



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Preliminary Plat and Certification of the Final Plat for Auto Nation Collision Center

Meeting	File No.	Application Type
February 25, 2019	2019-019	Major Plat

Request

Consideration of the Preliminary Plat and Certification of the Final Plat for the Auto Nation Collision Center Development.

Recommendation

Approval of the Preliminary Plat and certification of the Final Plat for the **Auto Nation Collision Center**, 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 criteria set forth in the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Section 3.2.3 (Standards for Plat Actions) and Section 3.1.1 (Required Findings).

Background Information

The 6.77-acre parcel is located on the east side of SW 4th Avenue, west of Old Dixie Highway and 760-feet north of West Linton Boulevard. It is zoned Industrial (I) with an Industrial (IND) Future Land Use Map (FLUM) designation. The subject parcel was the former location of a solid waste service facility operated by Republic Services. The property currently contains approximately 25,500sf of unoccupied warehouse, paved areas for circulation and parking as well as a working cell tower area. The area is served by public water and sewer. The property has direct access to SW 4th Avenue and has indirect access to West Linton Boulevard by a private easement as noted in Official Records Book 5188, page 594.

At its meeting on May 9, 2018 the Site Plan Review and Appearance Board approved the Site Plan, Landscape Plan and Architectural Elevations.

Plat Description

The proposed plat subdivides two tracts. Tracts A is reserved for the owner for use in accordance with the zoning regulations of City. Tract B is to be dedicated to the City as Right-of-Way (ROW) for street and utility purposes.

The plat includes a 7-foot by 12-foot sewer easement to be dedicated to the City for the purpose of access, maintenance, construction and operation activities of sewer mains.

Review and Analysis

Pursuant to **LDR Section 3.1.1**, prior to the 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 on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a zoning designation of Industrial (I) and an Industrial (IND) Future Land Use Map designation. The I zoning district is consistent with the IND Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "A", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage and solid waste.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Section 3.2.3-Standards for Site Plan Actions

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

LDR Section 5.3.1(A)(Plat Required):

A plat is required for major subdivisions. A major subdivision is any subdivision other than a minor subdivision. A minor subdivision is any subdivision which is, or involves, one of the following: 1. The creation of not more than three lots each of which fronts on an existing street, and which involve neither the extension of utilities, nor the providing of additional right-of-way; 2. The creation of a plat solely for the purpose of creating divided interests for a previously approved development, which is to be constructed pursuant to a master development or site plan, other than residential development. 3. A boundary plat; or 4. A one-time splitting of an existing lot of record. Auto Collision is considered a major subdivision because of the public ROW dedication, therefore a plat is required.

Right-of-Way Dedications:

Pursuant to LDR Section 5.3.1(D)(2), the required right-of-way width for a local street without curb and gutter is 60 feet. The right-of-way width for SW 4th Avenue is 50 feet. Therefore, an additional 5-foot dedication of right-of-way is required.

Review By Others

The development proposal is not in a geographic area requiring review by the Pineapple Grove Main Street (PGMS), West Atlantic Redevelopment Coalition (WARC), Historic Preservation Board (HPB), Downtown Development Authority (DDA), or the Community Redevelopment Agency (CRA).

Public Notice:

Formal public notice is not required.

Assessment and Conclusion

The proposed project site is zoned Industrial (I) with an Industrial (IND) Future Land Use Map designation. The "I" zoning district is consistent with the IND Future Land Use Map (FLUM) designation. Positive findings can be made with respect to LDR Section 2.4.5(J)(Major Subdivisions), LDR Section 3.1.1 (Required Findings), Section 3.2.3 (Standards for Plat Actions) and the Goals, Objectives and Policies of the Comprehensive Plan.

Alternative Actions

- A. Continue with direction.
- B. Move approval, as amended, of the preliminary plat and certification of the Final Plat for the **Auto Nation Collision Center**, 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 criteria set forth in the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Section 3.2.3 (Standards for Plat Actions) and Section 3.1.1 (Required Findings).
- C. Deny the preliminary plat and certification of the Final Plat for the **Auto Nation Collision Center** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Section 3.2.3 (Standards for Plat Actions) and Section 3.1.1 (Required Findings).

Public and Courtesy Notices

N/A Courtesy Notices are not applicable to this request

N/A Public Notices are not required for this request.

N/A Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:

N/A Public Notice was posted at the property on Friday, February 15, 2019, 7 calendar days prior to the meeting.

N/A Public Notice was mailed to property owners within a 500' radius on Friday, February 15, 2019, 10 days prior to the meeting.

N/A Public Notice was mailed to the adjacent property owners on (insert date), 20 days prior to the meeting.

N/A Public Notice was published in the Sun Sentinel on Friday, February 15, 2019, 10 calendar days prior to the meeting.

N/A Public Notice was posted to the City's website on Friday, February 15, 2019, 10 calendar days prior to the meeting.

N/A Public Notice was posted in the main lobby at City Hall on Friday, February 15, 2019, 10 working days prior to the meeting.

X Agenda was posted on Friday, February 15, 2019, at least 5 working days prior to meeting.

Appendix A-Concurrency

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water service is provided by a connection to an existing 8" water main that runs within an existing easement along the northern parcel boundary line.
- Sewer service is provided by a connection to an existing 8" sanitary main that is within the eastern right-of-way line of SW 4th Avenue.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant for the City at build-out. Pursuant to the Comprehensive plan, treatment capacity is also available at the South Central County Regional Waste Water Treatment Plant for the City at Build-out.

Streets and Traffic:

A traffic study has been provided for the development proposal indicating that the net increase in traffic is 617 new daily trips, a decrease of 9 a.m. peak hour trips and a decrease of 11 p.m. peak hour trips per day. A finding of concurrency has not been received from the Palm Beach County Traffic Division and this has been noted. Palm Beach County Traffic Performance Standards have been met.

Parks and Recreation Facilities:

Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this standard.

Solid Waste:

The proposed 28,000 sf automotive repair facility will generate 130.2 tons of solid waste annually. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2048. Thus, this standard is met.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

Drainage:

Drainage will be accommodated on site via proposed retention areas.

Appendix B-Consistency-Standard for Plat Actions-Section 3.2.3(A)

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent
- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety,

habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

☐ Not applicable

☒ Meets intent of standard

☐ Does not meet intent

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

☐ Not applicable

☒ Meets intent of standard

☐ Does not meet intent

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

☒ Not applicable

☐ Meets intent of standard

☐ Does not meet intent