



## ITEM SUMMARY

**MEETING DATE:** September 16, 2024

**FROM:** Denise Malone, AICP, Director Development and Neighborhood Services

**SUBJECT:** **Resolution 2024-44, SP-24-01 and MSP-24-03**  
Site & Development Plans for C&C Legacy Plaza

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### BACKGROUND

Steven Gaynair, agent for the owners, C&C Petro Investments, LLC is requesting approval of the Site and Development Plans including a Master Sign Plan to construct a one-story 2,598 square foot office building and three (3) two-story townhouse residential units. The site is located on the east side of Jog Road, approximately 650 feet north of Woodlake Boulevard at 3494 S. Jog Road.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals, which recommended approval by a vote of 5-0 at their meeting on August 8, 2024.

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### ANALYSIS

The application is for approval of the Site and Development Plans including Master Sign Plan to construct a one-story 2,598 square foot office building and three (3) two-story townhouse residential units. The parking for the development consists of a total of 20 parking spaces. Based on the City Code, the development would typically require 24 parking spaces. However, given the Mixed Use (MXD-O) Zoning District, the project may utilize shared parking, if a parking study demonstrates the arrangement will not result in insufficient parking. The provided shared parking study indicates the 20 parking spaces will be sufficient to meet the demand. The project will have one (1) ingress and egress point, including a sidewalk onto South Jog Road for vehicular and pedestrian access. The project also includes an existing 20-foot-wide access easement on the north side of the property to allow for legal access for the adjacent property to the east. There is a six (6) foot high masonry wall being provided along the east property line. The applicant has obtained all outside agency concurrency requirements including the Traffic Performance Standards from Palm Beach County which has a build out date of December 31, 2028.

The proposal has satisfied code requirements for approval of a Site and Development Plan and Staff's findings of fact are indicated in the staff report with thirty-five conditions of approval.

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### FINANCIAL INFORMATION

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Prior to the issuance of any Building Permits, the applicant will be required to pay all applicable impact fees including amounts due under the City's Arts in Public Places (AIPP) Program.

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**LEGAL**

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Resolution 2024-44 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

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**STAFF RECOMMENDATION**

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*Approval of SP-24-01 and MSP-24-03 through the adoption of Resolution 2024-44.*