

RESOLUTION NO. 94-11-17

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A 3,000 SQUARE FOOT DENTAL OFFICE TO BE LOCATED IN PARCEL A OF THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SC Lake Park Associates, LLLP (Owner) through its agent, James M. Crowley of the Gunster Law Firm (Applicant) has submitted an application for the special exception use for a 3,000 square foot Dental Office (the Application); and

WHEREAS, the 3,000 square foot Dental Office would be located in unit #310 of the Parcel A of the Plaza at Lake Park Planned Unit Development (the Site); and

WHEREAS, the Site is built out and no exterior improvements are proposed; and

WHEREAS, the Site's underlying zoning district is Commercial-1 (C-1) Business District and is within the Northlake Boulevard Overlay Zone (NBOZ) and subject to its regulations; and

WHEREAS, a "dental or medical office or clinic" is a use defined in the NBOZ regulations and is classified as the special exception use of medical clinic; and

WHEREAS, Section 77(1)(G)(3) of the Town Code permits the Commission to allow "like" uses to other uses specifically described special exception uses in the underlying zoning district to be approved as a special exception use; and

WHEREAS, the Director of the Town's Community Development Department has determined that a Dental Office is a "like use" to the use of "medical office or clinic"; and

WHEREAS, the Town's Planning and Zoning Board has reviewed the Application and the determination of the Director of the Community Development Department and has made its recommendation 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 Commission considered the evidence presented by the Town staff, the Applicant, and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan; and

WHEREAS, at this hearing, the Town Commission considered the evidence presented by the Town staff, the Applicant and members of the public regarding whether the Application meets the special exception use criteria as set forth in Section 78-184, and 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 special exception use of a 3,000 square foot Dental Office in unit #310 of the Plaza at Lake Park PUD.

Section 3: This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by Vice-Mayor Glas-Castro who moved its adoption. The motion was seconded by Commissioner Lynch 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>/</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 94-11-17 duly passed and adopted this 15 day of November, 2017.

TOWN OF LAKE PARK, FLORIDA


BY: 
MICHAEL O'ROURKE
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: 
THOMAS J. BAIRD
TOWN ATTORNEY