



## Legislation Text

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File #: 17-720, Version: 1

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**TO: Mayor and Commissioners**  
**FROM: Timothy Stillings, Planning, Zoning and Building Director**  
**THROUGH: Chief Neal de Jesus, Interim City Manager**  
**DATE: September 26, 2017**

FINAL SUBDIVISION PLAT FOR TEN TWENTY LANGER LOCATED ON THE SOUTH SIDE OF LANGER WAY, 240.46 FEET EAST OF VENETIAN DRIVE.

**Recommended Action:**

The item before the City Commission is approval of a final plat for a new 3-unit townhouse development to be platted as "Ten Twenty Langer". The subject property is located on the south side of Langer Way, between Venetian Drive and Gleason Street.

The proposed subdivision is a replat of the Lot 3, Block H, John B. Reid's Village according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 21, Page 95. The site measures 0.33 acres and is zoned RM (Medium Density Residential), and has a Future Land Use Map Designation of MD (Medium Density Residential 6-12 du/ac). A Class V site plan was approved by the Site Plan Review and Appearance Board on December 14, 2016 for the construction of a three-story townhouse building containing three units with two-car garages and swimming pools. As a condition of approval, a plat for the subject property is to be recorded prior to the issuance of a building permit.

The replat will provide two new general utility easements: a 5' wide general utility easement will be located along the front of the lots on Langer Way and a 10' utility easement will be located along the rear of the site. Drainage easements dedicated to the owners of the proposed Lots 1, 2, and 3 are provided throughout the site. A 5' access easement is being provided along the front, west side and rear of Lots 1 for the benefit of Lot 2. The purpose of the access easement is to provide exterior access to the rear yards of Lot 2 for pool and landscape maintenance services.

Pursuant to LDR Section 2.4.5(K)(5), no specific findings are necessary for the approval of a final plat for a minor subdivision, except that when it is a boundary plat for a single parcel which is to be developed pursuant to an approved site and development plan, a finding must be made by the City Commission that the final plat is consistent with the findings made upon approval of the site and development plan.

A Class V site plan was approved by the Site Plan Review and Appearance Board on December 14, 2016. As a condition of approval, a plat for the subject property is to be recorded prior to the issuance of a building permit.

City staff has reviewed the plat and determined that all technical comments have been satisfied and

that the final plat is consistent with the findings made upon approval of the site and development plan.

Pursuant to LDR Section 2.4.5(K)(1), Minor Subdivision (Boundary Plat, Lot Split): Rule, the platting of a minor subdivision shall involve only the City Commission. The City Commission shall be the final authority in this subdivision process. The City Commission may approve or deny the final plat. Therefore, no additional Boards have reviewed the plat for recommendation.

Courtesy notices have been provided to the following groups and neighborhood associations:

- Beach Property Owners Association
- Barton Apartments
- Marina Historic District

To date, no letters of objection or support for the Plat have been received. Any future letters of support or objection will be presented at the City Commission meeting.

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Finance Department Review:**

N/A

**Funding Source:**

N/A

**Timing of Request:**

The plat is required to be recorded prior to the issuance of a building permit.