



ITEM SUMMARY

MEETING DATE: March 3, 2025

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

SUBJECT: **Resolution 2025-09, SP-23-06 and MSP-24-02**

Site & Development Plans and Master Sign Plan for Astoria Towns

BACKGROUND

Applicant, Alex Ahrenholz of JMorton Planning/Landscape Architecture, agent for the owners, Morija Evangelical Alliance Church, Inc. of Delray and Lake Wellington Professional Center Inc. is requesting approval for Site and Development Plans including a Master Sign Plan to construct sixty (60) two-story townhouse units. The site is located on the south side of Dodd Road, approximately 1,200 feet east of 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, with no substantive changes since then, aside from minor adjustments to the conditions of approval.

ANALYSIS

The applicant is requesting approval for the Site and Development Plans including Master Sign Plan to construct a Townhouse Development consisting of sixty (60) two-story townhouse units on a 6.56-acre site. The development will feature townhouses designed in a six-unit two-story building configuration, each unit consisting of three (3) bedrooms and two (2) bathrooms. The parking for the development consists of a total of 224 parking spaces, inclusive of a one-car garage and two (2) driveway spaces per unit. A Homeowners Association will maintain the common areas of the project to include the private amenities which consist of a 700 square foot pool with a 655 square foot covered patio and bathroom cabana, in addition to a 17,500 square foot open space/passive recreation area with a 900 square foot tot lot.

There is one (1) ingress and egress point onto Dodd Road for vehicular access and includes a sidewalk connection on both sides of the ingress and egress for pedestrian access, with paver crosswalks within the development.

The proposal has satisfied the City Code requirements for approval of the Site and Development Plans and Staff's findings of fact are indicated in the staff report with thirty-one (31) conditions of approval. 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.

FINANCIAL INFORMATION

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.

LEGAL

Resolution 2024-43 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

STAFF RECOMMENDATION

Approval of SP-23-06 and MSP-24-02 through the adoption of Resolution 2024-43.