

MEMORANDUM

DATE: June 7, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Daly Pines Final Plat Approval

SYNOPSIS: *The Daly Family requests approval of the Daly Pines Final Plat.*

RECOMMENDATION

Staff recommends approval of the Final Plat. Neither a recommendation from the Planning Board, nor a public hearing is necessary for approval of a final plat. Provided the plat meets all of the requirements of state statutes and local ordinances, approval by the City Commission is a formality.

BACKGROUND

The subject property is located on the west side of Tower Boulevard and north of Lakeshore Boulevard North. The property is adjacent to the City Trail on the southernmost boundary.

The owner intends to sell the three lots for potential development of three single-family homes. The property abuts Tower Boulevard, an existing street, and no improvements are needed for water, sewer, or drainage as individual lots will tie into existing utilities during the process of building permit review.

Pursuant to Section 23-223.1.a.3 of the City's Land Development Code, the Development Review Committee determined Daly Pines as a minor subdivision, waving the preliminary subdivision review to permit a final plat to be presented to City Commission for approval.

FISCAL IMPACT

Approval of the final plat enables the construction of 3 new single-family homes. The property is currently valued at \$76,551, and subdividing the property for development could potentially increase property values. Estimating a taxable value of \$300,000 per unit, could result in \$900,000 in taxable value, and generate over \$6,000 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Daly Pines Final Plat
Daly Pines Plat Letter