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DATE: April 12, 2023
TO: Zoning Board of Appeals
FROM: Nguyen Tran, CRA Director
RE: PZ# 23-11000009 Variance 1531-1537 N. Dixie Highway

Background:

The CRA Board Approved the Property Disposition and Development Agreement on September 30, 2021 with FD Construction, Inc. The Agreement contemplated the construction of the 10 townhome units on the CRA owned vacant property located on the West side of North Dixie Highway, between NW 15th Court and NW 15th Place.

As seen from the aerial photograph depicted below, a right-of-way dedication and corner clips were previously given for North Dixie Highway leaving the current lot depth of only 84' deep on average. This vacant lot is also bordered on the west by a 15' dedicated alley right-of-way which will require additional land to accommodate two-way traffic which further reduces the buildable area and lot depth.

CRA Staff supports the Variance request as any development on this parcel would require some relief from the land development regulations due to the current lot depths.

