

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: J.H.Kerr III, City Planner *JHK*

DATE: July 2, 2009

SUBJECT: Shadow Ridge Subdivision Phase 2 – Site Plan Extension

JUL 07 2009 *RSK*

PURPOSE

To approve a second 12-month extension to the site plan for Shadow Ridge Subdivision Phase 2, to be located immediately north of Shadow Ridge Subdivision Phase 1, Orange City, Florida.

BACKGROUND

The subject property consists of 32.7 acres, and is currently vacant and undeveloped. The applicant proposes, via the approved site plan, to construct the improvements necessary to sustain 77 residential building lots.

The 77-lot Shadow Ridge Subdivision Phase 2 site plan was originally submitted to the City Council at a regular meeting held on July 24, 2007, in accordance with Section 7.5.2.E of the City's Land Development Code, and was approved by the City Council via Resolution 419-07. The applicant requested the first 12-month extension which was approved by the City Council at a regular meeting held on July 22, 2008, in accordance with Section 5.5 of the City's Land Development Code, and was approved by the City Council via Resolution 488-08.

Since this development was approved in July of 2007, the market for single family residential development has dwindled considerably. The applicant is requesting a second 12-month extension until the market can support the proposed development.

Attached is a staff report to City Council, and a copy of the site plan.

RECOMMENDATION

Staff recommends City Council adoption of Resolution 550-09, thereby approving a 12-month extension to the Shadow Ridge Subdivision Phase 2 site plan, subject to any outstanding conditions.

RESOLUTION NO. 550-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ACKNOWLEDGING AND APPROVING A SECOND 12-MONTH EXTENSION TO THE SITE PLAN FOR SHADOW RIDGE SUBDIVISION PHASE 2, SAID SITE PLAN CONTAINING THE SPECIFICATIONS TO DEVELOP 77 LOTS ON A 32.7 ACRE PARCEL, LOCATED IMMEDIATELY NORTH OF SHADOW RIDGE SUBDIVISION PHASE 1, ORANGE CITY, FLORIDA; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Shadow Ridge Subdivision Phase 2 site plan was originally approved at a public meeting held on July 24, 2007 by the City Council of the City of Orange City, via Resolution No. 419-07, said site plan containing the specifications for constructing the improvements necessary to sustain 77 proposed residential lots on a 32.7 acre parcel, said property located immediately north of Shadow Ridge Subdivision Phase 1, and

WHEREAS, in July of 2008, the applicant, Jay Chaudhari, requested a first extension to the approved Shadow Ridge Subdivision Phase 2 site plan, which said extension was approved by City Council on July 22, 2008, via Resolution No. 488-08, which granted a 12-month extension to the site plan, said approval to expire on July 24, 2009, and

WHEREAS, in June of 2009, the applicant, Jay Chaudhari, has requested a second extension to the approved Shadow Ridge Subdivision Phase 2 site plan, said second extension to be considered by City Council on July 14, 2009, via Resolution No. 550-09, and if approved, will grant a 12-month extension to the site plan, said approval to expire on July 24, 2010, and

WHEREAS, it is necessary for the City Council of the City of Orange City, Florida, to consider this second extension to the approved Shadow Ridge Subdivision Phase 2 site plan, as per Section 5.5 (as amended by Ordinance No. 379 on April 28, 2009) of the Land Development Code of the City of Orange City, Florida.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA:

SECTION 1. That the Shadow Ridge Subdivision Phase 2 site plan, said site plan containing the specifications for constructing the improvements necessary to sustain 77 proposed residential lots on a 32.7 acre parcel, said parcel located

immediately north of Shadow Ridge Subdivision Phase 1, said site plan attached hereto as Exhibit A, is by reference incorporated herein and approved for a second 12-month extension to expire on July 24, 2010, subject to the conditions listed in the attached Exhibit B.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 550-09):

Jim Mahoney	_____	Donald C. Sherrill	_____
Tom Laputka	_____	Tom Abraham	_____
Paul Rasch	_____	Jeff H. Allebach, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2009.

ATTEST TO:

Deborah J. Renner, City Clerk

Authenticated this _____ day of _____, 2009.

Harley Strickland, Mayor

This Resolution approved
as to form and legal sufficiency:

William Reischmann, City Attorney

Exhibit A

Resolution No. 550-09

Shadow Ridge Phase 2

Site Plan

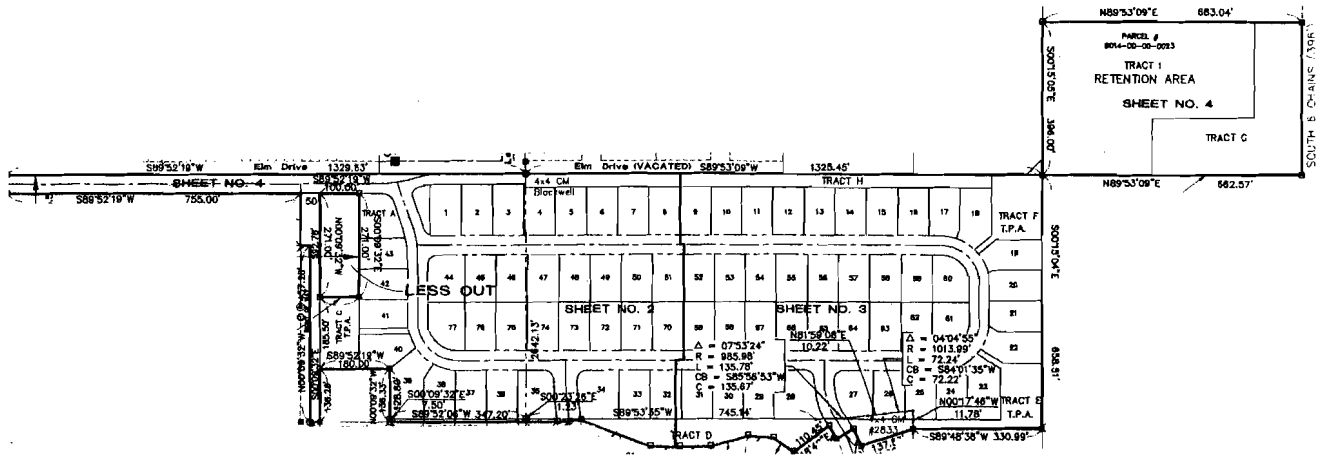


Exhibit B

Resolution No. 550-09

Shadow Ridge Phase 2 Site Plan Conditions

Condition No. 1 – Street lighting

The applicant must resubmit a street lighting plan which correctly depicts the location of the light poles behind the sidewalk, which is between the sidewalk and the building lots, and not between the sidewalk and the road pavement. The street lighting shall consist of full cutoff fixtures.

Condition No. 2 – Tree Requirement

As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system. Following clearing of the property, the Tract areas must be cleared of underbrush and dead trees and an inventory of remaining trees provided to staff to assure compliance with the tree requirement.

Condition No. 3 – Park Equipment

The applicant shall provide park equipment specifications for approval by staff to assure quality equipment sufficient to meet the needs of the families who will be living within the subdivision.

Condition No. 4 – Compliance with New Ordinance

Compliance with Ordinance No. 355, an ordinance adopted by Orange City on June 24, 2008, which requires compliance with the National Pollutant Discharge Elimination System.



Orange City Planning & Zoning Department

205 East Graves Avenue, Orange City, Florida 32763-5299


Phone 904-775-5415 - Fax 904 775-5420

E-mail: jkerr@ci.orange-city.fl.us

MEMORANDUM

DATE: July 2, 2009

TO: Honorable Mayor and City Council members

FROM: J.H.Kerr III, City Planner 

SUBJECT: **REQUEST FOR SHADOW RIDGE PHASE 2 SECOND SITE PLAN EXTENSION
PARCEL NO. 8014-00-00-0020, 8014-00-00-0022, 8014-00-00-0023,
AND 8014-00-00-0140 EXPIRATION DATE IS JULY 24, 2009**

Recommendation

City staff has reviewed the Shadow Ridge Phase 2 request for a second extension to the development order for the Shadow Ridge Phase 2 site plan, and recommends that the City Council create a motion as follows:

The City Council of Orange City approves a second 12-month extension to the site plan for the proposed Shadow Ridge Phase 2 subdivision to be developed on a 32.7-acre property located north of the existing Shadow Ridge Phase 1, parcel numbers 8014-00-00-0020, 8014-00-00-0022, 8014-00-00-0023, and 8014-00-00-0140, and subject to the following conditions.

1. The applicant shall resubmit a street lighting plan which correctly depicts the location of the light poles behind the sidewalk, which is between the sidewalk and the building lots, and not between the sidewalk and the road pavement. The street lighting shall consist of full cutoff fixtures.
2. As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system. Following clearing of the property, the Tract areas must be cleared of underbrush and dead trees and an inventory of remaining trees provided to staff to assure compliance with the tree requirement.
3. The applicant shall provide park equipment specifications for approval by staff to assure quality equipment sufficient to meet the needs of the families who will be living within the subdivision.
4. Compliance with Ordinance No. 355, an ordinance adopted by Orange City on June 24, 2008, which requires compliance with the National Pollutant Discharge Elimination System.