



STAFF REPORT

MEETING DATE: October 26, 2023

ITEM TITLE, PRESENTER: Preliminary Plat Review for Vizcaya Condominiums

RECOMMENDATION: Provide any suggested changes or modifications to the Preliminary Condominium Plat with changes discussed as follows: (Provide possible suggestions or concerns regarding the condominium plat.)

SUMMARY

The County has received a request the property owner of Vizcaya Condominiums Preliminary Plat prior to approval of the Final Condominium Plat:

1. A letter of intent, and affidavit of ownership signed and notarized. Section 2, Preliminary Plat, B: Preliminary Plat Requirements.
2. Payment has been made for preliminary plat and final plat. The fee for preliminary is \$150 and \$25 per lot/unit.
3. It is required to connect to the public water and sewer here. With that, look at Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 8 for a letter approving connection to this system.
4. There are significant concerns with drainage. Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 5, i. we will have to have this information also in Section 5, Design Standards, A. General Provisions paragraph 2 if there is a flooding hazard on this property. H, 1 also touches on this item.
5. The Vicinity Map needs to be corrected actually showing the Vicinity.
6. Removal of the County Road Department Signature Block.
7. Before the conveyance of any unit in a condominium project, a declaration shall be recorded that contains the covenants, conditions, and restrictions relating to the project that shall be enforceable equitable servitudes, where reasonable, and which shall run with the land.