

Commercial Pre-Application Meeting April 6, 2022

Note: These are PRELIMINARY inquiries, 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.

101-113 Canal St. This property is at the corner of Riverside Dr. and Canal St. and is currently being offered for sale by Volusia County. The County wants to retain a parking easement for 6 parking spaces adjacent to the relocated Tax, Tag and Title office next door. The potential buyer is the owner of AA Garden Fusion. Her plan is to subdivide the interior for multiple potential tenants. A potential plan includes office and salon space, an ice cream/sandwich shop, a restaurant and bar space, and retail. Future use of the property might include building over the existing building or potentially building a new structure. The following items were discussed:

Planning

- The parking easement would need to be clarified with the sellers (Volusia County), i.e., could utilities be buried under those spaces?
- Use of the 13 spaces behind the building would need to be paired with potential tenant spaces before permitting.
- Parking requirements for restaurant space are discounted in this district, but buyer was alerted to current changes that are being considered by the City.

Building

- The question about an elevator requirement would need to be followed up.
- All modifications would need to be ADA compliant.
- Plans would have to be done by a civil engineer before submittal.
- Grease traps would be required.

Fire

- All proposed tenant spaces will require the basic 1-hour firewall separation between tenants. If the restaurant/bar occupancy exceeds 50 seats, a 2-hour firewall would be required.
- If there is occupancy on the 2nd floor, two egresses are required.

Engineering

- The sidewalk is not wide enough for outdoor seating as a minimum 5' walkway for pedestrians is required.

Utilities Commission

- A grease trap would be required, preferably individual ones for each business.
- Currently there is only one meter, so separate meters would be needed for each tenancy space.
- Electric would have to be put underground.
- Water could remain as one master water bill, or separate meters could be put in place for each space. The existing meter would most likely need to be upsized.

Economic Development

- Business Tax Receipts – each tenant would need their own

Next Steps will be for the applicant's real estate agent to follow up with Volusia County about the parking easement. The City will provide the current sign and design regulations. Applicant can contact the Economic Development office to discuss what types of businesses the city might prefer in that space.

314 Magnolia Ave. The applicant wants to buy the property as an investment, retaining tenants in some of the existing structures and using the remainder of the property for a boat detailing and repair business. He also indicated that his business in Canada is making structures out of shipping containers and asked about that business as well. City staff relayed that there are no allowable shipping container buildings per a 2019 regulation

added to the land development code. Also, the proposed boat business does not currently fit into any of the allowable uses in this district. The applicant could petition the City to add this use and then apply for a permit. City staff will provide the applicant with a list of the current permitted businesses within the Historic District and suggested he may also want to contact the Economic Development office to help determine what other business(es) might be suitable for this property.