



## Legislation Text

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File #: 22-1512, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Director  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** March 6, 2023

CONSIDERATION OF THE CERTIFICATION OF THE FINAL PLAT, "HIGHLAND PARK TOWNHOMES," TO CREATE 30 FEE-SIMPLE LOTS, A RESIDENTIAL ACCESS STREET, OPEN SPACE AND RECREATION TRACTS, SIDEWALK EASEMENTS, AND PUBLIC RIGHT-OF-WAY TRACTS, ON TWO PARCELS AT THE SOUTHEAST CORNER OF NE 6<sup>th</sup> AVENUE AND NE 4<sup>th</sup> STREET TOTALING 1.36-ACRES, CURRENTLY ADDRESSED AS 375 AND 395 NE 6<sup>th</sup> AVENUE.

**Recommended Action:**

Consideration of the certification of the Final Plat, "Highland Park Townhomes", to create 30 fee-simple lots, a residential access street, open space and recreation tracts, sidewalk easements, and public right-of-way tracts, on two parcels at the southeast corner of NE 6<sup>th</sup> Avenue and NE 4<sup>th</sup> Street totaling 1.36-acres, currently addressed as 375 and 395 NE 6<sup>th</sup> Avenue.

**Background:**

A Class V Site Plan application (File No. 2020-157) for a 30-unit townhome development within the Central Core Sub-district of the Central Business District (CBD) was approved by the Site Plan Review and Appearance Board (SPRAB) on March 23, 2022. The proposed townhomes, located on the properties currently addressed as 375 & 395 NE 6th Avenue, are comprised of five, four-story buildings with units that contain three to four bedrooms, a private elevator, individual terraces, and accessible roof decks. The proposal also includes civic open space, private pool, paved sidewalks, 9 new on-street parallel parking spaces, an interior paved drive-aisle, and landscaping. A Major Subdivision plat is required subsequent to site plan approval, to create and establish the thirty fee simple lots required for the townhouse development.

**City Attorney Review:**

Not applicable.

**Funding Source/Financial Impact:**

Not applicable.

**Timing of Request:**

The proposed plat will be effective immediately upon recordation, and allow the applicant to submit a building permit for the development.