

Commercial Pre-application Meeting December 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.)

510 South Peninsula Avenue (approximately ½ acres situated south of Ocean Ave. and west of S. Peninsula Ave.) The owner of this property would like to split the existing parcel into three separate parcels. He plans to eventually build his residence on one of the parcels but would like to create the other two so that he can sell them. There are also wetlands on the property, but there is now a wetland mitigation bank, so they are working with the Army Corps of Engineers to address this issue. The following items were discussed by Staff with the applicant:

Planning

- The current zoning for the property is R2. A plat process would be followed to subdivide it, and parcels must meet the minimum size requirements.

Engineering

- Access to at least one of the parcels would be from Indian River Road, which may require a private easement from one or more adjacent properties. This would need to be in place before the properties are subdivided.

. Fire

- Any roadway used for access would have to withstand 80K pounds. Indian River Road is a shell road, which is permissible if it meets the weight requirement.
- A fire hydrant may be needed on Peninsula for one of the parcels, depending on the location of the home on the parcel. Alternatively, sprinklers could be used but would require the addition of a 4" line with a separate tap off the main water line.

Utilities

- The owner wanted to address how they might be able to get electrical service over an existing drainage ditch on the property, but the Utilities Commission did not have a representative on the call.

Next Steps: City staff will follow up with the homeowner to schedule a 2nd meeting that will include a representative from the Utilities Commission.