



## Legislation Text

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File #: 17-043, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Director of Planning, Zoning and Building Department  
**THROUGH:** Chief Neal deJesus, Interim City Manager  
**DATE:** January 10, 2017

### APPROVAL OF HISTORIC DEPOT SQUARE CERTIFICATION OF FINAL PLAT

#### **Recommended Action:**

Motion to Certify the Final Plat for **Historic Depot Square Replat**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(J) (Major Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications) of the Land Development Regulations).

#### **Background:**

At its meeting of March 20, 2007, the City Commission approved an LDR text amendment establishing the Interstate 95/CSX Railroad Corridor Overlay District, which allows multiple family residential developments in the MIC zoning district up to 24 dwelling units per acre as a conditional use, provided at least 25% of the units are workforce housing units.

At its meeting of September 17, 2007, the Planning and Zoning Board considered a conditional use request for a mixed use that consisted of 90,135 square feet of office area and 296 multiple family dwelling units and recommended approval to the City Commission. The City Commission approved the conditional use on October 2, 2007.

At its meeting of March 26, 2008, the Site Plan Review and Appearance Board (SPRAB) approved the site plan for the mixed use project mentioned above. This project was never constructed.

At its meeting of June 3, 2014, the City Commission approved the conditional use request for the current multiple family development proposal. The Depot Square Apartment development consists of 284 dwelling units. The development is subject to Article 4.7 (Family/Workforce Housing), which requires that a minimum of 25% of the units be designated as workforce housing units. The development proposal includes the relocation of Depot Road from its current location along Interstate 95 to the west side of the property along the CSX railroad right-of-way.

At its meeting of June 25, 2014, the SPRAB approved the site plan for the residential development consisting of 284 dwelling units. The development is currently under construction.

The City Commission considered and approved the extension of the Conditional Use approval at its meeting of June 7, 2016. At its meeting of June 12, 2016, the SPRAB approved the site plan extension.

At its meeting of November 21, 2016, the Planning and Zoning Board recommended approval 5 to 1 of the preliminary plat. At its meeting of December 19, 2016, the Planning and Zoning Board recommended approval by a 3 to 2 vote (Bird, Patrick dissenting/Osborn absent) of the certification of final plat. The dissenting votes were based on the absence of the applicant at the Planning and Zoning Board meeting.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Finance Department Review:**

N/A

**Funding Source:**

N/A

**Timing of Request:**

N/A