

Commercial Pre-Application Meetings May 12, 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.

The Overlook at Turnbull Bay (10 acres with the golf course east and west of it and off the northern extension of Osprey Cove Dr.) Developers were back, taking the suggestions from the [April 2021](#) Pre-app meeting and presenting what they had done on a new Concept Plan. The new subdivision proposes 25 single-family homes on 60' wide lots with 7.5' side setbacks. Overall, City staff felt that this plan was better than the previous one, and the residences will sell due to their price point and location.

Planning:

- There was still a question about the length of the cul-de-sac. Our LDR states that it shall not exceed 1,000' in length, "unless necessitated by topographic or environmental constraints" which there may be once the parcel is formally platted. Staff will review this in detail when the Site Plans are submitted to determine if this criterion applies.
- There was still a concern about no secondary access but since the development hit the threshold of 25 units, it will pass.
- The 50' wide public access easement that was done in '98 may need to be removed; however, it looks like it could be a problem, for the State owns it, but the County may oversee it. More research will be needed.
- The new wetlands, flood plains, and tree regulations will need to be followed although none seemed to be a problem as the plans either were or will be adjusted to them.
- There is a dirt road that bisects the parcel that may need to be dealt with depending upon ownership.
- MDA will need to be modified as it expired, but it looks like most everything is covered but may need an endangered species study as well as have the conservation areas.
- It was suggested to make a crosswalk sidewalk at the bulb of the cul-de-sac.

Fire

- The cul-de-sac will be ok as long as its radius is 45' for turning.
- The location of hydrants will need to be shown on the Site Plan.
- Street parking cannot hinder the 24' width needed for ER/firetruck vehicles.

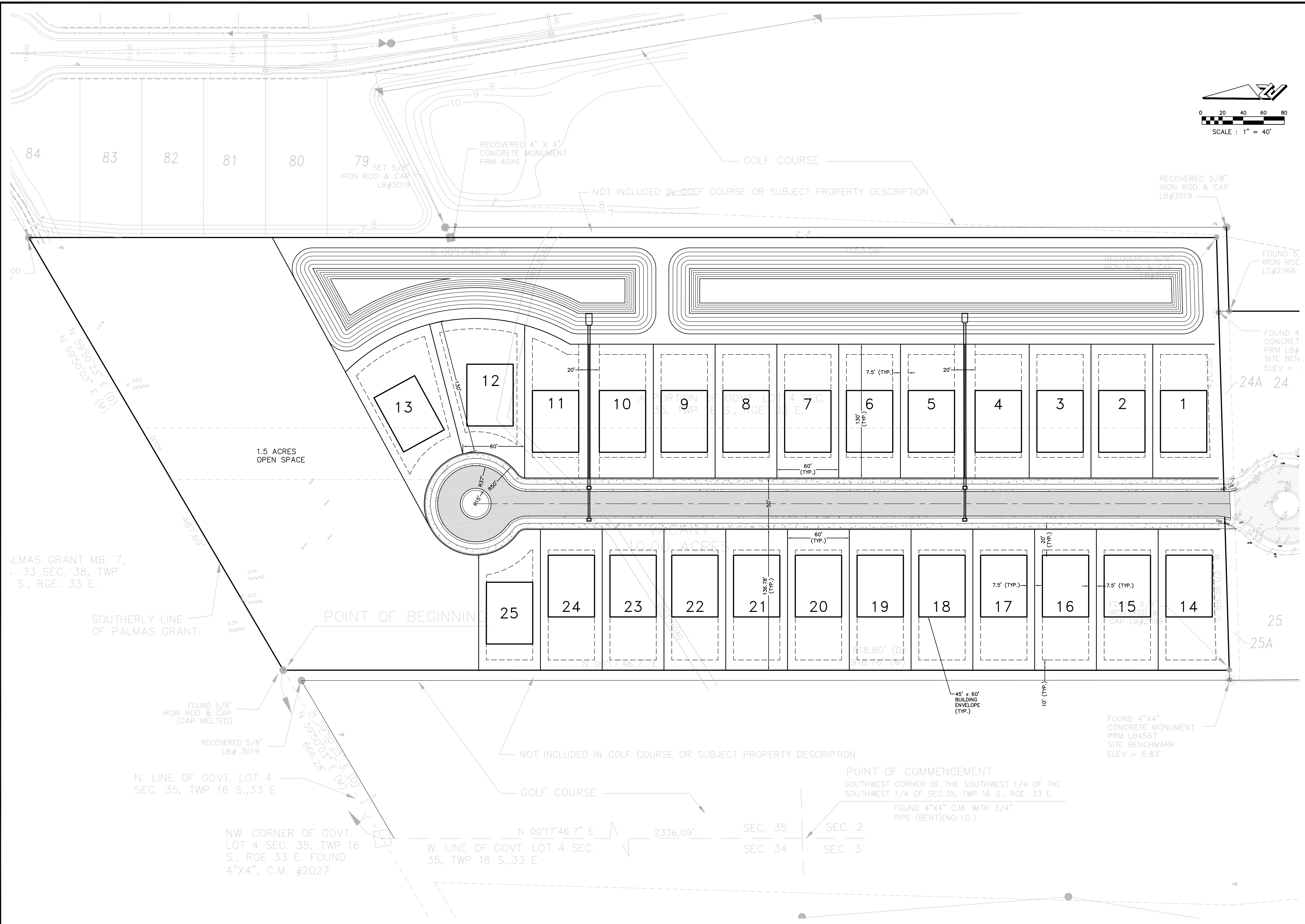
Engineering

- Note retention ponds for stormwater; outfall will run into a ditch and into Turnbull Bay.

Utilities Commission

- Electric will need to be consistent with the other subdivisions, so it can be looped.

Next steps will be to submit a PUD that will include the Preliminary Platting, and Site and Landscape Plans to be reviewed by City staff who will make recommendations if any issues are seen. The developers also plan to have a meeting with the subdivision's neighbors, showing them what their plan is and asking for any input.



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 PLANNING
 TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

**OVERLOOK AT TURNBULL BAY
 CONCEPT PLAN
 SITE PLAN**

PROJECT NO: ZC 04204
 DESIGNED BY: RMH
 DRAFTED BY: JML
 CHECKED BY: RMH

DRAWING FILE: 04204BAS.OPT-5
 XREFS: XXXXX.DWG
 XREFS: XXXXX.DWG

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 NOT VALID WITHOUT SEAL

SHEET: 1 OF 1