

**CITY OF GREEN**  
**Planning Department Review**  

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**PLANNING & ZONING COMMISSION**  
*January 19, 2022*

**Item 22-04**

**Diamond Shores Subdivision Replat**

(Diamond Shores Condominium Association, Applicant)

(James Evans, President)

Location: 149 Bayview Terr.

Subdivision Replat

Zoning: PD

**PLANNING DEPARTMENT**

Applicant is presenting a final plat of the sixth phase of Diamond Shores Allotment, which is situated within the Diamond Shores Planned Development District at the west end of Jarvis Road.

The district was established in 1991 as an R-2PD under the previous code. In 2009, with the adoption of the Land Development Code, the area was reclassified as PD. The current request represents a continuation of the amended general development plan for the District, which was reviewed and approved by the Planning & Zoning Commission in 2012 and then approved by City Council. The applicant wishes to switch from a condominium land ownership structure to four (4) fee-simple lots, allowing for ownership of the land around each dwelling. The most recent PZC review took place at the July 19, 2017 meeting and created Lots 2, 5, 6, 7, 8. Additionally, this application would consolidate land from three (3) Governor's Deeded parcels along the shores of the East Reservoir (Deed is on file). These parcels were acquired by the Diamond Shores Condominium Association (DSCA) in 2017 to facilitate the construction of a new seawall. The current request is now being made in conformance with code, which requires final plat review/approval by the PZC and City Council confirmation.

Phase 6 involves the creation of the four (4) lots which are the last four remaining lakefront condominium lots in Diamond Shores. Newly created lots would still be subject to the rules and regulations of the Diamond Shore Allotment and Diamond Shores Master Association. Lots 10, 11, and 12 are located on Bayview Terrace, the private roadway that serves the District, while lot 13 is accessed off Lido Court, a private cul-de-sac. The lots range in size from .3778 acres (16,457 SF) to .5892 acres (25,665 SF) which exceeds the code required minimum 5,000 SF lot areas. All lots have existing structures which are served by central sanitary sewer and private well water.

From the Governor's Deed, Parcel 1 (0.0115 acres) would be consolidated with the adjacent lots 10 and 11. Parcel 2 (0.0099 acres) from the Governor's Deed would be entirely annexed into the adjacent lot 11. Parcel 3 (0.0487 acres) from the Governor's Deed would be consolidated with the adjacent lots 12 and 13 (See attached map depicting land acquired from ODNR).

Deeds for each of the new lots must be submitted for review prior to recording.

The Planning & Zoning Commission is being asked to review the proposed replat and make a recommendation to City Council.

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No review required.

**FIRE**

No comments requested.

**ZONING**

No comments requested.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation by the PZC for acceptance of the final plat of Diamond Shores Allotment #6. There are no performance bond requirements associated with this request. Any remaining technical revisions of the replat document and deeds are required prior to recording with the County.*