



Legislation Text

File #: 18-203, **Version:** 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Director
THROUGH: Mark R. Lauzier, City Manager
DATE: April 17, 2018

FINAL (MINOR) SUBDIVISION (RE)PLAT OF LAKE IDA ESTATES LOCATED ON THE WEST END OF NW 13TH STREET, ADJACENT TO LAKE IDA.

Recommended Action:

Motion to approve the Final Plat for Lake Ida Estates, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the criteria set forth in Section 2.4.5(K)(Minor Subdivisions) of the Land Development Regulations.

Background:

The 1.19 acres property is located at 1300 NW 13th Street, on the west end of NW 13th Street, adjacent to the Lake Ida and is zoned R-1-AA (Single Family Residential). The proposed subdivision is a replat of a portion of Lot 15, Section 8, Township 46 south, range 43 east, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in book 1, page 4. The proposal is to subdivide the existing property into two new conforming lots, described as Lot 1 and Lot 2, which will allow for the development of a single family home on each lot. The existing 12 foot drainage easement located 20 feet north of the south property is proposed to be replaced by a 10 foot private drainage easement provided on the south side of the proposed Lot 2. The existing 20 foot ingress/egress and utility easement will remain as is.

Pursuant to LDR Section 2.4.5(K)(5), no specific findings are necessary for the approval of a final plat for a minor subdivision, except that when it is a boundary plat for a single parcel which is to be developed pursuant to an approved site and development plan, a finding must be made by the City Commission that the final plat is consistent with the findings made upon approval of the site and development plan. The proposed subdivision is not associated with a development approval; therefore, no specific findings are necessary to be addressed.

City staff has reviewed the plat and determined that all technical comments have been satisfied. The proposed subdivision will create two new lots that comply with the minimum development standards per LDR Section 4.3.4(K) as shown below:

	Required in R-1-AA	Provided	
		Proposed Lot 1	Proposed Lot 2
Min. Floor Area	9,500 sq.ft.	25,255 sq.ft.	26,688 sq.ft.
Min. Lot Width	75'	75.00'	79.22'
Min. Lot Depth	100'	336.79'/ 336.67'	336.54'/ 336.67'

Min. Lot Frontage	75'	75.00'	79.22'
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Pursuant to LDR Section 2.4.5(K)(1), Minor Subdivision (Boundary Plat, Lot Split): Rule, the platting of a minor subdivision shall involve only the City Commission. The City Commission shall be the final authority in this subdivision process. The City Commission may approve or deny the final plat. Thus, no additional Boards have reviewed the plat for recommendation.

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

Approval of permit application for the construction of a single family residence on each new lot is dependent on the approval of the plat.