



TOWN LAKE OF PARK
Town Commission
MEETING DATE: September 6, 2023

APPLICATION: Bayberry Townhouse

SUMMARY OF APPLICANT'S REQUEST:

This is a procedural formality item. Armeria Investment Corp. ("Property Owner") is requesting plat approval from the Town of Lake Park. This request will allow the subdivision of lots to facilitate the creation of a townhouse project in accordance with the requirements of the Town Code and in accordance with building permit approval 20-667, which was previously issued to approve the construction of the townhouse structures.

This plat will subdivide parcel 36434220010540280 into three lots, as depicted on the Bayberry Townhouse Plat document.

STAFF REPORT

BACKGROUND:

Owner & Applicant(s): Armeria Investment Corp

Location: 36434220010540280

Net Acreage: 0.3157 acres

Legal Description: LOTS 28 THROUGH 31, BLOCK 54, OF LAKE PARK
(FORMERLY KNOWN AS KELSEY CITY) ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 27,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

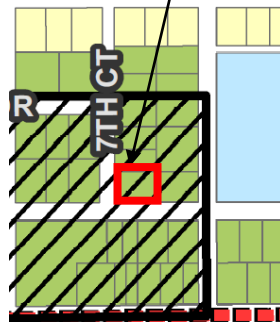
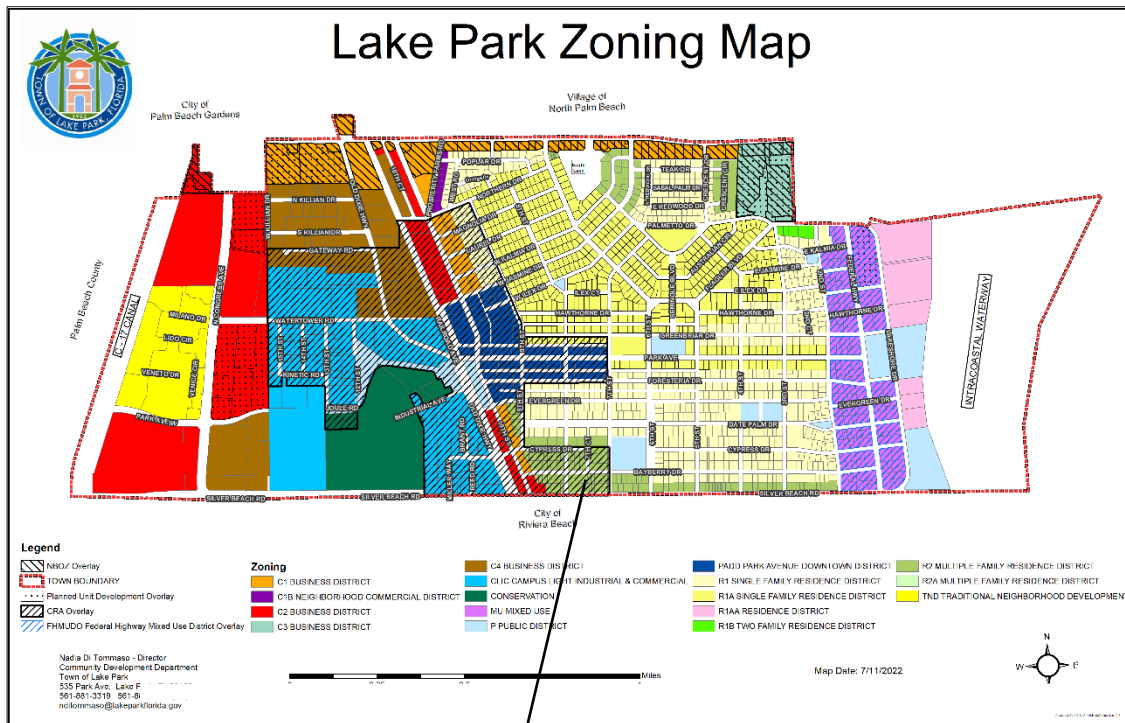
Existing Zoning: R-2

Future Land Use: Residential Medium Density



Figure 1 - Aerial View

LAKE PARK ZONING MAP

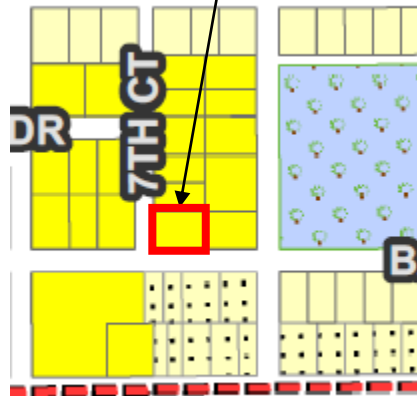
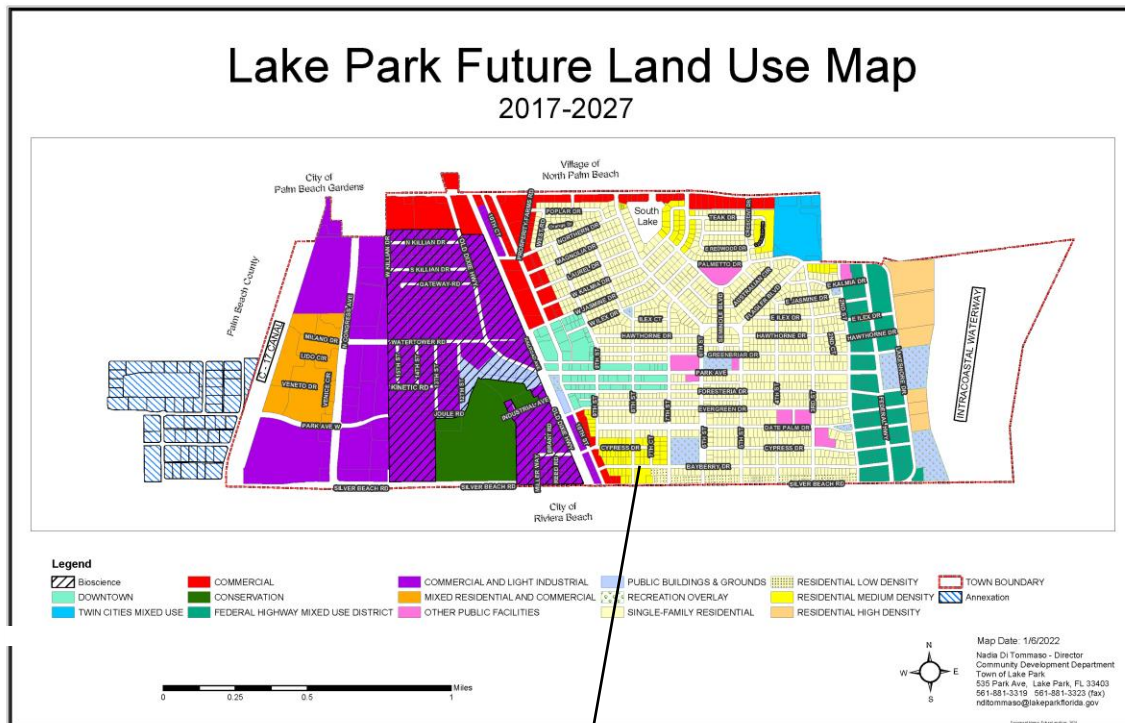


Subject Site

Adjacent Zoning:

North: R-2
South: R-2
East: R-2
West: R-2

LAKE PARK FUTURE LAND USE MAP



Subject
Site

Adjacent Existing Land Use

North: Residential Medium Density
 South: Residential Medium Density
 East: Residential Medium Density
 West: Residential Medium Density

PART I: PLAT APPLICATION

The plat application for Bayberry Townhouse has been reviewed by the Town's consulting Engineers, Town Attorney, and the Lake Park Community Development Department. Based upon the review procedures of the Town Code Section 67-33, 67-34, and 67-35, Town Staff finds this plat application to meet the Land Development Regulations of the Town Code.

PLAT PROPOSAL DETAILS

In accordance with their approved building permit 20-667, the Applicant is proposing to subdivide their townhouse site via platting. The final proposed configuration of the site will create three new lots, each associated with an individual townhouse structure, which will share a common wall. The proposed plat condition is identified below:

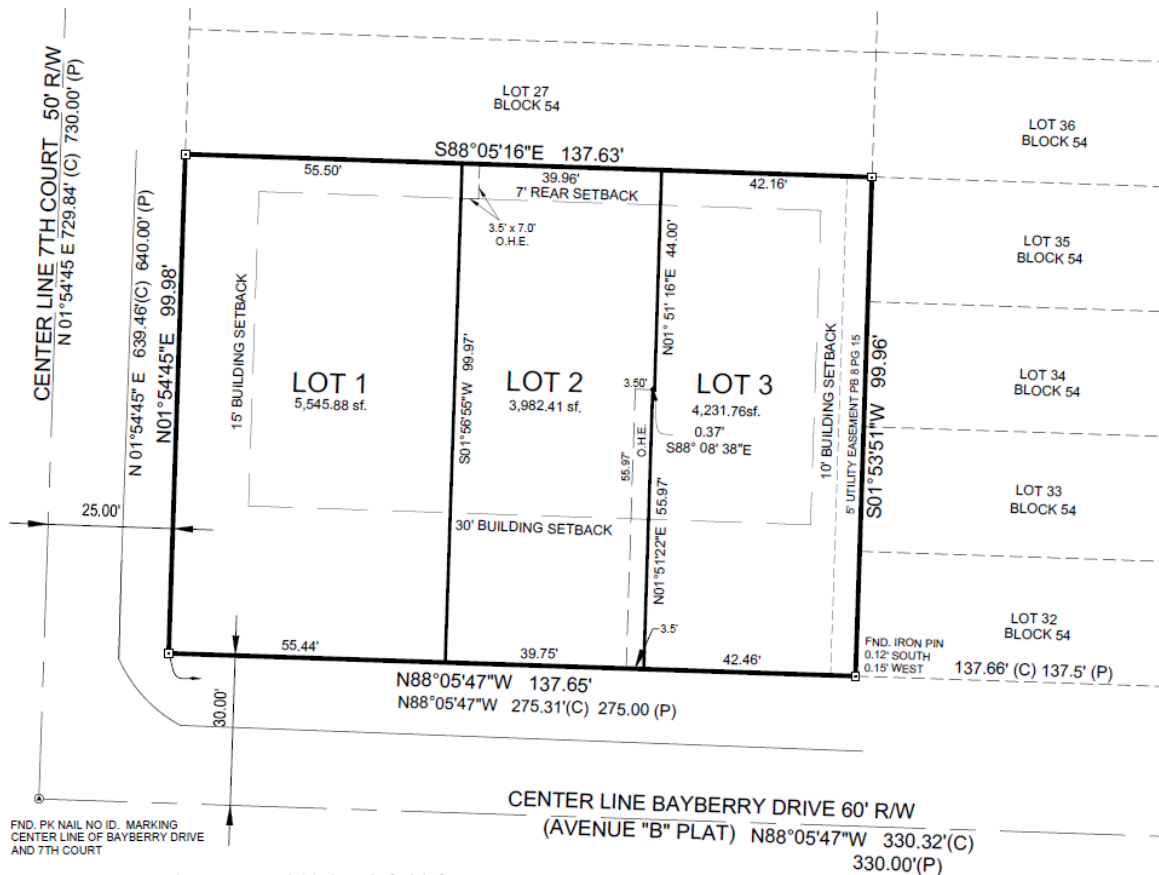


Figure 2 - Tract Map

The Town's engineering consultant, Engenuity, approved this plat as proposed on 8/14/23 for compliance with Florida State Statutes and the Town's code of ordinances. Per code requirement, this application has also been forwarded to the Town Manager's and Town Attorney's office for comment and received none.

PART II: STAFF RECOMMENDATION

Finding all engineering, legal, and statutory conditions satisfied, staff recommends **APPROVAL** of the Plat Application.