



Cover Memorandum/Staff Report

File #: 19-488

Agenda Date: 5/7/2019

Item #: 6.I.

TO: Mayor and Commissioners
FROM: Timothy Stillings, Development Services Director
THROUGH: Neal de Jesus, Interim City Manager
DATE: May 7, 2019

FINAL (MAJOR) REPLAT OF PORTIONS OF LOTS 15 AND 16, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PLAT BOOK 1, PAGE 4, ALSO KNOW AS AUTONATION COLLISION CENTER-DELRAY BEACH

Recommended Action:

Motion to approve the Final Plat for the AutoNation Collision Center-Delray Beach 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:

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.

At its meeting on May 9, 2018, the Site Plan and Appearance Board approved a Class V Site Plan, Landscape Plan and Architectural Elevations for the construction of a 28,000 sf automobile paint, body and repair shop and associated parking.

A major plat is required as additional right-of-way from SW 4th Avenue is required to be dedicated. The Planning and Zoning Board reviewed the Plat at its meeting of February 25, 2019 and recommended approval 7-0.

The proposed plat has two tracts; Tract A is reserved for the Owner for use in accordance with the zoning regulations of the City; Tract B is to be dedicated to the City as Right-of-Way for street and utility purposes. The plat includes a sewer easement to be dedicated to the City for the purposes of access, maintenance, construction and operation activities of sewer mains.

Plat Analysis:

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 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.

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

Certificate of Occupancy cannot be issued prior to plat recordation.