

Meeting: Commercial Pre-Application Meeting

Date: August 22, 2018

The following items came before the Pre-Application Committee:

1. An inquiry was made in regard to Peninsula Ave parcel # 71600000354 (zoned R4) to build two residential duplexes of 2749 sq. ft. each on 3.42 acres but using only one acre. The surrounding trees, mangroves and vegetation will remain. There will be three versions of elevations to choose from for buyers. He is going to maximize the viewing space with many windows. There will be a guest room on the first floor along with indoor/outdoor storage. The second floor will have two additional bedrooms.

There will be a courtyard between the duplexes and the covered parking will have a fire-resistant roof and pillars. He will also have a residential elevator installed in each building which will be single phase. No variances are needed and there are no historic trees on the property. The previous developer had installed eight dock slips and then abandoned the project, but they are in very good condition and a dock will be assigned for each unit's use. The other four docks cannot be used or leased. The driveway is seventeen feet and will be cement with paver top. The buildings will not be visible from the road.

City staff had a concern with the flood plain, for the minimum elevation is eighteen inches from the base, but the builder stated it would be higher than that. The Utility Commission said there may have to be a 10-15-foot easement for their department. The Fire Department would need to research information concerning the docks and see if they need a special fire system installed. They would also need to see how, in an emergency, they could get to the docks. Fire department will review the previous plans to answer those questions. All locations of electrical, water, sewer and hydrant (s) would need to be on the plans, and electrical must be located underground on new builds.

2. An inquiry was made about opening an ice cream shop on Canal Street (no address given as of yet). The prospective owner came just to ask some questions concerning setting up such a business. They plan to make and sell only cold or frozen items that are made fresh daily, but in the future they may sell coffee and tea. There will be no cooking on site. City staff told him there would be no change for parking. However, if water, sewer, or electric need upgrading then paperwork is available on the Utility commission site. If a change is needed, a building permit would be needed. The bathroom(s) would have to be handicapped accessible. A grease trap would be required even though he is not cooking food, for something in the making of the ice cream may have to be sent down the trap. The prospective business owner said his questions were answered, and he would be in touch if he decided to move forward with the project.