

**RESOLUTION NO. 11-02-06**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR THE CONSTRUCTION OF A PRIVATE CLUBHOUSE AND RENOVATION OF THE EXISTING RESIDENTIAL UNITS LOCATED ON 10.31 ACRES OF PROPERTY, OWNED BY LAKE PARK OWNER LLC AND LOCATED AT 901 LAKESHORE DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Lake Park Owner LLC, owner of the subject property, has filed an application seeking site plan approval for the construction of a 4,000 square foot private clubhouse and renovations of the existing residential units sited on 10.31 acres of property located at 901 Lakeshore Drive 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 construct a 4,000 square foot private clubhouse and exterior renovation of the existing 234 residential units inclusive of additional parking; 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 as evidenced by the sheets enumerated in 3) below, for a new clubhouse and community facility, additions and alterations to existing buildings, landscaping, parking and engineering including, but not limited to, the submitted architectural elevations and floor plans, site plan, engineering plans, and landscaping 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, (2) any exterior building modification(s) is architecturally consistent with the approved buildings, and (3) the site plan conforms to and meets all applicable sections and conditions of the Lake Park Town Code as requested by the Community Development Director. 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 SP-1 through SP-4; LP-1 through LP-4 which contain the site plans and landscape plans prepared by Cotleur Hearing, last revised on various dates and received and stamped by the Town on April 17, 2006.

Sheets A-1 through A-30 prepared by Gary Powell, Architect last revised March 7, 2006 and received and stamped by the Town of Lake Park on April 17, 2006.

Sheets 1 through 12 Engineering Plans, prepared by Keshavarz & Associates Inc last revised and received and stamped by the Town on April 17, 2006.

Any Sheets submitted and approved as stipulated in item (2) above.

- 4) The Applicant shall comply with Fire Regulation concurrency requirements.
- 5) 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.

- 6) The color scheme approved for the complex as evidenced by the color sample chart dated and filed with the Community Development Department shall not be altered or changed, nor shall the buildings be repainted in a different color scheme without express approval from the Town Commission.
- 7) 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 obtained within 12 months and construction shall commence within 18 months of the date of such decision by the Town Commission.
  - a) The applicant may request an extension to these times due to hardship or circumstances beyond their control.
  - b) Any extension request must be applied for and approved by the Town Commission at least 30 days prior to the expiration date of the permit.

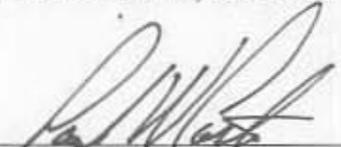
**Section 3:** This Resolution shall become effective upon adoption.

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

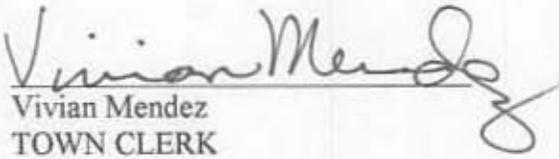
	AYE	NAY
MAYOR PAUL W. CASTRO	<u>X</u>	___
VICE-MAYOR ED DALY	<u>X</u>	___
COMMISSIONER CHUCK BALIUS	<u>X</u>	___
COMMISSIONER JEFF CAREY	<u>X</u>	___
COMMISSIONER PATRICIA OSTERMAN	<u>X</u>	___

The Town Commission thereupon declared the foregoing Resolution NO. 11.02.06 duly passed and adopted this 17 day of May, 2006.

TOWN OF LAKE PARK, FLORIDA

BY:   
PAUL W. CASTRO  
MAYOR

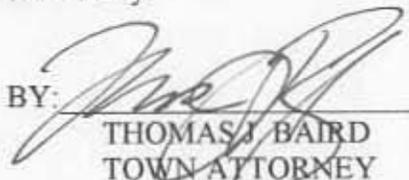
ATTEST:

  
Vivian Mendez  
TOWN CLERK

TOWN OF LAKE PARK  
(TOWN SEAL)  
SEAL

FLORIDA

Approved as to form and legal  
sufficiency:

BY:   
THOMAS J. BAIRD  
TOWN ATTORNEY

## EXHIBIT "A"

### LEGAL DESCRIPTION:

A tract of land in Lake Park (formerly Kelsey City), Palm Beach County, Florida, bounded as follows:

On the North by the Easterly extension of the Southerly right of way of Jasmine Drive (formerly Avenue J), on the South by the Easterly extension of the Northerly right of way line of Hawthorne Drive (formerly Avenue H); on the West by the Easterly right of way line of Lake Shore Drive, Lake Park, Florida, according to the Plat thereof on file in the Office of the clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 8, Page 18, and bounded on the East by the bulkhead line along the West side of Lake Worth, according to the Plat thereof recorded in Plat Book 27, Page 1, Public Records of Palm Beach County, Florida.

EXHIBIT "B"

1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

**ACCURATE LAND SURVEYORS, INC.**

L.B. #3635

SHEET 1 OF 1

TEL. (954) 782-1441  
FAX. (954) 782-1442



LOCATION SKETCH  
NOT TO SCALE