

RESOLUTION NO. 25-07-05

RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN, SPECIAL EXCEPTION USE AND, VARIANCE FOR AA STORAGE A 2.31 ACRE PARCEL OF LAND, OWNED BY TUDOS INC. LOCATED AT 1375 OLD DIXIE HIGHWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jack Potrekus of T&M Design Architecture & Planning, Inc., agent for property owner, D C Land Trust ("the Owner") has filed an application, ("Application") seeking site plan approval for the 37,753 square foot 3-story building expansion of the existing 40, 766 square foot 2-story boat self storage building on property located at 1375 Old Dixie Highway in the Town of Lake Park, Florida, ("the Subject Property), and

HEREAS, 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 add a 37,753 square foot 3-story boat self storage building to a 40,766 square foot 2-story boat self storage building on the 2.31 acre site (the application); and

WHEREAS, the Application also seeks a special exception use for the operation of the boat self storage facility; and

WHEREAS, the Lake Park Planning and Zoning Board has reviewed the Application and has made its recommendation to the 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

WHEREAS, the Owner, its successors and assigns shall be subject to the conditions contained in Section 4.

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 37,753 square foot boat storage building, subject to the conditions contained in Section 4.

Section 3. The Town Commission hereby approves the special exception use of storage.

Section 4. 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) The landscape architect of record shall provide the Town of Lake Park with a report on the condition of the trees planted as per the landscape plan and replace them as necessary.
- 3) Owner shall install all improvements consistent with the site plan and architectural elevations submitted to the Town of Lake Park dated June 17, 2005.
- 4) 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.

Section 5. This Resolution shall be effective upon adoption.

The foregoing Resolution was offered by Commissioner Daly, 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	___	___	ABSENT
VICE MAYOR PAUL GARRETSON	<u>X</u>	___	
COMMISSIONER BALIUS	<u>X</u>	___	
COMMISSIONER ED DALY	<u>X</u>	___	
COMMISSIONER JEFF CAREY	<u>X</u>	___	

The Mayor thereupon declared the foregoing Resolution No. 25-07-05 duly passed and adopted this 3rd day of August, 2005

TOWN OF LAKE PARK, FLORIDA

BY: *Paul W. Castro*
PAUL W. CASTRO
MAYOR

ATTEST:

Stephanie Thomas

Stephanie Thomas
TOWN CLERK



Approved as to form and legal sufficiency:

By: *Thomas J. Baird*
THOMAS J. BAIRD
TOWN ATTORNEY