

MEMORANDUM

June 16, 2020

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, Interim City Manager

FROM: Kathy Bangley, Assistant City Manager, Planning and Economic Development
Prepared by: Autumn Cochella, Development Services Manager

RE: Preliminary Subdivision Plat Extension of Approval – San Juan Citrus Single-Family Residential – PID: 27-30-12-000000-021030 / 022030 / 022020

Recommendation:

One-year extension of time on approval for a preliminary subdivision plat of a 68-lot single family residential subdivision.

Background:

The subject property was annexed into the City in 2012 and given a Low Density Residential land use designation. Eighteen-hundred citrus trees had been planted on site, irrigated with City reuse water, and no development was proposed in the near term at that time.

The proposed 68-lot subdivision is configured along Bellview Drive and 11th Street South. Over 39,000 square feet of recreation area is designed, along with an internal 5-foot sidewalk system. The proposed development is a standard subdivision meeting all requirements of the Land Development Regulations to date. The minimum lot size of 9,697 square feet exceeds the standard required for R-1B zoning.

At a regular meeting on April 24, 2018, the Planning and Zoning Board voted to recommend approval of San Juan Citrus Residential Subdivision to City Commission, as shown on Preliminary Plat for San Juan Citrus prepared by Knight, McGuire & Associates, Inc., signed March 14, 2018. The plan was unanimously approved by City Commission on May 15, 2018, with a two-year expiration date unless development commenced or an extension of time was requested.

No development has since moved forward.

On March 2, 2020, the owner sent a letter requesting an extension of time on the approval, stating that he has received some development interest and would like to be afforded additional time to pursue the prospect. The Planning and Zoning Board voted for a positive recommendation of approval to City Commission at a regular meeting on May 26, 2020.

Other options: Subdivision of property is a right, provided the plan meets City requirements.

Attachments:

Preliminary Plat for San Juan Citrus, signed March 14, 2018, prepared by Knight, McGuire, & Associates, Inc.