

Commercial Pre-Application Meeting March 2, 2022

Note: These are PRELIMINARY inquiries which are of interest to the Coalition, but many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.

1602 N. Peninsula Ave.: An inquiry was made by the applicant and his relator regarding potential home sites. *Background information:* Per an email before the meeting. The property in question is comprised of Lots 9 to 14 of the Newell & Carr Subdivision (Zoned R-2). Each lot in the Existing Plat is 50' x (at least) 130'. Lot 14 has historically been separately deeded, and lots 9-13 have been deeded and used as a contiguous parcel. Currently, there is a small house on Lot 14 and large house on lots 10 and 11 (on the river) with a garage that straddles lots 11, 12 and the vacated right-of-way which runs down the middle of the subdivision. The following issues/concerns from staff were discussed with the applicant:

Planning

- It was asked if the lots could be sold separately. Lots 9, 12, 13 and 14 are non-conforming (under 75' wide). The answer was YES, but the small house may need to be demolished to make it happen. Lots 10 and 11 (an estate lot with one home) is conforming.
- Stormwater drain on the vacated ROW (N Indian River Rd.) will need to be moved.
- Since the road was vacated, the old plat is no longer in effect. The applicant can re-plat but will need to meet current standards of lot sizes and will need a subdivision application.

Fire

- Firetrucks will need a 45-50' radius for a turnaround. The applicant asked about demolishing the garage that straddles the vacated row and lot 12. The owner wants to keep it but removing the garage will allow for the required turnaround. The road will have to be stabilized to hold the 4-ton truck.
- It was suggested that if the applicant does a subdivision of lots 9, 12, and 13 there can be dedicated easements to build a fire turnaround.
- Hydrant is on Peninsula; none on N Indian River, but if one is put in, some of the turnaround area could be relinquished.

Utilities Commission

- This will be a bit of a challenge as lots will need to get sewer service to the new proposed lots and retain service on lots 10 and 11 as it is on septic the drain field is on lot 9.
- Electric is underground and will need an easement. It was suggested they move the primary line to Peninsula Ave.
- If a hydrant is put on N Indian River, the UC could loop the water from it to the lots but will still need a 20' easement in case there is a water main break which will be a problem for the 50' wide lots as they will also need to give up 15' for setbacks. The applicant suggested that lot 12 should be kept for a utility corridor. Engineering suggested if access were in lot 13, it would hook it all together.

Next steps will be to look at all the problems and options that were discussed and work with departments.

309 Flagler Ave. (Inn on the Avenue Bed & Breakfast). The owner is partnering with a restauranter and wanted to know what she needed to do to turn the living room with minimal seating into a wine tasting with a wine system (like the Wine Room in Winter Park where it's self-serve) and charcutier (offering cold cooked meats). The porch area would be used for most of the seating. The inn will no longer offer breakfast although it can be purchased. The owner added that she already has a restaurant and a wine and beer license, so she felt she was good in that area. The following issues/concerns from staff were discussed with the applicant:

Planning

- Parking will be a major issue as it is currently calculated as a seven-unit inn requiring four parking spaces. If this becomes a restaurant, one spot is needed for every three seats.

Fire

- The Fire Marshal needs to inspect the kitchen for exhaust fire suppression and a grease trap.

Building

- The owner will need another occupancy permit.

Utilities Commission

- Doesn't see a problem using the existing footprint for water but may need to upgrade electric if the wine system will be using a lot of electricity.
- May need a grease inceptor for sewer.

Next steps will be clearer once fire and building meet with the owner and business partner next week.