



Legislation Text

File #: 18-387, **Version:** 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning, Zoning and Building Department
THROUGH: Mark R. Lauzier, City Manager
DATE: July 10, 2018

CONSIDERATION OF A FINAL PLAT FOR 1107 WALLACE DRIVE

Recommended Action:

Motion to Approve the Final Plat for 1107 Wallace Drive, 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 of Delray Beach ("City") City Commission is approval of a final plat for a 0.45 acre parcel of land to be platted as 1107 Wallace Drive. The subject property fronts both on Wallace Drive and SW 10th Avenue, between SW 10th Street and Linton Boulevard, located within the Wallace Drive Overlay District and is zoned Light Industrial (LI).

At its meeting on March 22, 2017, the Site Plan Review and Appearance Board approved the Class V Site Plan, Landscape Plan and Architectural Elevations for the project associated with this plat. The approved development consists of the construction of a 7,558 sq. ft. office /storage building that accommodates 6,250 sq. ft. on the ground floor and 1,308 sq. ft. mezzanine level for attendant offices. The proposed use is for an automobile brokerage office with the storage of vehicles located within the building. Other site improvements include the construction of parking lots fronting on Wallace Drive and SW 10th Avenue which accommodates a total of 11 parking spaces; associated landscaping, security perimeter fences, and site lighting.

The plat is a replat of a portion of Lot 30, Section 20, Township 46 South, Range 43 East, as recorded in Plat Book 1, Page 4 of the Public Records of Palm Beach County, Florida.

The plat dedicates a 10 foot wide right-of-way along Wallace Drive and along SW 10th Street, which results in a 0.414 acre parcel (Parcel A). The plat dedicates 2 small general utility easements (g.u.e.) at the northwest corner of the parcel to accommodate a FPL transformer and a fire line. In addition, drainage easements traverse the parcel which accommodates the project drainage via an exfiltration system.

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 are made with respect to Future Land Use Map Consistency, Concurrency, Consistency with the Comprehensive Plan, and Compliance with the Land Development Regulations.

Review By Others:

The Planning and Zoning Board reviewed the proposed Plat at its meeting of April 17, 2017, and recommended approval by a vote of 4 to 0 (Joseph Pike stepped down; Leslie Marcus and Joycelyn Patrick absent).

City Attorney Review:

N/A

Finance Department Review:

N/A

Funding Source:

N/A

Timing of Request:

The plat is required to be recorded prior to building permits being issued for the referenced project.

Attachments:

- 1107 Wallace Drive Plat
- Planning and Zoning Board Staff Report of April 17, 2017