

RESOLUTION NO. 21-08-03

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 2.11 ACRE PARCEL OF LAND, OWNED BY DSE HOLDINGS, INC., LOCATED APPROXIMATELY 200 FEET SOUTH OF THE INTERSECTION OF WATERTOWER ROAD AND 12TH STREET, PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, George Gentile of Gentile, Holloway, O'Mahoney & Associates, agent for DSE Holdings Inc., has filed an application seeking site plan approval for the property located 200 feet south of the intersection of Watertower Road and 12th Street, in the Town of Lake Park, Florida; and

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

WHEREAS, the applicant proposes to construct two identical office/warehouse buildings each 14,200 square feet with 2,000 square feet of office and 12,200 square feet of warehouse use on an 2.11-acre site; and,

WHEREAS, the Lake Park Planning and Zoning Commission has reviewed the Applicant's site plan 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 Applicant, 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 Applicant, Its successors and assigns shall be subject to the conditions contained in Section 3.

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 and architectural elevations submitted by the applicant for two office/warehouse buildings each of which consists of 2,000 square feet of office use and 12,200 square feet of warehouse use for a total of 14,200 square feet per building, subject to the conditions contained in Section 3.

Section 3. Approval of the Site Plan for the subject property shall be subject to the following conditions, in addition to applicable requirements of the Code of Ordinances:

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. Approval of the Site Plan shall be consistent with the submitted plans and architectural elevations to the Town of Lake Park dated July 29, 2003.
3. Any revisions to the site plan, landscape plans, architectural elevations, signs, statement of use, or other details submitted as part of this 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.
4. Prior to issuance of the first Certificate of Occupancy, the applicant shall provide the Town documentation of dedication of a five-foot (5') utility easement along the front property line of the subject site.
5. The applicant shall provide written permission to place landscaping and a portion of the parking area within the twelve (12) foot drainage easement from the easement holder.
6. Any fencing proposed for the site shall be black or green vinyl covered chain-link fencing a minimum of six feet in height and a maximum of eight feet in height.
7. Traffic control signs and other pavement markings shall be installed and maintained as necessary to insure safe and efficient traffic operations of all

vehicular use areas. All parking stall shall be double-striped according to code Section 32-86(10) i. 1.

8. The applicant shall paint the monument sign so that its color(s) match and are compatible with the proposed color of the buildings as shown on the architectural elevations.
9. Prior to issuance of the building permit, the applicant shall provide the Town with a signed and sealed drainage statement and plan addressing all requirements for drainage on-site.
10. Any revisions that constitute a minor revision (less than a 25% modification) to the site plan, landscape plans, elevations, signs, statement of use, or other details submitted as part of this application, including but not limited to the drainage of the site, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be requested in writing to the Department of Community Development and shall be subject to its review and approval. The Town Commission must approve any major modifications.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Resolution is for any reason held by court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this RESOLUTION.

The foregoing RESOLUTION NO. 20-08-03 was offered by Commissioner Otterson, who moved its approval. The motion was seconded by Commissioner Longtin, and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR PAUL CASTRO		Absent
VICE MAYOR CHUCK BALIUS	X	
COMMISSIONER PAUL GARRETSON		Absent
COMMISSIONER JEANINE LONGTIN	X	
COMMISSIONER BILL OTTERSON	X	

The Mayor thereupon declared Resolution No. 21 08-03 duly passed and adopted this 20th day of August, 2003.

TOWN OF LAKE PARK, FLORIDA

VICE MAYOR
BY: Chuck Balius

ATTEST:

Carol Simpkins
Carol Simpkins
Town Clerk

Approved as to form and legal sufficiency

Thomas J. Baird
Thomas J. Baird, Town Attorney

(Town Seal)