

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** June 17, 2025

**DEPARTMENT:** Community Sustainability

**TITLE:**

Proposed plat for the six (6) parcels associated with the Madison Terrace project located at 821 South Dixie Highway and 818-832 South H Street

**SUMMARY:**

A new plat is proposed to consolidate all of the parcels associated with the Madison Terrace project. There are six (6) existing parcels; the proposed plat includes the creation of two (2) parcels associated with the two phases of construction for the project. The plat contains utility easements for the abandoned rights-of-way and cross-access easements to ensure both phases have access to the project's parking, site features, and amenities.

**BACKGROUND AND JUSTIFICATION:**

The subject properties received City Commission approval on September 19, 2023, for a project commonly known as Madison Terrace, which included the creation of a Mixed Use Urban Planned Development (Residential Only), Development of Significant Impact, Major Site Plan, Conditional Use, Right-Of-Way Abandonment, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights (Ordinance No. 2023-16). Platting of the properties was required as a condition of approval for the Planned Development.

In late 2024, the project applicants acquired an additional adjacent parcel (822 South H Street), which altered their phase lines and plat request. The acquisition of the additional parcel also prompted an application for a major amendment to the Planned Development to allow additional dwelling units; that application will be brought to the Planning and Zoning Board and City Commission at a later date.

The project was approved in 2023 for a 176-unit multi-family development on a 1.8134-acre site to provide affordable age-restricted apartments for senior residents. With the acquisition of 822 South H Street, the site is now  $\pm$  1.882 acres. The site is configured with two (2), six (6)-story buildings with pedestrian entrances fronting South Dixie Highway. Parking is proposed on surface parking lots and on the ground floor of both buildings with vehicular ingress and egress from South H Street.

Provided for consideration and approval is a proposed plat creating two new parcels including all required access and utility easements. The plat provides two (2) parcels, which facilitates a clear demarcation for phasing and financing taxing purposes between the construction of the two buildings. The proposed plat has been reviewed by the Site Plan Review Team, including Electric Utilities, Water/Sewer Utilities, Public Works, and the City Attorney's office.

At their meeting on May 7, 2025, the **Planning and Zoning Board (PZB)** unanimously voted to recommend approval of the proposed plat, including all conditions provided in the PZB staff report.

**MOTION:**

Move to approve/disapprove the proposed plat for the Madison Terrace project located at 821 South Dixie Highway and 818-832 South H Street.

**ATTACHMENT(S):**

Proposed Plat  
PZB Staff Report  
Survey