

## Meeting: Commercial Pre-Application Meeting

Date: March 30, 2022

**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.**

**409 Flagler Avenue** - The applicant is considering purchasing this property which is currently a gift shop and changing it to a 75-seat restaurant. Since this is a change of use there are many requirements to get approval for this change. The following are the items that were discussed:

### Planning

- The parking rule is one space for every six seats in the restaurant. One half of the parking must be on site or leased within 1500 feet of the property. The city does have some pooled parking that it rents to businesses but there are currently no spaces available. If they serve liquor in addition to beer and wine, then the number of spaces is higher.

### Fire

- The number of occupants and the type of cooking will determine the fire requirements. It is evaluated by the amount of grease that is used and the amount of grease laden vapors that are produced. Once this information is provided the fire chief can give specific requirements.

### Building

- A liquor license for an under 150 seat restaurant requires table service with at least 5 entrees, cannot have dart boards, video games, glass front refrigerators showing alcohol or sell packaged liquor. In other words, it cannot operate like a bar.
- A minimum 750-gallon grease trap is required.
- Upgraded electric service could be required depending on appliances.

### Utilities

- Three phase electric service is available on Jessamine St. but this would have to be underground.
- Minimum 4" sewer line is required for a restaurant and the engineer would have to justify that a 4" would be sufficient based on activity.
- A 5/8" water line is currently available but is probably too small. Might have to tap into a 12" line on the north side of Flagler Avenue which would entail detours during construction.

The applicant will work with his engineer to determine all the requirements mentioned above. Once the applicant submits the plans it will take 30-60 days from submission for the change of use application as well as the site plan to be reviewed.

**Healy House- 201 S. Orange St. (Corner of Downing St.)** Following the first Pre-Application meeting with city officials, the owners petitioned the city to add wedding and event centers to the list of special exceptions that can be applied for in the property's zoning. The City Commission did approve the use of a place of assembly for weddings, concerts, and other special events as an allowable special exception. Now the property owners will need to apply for the special exception for this property. Based on feedback from the City Commission meeting, the building has been reduced from approximately 15,000 square feet to 12,000 square feet, largely to allow for additional parking.

There was also a stipulation upon the sale of the property that the plans needed to go before the NSB Historic Preservation Commission

**Planning**

- The site plan will be staff review only. Special exception use will have public hearings, but both can be in the works simultaneously as long as the site plan shows they have met the special exception criteria.

**Building**

- Occupancy will be based on the design, not just parking.
- A traffic engineer might need to be consulted.

**Fire**

- If the occupancy load is above 300, sprinklers will be required. The applicants intend to sprinkle the building regardless of occupancy limit.
- Florida Fire Prevention Code contains the occupant load calculations.

**Engineering**

- Stormwater plans should be reflected on the site plans for the next phase.

**Utilities Commission**

- The water main on S. Orange is subpar - 4" along front of property.
- The city has a project in the works to upgrade, but still a year out so the owners will need to do off-site work to get water and hydrant to site.
- A gravity sewer is located along the back alleyway of property.

**Next Steps:**

The applicants will obtain detailed surveys and complete a site plan with the aid of utility maps provided by the UC. The new plans will be submitted to the city when completed, along with the application for special use exception.