

RESOLUTION NO. 43-08-06

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR THE CONSTRUCTION OF AN OFFICE/WAREHOUSE FACILITY, SUBJECT TO CONDITIONS OF APPROVAL, TO BE LOCATED ON 1.0 ACRES OF PROPERTY, OWNED BY LPJ PROPERTIES, INC. AND LOCATED AT LOT 8 OF THE GATEWAY INDUSTRIAL PARK OFF GATEWAY ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, LPJ Properties Inc, is the owner (“Owner”) of real property located on 1.0 acres of property at Lot 8 in the Gateway Industrial Park off of Gateway Road in the Town of Lake Park, Florida (“subject property”), which is legally described in Exhibit “A” and located in the general area depicted on Exhibit “B” both of which exhibits are attached hereto and incorporated herein; and

WHEREAS, the Owner has submitted an application for the approval of a site plan (“Application”) for the construction of a 10,293 square foot office/warehouse facility on the subject property; and

WHEREAS, the Town of Lake Park’s Planning and Zoning Commission has reviewed the Application and has made its recommendations to the Town Commission; and

WHEREAS, the Town Commission has conducted a quasi-judicial public hearing to consider the Application; and

WHEREAS, at this hearing, the Town Council considered the evidence presented 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, at the hearing the Town Commission 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, and its successors and assigns shall be subject to the conditions contained in Section 2.

NOW THEREFORE, BE IT RESOLVED 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 for an office/warehouse facility including, but not limited to, the submitted architectural elevations for the subject property and engineering design, 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) Within 90 days of the effective date of this Resolution, the Owner shall submit revised development plans to include the items listed as conditions. Said development plans shall be approved administratively by staff as long as: (1) all conditions are included on the development plans to the satisfaction of the Community Development Director, and (2) any exterior building modification(s) is architecturally consistent with the approved buildings. Should any of the aforesaid not be adequately satisfied, the revised development plans shall be reviewed and approved by the Town Commission by way of an amendment to the site plan. No building or land clearing permits shall be issued until revised plans have been approved.
- 3) The Office/Warehouse facility shall be constructed in compliance with the following plans on file with the Town's Community Development Department or authorized revisions as noted in sections 4 and 5 below:
 - a. Site Plan & Architectural Elevations, Landscape Plan referenced as sheet "SP-1, A-1, SE-1", dated 5-26-06, prepared by T&M Design Architecture & Planning, who is the Architect, and landscape architect of record for the Project, Inc , received and dated by the Department of Community Development on 6-1-06.
 - b. Engineering Plans, referenced as sheet "C-1 through C-2-", dated 4/24/06 prepared by J-W Engineering, Inc., received and dated by the Department of Community Development on 6-1-06.
- 4) Any revisions to the site plan, landscape plan, architectural elevations, signs, statement of use, or other detail 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.
- 5) Signage on the building shall be the same font, color, size, (logos excluded), to bring uniformity to the building. Signage on the windows to be uniform.

- 6) The landscaping plan shall be revised to include more variety for the hedge and ground cover and the revised landscaping plan shall be reviewed and approved by the Director of the Community Development Department.
- 7) The drainage easement running parallel to the north property line shall be fifteen (15) feet in width and so noted on the final site plan.
- 8) The Site Plan shall become null and void unless the Owner has received a building permit and initiated development within 18 months of the effective date of this Resolution.

Section 3: This Resolution shall become effective upon adoption.

The foregoing Resolution was offered by Commissioner Osterman 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>Absent</u>	___
VICE-MAYOR ED DALY	<u>X</u>	___
COMMISSIONER CHUCK BALIUS	<u>X</u>	___
COMMISSIONER JEFF CAREY	<u>X</u>	___
COMMISSIONER PATRICIA OSTERMAN	<u>X</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 43-08-06 duly passed and adopted this 2 day of August, 2006.

TOWN OF LAKE PARK, FLORIDA

BY: 
PAUL W. CASTRO
MAYOR

ATTEST:


Vivian Mendez
TOWN CLERK

TOWN OF LAKE PARK
(TOWN SEAL)
SEAL

FLORIDA

Approved as to form and legal sufficiency:


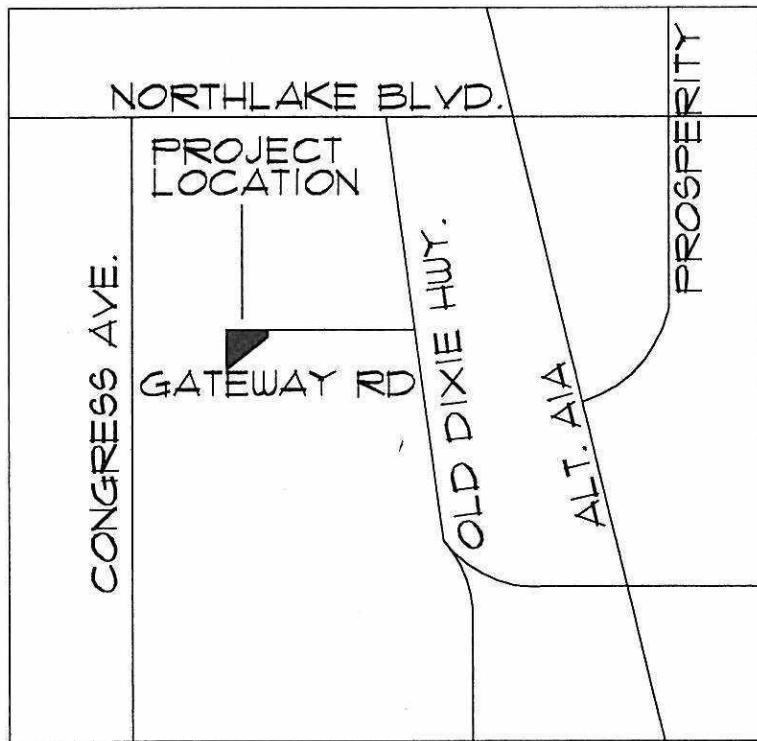
BY: 
THOMAS J. BAIRD
TOWN ATTORNEY

Exhibit "A"

Legal Description:

LOT 8, GATEWAY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 30, PAGE 148.

EXHIBIT "B"



LOCATION MAP

N.T.S.

