



Legislation Details (With Text)

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File created:	12/7/2015	In control:		City Commission	
On agenda:	1/5/2016	Final action:		1/5/2016	
Title:	FINAL PLAT FOR BOND PLAT				
Sponsors:	Planning & Zoning Department				
Indexes:					
Code sections:					
Attachments:	1. Bond Plat - Complete Plan Set, 2. 10-15-2015 DSMG Minutes - DRAFT, 3. Signed Consent Agenda Acknowledgment 12-1-15				

Date	Ver.	Action By	Action	Result
1/5/2016	1	City Commission	approved	

TO: Mayor and Commissioners
FROM: Timothy Stillings, Planning and Zoning Department Director
THROUGH: Donald B. Cooper, City Manager
DATE: January 5, 2015

FINAL PLAT FOR BOND PLAT

Recommended Action:

Move approval for the Final Plat for Bond Plat, 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 item before the City Commission is the certification of the final plat for a new duplex residential development known as "8th Avenue Villas" being platted as Bond Plat. The property is located on the west side of NE 8th Avenue, approximately 170' north of Bond Way.

The site is currently vacant. It is zoned RL (Low Density Residential) and has a Future Land Use Designation of MD (Medium Density Residential 5-12 DU/Acre). The plat calls for subdivision of the subject 0.5858 acre (25,518 sq. ft.) property to create two duplex lots (i.e. four units).

At its meeting of July 14, 2015, the City Commission approved a right-of-way deed agreement for a 25 feet wide dedication on the eastern perimeter of the subject properties to accommodate future access along NE 8th Avenue. The remaining 25 feet along the east side of NE 8th Avenue is private property with an ingress and egress easement noted within Palm Beach County recorded warranty deed agreements for the property owners on the opposite side of NE 8th Avenue.

At its meeting of October 15, 2015, the DSMG (Development Services Management Group) required conversion of the adjacent 15 feet wide alley to one-way via posted signage at the cost to the applicant. Thus, no right-of-way dedication is required. The applicant has agreed to this condition for final subdivision plat approval.

Plat Analysis:

The plat of the subject property will include two duplex lots (Lots 1 & 2). A new 10 feet wide general utility easement is provided 42.27 feet from the west parcel line of Lot 1. A new 5 feet wide general utility easement is provided along the west parcel line of Lot 2.

City staff has reviewed the plat and determined that all technical comments have been satisfied.

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 plan, a finding must be made by the City Commission that the final plat is consistent with the findings made upon approved of the site plan. No site plan development proposal is required for the Bond Plat. Plans submitted for building permit review and approval will assure compliance with the Land Development Regulations.

Courtesy Notices:

Courtesy notices have been provided to the following groups and neighborhood associations:

- Delray Citizen's Coalition
- La Hacienda

To date, no letters of objection or support for the Bond Plat have been received. Any future letters of support or objection will be presented at the City Commission meeting.