

Commercial Pre-application Meetings August 16, 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.

110 Florida Memorial Parkway – proposed franchise, Ellianos Coffee. The potential applicants are considering purchasing this property to build a drive-through coffee shop (20 ft wide x 40 ft long), with no inside seating. They would also consider a secondary business on the property to completely utilize the lot, if allowed. The lot is part of a commercial complex where Florida Hospital is being built and is part of a PUD approved for commercial use with utilities and off-site water retention as part of the development.

Planning

- The business is a permitted use, and commercial lots typically allow for multiple uses if it is a permitted use and both buildings are within the required setbacks and all other lot specifications.
- Applicants inquired about subdividing the lot, but the MDA has a provision prohibiting this.
- The PUD has design requirements associated with most of the lots requiring Florida vernacular design. 2 design styles were presented by the applicants, and one of the designs would probably meet those standards. Florida Hospital has an amended development agreement allowing different design elements, so they could pursue that option as well.
- There are restrictions noted on the plat, including a 24' relocatable utilities easement. It is likely for a shared driveway with the adjacent property for access between businesses.
- The PUD indicates there is to be a property association for maintenance of the stormwater system, etc. Currently the stormwater system needs maintenance, so the property association needs to be in place soon if not currently there.
- Signage restrictions in the PUD are for a maximum of three signs, usually one monument sign and two on the building. They might be able to be added to the existing sign for the complex.

Engineering

- The elevations associated with the original stormwater requirements for the PUD have likely changed, so the elevations should be verified before completing their designs.

Utilities

- The relocatable utilities easement was likely intended to extend gravity sewer service to the adjacent property that was never built out, so it likely is relocatable but they still need to account for getting access across their property.

Next Steps: If needed, the applicants can request another pre-application meeting. If they decide to move forward with the project, they will submit a completed application package.

300 Block of Magnolia Street (four parcels, one being the old Sides Used Car location). The applicants, who own *The Yardery* which opened in Sanford last year and has two new locations opening in 2024 in Mt. Dora and Wildwood (near the Villages), inquired about using this location to open one here. The concept is an outdoor restaurant venue where families and kids of all ages come to eat, hang out and play a variety of outdoor games. They previously considered a location on Canal St. but ran into feasibility issues at that location, so found this one where they would combine the four lots into one and tear down the existing structures and build new construction for this business.

Planning

- The business seems to be a good fit for this property.
- It is in the Arts Overlay District, so parking is not required, but the city still recommended having some and the applicants agreed. However, where it should be located will be a problem as there cannot be angled parking on Magnolia with Engineering adding that any parking having vehicles back out onto a public street isn't allowed. Also, the south end of the property might provide an opportunity for additional parking, but the adjacent south alley connects to the alley on the west side of the property and garbage trucks make a loop around the property using both alleys. If the south alley were closed, the garbage trucks would have to go down a dead-end road with nowhere to turn around. Plus, the south alley may be owned by FDOT which may be an additional reason why they might not get approval to close that alley.
- If there is a parking area, it will need some landscaping, but no border landscaping is required.
- A sidewalk is required, so the site plan needs to mutually accommodate parking and sidewalks.
- Commercial zoning allows for a 6' fence to the property line, so they would not need a variance for a 5' semi-open fence but would need a 6' fence around a dumpster.
- The Arts Overlay District has no distance restrictions between businesses serving alcohol.

Engineering

- Current coverage of the lot is nearly 100% impervious, so any new design would not add any new drainage issues and there are no known issues like there were on the Canal Street property.
- A small retention pond currently exists, which could be moved to a different location as long as coverage was not reduced.
- The curb likely needs to be redone for safety.

Building

- Building impact fees are based on square footage of any new buildings, but they would get a credit for the square footage of the existing buildings that would be demolished.
- There is a current permit for restriping the parking from the existing tenants on the property, which the owner would withdraw if moving forward with this project.

Utilities

- The impact fees are tied to a particular parcel, but with multiple parcels being combined they might get credit for all parcels.
- The fees are based on the difference between the existing meter and any required upgrades, so at the very least they would get credit for the existing meter at 300 Magnolia Street.
 - There are poles with electricity on the property, which will need to be accounted for in the site plan.
 - The existing water main should be adequate.
 - There are multiple sewer stub-outs that should be accounted for in the site plan.
 - A grease interceptor would be required, most likely a 750-gallon inground one.
 - The applicants asked about Phase 3 power, which is available from Douglas Street.

Economic Development

- The applicants estimate they would create 28-35 jobs, predominantly full time.
- The surrounding art district might be a great design resource for incorporating the business into the district.

Next Steps: The applicants will submit a completed site plan with an application. If they decide to move forward with the project, the application would go through a review by each of the city departments within 30 business days, and the applicants could then resubmit any changes that are needed, with another 30-business day review by city staff. It would not require public hearings for approval.