

Commercial Pre-Application Meeting June 21, 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.

844 Maralyn (two lots, L-shaped turning onto South Atlantic across from Clancy Park). The applicant's representative presented three Site Plans for this property, going off of the latest survey that was done in 1981 which is actually two parcels with lots 1-2 (fronting Maralyn) being one and 3-6 (fronting Atlantic) with both showing vacated rights-of-way. The parcels are zoned R-4, single residential and multi-family, so each plan would be allowable. The first Concept Plan was for six single-family home (lots approx. 50'x100-149' and 3 stories or 35' max); the second for two duplex townhome units (lots approx. 50x100' for single-family; 75'x100' for duplex townhomes and 3 stories or 35' max) and three single-resident homes (approx. 50'x99-110'); the third was for 10 townhomes (lots approx. 20'x100' and 4 stories or 45' max). The townhomes could be three to four stories high with the part of the garage on the first floor to make a split level. The applicant doesn't want an HOA due to its small size as most go bankrupt especially if owners are seasonal. The representative wanted input from Staff as to which plan may be the most viable regarding City regulations, our Comprehensive Plan and Future Land Use density, and access points (Plans 1 and 2 have them on Maralyn, Atlantic, and Maple; Plan 3 on Marlayn and Maple). The following are **some** of the questions/comments/concerns discussed with the representatives regarding these plans:

Planning

- Lots 1-2 have the original plat at 50'x99', so it won't need a variance to build on it for any plan.
- For Plans 1 and 2, Staff will have to research what to do to downgrade FLU from high to medium density but thinks it can be kept as if for adjacent properties are medium density.
- May have driveway issues for Plan 3 as driveways are shared for lots 1-3 and 4-7.
- Buffer issues for Plan 3 as a 20' buffer is required for all units facing single family residences.
- Will have to check with Fire Chief regarding road width in Plan 3.
- Subdivisions have a minimum 15% Tree Preservation Area – pertaining to SF % of entire site. These can include required buffer areas. (Per email sent after the meeting as trees weren't shown on plans.)
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Engineering

- If lot lines are extended for a stormwater easement/drainage area, an HOA really would be required for the management of it. Representative asked if stormwater maintenance was attached to everyone's homeowner's agreement would that work to which staff replied that it would have to be evaluated after it is seen.
- There is a stormwater infiltration system under Atlantic in that area, so be cognizant of that. Closest pop off is on Maple.
- Properties drain west and the multi-family units will have issues. Stormwater should go there as Atlantic is graded higher than these lots.
- The number of accesses on Atlantic Ave. may be problematic for Plans 1-2 due to visibility issues.
- Recommend extending sidewalks on Maralyn and Maple for Plan 3.
- Since Maple isn't paved, they should pave their area where access points are.
- Check to see if Gopher turtle lighting is needed which would be applicable for all plans.

Utilities

- Water, sewer, electricity are all available with the only challenge being connecting to the sewer, for the only gravity sewers seen are off Maralyn and Maple and the 6" as stated by the representative on Atlantic will have to be verified.
- Electric will all have to be underground, and a transformer may need to be moved or a new one put on a pad mount depending upon the plan is being used, so will have to meet with the UC.

Next steps will be to get an updated lot survey along with a tree survey, contact Fire Chief about internal road and driveways, talk to owner about what was discussed, and when the desired plan is decided, make another Pre-app meeting.

2790 SR44 (four lots (14.71 acres out of 119 and zoned A-2) in an outparcel strip on the south side of SR44 and across from Sugar Mill Dr. where the old Shell Station was). There have been a couple of other Pre-app meetings with the applicant's representatives, and the main problem still hasn't been resolved, so the First Phase that they presented, which included two restaurants/fast food, retail, and gas/convenience store, still cannot move forward. The problem is that the Activity Center (AC) FLU designation for the 119 acres parcel is required to be developed as a PUD by the Comp Plan and a Master Plan submitted which would need some kind of projected plans, uses, intensities, for the south 105 acres of what is now used for pasture, etc. to plan for future utilities, roads, etc. , but the applicant only has a lease for these 14 acres for 30 years with the rest still in the hands of the owner. The applicants were advised, again, that a PUD rezoning from A-2 is required, which they now seem to understand. However, besides this, the Concept Plan they provided showed much more than the owner's property going south to include other neighboring properties regarding roads that aren't part of this application, and unless they also give authorization for that, the City can't go beyond the current parcel boundaries for this application. The applicant's representatives will discuss all of this with the applicant and his lawyer.