

# TOWN OF LAKE PARK COMMUNITY DEVELOPMENT DEPARTMENT

## APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT

Please call (561)881-3319 for submittal fees

\*\*For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the Town Code of Ordinances for additional requirements \*\*

Project Name:	Northlake Promenade Apartments			
Project Address: N/A				
Property Owner: _	NORTHLAKE PROMENADE SHOPPES LLC			
APPLICANT INFORMATION:				
Applicant Name:	NORTHLAKE PROMENADE SHOPPES LLC			
Applicant Address: 3200 N. Military Trail, Ste. 400, Boca Raton, FL, 33431-6310				
Phone:	Fax: E-Mail:			
SITE INFORMATION:				
General Location: _	Approximately 0.2 mile west of US Highway 1 and sout	h of Northlake Blvd.		
Address: N/A				
Zoning District: TO	CMUD Future Land Use: Twin Cities Mixed Use Ac	reage: 9.05		
Property Control Number (PCN): 36-43-42-21-32-010-0000 & 36-43-42-22-13-009-0000				
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### ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	C3 -TCMU	Helix Urgent Care	Medical Office
East	C3 -TCMU	Publix Super Market & Misc. Retail Stores	Commercial
South	R1A	N/A	Single-Family Residential
West	C1 / R2 / R1	Harbor Freight/Apartments at Timberlake Condos	Commercial / MF Residential / SF Residential

REVISED: 07/24/2018, previous versions obsolete

## **JUSTIFICATION:**

Information concerning all requests (attach additional sheets if needed) 1. Please explain the nature of the request: See attached Justification Statement 2. What will be the impact of the proposed change to the surrounding area? See attached Justification Statement 3. How does the proposed Project comply with the Town of Lake Park's zoning requirements? See attached Justification Statement **LEGAL DESCRIPTION:** The subject property is located approximately 0.2 mile(s) from the intersection of US Highway 1 & Northlake Blvd., on the north, east, x south, west side of the Northlake Blvd. (street/road). Legal Description: Parcels 9 and 10, NORTHLAKE PROMENADE SHOPPES, A PUD, REPLAT No. 1, according to the plat thereof, as recorded in Plat Book 124, Pages 51 through 53, inclusive, of the Public Records of Palm Beach County, Florida. I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.

REVISED: 07/24/2018, previous versions obsolete

OWNER/APPLICANT Signature

# CONSENT FORM FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

who, being by me first duly sworn, on Oath deposed and says:					
<ol> <li>That he/she is the fee simple title owner of the property described in the attached Legal Description;</li> <li>That he/she is requesting Site Plan Approval in the Town of Lake Park, Florida;</li> <li>That he/she is appointed West / Cottened teaning to act as authorized on his/her behalf to accomplish the above Project.</li> </ol>					
Property Owner Name: Northlake Promenade Shoppes, LLC					
Soraya Tyriver / Authorized Sign	er				
Property Owner Signature By: Name/Title					
3200 N Military Trail, Ste. 400 Boca Raton, FL, 33431-6310					
Street Address City, State, Zip Code					
(561) 989-2240					
Telephone Number Fax Number					
styriver@woolbright.net					
E-Mail Address					
Sworn and Subscribed before me on this 8th day of November, 2023,					
TRACY L. ROSARIO Commission # GG 961935 Expires June 23, 2024 Bonded Thru Troy Fain Insurance 800-385-7019  TRACY L. ROSARIO COMMISSION EXPIRES:					
Street Address  City, State, Zip Code  (561) 989-2240  Telephone Number  styriver@woolbright.net  E-Mail Address  Sworn and Subscribed before me on this harmonic for the styriver and subscribed before me on the styriver and s	2023				

# PLEASE DO NOT DETACH FROM APPLICATION.



## SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

${ m I,}\ \_$ Soraya Tyriver, as an authorized signer for Northlake Promenade Shoppes LLC	, have read and understand the
regulations above regarding cost recovery.	
Property Owner Signature	11-8-23 Date