



Cover Memorandum/Staff Report

File #: 25-373

Agenda Date: 4/8/2025

Item #: 7.A.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: April 8, 2025

RESOLUTION NO. 65-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A MAJOR SUBDIVISION APPLICATION FOR A FINAL PLAT FOR A PROPOSED SUBDIVISION KNOWN AS "1201 GEORGE BUSH BLVD" TO REPLAT LOT 6 AND THE SOUTHERLY 54.5 FEET OF LOT 7, BLUE SEAS, RECORDED IN PLAT BOOK 23, PAGE 185, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI JUDICIAL)

Recommended Action:

Review and consider a Final Plat for a Major Subdivision Plat, "1201 George Bush Blvd", a 0.3975-acre replat of a portion of Lot 7 and all of Lot 6, Blue Seas, to establish three-simple lots affiliated with a previously approved residential townhouse development at 1201 George Bush Blvd.

Background:

The subject property is located at 1201 George Bush Blvd, northeast corner of the intersection of George Bush Boulevard and Andrews Avenue. The 0.3975-acre property has a land use map (LUM) designation of Transitional (TRN) and is zoned Residential Medium (RM). The original plat, Blue Seas was platted in 1951. The survey (attached), dated December 12, 2022, depicts the property as Lot 7 54.50 feet x 120 feet and Lot 6 as 81.77 feet x 121.38 feet. The parcel is currently developed with a one-story, 3,984-square foot office building. Prior to the execution of the plat, the existing structure shall be demolished and receive a certificate of completion.

On December 17, 2025, a Level 2 Site Plan, Architectural Elevations, and Landscape Plan, for the construction of three-townhome development. The proposed Major Plat establishes three fee-simple lots related to the approved townhouse development. A 5-foot right-of-way dedication along Andrews Avenue (Tract R), as well as a corner clip at the intersection of Andrews Avenue and George Bush Boulevard to provide safe sight for vehicles navigating the turn. Vehicular access to each townhouse development is provided off Andrews Avenue. Key elements of the plat are:

- ☐ 5-foot limited access easement along George Bush Blvd,
- ☐ 5-foot access easement extending south from the southern lot boundary of Lot 2, along the south property line of Lot 3 until it reaches the Andrews Avenue Frontage,
- ☐ 5-foot drainage easement along the north, east and south perimeter of the entire plat, and
- ☐ 10-foot utility easement along the frontage of Lots 1, 2 and 3.

LDR Section 3.1.1, Required Findings

Prior to the approval of development applications, certain findings must be made in a form which is

part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

A complete review and analysis of the request based on the Required Findings of **LDR Section 3.1.1** is provided in the attached Planning and Zoning staff report. The plat meets the concurrency of the Always Delray Comprehensive Plan with no major impact to water and sewer, drainage, solid waste, and schools. Park impact fees are assessed at \$500.00 per dwelling unit and collected prior to issuance of the building permit.

A Traffic Performance Standards (TPS) letter and Traffic Statement indicate that the project expected to generate less trips compared to that of the existing development on the site.

LDR Section 3.2.3(A) - (K), Standards for Site Plan and/or Plat Actions

The twelve different standards outlined in LDR Section 3.2.3 apply to both site plans and plats to help mitigate any potential negative impacts on the surrounding area. The approved site plan was reviewed against these criteria and deemed compliant. Further, the proposed plat, which implements the site plan, is also generally compliant with the standards for site plan and plat actions. There are no significant concerns identified relative to the overall consistency with Article 3.2.

On March 17, 2025, the Planning and Zoning Board (PZB) recommended approval 7-0 for the certification of the final plat.

City Attorney Review:

Reviewed to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

A certificate of completion of the demolition of the building on the property is required prior to execution of the plat. The plat shall be recorded prior to the issuance of a building permit.