



## ITEM SUMMARY

**MEETING DATE:** March 3, 2025

**FROM:** Denise Malone, AICP, Director Development and Neighborhood Services

**SUBJECT:** **Preliminary Plat Approval for Astoria Towns (SP-23-06)**  
**Resolution 2025-08**  
Astoria Towns

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### BACKGROUND

Preliminary Plat application for Astoria Towns to be located on the south side of Dodd Road, approximately 1,200 feet east of Jog Road. The project will consist of sixty (60) two-story townhouse units on a 6.56-acre site. The Preliminary Plat was submitted pursuant to the requirements of the City Code and is consistent with the Site and Development Plans (SP-23-06).

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### ANALYSIS

The Preliminary Plat was reviewed by the City's Consulting Engineer. The review indicates that the attached Preliminary Plat accurately reflects the Site and Development Plans (SP-23-06) and complies with the City's Subdivisions and Land Development Regulations and Chapter 177, Florida Statutes.

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### FINANCIAL INFORMATION

Prior to the issuance of any Building Permits, the developer is required to pay the Parks and Recreation fee and the Government Services fee, either as a one-time lump sum payment or as a portion per unit prior to the issuance of each building permit, in accordance with the respective Parks and Recreation and Government Services sections contained in Article IV of the Subdivisions and Land Development Regulations.

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### LEGAL

The Preliminary Plat has been reviewed in accordance with the requirements of Chapter 12 of the City Code and Chapter 177, Florida Statutes. The document has been reviewed for legal sufficiency.

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### STAFF RECOMMENDATION

*Approval* of the Preliminary Plat for Astoria Towns through Resolution 2025-08.