



Legislation Text

File #: 18-189, **Version:** 1

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

CONSIDERATION OF A FINAL PLAT FOR 7 ON 7TH, LOCATED ON THE WESTSIDE OF NE 7TH AVENUE, NORTH OF GEORGE BUSH BLVD.

Recommended Action:

Move approval for the Final Plat for 7 on 7th 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(J), Major Subdivision of the Land Development Regulations.

Background:

The item before the City Commission is approval of a final plat for a 0.6835 acre parcel, located on the westside of NE 7th Avenue, North of George Bush Blvd. The site contains a replat of lots 1 through 8 (Atlantica Delray Platt) and is zoned Multiple Family Residential (RM) and has a Future Land Use Designation (FLUM) of Medium Density Residential (MD). All parcels are currently vacant and unimproved.

On March 14, 2018, the Site Plan Review and Appearance Board approved a Class V site plan, landscape plan and architectural elevation plan to construct a two story seven town home building each with three bedrooms, two car garage and private pools.

The plat includes a 5' wide access easement that is located on the south side and continues the length of the property on the westerly side. The purpose of the access easement is for individual access to the rear yards for pool service and lawn maintenance. A proposed 10' general utility easement is located on the east side of the property adjacent to NE 7th Avenue and a 5' drainage easement runs east and west on the property. There is a 10' drainage easement that runs north and south on the property. The alley on the westerly side was abandoned in 2006, by the City Commission and was replatted within Tract A, of the Atlantic Delray Plat, which is not part of this plat. A 5' sidewalk exist adjacent to the NE 7th Avenue from recent improvements due to the St. George project.

Plat Analysis:

City Staff has reviewed the plat and determined that all technical comments have been satisfied.

Pursuant to LDR Section 3.1.1, prior to 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 in 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. As shown in the attached Planning and

Zoning Board staff report, positive findings can be made with respect to the Future land Use Map Consistency, Concurrency, Consistency with the Comprehensive Plan and Compliance with the Land Development Regulations.

The Planning and Zoning Board reviewed the Plat at its meeting of March 19, 2018 and recommended approval 4 to 0 (Joseph Pike, Jay Jacobson, and Leslie Marcus absent)

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A