

Commercial Pre-Application Meeting

January 22, 2020

317 Orange Ave. (0.238 acres between Washington and Murray). A potential buyer for the property inquired about the feasibility of turning the house into a Wine/Tapas establishment. This would not have a full kitchen as the Tapas would be just heated in a microwave. The house will require upgrades to come up to code and a horizontal firewall would be needed as the second story would be for wine storage. A change of use would be needed. UC stated it would have to have the proper egress and maybe a 6" sewer line. Since it is in the Arts Overlay, parking would not be an issue, but it will need a handicap spot. City staff suggested the potential owner hire a civil engineer to see if the project is feasible and to talk to the owners of The Crimson House to see what they had to do to open their business. If it is a go, the next step will be submitting the building site plan and meeting with the UC to see specifically what will be needed in regard to sewers.

521 Flagler Ave. (Wild Side/Tiki Bar). The owner presented site plans for a two-story parking garage which will be same foot print of the lot now but will slope up to meet the roof Tiki Bar. The proposal suggested having about 12-14 spots on the ground floor, 16 on the first floor, and between 50-55 on the valet-serviced second floor. People can use the ramp to walk up to the Tiki Bar as well as drive and park. The proposed drop-off will be off Buenos Aires, but there will also be another driveway. The walls will have a creeping vine which is like what is found on the beach. Concerns stated by City staff were lighting (turtle season), some sort of device in case of a fire, and that the façade follow the Architectural Design Standards. It was also noted, however, that they would be reviewing the structure in much more detail upon any formal submittal, in regard to the various dimensions, ramp slopes, and driveways that weren't shown for access and drop-off area, along with vehicle movements, etc.

161 Colony Park. Owner presented a set of 2014 plans that mirror the dental complex that is there already. The new building will be to the north of it and the dental facility will move there. The original plan was to have four buildings, but now there will be only two. The site has a pad, stormwater, retention pond, and enough parking. The pad, however, will need to be raised to the proper elevation. The next step will be to get a building permit and a UC application for water and a fire hydrant, and then re-submit the building site plan for review.

617 Canal St. (Hedonist Custom Cycles, located east of Dimmick and butting up to Railroad St.) Owner of the property inquired about how to best develop the property in regards to either remodeling a 3000 sq. ft. building in the back or dividing the property and tearing down the building, put in a pad, and sell that parcel. He was concerned, though, if he tore down the building, part of the brick wall in the back would have to go since it is attached to it and the wall is old. City staff suggested he tear the building down due to many past issues of leaks and said he could do what was best for him in regards to the wall as long as there was something between his property and the railroad. Since it is zoned MU (Mixed Use), he would have a lot of options, but the owner felt he wanted to do what was best for NSB in development. The parcel is in the Arts Overlay, so there would be no parking issues in whatever he decided. City staff suggested that first, he find out first what DOT would allow for a divided property in regard to access. Then he should get a feasible study done by a civil engineer once he decides the direction he wants to go, noting that the sewer is already stubbed out, but electric would need to be underground and a hydrant put on his side of the road.