

MEMORANDUM

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: May 27, 2022
To: Ms. Katie Halloran, City Planner
Via Ms. Scarlet Hammons, Corradino Group
From: Thomas Francis-Siburg
CC: Mr. Owen Trepanier, Trepanier & Associates
Mr. Marius Venter, Owner
Re: **601 Truman-919 Simonton Response to Staff Comments dated 5/26/22**

Thank you for your email from 5/26/22 (attached) including clarifying questions and comments regarding the pending major development plan with conditional use, variance(s), and alcohol sales special exception applications. Please see below applicant responses to each staff comment.

Can you provide the estimated ad valorem taxes?

- Applicant Response – This project is estimated to increase ad valorem tax by 79% (an estimated increase of \$8,756.90), from \$11,065.28 currently to an estimated \$19,822.18.¹

How will the two lots be aggregated? What type of instrument will be used?

- Applicant Response – Code treats these two lots of record as an aggregated site for the purposes of development pursuant to Sec. 86-9ⁱ, Sec. 122-1142(c)ⁱⁱ, 122-1142(h)ⁱⁱⁱ. The approval resolution will be the memorializing instrument.

What is the square footage of the scooter/golf cart trainer area?

- Applicant Response – Scooter & golf cart training area is approximately 270 sq ft.

What is the square footage of the outside patio and the indoor dining area?

- Applicant Response – The outdoor consumption area is 573 sq ft and the indoor consumption area is 340 sq ft (total consumption area is 913 sq ft).

What are the hours of operation of the restaurant?

- Applicant Response – Hours of operation will be like other restaurants in the HNC serving breakfast, lunch, and dinner. Further, the nearby The Basilica of Saint Mary Star of the Sea Catholic Church and The Basilica School do not object to the restaurant having the ability to serve beer and wine from 7 AM to 9 PM daily.

¹ The Monroe County Property Appraiser calculates the 2021 ad valorem tax to be \$11,065.28, based on a just market value of \$1,263,607. At least \$1,000,000 will be invested into this property as part of this project, increasing the just market value to at least \$2,263,607. The Property Appraiser estimates the estimated just market value as generating \$19,882.18 in ad valorem tax. These are likely underestimates.

We will need a radius map of 300' for the alcohol special exception

- Applicant Response – Please find a radius map of 300 ft from the subject property attached as "Exhibit A". Outlined in light blue is the property of The Basilica of Saint Mary Star of the Sea Catholic Church and The Basilica School.

Was the request to address the stormwater to drain from the roof to exfiltration trench included in the design?

- Applicant Response – Yes, stormwater from the proposed roof to drain into the proposed exfiltration trench is included in the proposed project design.

ⁱ Sec. 86-9. Lot, buildable, and buildable site means a site of at least sufficient size to meet minimum zoning requirements for use, coverage and area, including the open spaces mandated. Such buildable site may be a single lot or, for common ownership of two or more adjacent lots, parcels, or fractions thereof which have common street frontage, the entire area under common ownership shall be deemed the buildable lot or buildable site.

Sec. 86-9. Density, maximum gross residential, means the density which shall be determined by dividing the maximum allowable units by the gross acres of land (i.e., dwelling units/gross land acres). All residential densities denoted on the future land use map and the official zoning map stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development.

ⁱⁱ Sec. 122-1142(c). All residential densities stipulate the maximum gross densities. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development. When developable land abuts wetlands, waters of the state or other environmentally sensitive land, including but not limited to those lands within state and/or federal jurisdiction, the boundary shall be delineated as established in section 110-88 or as established by the state or federal government.

ⁱⁱⁱ Sec. 122-1142(h). - Furthermore, the calculations of floor area ratios for determining allowable intensity in mixed use developments on sites greater than one-half acre at the time of adoption of the comprehensive plan (January 1994) shall apply the following specific procedures to avoid excessive intensity. Upon adoption of the comprehensive plan, where common ownership exists on contiguous parcels, applicants for development must aggregate the land under common ownership into a single site plan.

Thomas Francis-Siburg

From: Scarlet Hammons <shammons@CORRADINO.com>
Sent: Thursday, May 26, 2022 1:44 PM
To: Thomas Francis-Siburg
Subject: 601 Truman Avenue

Hi Thomas,

I have some questions and need additional information on the applications.

Can you provide the estimated ad valorem taxes?

How will the two lots be aggregated? What type of instrument will be used?

What is the square footage of the scooter/golf cart trainer area?

What is the square footage of the outside patio and the indoor dining area?

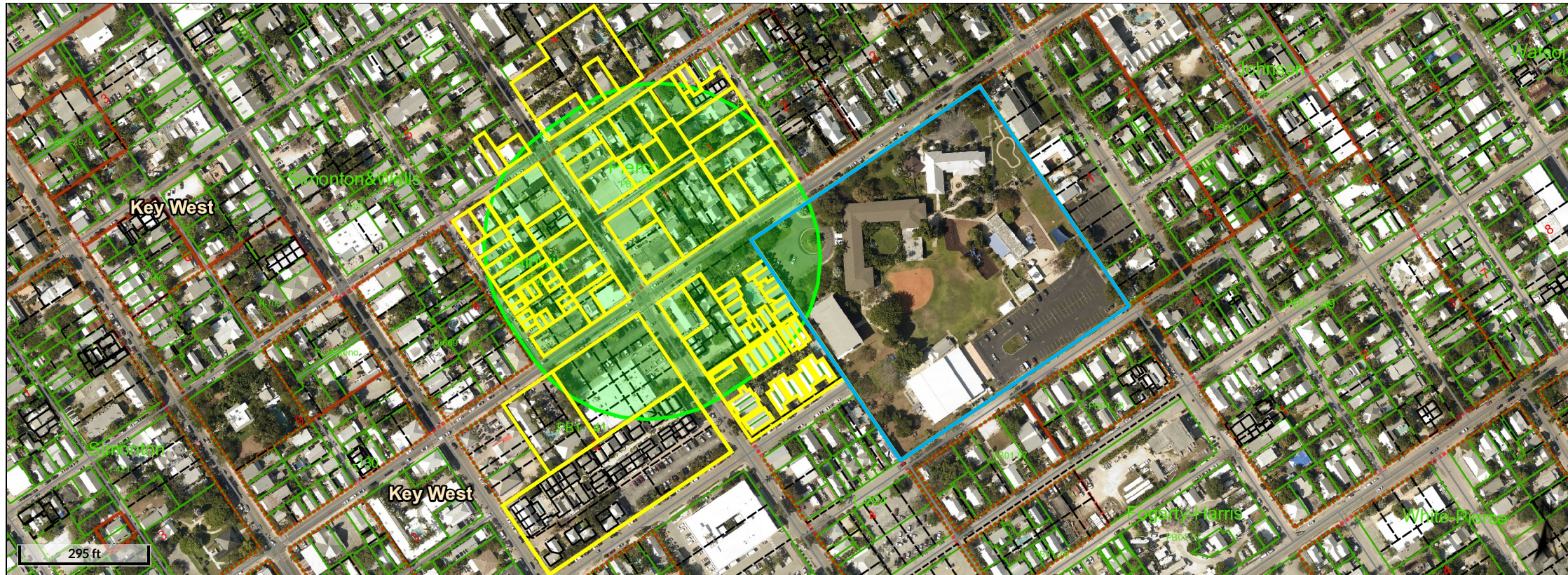
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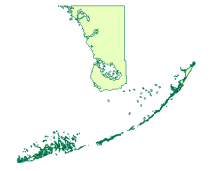
Was the request to address the stormwater to drain from the roof to exfiltration trench included in the design?

Thank you

Scarlet



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

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