



## Legislation Text

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**File #:** 18-264, **Version:** 1

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**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Planning and Zoning  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** June 5, 2018

FINAL SUBDIVISION PLAT FOR NEW CENTURY COMMONS, LOCATED AT 500 WEST LINTON BOULEVARD.

**Recommended Action:**

Motion to approve and certify the Final Subdivision Plat for New Century Commons, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations (LDR) Section 2.4.5(K), Minor Subdivisions, LDR Section 3.2.3, Standards for Site Plan and/or Plat Actions, and LDR Section 3.1.1, Required Findings for Land Use and Land Development Applications.

**Background:**

The subject property is located on the south side of West Linton Boulevard between SW 4th Avenue and Lavers Circle and is zoned Planned Commercial (PC). The original Costco development was removed in 2007 to accommodate construction of the New Century Commons development. The development currently contains PetSmart, Guitar Center, Orchard Lumber Supply, PNC Bank, Chipotle, and AT&T.

The proposal consists of dividing the three tracts which make up the Costco Wholesale-Delray Beach plat into three parcels (one for each existing building) and three tracts (related to right-of-way and access matters). A complete description of the proposed subdivision is provided in the Planning and Zoning Board Staff Report from April 16, 2018.

City staff has reviewed the subdivision plat and determined that all technical comments have been satisfied. Pursuant to LDR Section 2.4.5(J)(1), Major Subdivision (platting), Rule: the major subdivision process shall involve both the Planning and Zoning Board and the City Commission with final authority. The Planning and Zoning Board approved the preliminary plat and recommended certification of the final subdivision plat at its April 16, 2018 meeting.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Funding Source/Financial Impact:**

N/A

**Timing of Request:**

The final plat can only be approved if a waiver to the minimum building size is approved; the waiver is

a separate quasi-judicial consideration and explained with the respective item.