

Meeting: Commercial Pre-Application Meeting

Date: August 29, 2018

The following items came before the Pre-Application Committee:

1. An inquiry was made about selling two parcels at 820 W. Canal Street between Park and Myrtle (parcels 741906000030 and 741906000040) for commercial use. The owner came to the meeting to find out what had to be done for parking spaces in order to be in compliance with current codes. The City explained that the end use of the property would influence what the building requirements would be, such as a restaurant vs. a medical office. Handicapped parking spaces have to be 17' wide and have to be paved from the space to the handicapped ramp. The required number of spaces is based on the square footage of the building. The landscape requirement for MU zoning requires a 5' setback around the parking areas only. If a potential buyer of the property wanted to put a building on the second parcel, which is currently vacant, they would have to make a shared driveway for both properties since there isn't enough room for two separate ones. These regulations are controlled by FDOT, so the owner was referred to them for more information.

2. A request was made by the Volusia County School Board that the city provides some enhancements to Ronnoc Avenue, including sidewalks and lighting around the new Chisholm School that is under construction. The new CRA can use funds to do this work since it is in the historic Westside. There was a lot of discussion of various routes that the students walk to school in order to determine where new sidewalks might be needed to make it safer. Also, new light poles with banners like the ones on Washington Street can be installed as well. There was some question about whether any stormwater work is needed in this area, and this was going to be researched by staff.