



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2023

Re: 5025 Scott Boulevard – Final Plat (Case # 201-2023)

Executive Summary

Approval would result in the creation of a 5-lot final plat to be known as, "Sawgrass Estates Plat No. 1," containing 4 development lots and 1 common lot.

Discussion

Crockett Engineering (agent), on behalf of Sydney Gray Properties, LLC (owners), is seeking approval of a 5-lot final plat, to be known as, "Sawgrass Estates, Plat No. 1." The subject property contains 2.35 acres, and was annexed in January 2022 for the purpose of connecting to the City's sanitary sewer service. The property was assigned R-1 (One-family Dwelling) zoning upon annexation. In conjunction with the annexation, the property was also the subject of requests for a preliminary plat and a design adjustment relating to residential driveway access onto Scott Boulevard. The preliminary plat and design adjustment were approved at the January 18, 2022 City Council meeting.

The proposed final plat is in substantial conformance with the approved preliminary plat. The plat includes four development lots and one common lot and will re-dedicate an existing street easement for Scott Boulevard as a 50-foot half-width of right-of-way which is consistent with the minor arterial roadway standards found in the UDC. Additionally, in accordance with the approved design adjustment, the plat dedicates two (2) cross-access easements that are shared between Lots 1 and 2 and Lots 3 and 4. Within these easements are shared residential driveways providing access to each pair of lots. This arrangement reduced the total number of private driveway accesses to Scott Boulevard. Sidewalk construction will be required along the Scott Boulevard frontage of the parcel.

All easements of record are depicted on the plat. An offsite sanitary sewer easement, extending to the west from Lot 1, was recorded for the purpose of connecting the subject lots to an existing main. This easement is also located on the final plat with a book and page reference to the recorded easement.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps, final plat, and the approved preliminary plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
01/18/22	Approved: Preliminary plat for, "Sawgrass Estates, Plat No. 1" (Ord. 024899)
01/18/22	Approved: Design adjustment relating to lot access onto a collector or arterial roadway. (Ord. 024898)
01/18/22	Approved: Annexation and R-1 permanent zoning on property. (Ord. 024897)
12/20/21	Set a public hearing for annexation of property addressed. (Res. 193-21)

Suggested Council Action

Approve the final plat for, "Sawgrass Estates, Plat No.1."