

Commercial Pre-Application Meeting July 22, 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.

Troupe Property/Sugar Mill Estates (Tionia Rd. and Turnbull Bay Rd.) Background for this property: The original PUD had been approved for a 135-acre plot with a cap of 104 single family homes in February 2011. The MDA was also recorded in 2011 and expired in March 2021. Now the developers would now like to expand the development to 142 acres, adding three parcels on the west side of Tionia Rd., and propose new road accesses using Tionia and possibly Turnbull Bay Rd. instead of the previous sole access within Sugar Mill. Now proposed are 107 single family homes on 60 x125' lots with 35' setbacks and a retention area. It should be noted that the original MDA stated that at least half of the lots would be 75' wide. The proposed map of the development can be viewed [HERE](#). No amenities were proposed.

The following issues/concerns were discussed by City staff:

Planning

- Approval of a new PUD is required.
- The Commission will want to see common space, amenities, and recreational areas on the plan.
- Rezoning the three lots (now zoned industrial – I-1) to residential will meet with resistance. They are zoned I-1 on the Future Land Use map which doesn't allow for residential use. A Comprehensive Plan Amendment will be needed and the opposite side of the Tionia is light industrial.

Engineering

- The drainage ditch that goes through the site is a sizeable canal and may impact the design.
- A current tree survey will be required.
- The impact of the 2020 revised flood plain will need to be evaluated

Utilities Commission

- The Sugar Mill sewer system is already at capacity. The sewer lines will need to be rerouted to Turnbull Bay.
- A lift station may be needed for the subdivision.
- More time is needed to evaluate the situation including electrical.
- It will be necessary to work with the surrounding communities including Florida Days to come up with the best plan for all utilities.

Fire

- The next phase of Florida Days has an exit on Turnbull Bay Road at the same location as the proposed development. That could cause a problem with traffic congestion.

The next steps will be to submit a new PUD with all the supporting documentation as rezoning the industrial lots will be a significant challenge. A traffic impact analysis will be required. The revised Site Plan can be presented at another Pre-application meeting for further input and assistance.