

City of Dade City

AGENDA MEMO

To: Mayor and Members of the City Commission
From: Karla S. Owens, City Attorney/Community Development Director
Subject: Approval of Subdivision Plat/Summit View, Phase I
Date: January 23, 2009

It is requested that the City Commission consider the following information and recommendation(s):

BACKGROUND:

On January 10, 2006, the City Commission approved the PUD rezoning of the proposed residential subdivision located just north of State Road 52 on Happy Hill Road. The developer of the property is JES Properties. Since that time, the developer has submitted and received approval from the Development Review Committee of both preliminary and construction plans for Phase I of the subdivision. In addition, a utility service agreement was approved for this project by the Commission on July 24, 2007 but has not yet been executed by the developer. Phase I includes 51 multi-family condominium units and 206 single family homes. On July 18, 2007, JES Properties submitted a subdivision plat for Summit View, Phase I for review and final approval by the City. This submittal was later withdrawn by the developer. On December 23, 2008, the developer resubmitted a request for platting of Phase I of the subdivision. On February 4, 2009, the Dade City Planning Commission met and recommended the Commission's approval of this plat.

ISSUES:

Pursuant to the provisions of Chapter 177, Florida Statutes and Section 6.08 of the City's Subdivision Ordinance, plats must be reviewed for general, technical, statutory and conditional content and accuracy. Plats are reviewed and compared with applicable development review conditions, rezoning conditions, Southwest Florida Water Management District conditions and requirements set forth in Chapter 177, Florida Statutes. In addition, the required boundary survey submitted with the plat must conform to Section 61G17-6, Florida Administrative Code (Minimum Technical Standards). At this time, the attached plat has been reviewed and found to be in compliance with the above references by staff, the Planning Commission and Bobby Simmons, P.S., the City's plat review surveyor. Pursuant to Section 6.085 of the City's Subdivision Ordinance, if the final plat meets all of the above requirements, the governing body shall approve the plat and indicate its approval on each copy by signature of the mayor.

ALTERNATIVES:

1. Approve the Plat of Summit View, Phase I and authorize the mayor's signature of same.
2. Find that the requirements of Chapter 177, Florida Statutes, Section 6.08 of the Subdivision Ordinance or some other technical requirements have not been met or satisfied. Specific findings must be made in writing.

RECOMMENDATION:

This office recommends Alternative No. 1 above.

FUNDING:

No funding is required for this item.