



Legislation Text

File #: 21-191, Version: 1

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Jennifer Alvarez, Interim City Manager
DATE: April 6, 2021

ACCEPTING A LANDSCAPE MAINTENANCE AGREEMENT AND APPROVING THE FINAL (MAJOR) SUBDIVISION REPLAT OF LOTS 20, 21, 22, 23, 24 AND 35, BLOCK 35, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 28, TOWNSHIP 46, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS FREDERICK ISLES.

Recommended Action:

Review and consider the Landscape Maintenance Agreement, as presented, and the Final (Major) Plat for Frederick Isles, at 2621 Frederick Boulevard, by adopting that the request and approval thereof is consistent with the criteria set forth in the Land Development Regulations Section 2.4.5(J) (Major Subdivisions).

Background:

At its meeting of February 10, 2021, the Site Plan Review and Appearance Board (SPRAB) approved a Class V Site Plan, Landscape Plan, and Architectural Elevations for a 2-story, 6-unit townhome development with associated parking and landscaping. The approved plans have landscaping and street trees within the right-of-way (ROW) of Frederick Boulevard, which requires a Landscape Maintenance Agreement. The agreement establishes the owner's responsibilities for the installation and maintenance of the landscaping in the ROW and alleviates the City of any liability.

The Plat request is to create 6 lots consistent with the approved Site Plan by a Major Plat. Lots 1-6 are dedicated for each of the individual fee-simple townhome.

Tract C is dedicated to the Frederick Isles Homeowner's Association for recreation and drainage purposes. A general utility easement is dedicated via this plat.

Per LDR Section 2.4.5(J)(3)(b), a Major Plat must be reviewed by the Planning and Zoning Board. The Planning and Zoning Board must certify that the final plat is in compliance with the approved preliminary plat. A full analysis of the technical criteria and land development standards is provided in the attached Planning and Zoning Board Staff report.

On February 22, 2021, the Planning and Zoning Board voted 6 to 0 that the final plat was in compliance with the approved preliminary plat.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

Building Permit cannot be issued until the plat is recorded.