



ITEM SUMMARY

MEETING DATE: April 7, 2025

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

SUBJECT: **Preliminary Plat (PLT-24-01) Approval for C&C Legacy Plaza
Resolution 2025-12**

BACKGROUND

This item seeks approval of a Preliminary Plat (PLT-24-01) application for C&C Legacy Plaza to be located on the east side of Jog Road, approximately 650 feet north of Woodlake Boulevard. The project will consist of a one-story 2,598 square foot office building and three (3) two-story townhouse residential units. The Preliminary Plat was submitted pursuant to the requirements of the City Code and is consistent with the Site and Development Plans (SP-24-01) that were approved by the City Council on September 16, 2024.

ANALYSIS

The Preliminary Plat was reviewed by the City's Consulting Engineer and Surveyor. The review indicates that the attached Preliminary Plat accurately reflects the Site and Development Plans (SP-24-01) and complies with the City's Chapter 12, Subdivision and Land Development Regulations and Chapter 177, Florida Statutes.

FINANCIAL INFORMATION

Prior to the issuance of any residential 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 & Recreation and Government Services sections contained in Article IV of the Subdivision and Land Development Regulations. Prior to the approval of the Final Plat, the developer must provide both the property's purchase price or an appraisal. The Parks and Recreation fee and the Government Services fee will be based on the greater of the two amounts. Additionally, the development is required to pay the City's impact fee of \$2.80 per square foot of gross non-residential floor area per Section 16-201 prior to the issuance of any non-residential building permits.

LEGAL

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

STAFF RECOMMENDATION

Approval of the Preliminary Plat for C&C Legacy Plaza through Resolution 2025-12.