

Commercial Pre-Application Meeting January 10, 2024

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.

501 Flagler Avenue - Lucky Smoke (and small lot behind it). The applicant needs to put in an ADA spot per letter received from the State and asked what would be needed. He also wants to make the tiny lot behind the store, which is a separate parcel, into a 6-car parking lot where he will charge \$20 a day for 3-4 spots and will use the rest. Some comments/concerns that were discussed follow:

Building

- Regarding the ADA parking space, it will need to be located by the door. The space will need blue lines, and the handicap sign which is allowed to be on the building.

Planning

- Regarding the lot behind the building, since there are more than three spaces, they need to follow ordinances.
- It was suggested they hire an engineer to create a Concept Plan. 9x18' is the required size for each space and the plan needs to address buffers, swales and landscaping.
- It will need signage, bump stops, and a STOP sign at the egress going out of the lot.
- Since the lot is under 8 spaces, it will just need a permit.

Engineering

- The lot staying shell will be ok.

Next Steps: The applicant will submit the Site Plans for the ADA spot and if he decides to hire an engineer to design the back lot, the Site Plan and permit will be submitted to the Building Department.

Myrtle Ave. from Lytle to 10th (101 acres which was to be [Endsley Station](#)). Applicants for the possible purchase of this parcel presented their residential Concept Plan. They had questions regarding this as well as the process needed to move the project forward. The plan showed 280 units, consisting of 2-story townhomes and bungalows that would be clustered together. Both would be rear loaded with no driveways in front. They know they need to apply for a PUD for a zoning change that would allow for future commercial/light industrial at the north and south ends. They stated this new plan addresses many public concerns as noted in a past meeting regarding the layout of homes, parking, the roundabout and cut through roads, access points, and railroad noise. It was noted that the development will also have 1.5 acres for amenities and will take into consideration the FDOT multi-purpose trail that is being built on the east side of Myrtle Ave. Some comments/ concerns that were discussed follow:

Planning

- One access point is not enough for this development size, and it cannot be off Lytle due to the bridge elevation. The main access would seem to be the current driveway for the railroad. Other access points would have to be determined. 7th Street was discussed as well as a proposed emergency access from 10th Street.

- There are not enough buffers between residential and future commercial or the railroad, especially the point where the whistles are tested. Applicant responded that they are looking at the FDOT sound barriers and perhaps planting bamboo as that has helped.
- Staff felt 40' lots for bungalows are not wide enough nor the 25' lots for townhomes. There have been issues at similar complexes when the garages aren't used for cars and the driveways are only 10' wide. Staff suggested they have a parking plan to which the applicant stated they can provide parking in other areas and show it in the PUD along with the right-of-way.
- A traffic study will need to be done and plan will need to show a traffic calming device.
- A new tree survey will need to be completed. They can use the old one as a starting point. The applicants stated that the neighbors want to keep as many trees along South Myrtle Avenue as possible, and they are trying to do this.
- Staff suggested the applicant contact FDOT about the trail plans as that will affect their parking design.
- Staff suggested a Public Meeting for this area since plans differ from the previous one and specifically show the new parking areas which had been a big concern.
- It was noted that since this parcel has been designated a Brownfield by the CRA, it's not a true subdivision infill development which may work in their favor.

Engineering

- Staff reminded the applicant of the historic National Register Turnbull Canal on the SW side which is under a driveway. The driveway will need to be moved as the canal cannot be touched.
- Staff asked about possible improvements to South Myrtle and to check for possible wetland/lowlands which will affect stormwater retention.

Utilities

- Applicants are working with a Staff member.
- The alleyways will need easements so utilities could be easily reached if there is a problem.

Fire

- There need to be two accesses for ER vehicles due to the size of the development.
- More hydrants than usual will be needed due to the size. The exact number will be determined when plans are submitted.
- Townhomes will need fire separation walls. Since two stories, they won't need to be sprinkled, but it was suggested.

Next Steps: Staff suggested that the applicants have a Public Community Meeting before anything is submitted, making sure they have a plan that shows accesses and road connections, how the parking issue has been overcome, what the density is now, and what the total green space area will be. Then submit the traffic study with calming devices, the new tree survey, and PUD application. If the PUD is approved by the City Commission in the next 6 to 9 months, then a subdivision plat would be submitted and reviewed by the City Commission (per email).

NOTE: If you use the SEARCH function (top right corner of every page on our website <https://www.ournsb.org/>), you can enter Endsley and find the documents and summaries from the 2021/2022 development proposed for the above parcel.

Turnbull Estates (Turnbull and Willard St.). The owner/applicant and his representatives have resurrected this development from years past. The last Turnbull Estates application was from 2007, but it expired in 2013. In 2019, plans for this development design were presented at a Pre-application meeting, but they were never officially submitted to the city with with an application. The same plans were presented showing a post development map that would have 94 single-family homes. The applicant's representatives wanted to know what would be needed to get the same plan moving forward, especially regarding environmental matters. Some comments/concerns that were discussed follow:

Engineering

- Staff remembered that stormwater ponds had to be tweaked as they were on the right-of-way, and the new owner will have to request a right-of-way vacation that will take some time.
- Staff suggested they attach the original studies to applications. Staff will review and decide if they are still good or not as ordinances have changed.
- New environmental surveys will need to be done as they expire after two years.
- There will need to be a change of record from the design engineer of these plans to the new owner/applicant in order to re-submit them.

Planning

- Lots have been platted, so no problem there.
- Any vacation right-of-way will need to go to the P&Z for a recommendation where there will be a Public Hearing and then to the City Commission for approval. If approved, there will be two readings of the Ordinance and then voted upon. Letters from the UC and engineering will be attached to the application.
- Staff will send any information they find regarding this.

Utilities

- Staff found nothing on this development in their files, so applicant will need to send a more detailed plan to them before they can say what will be needed and where.
- Staff noted that sewers were installed on Willard but nothing on Turnbull.

Next Steps: Nothing was found about this project in the Planning Department records, so the owner/applicant will have to start anew taking the above suggestions and submit everything requested, plus the vacation request, and all permitting in order to get the project moving forward again.