RESOLUTION NO. 48-12-13

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 13-06-13, AUTHORIZING AND ADOPTING A REVISION TO A PREVIOUSLY APPROVED SITE PLAN FOR THE PROPERTY LOCATED AT 900 10th STREET FOR THE USE OF THE PROPERTY AS AN OFFICE/RETAIL WITH STORAGE WAREHOUSE; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, H&L Planning and Development Consultants, acting as the agent (the "Applicant") on behalf of Waterfront Properties, Inc., and pursuant to Resolution 13-06-13 obtained Site Plan approval authorizing the use of the property located at 900 10th Street (the "Site") for use as a building supplies, office/retail and storage warehouse business; and

WHEREAS, the property is currently owned by PO LLC ("Property Owner"); and

WHEREAS, the subject property is within the C-2 Business District, and

WHEREAS, the previously approved Site Plan was dependent upon the Applicant securing Cross Access Easement Agreements with the property owners to the north and south to provide parking and access to the Site; and

WHEREAS, the Applicant was not able to secure Cross Access Easement Agreements and has redesigned the Site to reconfigure the parking spaces so as to provide the required parking and access drives onsite; and

WHEREAS, as a result of this redesign the new Site no longer requires the Cross Access Easement Agreements for parking and access; and

WHEREAS, the Town of Lake Park's Planning and Zoning Board has reviewed the Application and has recommended that the Town Commission approve the revised Site Plan; and

WHEREAS, the Town Commission has conducted a quasi-judicial public hearing to consider the Application and at this hearing considered the evidence presented by the Town staff, the Applicant, and other interested parties and members of the public; and

WHEREAS, the Town Commission has determined that conditions are necessary to render the Application consistent with the Town's Comprehensive Plan and other provisions of the Town's Land Development Regulations which are applicable, and

WHEREAS, the Applicant, the Property Owner, and their successors and assigns shall be subject to the conditions contained in Section 2 of this Resolution.

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 the Application amending Resolution 13-06-13 and authorizes the development of the Site subject to the following conditions:

(1) The Owner shall develop the Property consistent with the Site and Landscape Plan referenced as Sheet SP-1 prepared by Litterick Landscape Architecture, signed and sealed 12-05-2013 and received by the Department of Community Development on 12-05-2013.

(2) The Owner shall provide signs on the Site to indicate the spaces reserved for "Customer Parking."

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

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

	AYE	NAY
MAYOR JAMES DUBOIS	/	
VICE-MAYOR KIMBERLY GLAS-CASTRO	/	
COMMISSIONER ERIN FLAHERTY	/	
COMMISSIONER MICHAEL O'ROURKE	/	
COMMISSIONER KATHLEEN RAPOZA	/	

The Town Commission thereupon declared the foregoing Resolution NO. 48-12-13 duly passed and adopted this 18 day of December, 2013.

TOWN OF LAKE PARK, FLORIDA

BY: _____
JAMES DUBOIS
MAYOR

ATTEST:

_____
VIVIAN MENDEZ
TOWN CLERK

TOWN OF LAKE PARK
SEAL
(TOWN SEAL)
FLORIDA

Approved as to form and legal sufficiency:

BY: _____
THOMAS J. BAIRD
TOWN ATTORNEY

The Palm Beach Post
Real News Starts Here

RECEIPT

Ad Name: 334825A Ad ID: 334825 Original Ad ID:

Start: 11-21-2013
Stop: 11-21-2013
Issues: 1
Words: 336
Dimension.. 1 X 73
Color:

Editions:
PB Post Web
PB Post

LEGAL NOTICE OF PUBLIC HEARING FOR AN AMENDMENT TO A SPECIAL EXCEPTION USE - TOWN OF LAKE PARK

PLEASE TAKE NOTICE AND BE ADVISED that the Planning and Zoning Board will hold a public hearing on Monday, December 2, 2013, at 7:30 p.m., in the Lake Park Town Commission Chambers, 535 Park Avenue, Lake Park, Florida, for an AMENDMENT to a Special Exception Use application filed by H&L Planning and Development, acting as agent for Waterfront Services, Inc, to allow for the elimination of the cross access/ shared parking requirement and provide for the reconfiguration of the onsite parking. The property is located within the C-2 business district at 900 10th Street, Lake Park, Florida. The item will subsequently be heard by the Town Commission at the Wednesday, December 18, 2013 at 6:30 p.m, or as soon thereafter as can be heard, in the Lake Park Town Commission Chambers, 535 Park Avenue, Lake Park, Florida.

If a person decides to appeal any decision made by the Planning and Zoning Board or the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Inspection of the records can be made during normal business hours, Monday through Friday 8:30am-5:00pm in the Lake Park Town Hall Community Development Department located at 535 Park Avenue, Lake Park, FL. In accordance with the American disabilities Act and Florida Statute 86.25, persons with disabilities needing special accommodations to this process should contact the Office of the Town Clerk no later than 5 days prior to the proceeding by calling (561) 881-3311 for assistance; if hearing impaired, telephone Florida Relay Service Numbers (800) 955-8771 (TDD) OR (800) 955-8700 (voice) for assistance. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez,
CMC, Town Clerk
PUB: The Palm Beach Post
11-21/2013 #157667

Ad shown is not actual print size.

Town of Lake Park
Community Development Department

Certified Mail – ***You are receiving this notice because you are the legal owner of record for property that is located within 300 feet of the subject property.***

November 21, 2013

Re: 900 10th Street, Lake Park, FL – AMENDMENT to a Special Exception Use Application which was previously approved to establish a "Building Supplies, Office and Retail Space with a Storage Warehouse"

Dear Property Owner:

Please be advised that H&L Planning and Development Consultants, who is the agent acting on behalf of Waterfront Properties Inc., the prospective buyer of the property located at 900 10th Street, Lake Park, Florida, 33403, has filed an application for an AMENDMENT to a Special Exception Use application, to allow for the elimination of the cross access/shared parking requirement and provide for the reconfiguration of the onsite parking. The property is currently owned by P O LLC.

The **Planning and Zoning Board** will conduct a Public Hearing to consider this application on **Monday, December 2, 2013 at 7:30 p.m**.

The **Town Commission** will subsequently conduct a Public Hearing to consider this application on **Wednesday, December 18, 2013 at 6:30 p.m.**, or as soon thereafter as can be heard.

Both hearings will be held in the Town Hall Commission Chambers located at 535 Park Avenue, Lake Park, Florida.

If you have any questions, please do not hesitate to call the Community Development Department at (561) 881-3319.

Sincerely,

Nadia Di Tommaso, *Community Development Director*

535 Park Avenue, Lake Park, Florida 33403 – Phone: 561-881-3319 Fax: 561-881-3323
Web Site: www.lakeparkflorida.gov Email: NDiTommaso@lakeparkflorida.gov

Community
NOV - 4 2013
Development

THE TOWN OF LAKE PARK
Community Development Department

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Name of Applicant/Agent: James G. Hackett, H&L Planning and Development

Address: 612 N. Orange Ave., Suite D12, Jupiter, FL 33458

Telephone: 561.222.9284 Fax: 561.383.3167

E-mail address: james@hlplanning.net

_____ Owner X Agent (Attach Agent Authorization Form)

Owner's Name (if not applicant): Mary Lafuente - PO, LLC

Address: 509 NW 55th Terrace, Boca Raton, FL 33487

Telephone: _____ Fax: _____

E-Mail address: _____

Property Location: 900 10th Street

Legal Description: See attached legal description

Property Control Number: 36-43-42-20-06-001-0020

Future Land Use: Commercial Zoning: C-2

Acreage: 0.70 Acres Square Footage of Use: 3,961 sf.

Proposed Use: Retail, showroom, and accessory warehouse for local pool company

Adjacent Property

Direction	Zoning	Business Name	Use
North	C-2	C-2	Retail
East	C-1	N/A - Vacant	Vacant
South	C-2	Mixed Use Retail Stores	Retail
West	N/A	N/A	Railroad Tracks

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of theTown's Comprehensive Plan.

Please see attached statement of use

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

Please see attached statement of use

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

Please see attached statement of use

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

Please see attached statement of use

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use. Please see attached statement of use

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Please see attached statement of use

"Jewel" of the Palm Beaches

The Town of Lake Park

Community Development Department

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that the Town of Lake Park Code of Ordinances under Section 51-6 provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs can include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional staff time, cost of reports and studies, NPDES stormwater review and inspection costs, all engineering fees and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions please contact the Community Development Department at 561-881-3318.

Community Development Department

I, Orlando J. Sparko, have read and understand the regulations above regarding cost recovery.

Signature of Property Owner

11/6/13
Date

535 Park Avenue, Lake Park, Florida 33403 • (561) 881-3318 • Fax: (561) 881-3323
Web Site: www.lakeparkflorida.gov

LEGAL DESCRIPTION:

A PARCEL OF LAND IN LAKE PARK (FORMERLY KELSEY CITY), PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT "A", PLAT OF CITY SQUARE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 192 AND 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE ANGLE POINT IN THE EASTERLY LINE OF SAID TRACT "A", RUN NORTHWESTERLY, ALONG SAID EASTERLY LINE (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF 10TH STREET STATE ROAD NO. A1A), A DISTANCE OF 304.61 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHWESTERLY, ALONG SAID EASTERLY LINE OF TRACT "A", A DISTANCE OF 115.77 FEET TO A POINT IN A LINE PARALLEL TO AND 161.23 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACT "A"; THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 174.00 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE PRECEDING COURSE FOR A DISTANCE OF 32.24 FEET TO A POINT; THENCE SOUTHWESTERLY, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT "A" AND 129 FEET SOUTHERLY THEREOF, MEASURED AT RIGHT ANGLES TO, FOR A DISTANCE OF 81.20 FEET TO A POINT IN THE WESTERLY LINE OF SAID TRACT "A"; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 102.86 FEET; THENCE NORTHEASTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE OF 90°02'00", MEASURED FROM NORTHWEST TO NORTHEAST, A DISTANCE OF 72.27 FEET; THENCE EASTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE OF 157°13'00", MEASURED FROM WEST THROUGH SOUTH TO EAST, A DISTANCE OF 71.86 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 222 FEET AND A CENTRAL ANGLE OF 22°47'00'; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.28 FEET TO THE END OF SAID CURVE; THENCE EASTERLY, ALONG THE TANGENT TO SAID CURVE, A DISTANCE OF 30.65 FEET TO THE POINT OF BEGINNING.

Com[illegible]

NOV - 8 2013

Develop[illegible]

February 25, 2013

Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403

Attention: Nadia DiTommaso

With this letter, I authorize you to recognize James G Hackett with H&L Planning and Development as my Agent, and acting in my behalf may sign for special exception application at 900 10th Street, Lake Park, Florida.

By my signature, I recognize and approve the submittal of a special exception application for this property.

Mary D Lafuente
Signature

Mary D. Lafuente
Name

Managing Member of FD, LLC
Title

2/26/2013
Date

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of FEB, 2013, by (name of person acknowledging).
MARY D LAFUENTE

(Signature of Notary Public-State of Florida)
(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

ENIATH HASSIM
Notary Public - State of Florida
My Comm. Expires Dec 21, 2016
Commission # EE 830609
Bonded Through National Notary Assn.

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced
FLORIDA DRIVERS License

NOV - 8 2013
Develop...

THIS IS NOT A CERTIFIED COPY

RETURN TO:
Mary Sue Donohue, Attorney
1515 N. Federal Hwy, Suite 418
Boca Raton, FL 33432

MAR-21-1994 10:16am 94-097106
ORB 8174 Pg 580
Con 10.00 Doc .70

DISCLAIMER: This document is prepared without title examination upon the representations of the parties and with no knowledge on the part of the scrivener as to the actual state of the title.

Space above for recording information

WARRANTY DEED

THIS INDENTURE, made this 1st day of March, 1994, **BETWEEN** MANUEL P. LAFUENTE and MARY D. LAFUENTE, his wife, Grantors, and MARY D. LAFUENTE, Trustee of MARY D. LAFUENTE REVOCABLE LIVING TRUST dated July 31, 1990, (Manuel P. Lafuente, Successor Trustee), Grantee, granting the Trustee with the power and authority to protect, conserve and to sell, lease, encumber or otherwise manage and dispose of real property conveyed, whose address is 509 N.W. 55th Terrace, Boca Raton, Fl 33487.

WITNESSETH, that said grantors, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to said grantors in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, and described as follows:

See Attached Exhibit "A"
Property Control #30-43-42-20-06-001-0020

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Subject to restrictions, easements and limitations of record taxes for the year 1994 and all subsequent years and to all valid zoning ordinances, if any.

IN WITNESS WHEREOF, grantors have hereunto set their hand and seal the day and year first above written. Signed sealed and delivered in our presence:

WITNESS
David T. Hewett

WITNESS
MARY SUE DONOHUE

MANUEL P. LAFUENTE, Grantor
SSN [redacted]

MARY D. LAFUENTE, Grantor
SS[redacted]

ORB 8174 Pg 581

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared: MANUEL P. LAFUENTE and MARY D. LAFUENTE, known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same and produced Personally Known as a form of identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of March, 1994.

My Commission Expires:

Connie J. Herring
Notary Public

CONNIE J. HERRING
MY COMMISSION # CC 286047
EXPIRES: May 15, 1997
Bonded Thru Notary Public Underwriters

#7/)real [illegible] lafuente

This is a Certified Copy

This is not a survey

EXHIBIT "A"

ORB 8174 Pg 582
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

A parcel of land in Lake Park (formerly Kelsey City), Palm Beach County, Florida, being a portion of Tract "A", PLAT OF CITY SQUARE, according to the plat thereof, recorded in Plat Book 27, Pages 192 and 193, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

From the angle point in the Easterly Line of said Tract "A", run Northwesterly along said Easterly line (also being the Westerly right-of-way line of 10th Street State Road No. (A1A) a distance of 304.61 feet to the Point of Beginning and the Southeast corner of the herein described parcel of land; thence continue Northwesterly, along said Easterly line of Tract "A", a distance of 115.77 feet to a point in a line parallel to and 161.23 feet Southerly from measured at right angles to the North line of said Tract "A"; thence Southwesterly along said parallel line a distance of 174.00 feet to a point; thence Northwesterly at right angles to the preceding course for a distance of 32.24 feet to a point; thence Southwesterly along a line parallel to the North line of said Tract "A" and 129 feet Southerly thereof measured at right angles to, for a distance of 81.20 feet to a point in the Westerly line of said Tract "A"; thence Southeasterly, along said Westerly line, a distance of 102.86 feet; thence Northeasterly, making an angle with the preceding course of 90° 02' 00" measured from Northwest to Northeast a distance of 72.27 feet; thence Easterly making an angle with the preceding course of 157° 13' 00" measured from West through South to East, a distance of 71.86 feet to the beginning of a curve concave to the North having a radius of 222 feet and a central angle of 22° 47' 00"; thence Easterly along the arc of said curve a distance of 88.28 feet to the end of said curve; thence Easterly, along the tangent to said curve, a distance of 30.65 feet to the Point of Beginning.

Comm...

NOV - 8 2013

Deve...

May 31, 2013

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

Steven L. Abrams, Mayor

Priscilla A. Taylor, Vice Mayor

Hal R. Valeche

Paulette Burdick

Shelley Vana

Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

Ms. Nadia Di Tommaso
Director of Community Development
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: 900 10th Street
Project #: 130512
TRAFFIC PERFORMANCE STANDARDS REVIEW

Dear Nadia:

The Palm Beach County Traffic Division has received and reviewed the traffic statement for the proposed renovation project entitled; **900 10th Street** pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Land Development Code. The project is summarized as follows:

Location:	West side of 10th Street, north of Park Avenue, south of Jasmine Drive.
Municipality:	Lake Park
PCN #:	36-43-42-20-06-001-0020.
Existing Uses:	3,961 SF General Office – to be Renovated
Proposed Uses:	2,777 SF General Office, and 1,184 SF Warehouse.
New Daily Trips:	Trip Reduction
New Daily Trips:	Trip reduction AM and PM
Build-out:	End of Year 2015

Based on our review, the Traffic Division has determined the proposed office/warehouse renovation project constitutes insignificant peak hour traffic impact on the roadway network and therefore meets the TPS requirements of Palm Beach County. No building permits are to be issued by the Town after the extended build-out date listed above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

If you have any questions regarding this determination, please contact me at 684-4030 or e-mail me at matefi@pbcgov.org.

Sincerely,

Masoud Atefi, MSCE
TPS Administrator, Municipalities - Traffic Engineering Division

MA:saf
ec: Adam B. Kerr PE., - Kimley-Horn & Associates, Inc.

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\ma\Admin\Approvals\2013\130512.doc

"An Equal Opportunity Affirmative Action Employer"

printed on recycled paper

Comm...

NOV - 8 2013

Deve...

RESOLUTION NO. 13-06-13

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR BUILDING SUPPLIES OFFICE AND RETAIL SPACE WITH A STORAGE WAREHOUSE TO BE LOCATED AT 900 10th STREET IN THE C-2 ZONING DISTRICT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, H&L Planning and Development, ("Applicant" and "Agent") for Waterfront Properties, Inc. who will be the owner of a building supplies, office, retail and storage warehouse business to be located at 900 10th Street ("Subject Property") in the Town of Lake Park, Florida; and

WHEREAS, the property is currently owned by PO LLC ("Property Owner"); and

WHEREAS, the subject property is within the C-2 zoning district, and

WHEREAS, the Applicant has submitted an application for approval of a special exception use to allow a building supplies, office, retail and storage warehouse establishment ("Application") to be operated at 900 10th Street; and

WHEREAS, the Town of Lake Park's Planning and Zoning Board has reviewed the Application and has made its recommendation to the Town Commission; and

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

WHEREAS, at this hearing, the Town Commission considered the evidence presented 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, the special exception criteria as set forth in Section 78-184, and other provisions of the Town's Land Development Regulations which are applicable, and

WHEREAS, at the hearing the Town Commission determined that certain conditions are necessary in order for the Application to meet the special exception criteria of Section 78-184 and the Town's Land Development Regulations; and

WHEREAS, the Applicant, the Property Owner, and their successors and assigns shall be subject to the conditions contained in Section 2.

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 the request for a special exception use of a building supplies, office, retail, and storage warehouse establishment on the subject property subject to the following condition:

(1) The Owner shall develop the Property consistent with the following Plan submitted by H&L Planning and Development Consultants:

a) Site and Landscape Plan referenced as Sheet 1, and prepared by Tony Grimaldi Landscape Architecture, signed and sealed 05/21/2013 and received and dated by the Department of Community Development on 05/24/2013.

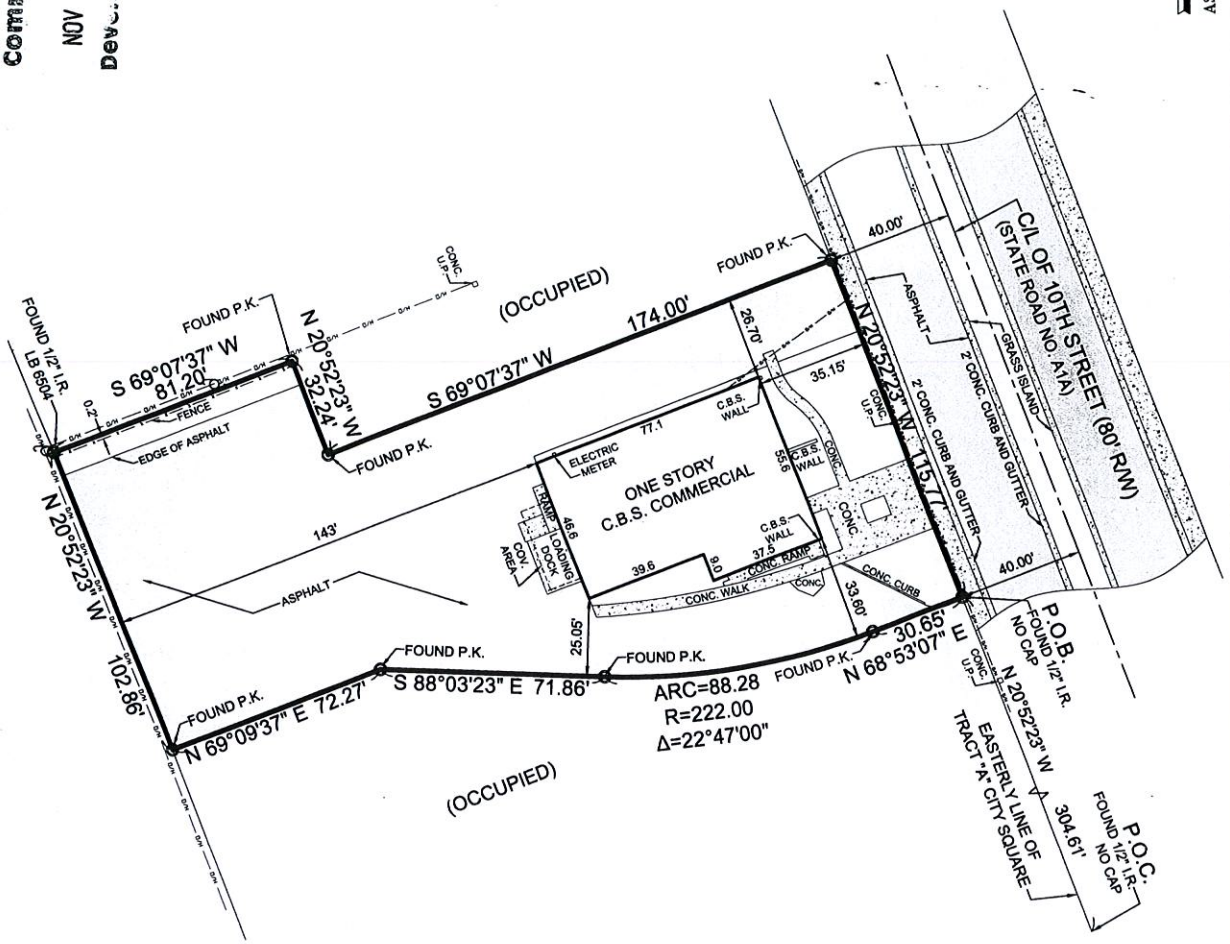
(2) The Owner shall submit a Cross Access Easement Agreement, executed by the Owner and the legal owners of the properties, north and south, prior to the issuance of any development permits. The Cross Access Easement Agreement shall be subject to the review and approval of the Town Attorney.

Section 3: This Resolution shall become effective upon adoption.

NOV - 8 2013

GRAPHIC SCALE
40 0 20 40
UNITED STATE SURVEY FEET
1 inch = 40 ft.

ASSUMED NORTH



BOUNDARY SURVEY

PHOTOCOPYING PROHIBITED © 2013

LEGAL DESCRIPTION (As furnished by client)

LEGAL DESCRIPTION ON REVERSE AND MAD A PART HEREOF.

FOR REFERENCE ONLY NOT A VALID SURVEY UNLESS SEALED WITH MY EMBOSSED SEAL AND SIGNED BY ME.

NOTES:

1. 100 YEAR FLOOD, 3 YEAR 24 HOUR RAIN DATA NOT AVAILABLE.
2. WRITTEN DIMENSION TAKE PRECEDENT OVER SCALED DIMENSIONS. DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
3. FIELD MEASUREMENTS, PLAT MEASUREMENTS AND DEED MEASUREMENTS ARE CONCURRENT UNLESS OTHERWISE SPECIFICALLY STATED ON THIS SURVEY.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
7. BEARING SHOWN HEREON REFER TO THE RECORDED PLAT AS STATED IN DESCRIPTION ABOVE.
8. THE EASTERLY LINE OF TRACT "A" CITY SQUARE HAS A PLAT BEARING OF N 20°52'23" W AND ALL OTHER BEARINGS SHOWN HEREON REFER THERETO.
9. ELEVATIONS, IF ANY, SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) WHERE MEAN SEA LEVEL IS 0'00.
10. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
11. THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
12. THIS SURVEY MEETS OR EXCEEDS STANDARDS FOR SUBURBAN SURVEYS. RELATIVE PRECISION IS GREATER THAN 1 FOOT IN 7500 FEET.
13. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT D. WHITEHEAD
Professional Surveyor and Mapper
STATE OF FLORIDA
FEB. 12, 2013

ROBERT D. WHITEHEAD, JR. NOT VALID WITHOUT MY SIGNATURE AND MY ORIGINAL RAISED SEAL.
THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

LEGEND:

A/C	= AIR CONDITIONING PAD	100.0	= EXISTING ELEVATION	PB	= PLAT BOOK
△	= CENTRAL ANGLE/DELTA	100.00	= PROPOSED ELEVATION	P.O.B.	= POINT OF BEGINNING
◈	= SOIL TEST SITE			P.O.C.	= POINT OF COMMENCEMENT
⊗	= BENCHMARK SYMBOL			PC	= POINT OF CURVATURE
ASPH	= ASPHALT		= FIRE HYDRANT	P.R.M.	= PERMANENT REFERENCE MONUMENT
BM	= BENCHMARK	C.M.	= CONCRETE MONUMENT	PG.	= PAGE
CATV	= CABLE TELEVISION BOX	FF	= FINISH FLOOR	PLTR.	= PLANTER
(C)	= CALCULATED	I.R.	= IRON ROD	POR.	= PORCH
C.B.S.	= CONCRETE BLOCK STRUCTURE	N & T.T	= NAIL & TIN TAG	PROP.	= PROPOSED
C.L.F.	= CHAIN LINK FENCE	P.K.	= P.K. NAIL	R	= RADIUS
C.M.P.	= CORRUGATED METAL PIPE	I.P.	= IRON PIPE	R.C.P.	= REINFORCED CONCRETE PIPE
CL	= CENTERLINE	H.W.F.	= HOG WIRE / FIELD FENCING	R/W	= RIGHT OF WAY
CONC.	= CONCRETE		= LIGHT POLE	5/8" I.R.	= 5/8" IRON ROD AND CAP #2992
COV.	= COVERED	LB	= LICENSE BUSINESS	S.F.	= SQUARE FEET
(D)	= DESCRIPTION	(M)	= FIELD MEASUREMENT	P.K.	= PARKER-KALON NAIL AND DISK
D.B.	= DEED BOOK	M.H.	= MANHOLE	S.T.	= SEPTIC TANK
D.E.	= DRAINAGE EASEMENT	MAX.	= MAXIMUM	SCRN.	= SCREENED
D.U.E	= DRAINAGE AND UTILITY EASEMENT	MONT	= MONUMENT		= TELEPHONE RISER BOX
D.F.	= DRAIN FIELD	MIN.	= MINIMUM	TYP.	= TYPICAL
ENC.	= ENCROACHMENT	N&D	= NAIL AND DISK	U.E.	= UTILITY EASEMENT
ENCL.	= ENCLOSURE	O.D.	= OUTSIDE DIAMETER		= UTILITY POLE (POWER OR TELEPHONE)
ESMT.	= EASEMENT	O.R.B.	= OFFICIAL RECORD BOOK	W	= WASHER
EXIST.	= EXISTING	O/H	= OVERHEAD UTILITY LINE	W.C.	= WITNESS CORNER
X	= ELEVATION	P.C.P.	= PERMANENT CONTROL POINT	W.F.	= WOOD FENCE
	= ELECTRICAL PANEL	(P)	= PLAT DIMENSION		= WATER METER

TRIANGLE
Land Surveying, Inc.
Surveying to Specification
LB # 2992

6483 Royal Palm
Beach Boulevard
W. Palm Beach, FL 33412
561.798-3966 (phone)
561.791-8777 (fax)
triangle2992@gmail.com

SURVEY PREPARED FOR EXCLUSIVE USE OF:
ORLANDO J. SPADO

FIELD DATE: FEBRUARY 12, 2013	SCALE: 1" = 40'	ADDRESS: 900 10TH STREET LAKE PARK, FL 33403
REVISED:	DRAWN BY: CFC	
JOB ORDER NO.: 18459	F.B. PG. CRG 3-9	

COPYRIGHTED MATERIAL ©