



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Preliminary Plat and Certification of the Final Plat for Casuarina Road Replat

Meeting	File No.	Application Type
October 21, 2019	2019-055	Major Plat

Request

Consideration of the Preliminary Plat and Certification of the Final Plat for the Casuarina Road Replat.

Project Description and Assessment (Plat)

The request is to subdivide two existing lots into six lots by a Major Plat. Lots 1-6 are proposed residential lots reserved for the owner of the development, its successors or assigns, for private purposes as allowed in accordance with the zoning regulations of City.

The plat has an existing 5-foot wide general utility easement along the western, northern, and eastern property lines of the development per Deed Book 847, Page 467. Abandonment Resolution No. 173-19 removed the 5-foot general utility easement from each side of the common lot line of the existing lots. The plat proposes a 10-foot general utility easement along Casuarina Road for any private or public utility. There are two 5-foot wide access easements proposed. The access easement parallel to the western property line of Lot 1 and the northern property lines of Lot 1 and 2 provide rear yard maintenance access for Lots 2 and 3. The access easement parallel to the eastern property line of Lot 6 and the northern property lines of Lots 5 and 6 provide rear yard maintenance access for Lots 4 and 5.

The plat can be considered consistent with respect to the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Chapter 3 (Performance Standards) and the policies of the Comprehensive Plan.

Background Information

The subject property is located on the north side of Casuarina Road midblock with Gleason Street to the east and Venetian Drive to the west. The property is made up of 2 parcels consisting of Lot 6 and Lot 7, Block H, John B. Reid's Village, as recorded in Plat Book 21, Page 95, of the Public Records of Palm Beach County and is approximately 0.66 acres.

Prior to demolition, 1023 Casuarina Road, Lot 6, had a 4-unit multiple family structure constructed in 1948 approximately 6800 sf in size. A fifth unit was added in 1962 and was eventually combined with another unit which reverted the structure back to 4-units. 1009 Casuarina Road, Lot 7, had a 9-unit multiple family structure constructed in 1960, approximately 6200 sf in size. The parcels are in the RM zoning District with a Future Land Use Map (FLUM) designation of MD.

At its meeting on June 12, 2019, the Site Plan Review and Appearance Board approved the Site Plan for six fee-simple townhomes, the associated Landscape Plan and Architectural Elevations.

Plat Analysis

REQUIRED FINDINGS (CHAPTER 3):

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 four areas:

FUTURE LAND USE MAP: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation.

The subject property has a zoning designation of Medium Density Multiple Family Residential (RM) and a Medium Density Residential (MD) Future Land Use Map designation. The RM zoning district is consistent with the MD Future Land Use Map (FLUM) designation.

CONCURRENCY: Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix "A", the facilities which are provided by, or through, the City are provided pursuant to levels of service established within the Comprehensive Plan as it relates to water and sewer, streets and traffic, drainage and solid waste.

CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 3.2.3, for Standards of Site Plan and/or Plat Actions. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix "B", the plat is in compliance with performance standards set forth in Chapter 3 and Section 3.2.3, Standards of Site Plan and/or Plat Actions.

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. Casuarina Road Replat is considered a major subdivision as two existing lots are being subdivided into six lots resulting in the creation four lots additional lots.

Review By Others

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

Public Notice:

Formal public notice is not required

Optional Board Motions for Action Item

- A. Continue with direction.
- B. Move approval of the preliminary plat and certification of the Final Plat for the **Casuarina Road Replat**, by finding that the request is consistent with respect to the Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Chapter 3 (Performance Standards) and the policies of the Comprehensive Plan.
- C. Deny the preliminary plat and certification of the Final Plat for the **Casuarina Road Replat** by finding that the request is inconsistent with respect to Land Development Regulations Section 2.4.5(J)(Major Subdivisions), Chapter 3 (Performance Standards) and the policies of the Comprehensive Plan.

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, October 11, 2019, 7 calendar days prior to the meeting.

N/A Public Notice was mailed to property owners within a 500' radius on Friday, October 11, 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, October 11, 2019, 10 calendar days prior to the meeting.

N/A Public Notice was posted to the City's website on Friday, October 11, 2019, 10 calendar days prior to the meeting.

N/A Public Notice was posted in the main lobby at City Hall on Friday, October 11, 2019, 10 working days prior to the meeting.

X Agenda was posted on Friday, October 11, 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 will be provided by an existing 8" line located within Casuarina Road.
- Sewer service will be provided by an existing 8" line located within Casuarina Road.

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 Statement has been submitted that indicates that the 6 dwelling units will generate 55 new daily trips and 6 less AM Peak Hour trips and 3 less PM Peak Hour trips. The proposed development therefore meets the Traffic Performance Standards of Palm Beach County.

Parks and Recreation Facilities:

The proposed units will not have a significant impact to level of service standards for parks and recreation facilities. However, per LDR Section 5.3.2, whenever a development is proposed upon land which is not designated for park purposes in the Comprehensive Plan, an impact fee assessed for the purpose of providing park and recreational facilities shall be imposed. The amount of the fee shall be \$500.00 per dwelling unit, therefore a fee of \$3,000 will be collected prior to building permit issuance.

Solid Waste:

Solid waste generated each year by this development will be approximately 0.8 tons per residential unit (6 units) for a total of 4.8 tons per year. The existing development (13 units) generated 10.4 tons per year, therefore the proposed development generates 5.6 less tons of solid waste than the existing development. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

Drainage:

Drainage will be accommodated on site via infiltration trenches.

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