

Commercial Pre-Application Meeting November 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.

Healy House- 201 S. Orange St. (Corner of Downing St.) The owner presented three possible Site Plans (difference was mainly in the parking area) for an Event Center (two-story with approximately 16,000 sf) that would host weddings/birthdays /public functions which the owner sees as a needed venue for NSB. It will have a grand ballroom and a smaller convertible room.

The following are some issues/concerns that were discussed by City staff:

Planning

- Property is zoned MU (mixed Use) and didn't see a wedding venue as a permitted use. Will do more research, but this may be a significant issue.
- In terms of the Site Plan, there isn't enough parking for 500 max occupants even though it's in the Mainland Special Parking District (one spot for eight seats); applicant countered that number is probably too high and was thinking of making the building smaller.

Engineering

- Entry crosswalk will need to be addressed.
- Stormwater wasn't noted and needs to be put on the plan; requirement will follow St. Johns requirements.

Fire

- Building will need to be sprinkled and have a full alarm system.
- Even though there are two hydrants within 1000', a fire flow calculation will still be needed.

Utilities

- There seems to be a discrepancy concerning the fire lines in the hydrants that need to be checked out; if a sprinkler system is going in, one line will need to be upsized.
- Will need to upgrade electric service.

The next steps will be to first find out if this venue is a permitted use. If it is, the applicant needs to keep in mind that building size will determine occupancy which will determine required parking. If a new Site Plan is totally different, another Pre-app meeting should be called, otherwise submit plans to City for review.

204 Magnolia Ave. (Corner of Douglas St.) The owners of The Third Wave discussed this site becoming a second restaurant that would have a similar setup as on Flagler Ave. with outdoor dining. The building is three stories: The bottom floor will be the restaurant (108 max occupancy); the second floor will remain as two residential apartments; and the top floor will have a bar and lounge area for reserved parties/occasions and be part of the restaurant. A stand-alone kitchen with accessory structures will be added. They wanted to discuss upcoming parking changes as the property is in the 2012 Arts Overlay District.

The following are some issues/concerns that were discussed by City staff:

Planning

- MU zoning has setback requirements and Site Plans must follow those regulations.
- Residential parking will be required for apartments and one handicap spot.
- Roofline/overhead needs to be clearer for the kitchen addition.

Engineering

- More impervious area has been added, so the surface stormwater may need to go underground as it is required and must be shown on the Site Plan before approval.
- Some of the seating on Magnolia will need to be curbed so patrons dining outside are protected.

Fire

- Building will need sprinkler and alarm systems.
- An additional hydrant may be needed; hydraulic calculation for fire flow on the Magnolia hydrant will be needed to see if it can accommodate the increase in footage.
- All outside fabrics will need to be fireproof.

Utilities Commission

- Sewers will need to be upgraded for commercial use.
- Grease traps need to be 500-700 gal minimum.
- Electric will need to be upgraded, and the electric pole on south corner may need to be moved as it is wedged between the addition and another building.
- A civil engineer should design a separate plan for stormwater, fire flow, sewers, and electric before they move forward to see what the cost will be.

Next steps will be to have a civil engineer draw up the requested plan for the UC and simultaneously submit a Class II Building Site plan to the City for review and approval which takes 20-30 days. The owners need to get all this done as soon as possible since parking changes will be enacted at the beginning of the year. The Planning Dept. will check with the City attorney to see when the restaurants who have submitted Site Plans and are in the approval process will fall into the City Commission's grandfathered timeline in regard to parking exceptions and will notify the owners of their findings.