

Commercial Pre-Application Meeting December 18, 2019

The following items came before the Pre-Application committee:

- 1. Bayview Dr. (located on the west side of Turnbull Bay).** The owner of this property wants to subdivide his lot for the second time. The parcel is now 2 acres since selling a 1-acre parcel a while ago. The parcel is in a residential area where 1-acre homesites seem to be acceptable under current zoning (B-3). Though water and electrical services are available, there are no municipal sewer lines close to the property which would require the owner to secure permits for septic tanks. City Staff felt getting approval for a septic tank might be a problematic since the property is located adjacent to sensitive wetlands. There are also issues that require approval regarding access roads and electrical service line placement.
- 2. Buenos Aires (located adjacent to and north of Toni and Joe's Patio; parcel 740906100081).** The owner of this 50' oceanfront lot wants to create a parking area for his customers visiting his restaurant (Ocean Breeze) and gift shop located in a 2-story building at the corner of Flagler Ave. and Buenos Aires. There was no mention of how many parking spaces he hopes to create, but there can't be many since the lot is only 50' wide. City Staff stated he would have to get the Coastal Construction Setback Line moved eastward and it would require special permitting and variances.
- 3. 179 N. Causeway.** The owner of Gerry's Marina wants to install 62 boating slips along a 1/2 acre parcel he owns located on the street directly behind the bowling alley and Merk's Bar and Grill. This waterfront parcel is currently being used for dry boat storage. This is a permitted use for this property since it's zoned Marina. Though he would be required to provide limited paved parking, fire department vehicle access, and some buffer landscaping, he plans to keep the property fenced with limited access for renters only. The boat slips would be rented on a month to month basis and would only accommodate boats smaller than 25' in length. Access to the river requires getting under one of two low bridges. Staff had no objections or concerns.