

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: November 2, 2021

DEPARTMENT: Community Sustainability

TITLE:

Replat and re-naming of a portion of the Hammon Park Subdivision

SUMMARY:

The subject site is located north of 3rd Avenue North abutting Dixie on the West and North J Street on the East. The current subdivision's name is "Hammon Park." The proposed replat includes a portion of this subdivision, specifically lots 79 through 103 and tract B. The name of the area affected by the proposed replat would also be changed to "Aviara on the Ave." The property is located within the Mixed Use - Dixie Highway (MU-DIXIE) zoning district with a Future Land Use of Mixed Use East (MU-E). The subject property was required to be replatted per a condition of approval in Ordinance 2021-05 (Bella Terra Residential Planned Development) prior to Certificate of Occupancy.

BACKGROUND AND JUSTIFICATION:

In 2015, the subject property was approved for a Major Residential Planned Development (RPD) Amendment that renamed the project from Hammon Park to Bella Terra. Ordinance 2015-05 (Bella Terra RPD) affected the northern portion of the Hammon Park subdivision and modified both the approved floor plans and architecture while retaining the previously approved building footprints. Condition of Approval #3 in Ordinance 2015-05 stated that "prior to the issuance of a Certificate of Occupancy, the property shall be replatted to reflect the conversion from townhouse to multi-family condominium structures." In 2019, buildings permits were submitted to construct four, three-story buildings in accordance with the Major RPD Amendment. Construction of the project is near completion and the subject application to replat the property is required prior to the issuance of the Certificate of Occupancy as previously conditioned.

The procedures for platting are outlined in Land Development Regulation Section 23.5-2. The City's Site Plan Review Team (SPRT), City Attorney, and Mock Roos & Associates, Inc., engineering consultant, have reviewed the final plat for compliance with the City's LDRs and Florida Statutes. The Letter of Conformity by Mock Roos & Associates, Inc., is included as an attachment and states that the proposed replat is in conformity with the requirements of Florida Statute Section 177.081. A more detailed staff analysis is located in the attached advisory board staff report. In addition, the de-annexation agreement with the adjacent townhome homeowner's association and easement agreement also are included as attachments.

The eastern portion of the replat falls within the Northeast Lucerne Local Historic District. Therefore, the subject application was reviewed by both the Planning and Zoning Board (PZB) and the Historic Resources Preservation Board (HRPB). At the October 6, 2021 meeting, the PZB voted unanimously to recommend approval of the subject application (PZB/HRPB Project Number 20-01100001) and at the October 13, 2021 meeting, the HRPB voted unanimously to recommend approval of the subject application (PZB/HRPB Project Number 20-01100001).

MOTION:

Move to approve/disapprove a replat and re-naming of a portion of Hammon Park subdivision

ATTACHMENT(S):

Plat

Advisory Board Staff Report

Project History Documentation

Letter of Conformity

Homeowner's Association Documentation