

## Commercial Pre-Application Meetings February 10, 2021

*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.*

- 1. 424 Canal St. (former Thai Mango).** An inquiry was made by the new owners about turning the former restaurant into an upscale “gastro pub” with a full liquor license. The décor would change inside and the color of trim outside but nothing structural nor major is contemplated. The kitchens and bathrooms had been updated. Seating capacity would still be 150; however, more outdoor seating would be added. Discussion followed with these comments by City Staff:

### Planning

- Restaurant is in Arts Overlay, so no parking issues.
- Since building is in historic district, colors should stay earth-tone.
- If awning is replaced, a permit will be necessary.
- CC will have to approve outside seating. Liability insurance must include language in the policy for outside dining. Barriers for pedestrians are required.

### Engineering

- Delivery will continue from the back corner of the building.

### Economic Development

- The owners anticipate employing 30-50 people (70% full-time).

There seemed to be really no problems since the use of the building would be the same.

- 2. The Palms Phase 6. (located in Venetian Bay on the northwest corner of SR 44 and Airport Road).** Phase 6 will consist of 209 single family homes on 50’ wide lots. Discussion with comments/concerns by City Staff are the following:

### Planning

- 50’ wide lots are generally not favored by the City Commission.
- The parcel is in the VUN (village urban neighborhood) classification through a prior amendment; however, the proposed project does not meet the VUN rules. They need to reverse that amendment and create a new one.
- They plan to build one access point on SR 44; however, staff felt there should also be one on Airport Road to make it easier for residents to enter/exit.
- The road to a cul-de-sac could be problematic as it encourages speeding.
- Single-family homes so close to SR 44 are not desirable, and heavy landscaping would be needed along the highway and at the entrance/exit.

### Trees

- A tree survey has not been completed yet. They will have to get approval to remove historic and/or specimen trees. It was noted that the southwest corner of the property appeared to have thick tree growth, and they might not be able to completely clear it if there are trees to be preserved in this area.

### Utilities Commission

- There is currently an FPL easement along 44 which would have to be vacated, and then the Utilities Commission needs a 25’ easement in that location.
- A new lift station might be required to service the number of homes in this area.

### Engineering

- A new access on SR 44 or Airport Road will need to be built to accommodate dump trucks.
- The 25' buffer for the Utilities Commission will wipe out all the vegetation in that area, creating the potential for dust blowing to other areas. Geosam indicated they would put mesh fencing along SR 44 and sod the area when construction is completed.
- Geosam has been working with St Johns River Water Management District to determine if there are any wetlands and none have been identified to date but are continuing this work.

### Fire

- The cul-de-sac needs a 6' radius to accommodate emergency vehicles.
- Fire hydrants must be no more than 500' apart.
- Street parking is problematic because the streets are not wide enough to accommodate parked cars and emergency vehicle that need access to all areas.

### Traffic

- The traffic study completed in 2020 can be used.
- The roundabout is in a good location.

Note: The Palms Master Development Agreement (MDA) requires the developer to implement a down payment assistance program with a value of \$500,000 to be implemented using a Community Development District (CDD) funding mechanism. The down payment assistance program would be used to reduce payments for up to 53 "workforce households" in the Palms.

3. **151 Canal Street (former Bob's Automotive).** The current owners of two Jimmy Hula restaurants (Port Orange and Ormond Beach) have submitted a potential purchase offer for this property. They are NSB residents and want to open a restaurant in the City. They would remodel the existing building into a 150-seat restaurant. Their business model has patrons ordering their food at the counter, and then the food is brought to them when ready. The property has mixed use zoning which allows a restaurant.

### Planning

- Parking is a major issue, even though this is in an ARTS overlay district which has no specific parking requirement. The applicants said that they were planning to rely on the existing city parking lots and street parking, stressing that it is in a walkable area. Their plan currently shows four parking spaces, one of which is a handicapped space.
- No issues with the building and would also welcome the additional landscaping the applicants were considering.

### Utilities Commission

- They will need a 6" sewer lateral and a minimum 750-gallon grease trap.
- They currently have a 5/8" water meter but may need a larger one. The architect will have to determine what is needed.
- The electrical connection is behind the building, and it is possible that they will need a larger one.

### Engineering

- They may need only two access points to the property; therefore, they could close the one on Faulkner that is closest to Canal Street.
- A dumpster enclosure is required.
- The handicapped parking space must also have ADA access to the building itself.
- The applicant indicated they were not planning to use a monument sign but would have one on the roof or the face of the building.

**Building**

- The restaurant must be brought up to all current building codes.
- The 200-amp electric service must be put underground.
- There could be issues related to the exhaust hood discharge.
- Lighting is required at the back parking area.
- The preexisting gas tanks on the property were removed in 2000 and all environmental evaluations performed were good.

**Fire**

- There is a fire hydrant on the corner and one in the alleyway. No changes needed.

**Economic Development**

- Staff felt this was a good project for the area. Applicant indicated that they would be creating approximately 40-50 jobs. Of these, 3-5 would be management and 4-8 would be full time. They would normally have 12-13 on site on a busy day and 6-7 on a normal day.

Note: Staff informed the applicant that although there currently is no prohibition of a franchise business on Canal Street it is something that has been previously discussed by the City Commission. There are 14 Jimmy Hulas in Florida and franchises are available for purchase. Once the city establishes the historic districts, they could need a special exception but should be okay for now.