



Cover Memorandum/Staff Report

File #: 25-483

Agenda Date: 5/20/2025

Item #: 7.B.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: May 20, 2025

CONSIDERATION OF THE FINAL PLAT, "LAYTON POINTE", A 9.34-ACRE RE-PLAT OF A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PRESENTLY ADDRESSED AS 3900 SHERWOOD BOULEVARD.

Recommended Action:

Consideration of the Final Plat, "Layton Pointe", a 9.34-acre re-plat of a portion of the southwest quarter (SW 1/4) of Section 24, Township 46 south, range 42 east, presently addressed as 3900 Sherwood Boulevard.

Background:

The 9.34-acre subject property, currently addressed as 3900 Sherwood Boulevard, functioned as Christ the King Monastery since 1967. The monastery was recently demolished, and the applicant is requesting approval of a plat for a 26-unit single-family neighborhood. The proposed plat qualifies as a Major Subdivision. All lots meet the development standards of the R-1-A district and LDR Section 4.3.4(E) Front and Frontage. Lot 26 is restricted on the site plan to a single-story dwelling unit at the adjoining neighbor's request.

Pursuant to LDR Section 2.4.8(B), Major Subdivision (Platting)

(1) **General.** *The major subdivision process, which generally involves the creation of more than three individual lots, shall involve both the Planning and Zoning Board and the City Commission. The City Commission shall be the final authority in the subdivision review process. The City Commission may approve or deny a plat.*

(5) **Findings.** *The City Commission must make a finding that the Final Plat is consistent with the Performance Standards in Chapter 3.*

The attached Planning and Zoning Board (PZB) staff report provides the full history of the property and an analysis of the required standards and findings.

The PZB voted 6 to 0 to approve the preliminary plat and recommend approval of the final plat at its April 21, 2025 meeting.

City Attorney Review:

Not applicable.

Funding Source/Financial Impact:

Approval of the plat would introduce 26 new single-family homes to the tax base.

Timing of Request:

The plat will be effective immediately upon recordation.