

Commercial Pre-Application Meeting September 4, 2024

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.

West Canal St. The approximately .09-acre property is located on the south side of Canal Street in the 1000 block between Robert Street and Ingham Road. The applicant is considering purchasing this lot to build a barre studio, a boutique fitness studio called "Breaking Barre" which is a franchise and would be the first such studio in Volusia County. The proposed use fits well into the allowable uses for the B-3 property. The applicant informed Staff that she is waiting for a survey report as the current information she has is based on the Volusia County Appraiser's information and may not be completely accurate. Some comments/concerns that were discussed with the applicant are the following:

Planning:

- The size and configuration of the parcel is a challenge and will constrain building on it as it's a B-3 zoning which requires a 40 ft. setback in front (facing Canal St.) and 10 ft. setbacks on side and rear. Required landscape buffers are 7 ft. in front and sides and 25 ft. in the rear because it abuts a residential area. It appears that that the lot is only about 27 ft. wide at the back. Multiple variances will be needed if the project moves forward.
- The applicant needs the building to be approximately 1500 sq. ft., and it would have to be longer than wider. She would like the building to be about 28 ft. wide.
- Staff noted that trees may have to be removed; several look like they may be close to specimen size, so a tree survey will be needed (this is part of the survey the applicant is waiting for.)
- This section of Canal St. is a DOT road, so a permit from the state for a driveway will be needed.
- The applicant asked if a steel building is permissible. Staff said yes, but the building's front façade must be something other than painted steel (e.g., Hardie board, stucco) and there must be a change of façade every 50 ft. The applicant is interested in possibly using an arched cabin kit (<https://www.archedcabinsllc.com/>).

Engineering:

- Part of the parcel is in a flood zone, so the building would have to be elevated.
- With the elevated building, it may be difficult to meet ADA parking requirements.
- There is a storm drain at the front of the property which may be a problem for the driveway.
- It does not look as if the lot is wide enough for stacked parking. One parking space per 200 sq. ft. of building is required (so will need 7-8 spaces). Applicant may need a variance.

Utilities:

- There is an easily accessible sewer line to tie into.
- There is a 6-inch water main on south side of Canal St. that the applicant can tie into.
- Reclaimed water is available. The applicant can get a meter for it.
- Underground electric service is required, and the applicant will need to put in a transformer. However, after noting that an underground one may be a problem because of the flood plain, it may be possible to tie into the overhead transformer that is there.

Fire:

- No concerns at the moment. Should be straightforward.

Next Steps: The survey report is needed before any further steps are taken. Once the applicant has it, her site plan is to be developed from it. When it is completed, the applicant should schedule another pre-app meeting. Variances that will be needed can be discussed at that time.