

Commercial Pre-Application Meeting November 30, 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

698 Arts Center Ave. and Sundance Tr. This was the second meeting regarding these two parcels as the swap of the northern lots was made by the owners/applicants and the Arts Center. With this swap, the potential of seven homes was reduced to two as the Arts Center will turn their new lot into our state conservation trust called Florida Forever. The new owners asked for information on how to transfer the approved septic tank rights or how they could hook up to the city sewer. The UC does have plans to put in a forced main on Sundance Tr. which is already in the Master Plan but with no specific date. The following items/concerns were discussed with the owners /applicants:

Planning

- No new zoning will be needed, only a transfer of the deeds and using the minor subdivision process.
- The PUD language states a sewer is needed for the minor subdivision.
- They could try to modify the 2nd Amendment of the PUD to keep the septic, explaining their reasoning for it as well as the benefit of this land swap, but it would still have to go before the P&Z and CC and have two public hearings.
- Applicants need to see what the cost would be to install lines to hook into city sewer. Public sewer is their preference.

Utilities Commission

- Putting in a gravity sewer may be hard to do, and the forced main would be the better choice so will need to be research it more.

Fire

- Choices for a turnaround are needed. Hydrant is already there.

Engineering

- No issues now but felt that due to the city's septic study, it may look like the city is going backwards if the PUD would try to be amended.

Next Steps will be for the owner to submit a a transfer of deed and using minor subdivision as classification. The owner will meet with the UC offline to see what needs to be done and the cost for getting the forced main, so the lot can be hooked up to the city sewer.

SR44 and Airport Rd. (Venetian Bay). This was the second meeting on this issue. Attorney attended. Owner/applicant wants to take 1.5 acres from the golf course for commercial use with restaurants. medical, including a veterinary office, and other businesses. It will act as a mini-town center away from the original one in VB and will have ample parking. The current PUD shows 27 residential lots and a driving range. The following are some of the items/concerns discussed with the applicant/representative:

Planning

- Staff wondered about more commercial as there was residential uproar concerning little to no civic areas per Geosam's plans at the beginning of this development, to which the rep stated that since there was no true definition of "civic" in the PUD, restaurants to him are in that realm, and all of the plan is nothing but positive and adds a more "civic" to the language, but the PUD MDA should be more specific to clarify its meaning.
- Zoning is presently VBPN (Village Best Practice Neighborhood) and CC (Community Commercial) which will need to be modified.

- Staff stated that the MDA requires a 2-acre max for commercial with 15,000SF of commercial space which conflicts with their proposal, so the MDA and/or platting needs to be modified and state all amenities are for VB.
- Staff suggested running this whole project by the HOA to get community support before going before P&Z and the City Commission.

Next Steps will be for the owner applicant to first set up a neighborhood meeting to present what they plan to do and record their input. Then come up with a new Site Plan and submit both to P&Z and the City Commission.

501 S. Dixie Frwy. (Jeff's Antiques and Mel's Upholstery-the horseshoe building). The new owner is going to gut the building, install new windows and doors and put on a new roof. She is moving her wholesale electronic component store to this site and will rent out the other side, keeping it retail. She didn't have any plans as she wanted to know what she must do specifically before it is designed. The following are some of the items discussed with the owner about this project:

Planning

- Staff asked if the footprint would be the same and it will be with no additions.
- Staff asked about the courtyard and what would be done to that, to which the owner felt it may be paved for parking. If it is paved, drainage will be needed. The applicant stated that she was also looking to buy the gas station that will be used for parking as well as possibly keeping the car dealership. If that happens, the courtyard will remain but will be landscaped.
- It was noted that the parking now on Anderson is one way, which may cause issues as it has in the past.

Engineering

- Turning courtyard into parking will need to be researched as the apron goes on US1 so DOT will need to be notified not only for this but also for the possibility that some sort of pre-treatment may be needed for the run-off as it may have contamination issues.

Fire

- No sprinklers will be needed if footprint remains the same.
- Will need a fire hydrant. Closest ones are too far away. It needs to be 300' max for commercial. Owner needs to coordinate with the UC about this.
- Once building plans are shown, there may be more concerns.

Utilities Commission

- No drastic issues but when three businesses need to vacate, building will need to be up to code which includes individual water and electric meters. Will need an analysis of each business before types/sizes needed can be determined.
- Water is coming south from Anderson and the main may need to be extended.

Building

- Staff will need to work with the contractor to bring building up to code especially with ADA requirements.
- Each business will need a separate occupancy license.
- Each business will need to have a 2-hour firewall between them.

Economic Development/CRA

- Director has been working with the owner regarding grants for cleanup and renovation design.
- Noted that if the garage is purchased, he will need one parcel address to continue on trying to get grants.

Next steps will be to have the design team, work with the Building Dept. No Site Plan is needed since the footprint is the same.