

## **Meeting: Commercial Pre-Application Meeting**

**Date: August 13, 2025**

*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.*

### **Calypso Key**

This project is for 38 acres just north of 10<sup>th</sup> Street and includes Ingham Road on the east side. Approximately one third of the parcel lies within Volusia County. Ingham Road is owned and maintained by the County, not the city. The applicant has applied for annexation by the city but agreed that it is not likely the city will want to take ownership of Ingham Road. They are currently planning to have 73 lots measuring 75' x 115' although staff indicated that could change before the project is finalized. The subdivision will be zoned R-2, single family residential.

The following issues were discussed by staff with the applicant:

#### **Engineering**

- Ingham Road will need some major improvements.
- There is concern about Ingham Road becoming a traffic issue as a straightway from the high school to SR 44 and would therefore require traffic calming measures to prevent this from happening.

#### **Fire**

- There is a hammerhead section of the road that could be a cul-de-sac. This will be fine as long as there is 150' for emergency vehicles to turn around.

All other departments said it was too early to comment since there are no actual plans submitted yet.

#### **Next Steps**

Developer is moving forward with the county and city requirements and once the plans are submitted there will be a full review by staff.