

TECHNICAL REVIEW STAFF MEETING

July 12, 2019

Attendees: Jeff Gove, Chief Planner; Kyle Fegley, City Engineer, Kenny Ho and James Tiffany, Utilities Commission; Ken Gaines, Fire Marshall

1. SP-8-19 SEA STAR NSB

Matthew Dowst, applicant on behalf of property owner Sea Star Realty, requested approval of a Class II Site Plan to allow for construction of a 15,012 SF watercraft sales and service building and associated facilities, within approximately 10 acres zoned B-3(C), within the SR 44 Corridor Overlay Zone (COZ) and located southwest of the intersection of State Road 44 and Walker Drive. The following items were addressed by City Staff:

- Utilities: Needs straight non-jogging 25' easement across property along SR 44
- Redo tree plan to meet code requirements.
- Buffers must meet code requirements.
- If the city determines that septic is not allowed, there is a sewer at the NSB Regional Shopping Center that may be used.
- Must provide water analysis to determine if dead end water system will adequately serve the development.

2. SP-10-19, LIBERTY STORAGE-SR44 & S. GLENCOE RD (Class II)

Site plans for a 57,000 sq. ft. storage facility, consisting of five buildings was presented. The following items were addressed by City Staff:

- Tree survey must be re-done to comply with code requirements.
- Questions arose about the right-turn lane on S. Glencoe for the North Driveway. Is it really needed? If so and it is built, it will require re-designing the utility corridor which is a part of the Beacon Apartments' development. Developer stated that it is cost-shared with Beacon but will withdraw support if the utilities have to be relocated again. Staff agreed to contact Traffic Engineering about the need for a right-turn lane within a week.
- Stormwater: Developer must provide more information and models referencing Seasonal High Water, Routing Modeling Programs, and sub-basin delineations.

3. SP-11-19 THE PALMS AMENITY CENTER

A site plan for The Palms at Venetian Bay Amenity Center was presented and will consist of two pickleball courts, one tennis court, and a nature trail system. The park will have 10 parking spaces, a drinking fountain, a pet station, a mail kiosk, and benches. The park will be open during the daytime only and there was no proposed lighting. Discussion about the plan centered around the following:

- Nearby conservation easement meets preservation requirements. Tree planting will be Long-Leaf Pine as consistent with the natural landscape.
- Rest room facilities must follow the Building Code.
- Wetland demarcation lines will need to be indicated on the site plan.
- An irrigation plan, including bubblers for trees, will need to be added to the site plan.