

## **Commercial Pre-Application Meeting October 4, 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*

**833 Maralyn Avenue ( 7 lots, L-shaped turning onto South Atlantic across from Clancy Park)** The applicant's representative first presented a plan on [June 21, 2023](#). This proposal is a refinement of that plan. There are currently two different property ID numbers. The applicant is in the process of replarting the property. The applicant wanted to know if all 7 lots could be included in one approval process. He stated that there may be a property owners' association to manage the stormwater for all 7 properties. There is an exfiltration system on Atlantic that could help. Lots 3 and 4 don't fit the city's 50' requirements so zoning variances might be needed. The applicant asked what the process would be to get some relief from city code; if there is any negotiation on the size of the utilities' easement and if there's a problem with a retaining wall to drop the grade from Atlantic. Some comments/concerns that were discussed with the applicant are the following:

### **Planning**

- By definition in the LDR, the front and rear lot measurement must both meet the 50' requirement.
- The corner lot has to be 57 ½ feet.
- There has to be a reason or hardship for a variance. This could qualify as a subdivision. Just wanting more lots in a subdivision doesn't constitute a hardship or reason for a variance.
- The applicant can go back to the original plat with the exception of lots 3 and 4. Those lots could be combined into one lot. Lots 1 and 2 are legal, nonconforming lots.
- The City website has the information required for a subdivision application. The application fee is \$2000 and the fees for the final plat are based upon the percent of public improvements.
- Regarding Lot 6, the City does have a 25 ft. visibility requirement for corner lots. The driveway may need to move to the other side of the lot since vehicles can't be parked within that triangle. The 25' visibility triangle will need to be shown on the plans.

### **Utilities**

- A design can be worked out, but that will require a subdivision plan.
- Lot lines need to be confirmed. A shared service can't go through 1 person's lot. A 6" pipe can "Y" into two 4" inch pipes, but we don't always allow double services for large homes.
- Water mains are on the major roads and must be included in your plans. The property appraiser maps need to be verified by the applicant.
- City Commission approval will be required to cut through the Atlantic right of way, and generally, the applicant is required to mill and resurface the street 25' beyond the cut line.
- Storm water lines might interfere with the exfiltration storm water pipe.
- The nearest fire hydrant is 440 feet away. The applicant will need to contact the Fire Marshall to see if the distance is ok.
- There is no reclaimed water, so if irrigation is needed, it will have to come off of potable water with a separate meter.

- Electricity will need to be underground and a 10 ft. easement along the front of the property is required for it. There can't be too many services off one transformer. Swales for storm water can't be in the 10 ft. easement, but landscaping might be able to overlap.

### **Engineering**

- The problem is storm water discharge on Maple. The City will have to look at the calculations to see if it's possible to install a bubble up structure.
- City drainage requirements should mirror those of SJRMD (St. Johns River Management District).
- Zoning laws limit a retaining wall to 6' in height and a fence needs to be installed on top of that to prevent falls.

**Next Steps** will be for the applicant to contact the Fire Marshall, determine the number of lots and if this will be proposed as a subdivision, to submit plans and permits accordingly. Application forms are on the City website, and if the applicant has any more questions or comments for the City, contact the Development Services Coordinator.