



## Cover Memorandum/Staff Report

**File #:** 20-246

**Agenda Date:** 5/19/2020

**Item #:** 6.D.

**TO: Mayor and Commissioners**  
**FROM: Anthea Gianniotis, Development Services Director**  
**THROUGH: George Gretsas, City Manager**  
**DATE: May 19, 2020**

FINAL (MINOR) SUBDIVISION REPLAT OF A PORTION OF SECTION 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LOCATED AT 2599 NORTH SWINTON AVENUE.

**Recommended Action:**

Review and consider the Final (Minor) Plat for Lakeview Baptist Church, located at 2599 N. Swinton Avenue, by adopting that the request and approval thereof is consistent with the Land Development Regulations.

**Background:**

The Lakeview Baptist Church site is located on the east side of North Swinton Avenue just south of the City limit and north of Coconut Road. The 5.28 acres site is zoned Single Family Residential (R-1-AA) and the Land Use designation is Low Density (LD). The subject property was annexed into the City in 1969 via Ordinance No. 4-63. A portion of the land is developed as a church facility, Lakeview Baptist Church, which was constructed in 1969 and has received several development approvals throughout the years. The proposed subdivision will not create any non-conformities pertaining to the existing development. A copy of the survey showing the existing site conditions is attached.

The proposal under review is a boundary plat, Lakeview Baptist Church Plat, to create two new conforming lots, described as Parcel 1 and Parcel 2. The proposed minor plat does not include right-of-way or easement dedications, nor does it modify any existing easements. Pursuant to LDR Section 2.4.5(K)(5), no specific findings are necessary for the approval of a final plat for a minor subdivision, except that when it is a boundary plat for a single parcel which is to be developed pursuant to an approved site and development plan, a finding must be made by the City Commission that the final plat is consistent with the findings made upon approval of the site and development plan. The proposed minor subdivision is not associated with a development approval; therefore, no specific findings are necessary to be addressed. City staff has reviewed the plat and determined that all technical comments have been satisfied. The proposed subdivision will create two new lots that comply with the minimum development standards per LDR Section 4.3.4(K) as shown below.

	Required in R-1-AA	Proposed Parcel 1	Proposed Parcel 2
Min. Floor Area	9,500 sq.ft.	146,630 sq.ft.	83,599 sq.ft.
Min. Lot Width	75'	374.34'	146.62'
Min. Lot Depth	100'	231.89'	577.49'
Min. Lot Frontage	75'	374.34'	146.62'

Pursuant to LDR Section 2.4.5(K)(1), Minor Subdivision (Boundary Plat, Lot Split): Rule, the platting of a minor subdivision shall involve only the City Commission. The City Commission shall be the final authority in this subdivision process. The City Commission may approve or deny the final plat. Thus, no additional Boards have reviewed the plat for recommendation.

**City Attorney Review:**

N/A

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

N/A