

Commercial Pre-Application Meetings March 29, 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.

408 S. Myrtle Ave. The applicant has considered feedback from previous pre-application meetings and is now proposing to build 24 2-bedroom apartments on the site. The 1.37-acre parcel is zoned R-5 and is of sufficient size for the number of units proposed. Comments/concerns are as follows:

Planning

- The building length (facade parallel to the street on which the building fronts) exceeds the maximum limit for R-5 zoning. Applicant would have to apply for a variance. Establishing hardship would be difficult.
- A 20 ft. landscape buffer is required when a multifamily development faces or is adjacent to single-family residential units, as is the case on the south and west sides of this property. This would interfere with the number of parking spaces proposed.
- There is a need for 48 parking spaces. The concept site plan shows 47, and one additional space would be lost to meet the landscaping requirement.
- Some space can be gained on the Myrtle St. side as the landscape buffer only needs to be 7 ft.
- It is possible that the property may be within the Rt. 44 corridor overlay. Staff is waiting for a new map to make this determination. Most likely, there would be little impact on the proposal.
- A tree survey will be needed as there may be historic trees on the site. City Commission approval is needed for any historic trees to be removed.

Engineering

- Concern was expressed that the entrance/exit was very close to the left turn lane from Myrtle to Lytle. Staff recommends that the entrance/exit be located further south so that cars could get into the travel lane if the light were red.

Next Steps: Another meeting can be scheduled once issues related to building length, landscape buffers, and parking lot egress are addressed

318 North Causeway. The applicant is proposing to build a 1,014 sq. ft. warehouse with 1374 sq. ft. of office space on the second floor. This is adjacent to an existing 2260 sq. ft. building. Comments/concerns are as follows:

Planning

- The property is in Zone B2, not the B3 US1 Corridor as presented in the proposal. The current proposal calls for a 5 ft. front setback. B2 front setbacks must be 35 ft.
- The applicant pointed out that there are many existing buildings on the causeway that do not meet the current setback requirement and asked about obtaining a variance.

Engineering

- Based on square footage, nine parking spaces are required. The applicant proposed 10 (four off-site and six on-site). However, this will change once the correct setback is achieved.
- Staff noted that parking spaces in Zone B2 must be 10X20ft (not 9X18 as proposed).

Next Steps: The applicant will talk with property owner regarding possible options and will reschedule once a redesign is completed.