

Agenda Item: 2.b

Meeting Date: October 1, 2020

MEMORANDUM

To: City Commission

Date: 2020-09-03

From: Joseph DiPasqua

Subject: Resolution 20-29 - Highland Townhomes Phase II Plat

Presenter(s): Joseph A. DiPasqua, Interim Director of Community Development

Recommend: Staff recommends adoption of Resolution 20-29 accepting public easements and other dedications in the Highland Townhomes Phase II plat.

Epic Goal(s): Epic Goal 2. Create a visual sense of place throughout Dunedin.

Boards & Committees: N/A

Budget Impact: N/A

Past Action: November 3, 2016 - City Commission approved the second and final hearing of Application S/D-LDO 16-56.00 for the Design Review and Parkland Dedication for an eighteen (18) unit townhome subdivision at the property.

September 6, 2018 - City Commission approved a motion to table Resolution 18-19 indefinitely due to a late request by the developer to make a change to the proposed plat.

Next Action: N/A

Attachments: [A. Resolution 20-29.pdf](#), [B. Maps of Highland Townhomes Phase II.pdf](#), [C. Highland Townhomes Phase II Plat.pdf](#),

Background:

The subject property is approximately 0.83 acres and is located south of Skinner Boulevard on Howard Avenue. The property adjoins Phase I of the Highland Townhomes project located at 946 Highland Avenue.

Highland Townhomes Phase II is assembled from six (6) parcels previously containing several residential buildings but those buildings have been demolished and removed to make way for this new development.

The official subdivision name will be Highland Townhomes Phase II but the community (both phases) are collectively referred to and being marketed as Gramercy Court.

In general, the property is being subdivided to create eighteen (18) fee-simple townhome lots, a private roadway, parking and private common areas for utilities and stormwater management facilities. Phase II is integrated with Phase I to form a unified site.

Highland Townhomes Phase I, which was previously platted in January 2017, consists of forty-eight (48) units and Highland Townhomes Phase II consists of eighteen (18) units for a total of sixty-six (66) units in the community.

The developer received infrastructure/site development approval from Engineering for Phase II on September 15, 2017 and site construction work began shortly thereafter. Construction is also underway on the townhomes. However, certificates of occupancy cannot be issued for any of the units in Phase II until the plat is approved and recorded with the Clerk of the Circuit Court.

On September 4, 2018 the developer notified city staff that they needed to add a "consent to plat" statement for a new mortgage. This change to the plat prompted the request to table Resolution 18-19 by the City Commission on September 6, 2018.

The revised plat was submitted to the City by the developer on April 15, 2019 but before it could be set for public hearing the property was acquired by a new developer.

Another revised plat was resubmitted by the new developer earlier this summer and a new resolution number (Resolution 20-29) was assigned to the plat.

City staff has finished their review of the latest revised Highland Townhomes Phase II subdivision plat for completeness and compliance with City Code. In accordance with Section 104-60.6.10 of the Land Development Code, plats for a development will be presented to the City Commission for recommendation. The action(s) of the City Commission are legislative and quasi-judicial in nature allowing the City Commission discretion to ensure public health, safety and welfare.

Staff is recommending adoption of Resolution 20-29 accepting dedication of easements and other dedications reflected on the Highland Townhome Phase II plat.