

**RESOLUTION NO. 09-03-05**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A ONE ACRE PARCEL OF LAND, OWNED BY DEVELOPERS OF NORTHLAKE, INC. LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND U.S. HIGHWAY 1; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Holly Hoover, agent for property owner, Developers of Northlake, Inc. ("the Owner") has filed an application, ("Application") seeking site plan approval for the property located at the southwest corner of Northlake Boulevard and U.S. Highway 1 in the Town of Lake Park, Florida, ("the Subject Property), and

**WHEREAS**, the subject property's legal description is contained in Exhibit "A" and it's general location is shown on Exhibit B, both of which are attached hereto and incorporated herein; and

**WHEREAS**, the Application proposes to develop a 5,000 foot retail video/DVD rental store on an approximately 1-acre parcel (the application); and

**WHEREAS**, the site is an out-parcel located at the former Twin Cities Mall fronting Northlake Boulevard.; and

**WHEREAS**, the Lake Park Planning and Zoning Board and Village of North Palm Beach Planning Commission have reviewed the Application and have made their recommendation to the Lake Park Town Commission; and

**WHEREAS**, the Town Commission has considered the evidence presented to it by the Town Staff, the Owner and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan, and whether it meets the Town's Land Development Regulations, and

**WHEREAS**, the Town Commission has determined that certain conditions as set forth herein, are necessary for the Application to be consistent with the Town's Comprehensive Plan and to meet the Town's Land Development Regulations; and

**NOW THEREFORE**, be it ordained by the Town Commission of the Town of Lake Park;

**Section 1:** The whereas clauses are incorporated herein as true and correct as the findings of fact and conclusions of law of the Town Commission.

**Section 2.** The Town Commission hereby approves the site plan and architectural elevations submitted for a 5,000 square foot retail building, subject to the conditions contained in Section 3.

**Section 3.** The Town Commission hereby approves a site plan for the subject property subject to the following conditions:

- 1) The landscape architect of record shall provide the Town of Lake Park with certification that all landscaping proposed has been installed according to the landscape plans prior to issuance of a Certificate of Occupancy.
- 2) Owner shall install all improvements consistent with the site plan and architectural elevations submitted to the Town of Lake Park dated February 15, 2005.
- 3) Any revisions to the site plan, landscape plan, architectural elevations, signs, statement of use, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
- 4) Prior to issuance of the first building permit the applicant shall submit documentation from Palm Beach County Traffic Division indicating the project meets the County's Traffic Performance Standards (TPS).

**Section 4.** This Resolution shall be effective upon adoption.


The foregoing RESOLUTION was offered by Commissioner \_\_\_\_\_, who moved its approval. The motion was seconded by

The foregoing Resolution was offered by Vice Mayor Garretson who moved its adoption. The motion was seconded by Commissioner Balius, and upon being put to a roll call vote, the vote was as follows:

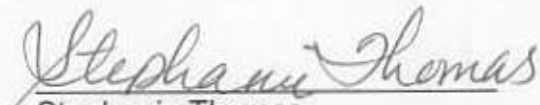
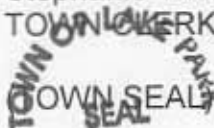
	AYE	NAY
MAYOR PAUL W. CASTRO	<u>X</u>	_____
VICE-MAYOR G. CHUCK BALIUS	<u>X</u>	_____
COMMISSIONER PAUL GARRETSON	<u>X</u>	_____
COMMISSIONER ED DALY	<u>X</u>	_____
COMMISSIONER JEFF CAREY	<u>X</u>	_____

The Mayor thereupon declared the foregoing Resolution No. 09-03-05 duly passed and adopted this 18th day of May, 2005


TOWN OF LAKE PARK, FLORIDA

BY:   
PAUL W. CASTRO  
MAYOR

ATTEST:

  
Stephanie Thomas  
TOWN CLERK  
  
TOWN SEAL  
FLORIDA

Approved as to form and legal sufficiency:

By:   
THOMAS J. BAIRD  
TOWN ATTORNEY