

Commercial Pre-Application Meeting July 14, 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.

Endsley Station - 507 Myrtle Avenue (102.7 acres between SR44 and 10th St.) This is the second Pre-app meeting with a group who wants to create a mixed-use “village-like” development. The revised Concept Master Plan includes the following:

- 50,000 SF for commercial use, with office and residential on the second floors in a Village Center
- 40,000 SF for medical offices
- A 3-story (300 unit) multi-family complex, 90 townhomes and 145 single-family homes on 40'x120' lots
- 165,000 SF for light industrial/flex space
- The entrance will be a roundabout off Field St. (first one past 44)
- A pedestrian trail system and ponds will be throughout the development and many trees will be kept intact.

Note: The areas of this property that were contaminated have been cleaned up through the Brownfield Project. The active rail yard next to this property is an industrial site, and there is a lot of noise 24 hours a day. This issue was discussed at their initial pre-application meeting.

Some of the issues/concerns discussed by staff with the prospective owner and his representatives are the following:

Planning

- The Master Plan has been improved, but it is still unrealistic with the physical aspects like big, historic trees and low spots, but especially Myrtle Ave. as the road cannot handle any additional traffic due to the middle school and the bridge.
- Density will be met with resistance as it's still too high.
- The 40' lots are too small and will cause lack of parking (it is in Coastal Woods). The developer replied that there will be some additional bump out parallel parking spots by the ponds.
- A significant buffer will be needed between the light industrial and family areas.
- A tree survey is still needed.
- A master traffic impact study will be needed and submitted along with a traffic plan.
- The area is zoned I-1 with Industrial MU, so it will need to propose a PUD (Planned Urban Development) which will require public Hearings and City Commission approval.

Engineering

- The southern portion is in a flood zone so will need to see an elevation survey of the project.
- Some areas are wetlands, so will require coordination with St. Johns Water Management.

Utilities Commission

- This is a massive plan and should be constructed in phases.
- The entire area will need a mini hydraulic system for the water along with a 20' water main and storage tank.
- Lots are too close to accommodate both utilities and communications. Dedicated easements and swales are required.
- There is a small lift station that will need to be moved. A regional lift station, requiring ¾ acre will be needed for a project this size.
- Electricity will be a challenge, especially for the commercial side of the project.

- Will need to meet one-on-one with their civil engineer.

Fire

- Access to the complex is a major issue as is parking and having enough room for emergency vehicles.
- There are hydrants on Myrtle and costs can be shared. A sprinkler system will be needed for the three-story multi-family complex.
- The FEC has the right-of-way off Myrtle, so they will need to work together in case of an emergency.

Building

- Meet with this department as building plans are being finalized.

Economic Development

- This is positive for our economic development and will work closer once the development comes to fruition.

Next steps will be to get the tree survey and traffic impact studies/plans completed and to meet with the UC. Take suggestions given today and amend the Master Concept Site Plan and resubmit. Apply for a PUD. Collectively, the representatives felt it **imperative** that they hold a public meeting to present the project before any applications are submitted. They also need to give the City Commissioners a heads up, so they aren't blindsided. After everything is submitted, it will be officially reviewed by City Staff, and then go before the Planning and Zoning Board and the City Commission. Which are both public meetings.

Turnbull Shores (between North and Willard Sts. on the east side of Arlington Ave.) The 18 platted parcels (lots #157-174) are 50'x130', which are non-conforming, but will be grandfathered in. The potential owner and his representative wanted to know what would be needed to develop these parcels as well as the right of way adjacent to them on Arlington. Note: The developer already owns a couple of non-adjacent parcels on the other side of Arlington and plans to use them with this development if needed.

Some of the issues/concerns discussed by staff with the prospective owner and his representative:

Planning

- The zoning and platting will be honored since it has already been done, but the setbacks will have to be 30' in the front and 7' on the sides and rear.
- Wetlands are shown where the Arlington right-of-way extension will be made, so they will need to follow St. Johns Water Management regulations.

Engineering

- There is a new NSB ordinance for wetlands regarding fill-ins that will have to be followed.
- They will need two retention ponds for stormwater. In one section, the drainage goes north due to a 6" slope, so they may want to pick up lots on the east to put a retention pond there. For the second one, lot 167 could be used for stormwater retention with water from other lots being piped into it. Will need to check the designs when they are completed.

Utilities Commission

- Electricity is on both sides of Arlington, but water is only on one side.
- Inverse of sewers will flow on Willard.
- There is no access to the right-of-way, and the closest stubbing is in Westwood which is too far away for a hook-up.
- There may be easement problems as they need to be 10' so some footage may be lost. Also, swales and sidewalks will have to fit on the easements.

Fire

- Once the water mains are put in or shown on a plan, hydrant placement will be added.

Next steps will be to have a civil engineer set up an appointment with a UC representative to meet to then develop a Concept Plan for the development and submit it along with a minor subdivision application that will show the original platted lots to City staff for review.