

**RESOLUTION NO. 09-02-06**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN THE EXPANSION AND RENOVATION OF THE EXISTING FLORIDA DESIGN CENTER, SUBJECT TO CONDITIONS OF APPROVAL, TO BE LOCATED ON .9 ACRES OF PROPERTY, OWNED BY ARGLO CORPORATION AND LOCATED AT 440 NORTHLAKE BOULEVARD; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, ARGLO Corporation, owner of the subject property, has filed an application seeking site plan approval for the expansion and renovation of an existing approximately 12,000 square foot structure located on .9 acres of property located at 440 Northlake Blvd., in the Town of Lake Park, Florida; and

**WHEREAS**, the subject property's legal description is contained in **Exhibit "A"** and its general location is shown on **Exhibit "B"** both of which are attached hereto and incorporated herein; and

**WHEREAS**, the Application proposes to expand the existing structure by a two-story 10,494 square foot addition and complete façade renovation of the entire structure; and

**WHEREAS**, the Lake Park Planning and Zoning Commission has reviewed the Application and has made its recommendation to the Town Commission; and

**WHEREAS**, the Town Commission has considered the evidence presented to it 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**, the Town Commission has 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, its successors and assigns shall be subject to the conditions contained in Section 2.

**NOW THEREFORE**, be it ordained 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, 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 applicant 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) Said Development shall be constructed in compliance with the following plans on file with the Town's Community Development Department:

Sheets SP1, SP2, EXSP1, A1.1, A1.2, A1.3, A2.1, A2.2, A2.3; Site Plan, Building Elevations prepared by NXG Architecture, last revised on January 23, 2006, and received and stamped by the Town on January 23, 2006.

Sheets LP-1, LP-2; Landscape Plans, prepared by Jon E. Schmidt and Associates last revised January 23, 2006 and received January 23, 2006.

Sheets C-2, C-3; Engineering Plans, prepared by Storm water J Engineering Inc., last revised on August 2, 2005, and received and stamped by the Town on January 23, 2006.

- 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) Simplify the landscape design with attention to visually strong trees and ground covers, use of a simplified landscape palette and attention to the FDOT plantings along Northlake Boulevard.
- 6) When the Town Commission has granted approval for a site plan, such grant shall become null and void unless the appropriate building or other permit or license is applied for within 18 months of the date of such decision by the Town Commission.

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

The foregoing RESOLUTION was offered by Commissioner Daly, who moved its adoption. The motion was seconded by Commissioner Balius, and upon being put to roll call vote, the vote was as follows:

	AYE	NAY
MAYOR PAUL CASTRO	<u>X</u>	_____
VICE MAYOR PAUL GARRETSON	<u>X</u>	_____
COMMISSIONER CHUCK BALIUS	<u>X</u>	_____
COMMISSIONER ED DALY	<u>X</u>	_____
COMMISSIONER JEFF CAREY	<u>X</u>	_____

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The Mayor thereupon declared Resolution No. 09-02-06 duly passed and adopted this 1st day of February, 2006.

TOWN OF LAKE PARK, FLORIDA

BY: *Paul Castro*  
Mayor Paul Castro

ATTEST:

*Stephanie Thomas*  
Stephanie Thomas Town Clerk

Approved as to form and legal sufficiency

*Thomas J. Baird*  
Thomas J. Baird, Town Attorney



**EXHIBIT "A"**

Lots 4 & 5, Block 140 of the plat of addition No. 3 Lake Park, Florida recorded in Plat Book 27, Page 76 of the Public Records of Palm Beach County, Florida, and lying in Section 21, Township 42 South, Range 43 East.

EXHIBIT "B"



LOCATION MAP  
N.T.S.