

BACKGROUND:

The subject property is located on Terry Lane between Truman Avenue and Olivia Street within the HMDR Zoning District. The two parcels historically held two residential units on one parcel. The applicant is requesting plat approval based on the proposed subdivision lot split. The proposed subdivision request is to allow both parcels to contain one single family residence each.

This request for a Minor Subdivision is consistent with conditions 1 and 2 of Resolution No. 2014-71 approved on November 20, 2014 for the subject property.

In order to allow the proposed subdivision, the following plat approval would be required:

Sec. 118-167 – Review Procedures:

- (a) The City Commission shall determine by resolution the number of copies, related fees and the time periods required for each of the minor subdivision procedure requirements. The City Engineer or other designated professional acting under the direction of the City Commission shall inform the applicant’s engineer that the submittal does or does not meet the requirements of this chapter.
- (b) Copies of the plat of record shall be distributed to the Planning Board and the City Commission.
- (c) Subsequent to recommendations made by the Administrative Official, City Engineer and others as directed by the Administrative Official and the Planning Board, the City Commission shall approve the development as a Minor Subdivision or require the applicant to proceed under the sections of this chapter governing Major Subdivisions.

Sec. 118-168. - Filing of plat:

Upon city commission approval, the plat of record for the minor subdivision shall be filed by the applicant with the administrative official within a required time period from the date of approval. Failure to file within the required time period shall void such subdivision approval.

City Actions:

Development Review Committee:	October 22, 2015
Planning Board:	November 19, 2015
City Commission:	January 5, 2015

The Planning Department recommends to the City Commission **APPROVAL** of the proposed Resolution granting the requested plat approval.