

# 1800 LeJeune Road

Building Site Separation and  
Tentative Re-plat

# Request

- The applicant is requesting the following for the historically designated property at 1800 LeJeune Road:
  - Separation of the property into three (3) building sites, creating two (2) new building sites for single-family homes and one building site for the existing duplex.
  - Re-plat property into three (3) plated lots, with each lot being a separate building site.

# Background

- The property consists of eight (8) platted lots, and is approximately 0.7 acres in size.
- The property has both single-family and duplex land use and zoning designations.
- The existing historic duplex was constructed in 1924 and occupies the east portion of the property.
- An existing coral rock wall and swimming pool occupies the west portion of the property.

# Historic designation

- The entire property has been designated historic by the Historic Preservation Board (HPB) .
- At the request of the City Commission, the HPB reviewed the request for building site separation.
- The HPB recommended the separation of the property into 3 building sites as proposed by the applicant.
- Any construction on the property would require review and approval by the HPB.

# Zoning Code review criteria

- Six (6) review criteria are contained in the Zoning Code, of which a minimum of four (4) criteria must be met for Staff's recommendation of approval.
- Staff has reviewed each of the criteria with the applicant's proposal, and has determined the following:

# Review criteria

1. That exceptional or unusual circumstances exist.
  - Staff comment: This proposal satisfies this criteria. The property has two different land use and zoning designations (SFR and Duplex). This proposal is in accordance with those designations.

# Review criteria

2. That the building sites created would be equal to or larger than the majority of surrounding building site frontages of the same zoning designation.

- Staff comment: This proposal satisfies this criteria. The frontages of the proposed building sites would be equal to or greater than the existing surrounding single-family and duplex building sites.

# Review criteria

3. That the building site separation would not result in any existing structures becoming non-conforming.

- Staff comment: This proposal satisfies this criteria. The existing historic residence would remain, and each of the new single-family homes would occupy a separate platted lot as a result of the proposed re-plat of the property.



# Review criteria

4. That no Restrictive Covenants, encroachments, easements or the like exist.
- Staff comments: This proposal does not satisfy this criteria. An existing coral rock wall and swimming pool currently ties the entire site together as a single building site.

# Review criteria

5. Maintains and preserves open space, historic character, property values, and visual attractiveness and promotes neighborhood compatibility.

- Staff comment: This proposal does not satisfy this criteria. Construction of two new single-family homes on this property would result in the loss of existing open space.

# Review criteria

6. Property was purchased by current owner prior to September, 1977.

- Staff comment: This proposal satisfies this criteria. The current owner purchased property in 1963.

# Recommendation

- Staff recommends approval of this building site separation and tentative re-plat based on the following findings of fact:
  - The application satisfies four (4) of the six (6) criteria for review contained in the Zoning Code.
  - There are no changes requested to the property's existing land use or zoning designations.

# Recommendation

- The Historic Preservation Board recommended the proposed building site separation as proposed by the applicant.
- Any proposed plans for the property would require review and approval by the Historic Preservation Board.
- The tentative plat has been reviewed by City Staff and affected utility companies, and no objections were made.

# Planning & Zoning Board

- The Planning and Zoning Board recommended approval with the following condition:
  1. All proposed plans for construction on the property, including modifications to the existing historically designated duplex and the two new single-family homes, shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit.