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.