

Commercial Pre-Application Meeting March 22, 2023

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.

Workforce Housing. This was a very preliminary meeting for the purpose of the applicant inquiring about requirements for developing 152 workforce housing units around Otter Blvd. There are many problematic issues with this property because it is in the AE flood zone and has many historic trees. The applicant was trying to determine how many units could be built, but staff pointed out that the entire property flooded during Hurricane Ian. Staff advised him that with the flood and tree issues, the parking requirement of two spaces per unit and a road through the middle of the property they would be lucky to be able to build 40 units.

Next steps will be to get a tree survey to determine if there are any historic trees. Removal of historic trees requires City Commission approval before proceeding with any other applications.

Hidden Lakes Village. The PUD for this project was approved in 2021 and a time extension was approved February 3, 2023. The project is a 41.2-acre 55+ community of not more than 132 golf villas and duplexes west of Turnbull Bay Road and south of Whispering Pines. Comments were as follows:

Planning

- Subdivision plans must be submitted, and final plat approval must be given before any construction is started. Everything must be approved by the City Commission.
- Items that must be worked out include a left turn lane on Turnbull Bay Road into the development, the structural integrity of existing roads, dealing with the railroad crossing, and installing a force main to US 1 since the Turnbull main is maxed out.

Next steps will be to submit the plans to staff for comments, make changes and then resubmit them for staff approval. It will then go to the Planning and Zoning Board for a recommendation and after that the City Commission for final approval.

Village Street Condos. This project has been resurrected from years past and deals with an unspecified number of condos to be built on property near Village and Short Streets, north of west Canal Street. There seem to be several issues with it relating to trees and sewer connections. Comments were as follows:

Planning

- A new tree survey is needed because the prior one is too old and there appear to be some historic trees on the property.

Utilities

- FDOT did not approve the sanitary sewer connection near Canal Street. Also, stormwater conflicts with sanitary sewer plans. Since this area had substantial flooding during Hurricane Ian this will have to be a better plan to get approved, especially for a discharge location.
- An electric easement could be challenging since they cannot have lines in the right of way.

Next steps will be to get a tree survey to determine if there are any historic trees. Removal of historic trees will require City Commission approval before they can proceed with the project.