

RESOLUTION NO. 01-01-18

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING AN AMENDMENT TO THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE APPROVAL OF A WAIVER TO REDUCE THE MONUMENT SIGN SETBACK FROM 15 FEET TO 10.25 FEET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SC Lake Park Associates, LLLP, and Parma Enterprises LLC are the owners (the “Owner”) of three parcels of real of approximately 15,991 square feet of developed real property (the “subject property”) known as the Plaza at Lake Park PUD (the “PUD”); and

WHEREAS, the legal description of the subject property is attached hereto, and incorporated herein as **Exhibit “A”**; and

WHEREAS, the subject property is identified by three legal addresses: 1220, 1224 and 1262 Northlake Boulevard; and

WHEREAS, the subject property is located in the Town of Lake Park’s (the “Town”) Commercial-1 zoning district and is within the Northlake Boulevard Overlay Zone; and

WHEREAS, Jordan Fried of the Sterling Organization, represented by James M. Crowley, Esq. of Gunster, Yoakley & Stewart, P.A., as co-authorized agents for the Owner (the “Applicant”), has submitted an application to the Town requesting an amendment to the PUD to reduce the monument sign setback from 15 feet to 10.25 (the “Application”); and

WHEREAS, Town’s Director of Community Development and its Planning and Zoning Board have reviewed the Application, and have presented their respective recommendations to the Town Commission; and

WHEREAS, the Town Commission conducted a public hearing to consider the Application, and has considered whether the Application is consistent with the Town’s Comprehensive Plan and whether it meets the criteria for waivers as established within the Town Code; and

WHEREAS, the Town Commission has determined that the Application is consistent with the Town's Comprehensive Plan and that it complies with the Town Code requirements for a waiver.

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 Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

Section 3.

A waiver of 4.75 feet to the required 15 foot setback is hereby approved for the monument sign located just south of Northlake Boulevard as shown on Sheets S-1, S-2 and S-3 submitted on November 3, 2017.

Section 3. This Resolution shall take effect upon adoption.

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

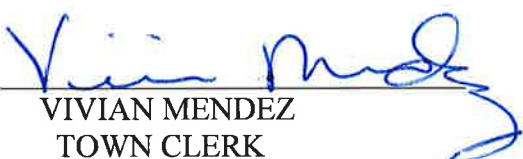
	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u> / </u>	<u> — </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u> / </u>	<u> — </u>
COMMISSIONER ERIN FLAHERTY	<u> / </u>	<u> — </u>
COMMISSIONER ANNE LYNCH	<u> / </u>	<u> — </u>
COMMISSIONER ROGER MICHAUD	<u> / </u>	<u> — </u>

The Town Commission thereupon declared the foregoing Resolution NO. 01-01-18 duly passed and adopted this 3 day of January, 2018.

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

EXHIBIT 'A' - LEGAL DESCRIPTION

PLAZA AT LAKE PARK PUD

A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF OLD DIXIE HIGHWAY IN PALM BEACH COUNTY, FLORIDA:

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

➤ BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY IN PALM BEACH COUNTY AS SAME WAS LOCATED ON AND PRIOR TO THE 21ST. DAY OF JULY 1925, WITH THE SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD BEING A LINE PARALLEL TO AND 50 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 20; THENCE WESTERLY ALONG SAID SOUTHERLY R/W LINE, A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, A DISTANCE OF 200 FEET TO A POINT IN SAID WESTERLY R/W LINE OF DIXIE HIGHWAY; THENCE NORTHERLY ALONG SAID WESTERLY R/W LINE A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN DEED BOOK 915, PAGE 4 AND DEED BOOK 915, PAGE 6.

LESS AND EXCEPTING THE SOUTHERLY 10 FEET OF THE NORTHERLY 60 FEET AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2290, PAGE 1011.

LESS AND EXCEPTING THAT PORTION TAKEN BY PALM BEACH COUNTY, IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10888, PAGE 1537.

LESS AND EXCEPTING:

THAT PORTION DEEDED TO PALM BEACH COUNTY, IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317.

ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA. CONTAINING 696,597 SQUARE FEET OR 15.992 ACRES MORE OR LESS.

ALSO DESCRIBED AS:

A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE QUARTER (NW ¼) THENCE SOUTH 01°19'35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'40" EAST, ALONG A LINE 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), SAID LINE BEING THE SOUTH RIGHT OF WAY OF NORTHLAKE BOULEVARD PER OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 172.30 FEET; THENCE SOUTH 76°01'30" EAST, A DISTANCE OF 41.68 FEET; THENCE SOUTH 88°29'40" EAST, ALONG A LINE 69.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 306.49 FEET; THENCE SOUTH 50°30'01" EAST, A DISTANCE OF 8.41 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 5.18 FEET; THENCE SOUTH 88°29'40" EAST, ALONG A LINE 69.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 16.10 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 9.00 FEET, THE LAST SIX (6) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT OF WAY OF NORTHLAKE BOULEVARD PER OFFICIAL RECORDS BOOK 22296, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 146.20 FEET, ALONG A LINE 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), SAID LINE BEING THE SOUTH RIGHT OF WAY OF NORTHLAKE BOULEVARD PER OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF SAID PUBLIC RECORDS; THENCE SOUTH 74°59'30" EAST, A DISTANCE OF 51.39 FEET; THENCE SOUTH 88°29'40" EAST, ALONG A LINE 72.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 159.76 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT OF WAY OF NORTHLAKE BOULEVARD PER OFFICIAL RECORDS BOOK 10888, PAGE 1537 OF SAID PUBLIC RECORDS; THENCE SOUTH 14°56'40" EAST, A DISTANCE OF 127.06 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 14°56'40" EAST, ALONG THE WEST RIGHT OF WAY OF OLD DIXIE HIGHWAY, A 66-FOOT WIDE RIGHT OF WAY PER ROAD PLAT BOOK 5, PAGE 34, OF SAID PUBLIC RECORDS, A DISTANCE OF 501.92 FEET; THENCE NORTH 88°29'28" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 20, A DISTANCE OF 1,274.34 FEET; THENCE NORTH 01°19'35" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW ¼), A DISTANCE OF 615.17 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING AND BEING IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA. CONTAINING 696,597 SQUARE FEET OR 15.992 ACRES MORE OR LESS.

HAS CAUSED THE FOLLOWING TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY SC LAKE PARK ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY SC LAKE PARK ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.

PARCEL C, AS SHOWN HEREON, IS HEREBY RESERVED BY SC LAKE PARK ASSOCIATES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LAKE PARK.