

Commercial Pre-Application Meeting
March 8, 2023

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.

South Myrtle and Suitor St. The applicant wants permission to develop a 31 lot subdivision with two access roads. Phase 1 would have the northern lots, 10-20 being developed. The north south road would be 30 feet wide, and the east west road would be 18 feet in width.

Planning

- Since this area is in a flood plain and a canal is on the east side of the property, accommodations need to be made. The applicant was asked how that would be handled and he replied that they would bring in fill.
- The minimum road width is 50 feet. Roads narrower than that would require City Commission approval.
- The lots are smaller than R2 zoning minimum lot size of 75 X 100 feet.
- Questioned one driveway to serve two lots.

Engineering

- Area is in the AE flood zone and a canal is on the eastern side, both of which would need to be considered.
- Lots 13 and 14 stormwater requirements would need to be fulfilled.

Fire

- The water main would need to be sized appropriately.
- Roads would need to be sized correctly for entrance and egress of fire and emergency vehicles.

Utilities Commission

- A 10-foot easement would be required on each side of the lots for underground utilities.
- Wondered if lots 31 and 19 are developable.

Next steps: Planning suggested that the applicant needs to start over from scratch since the plan will not work as presented. The applicant stated that he would prefer to work with what he has. Planning will get back to the applicant with rules and procedures to address road width, easements, lot size, driveways and parking, home design, and flood plain issues.