

RESOLUTION NO. 35-07-06

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR THE CONSTRUCTION OF AN OFFICE/WAREHOUSE FACILITY, SUBJECT TO CONDITIONS OF APPROVAL, TO BE LOCATED ON 1.26 ACRES OF PROPERTY, OWNED BY WATERTOWER COMMONS LLC AND LOCATED AT 1420 WATERTOWER ROAD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Watertower Commons LLC, is the owner (Owner) certain of the property and has filed an application for a site plan (the Application) which would authorize the construction of a 16,500 square foot office/warehouse facility located on 1.26 acres of property located at 1420 Watertower Road 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 Owner proposes to construct a 16,500 square foot office/warehouse facility; 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 and engineering design, 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 Owner 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) The Office/Warehouse facility shall be constructed in compliance with the following plans on file with the Town's Community Development Department:

Sheets L1 through L4: Site Plan and Landscape Plans, prepared by Frank Meroney; received and stamped by the Town on May 1, 2006.

Sheets 1 of 1: Engineering Plans, prepared by Simmons and White, Inc, and received and stamped by the Town on May 1, 2006.

Sheet A1 & A2: Building Elevations, prepared by Jeffery Gaptur, Architect, and received and stamped by the Town on May 1, 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) Outdoor lights to be burned at night for security

- 6) Signage on the building shall be the same font, color, size, (logos excluded), to bring uniformity to the building. Signage on the windows to be uniform.
- 7) The owner shall place a sign at the front entrance of the building stating "No Truck Access".
- 8) The landscaping plan shall be revised to include the landscaping enumerated by Chairman Blakely at the Planning and Zoning Board hearing.
- 9) The site plan shall become null and void unless the Owner has received a building permit and initiated development within 18 months of the effective date of this resolution.

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 Carey, 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. 35-07-06 duly passed and adopted this 5th day of July, 2006.

TOWN OF LAKE PARK, FLORIDA

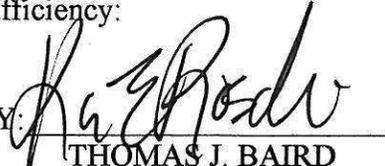
BY: 
PAUL W. CASTRO
MAYOR

ATTEST:-


Vivian Mendez
TOWN CLERK



Approved as to form and legal sufficiency:

BY: 
THOMAS J. BAIRD
TOWN ATTORNEY

BOUNDARY SURVEY

LEGAL DESCRIPTION & CERTIFICATIONS

Lot 25, 26, 37 and 38 WATER TOWER INDUSTRIAL PARK, according to the Plat thereof, as recorded in Plat Book 81, Pages 27 through 29, of the Public Records of PALM BEACH County, Florida.

Community Number: 120212 Panel: 0005 Suffix: B Flood Zone: C Field Work: 12/2/2005

Certified To:
WATERTOWER COMMONS, LLC; SCOTT, HARRIS, BRYAN, BARRA & JORGENSEN, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY; , its successors and/or assigns.

Property Address:
WATERTOWER ROAD, EAST OF CONGRESS AVENUE
LAKE PARK, FL

Survey Number: W75459

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 6) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 7) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 9) FENCE OWNERSHIP NOT DETERMINED.
- 10) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 11) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 12) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT.

SURVEYORS NOTES:

SIGNED  STATE OF FLORIDA
CLYDE D. McNEAL PROFESSIONAL SURVEYOR & MAPPER NO. 2883



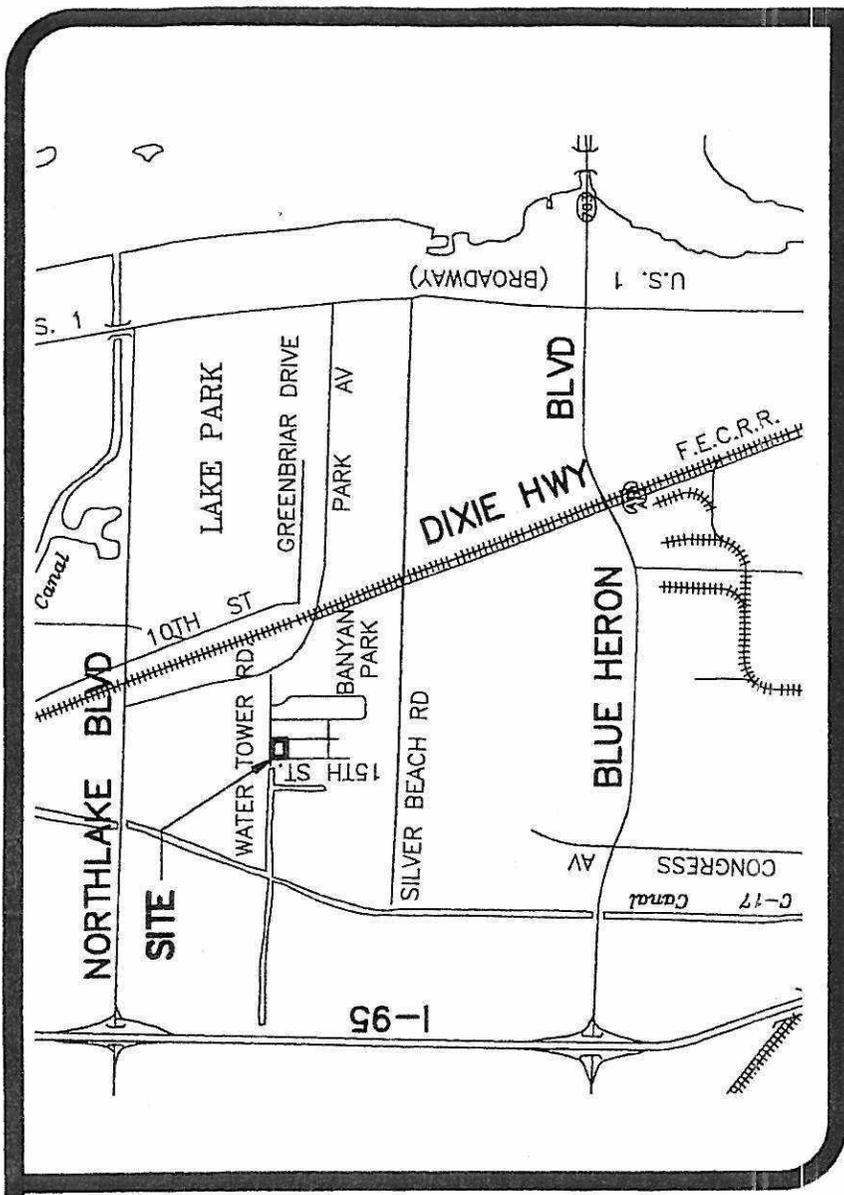
PREPARED BY:
TARGET SURVEYING, Inc.

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LB 8135

CERTIFIED NUMBER: L 9 2883



LOCATION MAP
NOT TO SCALE

