

Meeting: Commercial Pre-Application Meeting

Date: September 5, 2018

The following item came before the Pre-Application Committee:

1. An inquiry was made regarding the development of Turnbull Shores (in the Isleboro section between North St. and Art Center Rd.) to build 107 homes. The owner (who was from Miami and never really looked at the property in detail physically) purchased the land from a bank, under the assumption it was platted and with roads and “good to go.” However, the platted plans were from 2004 and never submitted to the city that they could find (there is a four year time limit), and there are no roads nor utilities there. The owner was under the assumption via the seller that all was ready, but it was not so. The roads that are there, Willard and Art Center, are in use but are under construction, and there are no other open roads within the complex. The owner, in disbelief, was told before he could even submit this plan, he would need to not only register it but also have another that would show where utilities, sewers, phone/cable, landscaping, and storm drainage would go and be ready to put all of that in. It was suggested by City Staff that he first go see the architect who developed this site plan while he was here and see if there is another one with everything needed as well as see if the plans were, in fact, ever submitted to be recorded, perhaps with the county. It was also brought up that he needs to contact the seller to see if something was either misrepresented or misunderstood in the deal.