

RESOLUTION NO. 14-05-15

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-03 THE DEVELOPMENT ORDER AND SITE PLAN FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE EXPANSION OF THE EXISTING VEHICLE DEALERSHIP; PROVIDING FOR THE APPROVAL OF THE SPECIAL EXCEPTION USE OF A VEHICLE SALES ESTABLISHMENT; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Design Kilday Studios, is the authorized agent (“Applicant”) for Earl Stewart LLC and Commercial Investments LLC, (collectively referred to herein as “Owner”); and

WHEREAS, the Owner owns the property legally described in Exhibit “A” which is attached hereto and incorporated herein; and

WHEREAS, the Owner has proposed a three phased expansion and redevelopment of its vehicle dealership, known as Earl Stewart Toyota; and

WHEREAS, on behalf of the Owner, the Applicant has submitted applications for a Site Plan and the Special Exception Use of “motor vehicle sales”, an Abandonment of the 0.49 acre portion of East Jasmine Drive, a Future Land Use Map designation assignment for East Jasmine Drive and a Rezoning of 1017 Federal Highway as well as the assignment of zoning for East Jasmine Drive (collectively referred to as the Application); and

WHEREAS, the Site has a future land use designation of “Commercial/Residential”; and

WHEREAS, the Owner proposes to expand the previously approved Earl Stewart Toyota Planned Unit Development (PUD), originally approved by Resolution 14-05-03 by adding property it previously acquired from a neighboring property owner, and by purchasing a 0.49 acre portion of the East Jasmine Drive right-of-way, which has been abandoned by the Town (the Site); and

WHEREAS, the Town Commission has assigned future land use and the consistent zoning designation of PUD District with an underlying zoning designation of Commercial-1 Business District (C-1) to the Site;

WHEREAS, the Town’s Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission that it approve it subject to certain conditions; and

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

WHEREAS, at this hearing, the Town Council considered the evidence presented by the Town Staff, the Applicant, the Owner, and other interested parties and members of the public, regarding the Application.

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 and special exception use of “Motor Vehicle Sales” authorizing the expansion of the Earl Stewart Toyota PUD subject to the following conditions:

1. The Owner shall develop the Site consistent with the following Plans:
 - a. Master Site Plan/Site Plans and Architectural/Phasing Plans referenced as sheets SP-1; PH-1 (SP-1, A-2.0, A3.0, A4.0, A4.1), PH-2 (SP-1, A-2.0, A3.0, A4.0), and PH-3 (SP-1, A-2.0, A3.0, A4.0, A4.1, A5.0, A5.1); signed and sealed 08-04-15 and prepared by Glidden Spina & Partners; received and dated by the Department of Community Development on 08-07-15.
 - b. Landscape Plans and Irrigation Plans referenced as sheets LP-1 through LP-7, and IR-1 through IR-4; signed and sealed 08-07-15, prepared by Urban Design Kilday Studios; received and dated by the Department of Community Development on 08-07-15.
 - c. Survey referenced as drawing #D14-032; signed and sealed 3-26-14 and prepared by Lidberg Land Surveying; received and dated by the Department of Community Development on 08-07-15.
 - d. Shadow Study referenced as sheet A-6; prepared by Glidden Spina & Partners on 09-23-14; received and dated by the Department of Community Development on 08-03-15.
 - e. Sign Plan referenced as sheet PH-3-SIGN; signed and sealed 08-04-15 and prepared by Glidden Spina & Partners; received and dated by the Department of Community Development on 08-07-15.
 - f. Photometric Plans referenced as sheets PH-1 (E-1 through E-3); signed and sealed 08-05-15 and prepared by Smith Engineering Consultants, Inc.; received and dated by the Department of Community Development on 08-07-15.
 - g. Conceptual Engineering Plans referenced as drawings #1443PRE (sheets 1 of 2, and 2 of 2); signed and sealed 02-17-15 and prepared by McLeod, McCarthy & Associates; received and dated by the Department of Community Development on 08-07-15.
 - h. Auto-Turn Analysis referenced as sheet ATA-1 and ATA-2 prepared by Urban Design Kilday Studios and received and dated by the Department of Community Development on 08-07-15.
 - i. Color/Material Board sheet prepared by Glidden Spina & Partners on 05-20-15; received and dated by the Department of Community Development on 08-07-15.
2. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8am to 6pm on Saturday, except holidays, unless otherwise approved in writing by the Community Development Director.
3. Delivery of vehicles to the Site shall not be made before 7am or after 7pm.
4. The hours of operation of the *customer-only* car wash component are limited to 8am-7pm, Monday through Saturday.
5. Vehicles shall be serviced completely indoors and service is permitted within the hours of operation Monday through Saturday.
6. The use of a public address or outdoor speaker system is prohibited.
7. Any proposed disruption to the normal flow of traffic, entry/exit streets or parking areas within the rights of way of North Federal Highway, East Ilex Drive, Palmetto Drive, or Lakeshore Drive during the construction of the Site, shall be subject to the review and approval of the Community Development Department (the Department).

8. The Owner shall maintain all landscaping on the Site so long as the Site is operated pursuant to this Resolution or subsequent Resolutions amending same. The Owner shall promptly replace any and all expired or dying landscaping shown on the approved Site Plan and Landscaping Plan.
9. The hedge material around the proposed parking garage structure for Phase 3 and within the north, south, east property landscape buffers shall be shall be maintained at a minimum five-foot height.
10. The Owner shall maintain safe pedestrian passages at each of the Site's entrances.
11. The Owner shall ensure that any and all contractors working on the Site use commonly accepted practices to reduce airborne dust and particulates during construction.
12. The dumpster/trash compactor areas shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town.
13. Prior to the issuance of a Certificate of Occupancy for Phase 1, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site Plan and the Landscaping Plan.
14. Prior to the issuance of a building permit, the Owner shall have received approval of the Plat for the Site for the overall maintenance and ownership of the Site.
15. Prior to the issuance of a building permit for Phase 1, the Owner shall submit to the Department copies of any permits it has obtained from other governmental agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division, the State of Florida Department of Environmental Protection, and the Florida Department of Transportation (FDOT).
16. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, 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 Department of Community Development, and shall be subject to its review and approval.
17. All drainage construction work shall comply with FDOT standards for North Federal Highway and the Town's future reconstruction design plans for Lakeshore Drive. The drainage construction work and reconstruction of Lakeshore Drive shall be subject to the review and approval of the Town Engineer and the Director of the Department of Public Works.
18. The Owner shall install signs around the Site, specifically at the Palmetto Drive/Federal Highway, East Ilex Drive/Federal Highway intersections, and interior to the property with proximity to the Lakeshore Drive driveway entrance, indicating that "Transport truck traffic is prohibited along Lakeshore Drive".
19. Prior to November 2015, the Owner shall submit its proposed design for a bus shelter on Federal Highway. The bus shelter design shall be subject to the review and approval of Palm Tran and the Town Commission. The Owner shall secure any necessary FDOT permits. Prior to November 2015, the Owner shall submit an access easement granting the Town access. The easement shall be subject to the review and approval of the Town Attorney.
20. The Site shall be developed in three Phases pursuant to the Plans described in condition of approval #1, as follows:

Phase 1

- ➔ **Commencement of Development:** January 2016
- ➔ **Completion: (1)** Removal of Used Car trailer from South parking lot - 5 months (by June 2016) from commencement of Phase 1 ; **(2)** Building shell, 3rd floor administration, office interiors, uses car sales office interiors, service department interiors, site work, landscaping and parking lot improvements – 14 months (by March 2017) from the commencement of Phase 1

Phase 2

- ➔ **Commencement of Development:** February 2017
- ➔ **Completion:** 8 months (by October 2017) following commencement of Phase 2
(Interior demolition of existing showroom and administrative offices, construction of new showroom and sales offices)

Phase 3

- ➔ **Commencement of Development:** 18 months (by April 2019) from completion of Phase 2
- ➔ **Completion:** (Garage and site improvements) 18 months from start of construction of Phase 3, but no later than October 2020.

21. Within 90 days of the effective date of Ordinance No. 02-2015 the Owner shall pay the Town the appraised value approved by the Town Commission of the abandoned portion of the East Jasmine Drive right-of-way. Within five business days of the Owner's payment to the Town for the Property, the Applicant shall cause to be removed, at no cost to the Town, the traffic signs along East Jasmine and Lakeshore Drive, and return these signs to the Town's Department of Public Works.
22. The Owner shall reconstruct the east and west sides of East Jasmine Drive adjacent to Lakeshore Drive and North Federal Highway.
23. Prior to the issuance of the building permit for Phase 1, the Owner shall submit a copy of all permits from all appropriate permitting authorities to the Community Development Department.
24. Prior to the issuance of the building permit for Phase 1, the Owner shall provide AT&T with a utility easement sufficient to permit AT&T to maintain the facilities as well as 2-4" PVC conduits crossing East Jasmine Drive within the utility easement. The Owner shall submit a fully executed copy of this easement prior to the issuance of the building permit for Phase 1.
25. The Owner shall remove the FPL street lights, poles within, or adjacent to East Jasmine Drive.
26. **Cost Recovery.** The Owner shall pay all consultant fees charged by the Town authorized by Section 51-6 (c) of the Town Code associated with the Town's review of the Application within 10 days of the receipt of an invoice from the Town. The Owner's failure to reimburse the Town these fees and costs within 10 days of the Town's delivery of an invoice to the Owner may result in the suspension of any further review of plans or construction activities, and may result in the revocation of any approved Development Orders.

Section 3: The Owner, the Applicant and their successors and assigns shall be subject to the conditions of approval.

Section 4. This Resolution shall become effective upon adoption.