



Cover Memorandum/Staff Report

File #: 22-655

Agenda Date: 9/6/2022

Item #: 6.C.

TO: Mayor and Commissioners
FROM: Anthea Giannotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: September 6, 2022

PARKS AT DELRAY PLAT: CERTIFICATION OF THE FINAL PLAT, A MAJOR SUBDIVISION, KNOWN AS "PARKS AT DELRAY," GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SOUTH CONGRESS AVENUE AND OLD GERMANTOWN ROAD.

Recommended Action:

Review and consider certification of the final plat, a major subdivision, known as "Parks at Delray," generally located at the southwest corner of South Congress Avenue and Old Germantown Road.

Background:

The development area ("property") contains 48.7913 acres and is zoned SAD (Special Activities District). The subject property is located at the southwest corner of Congress Avenue and Old Germantown Road. The site consists of the entire Parks at Delray Master Development Plan (MDP). The office campus was formerly occupied by the Office Depot corporate offices and The Arbors office building located at the northeast corner of the site. The plat application is related to portions of The Arbors at Centre Delray (Plat Book 43, page 166), a replat of all of Lakeside at Centre Delray (Plat Book 77, page 49), a replat of all of Catalfumo P.O.C (Plat Book 77, page 53), and a replat of all of Terraces at Centre Delray (Plat Book 77, page 51), associated with the Parks at Delray development. The replat will combine these subdivision into nine new parcels.

The proposed major subdivision includes the following components:

- Dedication of Tracts R, R-1, and R-2 for private cross-access and sidewalk easements.
- Dedication of Tracts E1 through E7 for common open space.
- Dedication of Tracts RW and RW1 for public right-of-way along South Congress Avenue.

Pursuant to **LDR Section 2.4.5(J)(5), Major Subdivision: Findings**, *the Planning and Zoning Board must make findings pursuant to Chapter 3 on a preliminary plat. The City Commission must make a finding that the Final Plat is consistent with the findings associated with the preliminary plat.*

The proposed subdivision was considered by the Planning and Zoning Board at the May 16, 2022

meeting. The Board made positive findings pursuant to Chapter Three on the preliminary plat and provided a recommendation of approval for the certification of the final plat by a vote 7 to 0.

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

The plat will be recorded following approval to allow for review and issuance of building permits.