



Cover Memorandum/Staff Report

File #: 25-384

Agenda Date: 3/27/2025

Item #: 13.A.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: March 27, 2025

CERTIFICATION OF A FINAL PLAT FOR A MINOR SUBDIVISION KNOWN AS "LAKE IDA ROAD CHURCH OF CHRIST PLAT", LOCATED AT 1300 LAKE IDA ROAD.

Recommended Action:

Certification of the Final Plat, "Lake Ida Road Church of Christ Plat", reflecting the subdivision of 1300 Lake Ida Road with all easements.

Background:

The property at 1300 Lake Ida Road is a 5.19-acre parcel located on the south side of Lake Ida Road, east of Interstate 95, between Depot Avenue and Roosevelt Avenue. The property is currently developed with a 12,208 square foot and a 9,210 square foot place of worship, Lake Ida Church of Christ, and 135 parking spaces. Access to the site is provided off of Lake Ida Road and Roosevelt Avenue.

The request is to subdivide the property to establish a separate parcel for the church (Tract 1) and the future development on the east side of the lot (Tract 2). The City's Community Redevelopment Agency (CRA) is purchasing Tract 2, which will aid in the financial longevity of the church. The intent is to redevelop Tract 2 at a later date.

Descriptions of the tracts and easements on the plat are summarized below:

- Tract 1 - 187,601 square feet, encompassing the existing church and 68 parking spaces and an ingress/egress point to Lake Ida Road;
- Tract 2 - 38,415 square feet, including 67 parking spaces and an ingress/egress point to Roosevelt Avenue;
- Cross Access Easement - over the entirety of Tract 2 to provide continued access to the 67 parking spaces and ingress/egress to Roosevelt Avenue;
- General Utility Easement - 10-foot-wide easement made to any public or private utility, running along the south, east, and north side of the property.

This is a minor subdivision. Redevelopment of either parcel will require future site plan and/or plat approvals.

City Attorney Review:

Not Applicable.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

The plat shall be recorded prior to the issuance of a building permit.