

**Agenda Item:** 2.b

**Meeting Date:** November 21, 2024

## **MEMORANDUM**

**To:** City Commission

**Date:** 2024-11-21

**From:** Joseph DiPasqua, Assistant Director of Community Development

**Subject:** Resolution 24-28 - Thrasher's Townhouse - A Partial Replat

**Presenter(s):** Joseph DiPasqua, Assistant Director of Community Development

**Recommend:** Staff recommends adoption of Resolution 24-28 accepting public easements and other dedications in the Thrasher's Townhouse - A Partial Replat subdivision 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:** N/A

**Next Action:** N/A

**Attachments:** [A. Resolution 24-28](#)  
[B. Thrasher's Townhouse - A Partial Replat](#)  
[C. Application for Plat Review \(PLAT-2024-0001\)](#)  
[D. Aerial, Land Use & Zoning Maps](#)

**Background:** The subject property is approximately 0.19 acres (8,276 square feet) in area, located at the southeast corner of Albert Street and the Pinellas Trail. In general, the property is being subdivided by this plat to create three (3) fee-simple townhouse lots. Construction of the three townhouses is well underway but certificates of occupancy cannot be issued for any of the units until the plat is approved and recorded with the Clerk of the Circuit Court.

City staff has finished their review of the Thrasher's Townhouse - A Partial Replat 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 are presented to the City Commission for recommendation. The actions of the

City Commission are legislative and quasi-judicial in nature allowing the City Commission discretion to ensure public health, safety and welfare.