



Legislation Text

File #: 24-661, Version: 1

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, AICP, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: June 4, 2024

CERTIFICATION OF THE MINOR SUBDIVISION PLAT, "DELRAY COMMONS REPLAT," BEING A REPLAT OF TRACT 2, DELRAY COMMONS, AS RECORDED IN PLAT BOOK 85, PAGE 183 THROUGH 184, INCLUSIVE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

Recommended Action:

Review and consider the minor subdivision plat for the 1.18-acre parcel located at 5070 West Atlantic Avenue.

Background:

Delray Landings (fka Delray Commons) is an 8.37-acre commercial shopping plaza comprised of Tract 1 (5024 W. Atlantic Avenue - 7.19 acres), and Tract 2 (5070 West Atlantic Avenue - 1.18-acres) of the Delray Commons plat recorded in Plat Book 85, Pages 183-184, Palm Beach County.

This request is to replat Tract 2 as the "Delray Commons Replat," to subdivide it into two lots. Lot 1 will be used for a Fifth Third Bank, with a site plan application approved by Site Plan Review and Appearance Board on October 25, 2023 (File No. 2022-267), and the existing Taco Bell Restaurant is located on the proposed Lot 2.

A Master Development Plan (MDP) Modification for the Delray Landing shopping plaza was approved by the Planning and Zoning Board on June 19, 2023 (File No. 2023-039) for the re-development of Tract 2 of the plaza. The subject property has a Land Use Map (LUM) designation of General Commercial (GC), and a zoning designation of Planned Commercial (PC) District and is within the Four Corners Overlay District. Pursuant to LDR Section 4.4.9 (E) all development within the Four Corners Overlay District is required to have a Master Development Plan (MDP). The proposed minor plat is not anticipated to affect the MDP as the configuration of the entire parcel is bound by the MDP. The parcels share some easements, dedications, cross access agreements, and access to West Atlantic Boulevard and Military Trail with Tract 1 of the Delray Commons Plat, and they are carried over on the proposed plat.

A Minor Subdivision plat is required to create and establish separate parcels for future development. Pursuant to Section 2.4.8(D) of the Land Development Regulations (LDR), Minor Subdivision (boundary plat, lot split), *"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."* No specific findings apply to this plat; no waivers are requested.

The proposed plat had been reviewed by the Technical Advisory Committee (TAC) and does not require review by the Planning and Zoning Board, as it implements the approved MDP.

City Attorney Review:

Not applicable.

Funding Source/Financial Impact:

Not applicable.

Timing of Request:

The plat is required prior to issuance of a building permit.