

RESOLUTION NO. 175-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A FINAL PLAT REQUEST FOR A MAJOR SUBDIVISION THAT CONTAINS NON-CONFORMITIES FOR A TWO-LOT SUBDIVISION KNOWN AS "COREY ISLE", WHICH CONSISTS OF FIVE EXISTING LOTS OF RECORD DESCRIBED AS LOT 26-30, BLOCK 8, SUBDIVISION OF LOT 8, TOWN OF DELRAY (FORMERLY LINTON), PLAT BOOK 14, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LOCATED ON THE NORTHWEST CORNER OF SW 7<sup>TH</sup> AVENUE AND SW 4<sup>TH</sup> STREET WITHIN THE R-1-A ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" AND "B", PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the City of Delray Beach, Florida received an application (2019-245-FSP-CCA) for a replat (Major) of Lots 26-30, Block 8, Subdivision of Block 8, Town of Delray (Formerly Linton), Plat Book 14, Page 58 of the Official Records for Palm Beach County as more particularly described in Exhibit "A", into two legally nonconforming lots of record as more particularly described in Exhibit "B"; and,

WHEREAS, the Land Development Regulations (LDR) of the City of Delray Beach (City) Section 4.3.1(D), establishes that all lots and yards created after October 1, 1990 shall meet the minimum requirements established by Chapter 4 unless the City Commission declares at the time of plat approval that it is necessary and appropriate to create nonconformities; and,

WHEREAS, the platting of five existing nonconforming lots of record into two lots reduces the nonconformities on lot width and lot size; and,

WHEREAS, the City Commission of the City of Delray Beach, Florida, pursuant to LDR Sections 2.4.5(J) and 4.3.1(D), approves the major plat and declares that it is necessary and appropriate to create such a nonconformity based on positive findings; and

WHEREAS, upon approval by the City Commission, the plat shall be recorded pursuant to procedures as set forth by the City Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby incorporated herein by this reference.

Section 2. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED in regular session on this \_\_ day of \_\_\_\_\_.2019.

ATTEST:

\_\_\_\_\_  
Katerri Johnson, City Clerk

\_\_\_\_\_  
Shelly Petroia, Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Lynn Gelin, City Attorney

## EXHIBIT A

### DESCRIPTION:

Lots 26, 27, 28, 29, and 30, Block 8, SUBDIVISION OF BLOCK 8 TOWN OF DELRAY (formerly Linton), according to the Plat thereof, recorded in Plat Book 14, Page 58, of the Public Records of Palm Beach, Florida.

Containing 13,509 square feet more or less.

EXHIBIT B