

## Commercial Pre-Application Meeting June 5, 2024

*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.*

**300 Block of Magnolia St. and 206 Douglas St. to the old Lytle Ave. (four parcels, one being the old Sides Used Car location).** This was the second meeting by the now owner of these parcels, who own and operate *The Yardery* in Sanford (<https://www.theyardery.com/>) and has two new locations opening this year in Mt. Dora and Wildwood. The concept is an outdoor restaurant venue where families can eat, hang out, and play a variety of outdoor games. The owner doesn't know what will happen to the original concrete building, canopy, and parcels yet. He is waiting for the survey to be completed. He is hoping to save it and add a roof-top restaurant. Some comments/concerns by Staff follow:

### Utilities

- A grease interceptor will be required, probably a 750-gallon inground one, but the size will be determined once plans are seen.
- A field representative will determine which lateral sewer should be used \*they need a 6" one) and, if an upgrade is needed, whether they will need to go under the concrete to replace it.
- The only sewer in the alley can go to Douglas. Suggested that the applicant look at future plans after the parcels are joined before deciding what to do. There are a couple of sewer options, but they also need to keep in mind there are no Right-of-Ways for utilities to use.
- Water is coming off Magnolia, and there are two meters and two different addresses. If only one meter after properties are joined, applicant will get a credit, but may need to upsize
- Electric comes off Douglas on a pole and is 3-phase but may need a transformer depending upon usage. A power calculation is needed and possibly a place for the pad.
- There are street light poles on the property which they may want to remove.

### Fire

- The building, any additions, and the canopy if it's combustible will need to be sprinkled.
- There is a hydrant with a 6" main on Magnolia on the Right-of-Way, so this may be a good place for the dedicated fire line that will have a backflow, but their main hydrant may need to be upgraded.

### Engineering

- Will need to know what the stormwater requirements will be as well as what will improve the looks of what is there now.
- Asked about a parking plan, the applicant stated that the property lies within the Arts Overlay. Parking will be on and around Magnolia Dt. That plan may change depending upon the survey.
- A sidewalk will be needed on Magnolia between the street parking and the business.

### Building

- The business seems to be a good fit for this property.
- Applicant will need to submit a Change of Use from retail to restaurant.
- If there is no on-site parking, then no ADA one is required.

- Building will need to be brought up to code, but if they decide to raze it, they may want to keep the retro-feel with the new one.
- Walls will need to be reinforced if there is a roof-top restaurant.

### **Planning**

- According to the LDR, the required front setback will be the average of those of the buildings on both sides of the streets (Magnolia and Douglas).
- There are two visibility triangles on Magnolia that will need to be on the Site Plan.
- There are no future plans for closing the alley as it is used for trash pick-up, but after the survey is complete, it could be a joint use lane.

**Next Steps:** The applicants will submit a Change of Use application and a completed Site Plan which can be done at the same time. The Site Plan will be reviewed by City Staff who will make recommendations if they see any problems. After the changes have been addressed, the applicant will resubmit for approval.