

**Commercial Pre-Application Meeting
March 4, 2020**

600 Rush St. (north side of the airport). Volusia County Works wants to add a Mosquito Control modular building which will be behind the current one. A site plan was shown, and no problems were seen as all UC connections will be internal and drainage will be the same as the other building. EDP monitors the capped wells, and they will still be accessible, but it was noted that they haven't checked them in over 10 years. No trees will be cut down and no additional parking will be needed as there will be the same number of employees. This was unusual in that it is FAA property that is leased by the county and then by the city from them. The next step will be for the modular company to pull the permit and then submit the plans.

1919 N. Dixie Freeway (Old Chevy Dealership). The owner of a flight school wanted to know if the property he is leasing would need to be re-zoned or just a change of use. Neither was needed. There will be no major structural changes as the plan is to make four classrooms (probably with modular walls) in the existing areas, put in an elevator, and remove service booths if necessary. The property owner is supposed to remove the existing fuel tank (no permit known) and have the electricity split (has a permit), which hasn't been done yet. The school will eventually have 60 students, tops and 15 employees. Parking may not be an issue, but will need to see 48 spots, including ADA, on the site plan. The Fire Marshall will need to inspect the building to see if the classrooms will need to be sprinkled as part of the area was for storage, check the firewalls, and decide where it would be best put in another exit before site plans are submitted. Also, the display of the two planes will need to be looked in to further as on the books, it only mentioned boats and cars.

1300 Canal St. (All Phases Fence and Pavers). Owner wants to add a second-story 20' bump-out to add more space and a bathroom. Property was annexed two years ago and two lots were joined, but there isn't an up-to-date survey showing this. City staff saw no problem with the addition, but stated a survey needs to be done. If the shows an alleyway it could be vacated. If the addition is over 500 sq. ft., there will need to be a site plan approval.

177 N. Causeway (behind Crossfit). The owner of this property returned with the same proposal of two floating docks but will now have 32 boat slips. City staff saw no problem with the number of slips, access to the slips, nor with parking due to the size of the property. The City will still need to see a parking layout plan. Also, they will need to approve the placement of fire extinguishers since there will be a fueling station, per code.

3401 S. Atlantic Ave. (Chases). Owners want to enclose the back patio that is under the canopy. They will take down the tarp and add a roof and then enclose that area with windows. The footprint will not be changed. City staff stated that they will have to first see if that area was permitted before 2008 as procedures will be different and what the CCSL line is before moving ahead. City staff also brought up that the owners still haven't clarified via a site plan that the change in the front decking that is used for a waiting area and path to the restrooms and that the illegal structure on the side back (stage area) needs to be removed before this new venture can be completed.