

**TECHNICAL REVIEW PLAT REQUIREMENTS REGULAR PLANNING
COMMISSION MEETING
August 6, 2025**

APPEAL OF EXPIRED PLAT DETERMINATION & TIME EXTENSION

PL8229

FINAL - Valencia Phase I

Lots 1-24, 104-110, Common Areas (10.59 acres)

(District 5) Generally located at the southeast intersection of Highway (HWY) 286 and County Road (CR) 22, located south of CR 22, north of CR 20A, east of CR 43 and west of HWY 286.

Zoned: OCL

Owner: Rhodes Development

Engineer/Surveyor: Melden & Hunt, Inc.

The applicant is requesting an **APPEAL** of the determination (Attachment A), which states that the plat expired in accordance with UDC Section 3.8.5.F. Should the appeal be approved, the applicant seeks a one-year extension of the plat's expiration date. The new expiration date would be August 6, 2026 – twelve months from the date the Planning Commission's approval of the extension. Staff recommends **approval**.

Timeline:

- April 17, 2024 PC Approval Date
- April 17, 2025 Original Expiration Date
- July 18, 2025 Extension Request Date (Days Since Expiration: 92)

Background

- Public Improvements:
 - PI8346: Status – *Release for Construction*
 - PI8357 (Common Area): Status – *Release for Construction*
- Preliminary Plat (PL8223) Approval Date: April 3, 2024

The plat approved on April 17, 2024, expired on April 17, 2025, pursuant to Section 3.8.5.F of the Unified Development Code, due to non-initiation of improvements within twelve months and absence of a financial guarantee. A time extension and appeal request was submitted on July 18, 2025—92 days after expiration—seeking a **1-year** extension.

As outlined in Section 3.8.5.F, the Planning Commission retains authority to hear an appeal of the expiration determination, provided the appeal is submitted within 30 days

of notification. The Commission may evaluate whether substantial progress toward completion had occurred and whether the expiration was warranted under the code.

The associated Public Improvements case (PI8346) is currently released for construction, which may be considered in assessing substantial progress.

Policy Context and Current Evaluation Status

The subject plats were originally approved before the implementation of the current policy requiring public improvements to be completed before or concurrently with final plat approval. The Land Development staff now has access to the necessary documentation to properly evaluate the plats under current standards.

Per UDC §3.8.5.D, final plats must demonstrate consistency with required rights-of-way and easements; however, this information was not previously reviewed during initial approval. Additionally, updated overall wastewater demand flows for the entire development have recently been received, and slip-related issues along County Road 22 remain under discussion.

In accordance with UDC §8.1.8.C, the homeowners association's legal instrument must be approved as to form by the City Attorney prior to any plat recordation and must be recorded simultaneously with the plat. To date, this instrument has not been submitted to staff for review.