

RESOLUTION NO. 35-05-17

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN APPLICATION FOR PARCEL B OF THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE APPROVAL OF ARCHITECTURAL ELEVATIONS ASSOCIATED WITH A PROPOSED HOBBY LOBBY RETAIL STORE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Site is currently owned by SC Lake Park Associates LLLP ("Owner") and Burlington has contracted with the Owner to lease the Site;

WHEREAS, The Sterling Organization LLC, ("Applicant") is proposing to redevelop 50,780 square feet of an existing 98,830 square foot building into a Burlington retail store; and

WHEREAS, the 98,830 square foot building was previously known as K-Mart; and

WHEREAS, the Owner's property is located at 1220 Northlake Boulevard (the Site); and

WHEREAS, the Applicant has submitted an application for a Site Plan which includes exterior architectural elevations (the Application); and

WHEREAS, the Site is located within the previously approved Plaza at Lake Park Planned Unit Development (PUD); and

WHEREAS, the PUD was originally approved as a retail center; and

WHEREAS, the underlying zoning designation of the Site is Commercial-2 Business District (C-2);

WHEREAS, retail stores are uses by right in the C-2 Zoning District; and

WHEREAS, the Town's Planning and Zoning Board has reviewed the Application and has recommended that the Town Commission approve the Application; and

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

WHEREAS, at the hearing, the Town Commission considered the evidence presented by the Town Staff, the Applicant, 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.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

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

Section 2. The Town Commission hereby approves a Site Plan application for the exterior elevations of a 50,780 square foot Hobby Lobby retail store. The Applicant is required to redevelop the 50,780 square foot retail facility consistent with the Exterior Architectural Elevations and Site Plan, combined as sheet A3.0, received and dated by the Department of Community Development on 04-25-2017.

Section 3. This Resolution shall become effective upon adoption.

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

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	___
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	___
COMMISSIONER ERIN FLAHERTY	<u>/</u>	___
COMMISSIONER ANNE LYNCH	<u>/</u>	___
COMMISSIONER ROGER MICHAUD	<u>Absent</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 35-05-17 duly passed and adopted this 17 day of May, 2017.

TOWN OF LAKE PARK, FLORIDA

BY: [Signature]
MICHAEL O'ROURKE
MAYOR

ATTEST:

[Signature]
VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: [Signature]
THOMAS J. BAIRD
TOWN ATTORNEY