



Legislation Text

File #: 18-588, Version: 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Development Services Department
THROUGH: Mark R. Lauzier, City Manager
DATE: October 2, 2018

FINAL (MINOR) SUBDIVISION (RE)PLAT OF THE LAKE EDEN SUBDIVISION LOCATED ON THE WEST END OF NW 22ND AVENUE, ADJACENT TO LAKE IDA.

Recommended Action:

Motion to approve the Final Plat for the replat of the Lake Eden Subdivision, 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(K)(Minor Subdivisions) of the Land Development Regulations.

Background:

The .551-acre property is located at 245 NW 22nd Street, on the west end of NW 2nd Avenue, adjacent to the Lake Ida and is zoned R-1-AA (Single Family Residential). The proposed subdivision is a replat of Lot 11, Section 5, Township 46 south, range 43 east, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in book 28, page 216. The parcel had an existing residence shown on the boundary survey, but it has since been demolished. The proposal is to subdivide the existing property into two new conforming lots, described as Lot A and Lot B, which will allow for the development of a single-family home on each lot. The existing 10-foot drainage easement located at the southern portion of the property will remain as is and will be included on both Lots A and B. Currently, there is a single family residence being built on Lot B (permit # 18-00175010) which meets the required setbacks, height requirements and lot dimensions for the R-1-AA zoning district.

Pursuant to LDR Section 2.4.5(K)(5), no specific findings are necessary for the approval of a final plat for a minor subdivision, except that when it is a boundary plat for a single parcel which is to be developed pursuant to an approved site and development plan, a finding must be made by the City Commission that the final plat is consistent with the findings made upon approval of the site and development plan. The proposed subdivision is not associated with a development approval; therefore, no specific findings are necessary to be addressed.

City staff has reviewed the plat and determined that all technical comments have been satisfied. The proposed subdivision will create two new lots that comply with the minimum development standards per LDR Section 4.3.4(K) as shown below:

	Required in R-1-AA	Provided	
		Proposed Lot	Proposed Lot
Min. Floor Area	9,500 sq.ft.	12,000 sq.ft.	12,000 sq.ft.
Min. Lot Width	75'	75.00'	75.00'
Min. Lot Depth	100'	160.00'	160.00'
Min. Lot Frontage	75'	75.00'	75.00'

Pursuant to LDR Section 2.4.5(K)(1), Minor Subdivision (Boundary Plat, Lot Split): Rule, the platting of a minor subdivision shall involve only the City Commission. The City Commission shall be the final authority in this subdivision process. The City Commission may approve or deny the final plat. Thus, no additional Boards have reviewed the plat for recommendation.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

Approval of permit application for the construction of a single-family residence on each new lot is dependent on approval of the plat.