review which will take four to six weeks. Then it will go to Planning and Zoning and the City Commission for final approval.

316 N. Orange (vacant lot). The applicant inquired if this narrow parcel could be turned into a public parking lot before he purchases it as he is the new owner of the restaurant that will be across the street. The following are some of the questions/items/ concerns discussed with the applicant:

Planning

- The applicant wanted to know if the address could be changed from Orange to Dixie Frwy as a grant may then be possible. Planning responded that since it was a vacant lot, no problem was seen, but to check with the Building Department to make sure.
- B-3 zoning does allow for this use, but it would be limited due to the parcel's width of 44', perhaps accommodating only 19 spaces at a 90-degree angle with spots 9x18, max.
- Drive aisles would need to be 20' unless one way, then 14'. Since it's under 25 spots, shell could be used.
- DOT would have to be notified to approve a permit to punch out the apron as it's a residential cut now.
- One way, enter on Orange and exit on Dixie Frwy would be the best way since Orange is now one-way.

- South area perfect for swales and stormwater.
- For signage, could add information about parking on restaurant monument sign, but double-check with the Building Dept.
- Lot would need lighting for mobility and security.

Utilities

- Electric is overhead both on Orange and Dixie Frwy.
- Recommend private LED lighting with a timer for the lot with the UC providing the meter.

Fire

- Reiterated that a 20' drive aisle for two way or a 14' for one way would be required.

Next steps will be to contact DOT then submit a Concept Plan that would show parking spaces, drive aisle, and stormwater flow. Check with the Building Dept. for the address change.

SE Corner of SR44 and Oliver. The representatives for the applicant presented a Concept Plan for a 13,213 SF medical building that would offer primary care, a clinic, and a pharmacy that would have a drive-through. They were familiar with the property and knew about its history, historic trees, stormwater drainage, and traffic flow but wanted to make sure their plan was acceptable. The following are some of the questions/items/ concerns discussed with the representatives:

Planning

- One staff member was adamant that with the recent flooding, he would not support any reduction of stormwater drainage, nor a change of placement as designated in the original PUD. The plans appear to show the drive aisle approximately 20' into the storm water drainage easement area. The PUD agreement shows an access easement that runs between Timberlane and Oliver. The Concept Plan does not show the access easement. The representative countered that they could put stormwater underground and would provide enough space per their calculations. Staff responded that they do not show the actual volume of water expected and that Verizon expects stormwater to use the access easement.
- Will need an arborist's report about the tree situation after lan and decisions may need CC approval.

Utilities

- All utilities are available.
- The 25' utility easement on SR44 can overlap the 50' landscape buffer if no big plants/trees are put in.

Fire

- Will need to set its own fire hydrant, either public or private, as none are close enough to the proposed building. If it is done privately and put in the UC easement, bill will be turned over to the UC. If the hydrant is put onsite, it will need a 10' access.

Engineering

- They will need to work with an environmentalist to see if any part of the parcel is in the wetland area.
- Questions about the stormwater easement and the PUD requirements were brought up again, with one representative stating they will have to research this to see what will be acceptable.

Next steps will be to follow up with the stormwater/PUD issue and to contact the staff member from the Planning Department who had worked with them regarding this project to see what will need to be done to rectify it. After it is, they can submit the revised Site Plan for staff review.