

38 NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE
39 TOWN OF LAKE PARK:

40

41 Section 1. The whereas clauses are hereby incorporated as true and correct as
42 the findings of fact and conclusions of law of the Town Commission.

43 Section 2. The Town Commission hereby approves a PUD Master Plan for the
44 Subject Property, subject to the conditions described below.

45 1. The Owner shall improve the Property such that it is consistent with the following
46 Plans:

47 a. Master PUD Development Plan referenced as sheet M-1 prepared by
48 Gentile Glas Holloway O'Mahoney & Associates, signed and sealed May
49 14, 2014 and received and dated by the Department of Community
50 Development on May 15, 2014.

51 b. Master PUD Landscape Plan, referenced as sheet LP-1 and prepared by
52 Gentile Glas Holloway O'Mahoney & Associates, signed and sealed April
53 22, 2014 and received and dated by the Department of Community
54 Development on April 23, 2014.

55 c. PUD Landscape Plan, referenced as sheets LP-2 through LP-10 and
56 prepared by Gentile Glas Holloway O'Mahoney & Associates, signed and
57 sealed April 22, 2014 and received and dated by the Department of
58 Community Development on April 23, 2014.

59 d. Landscape Specification Plan referenced as sheet LP-11 and prepared
60 by Gentile Glas Holloway O'Mahoney & Associates, signed and sealed
61 April 22, 2014 and received and dated by the Department of Community
62 Development on April 23, 2014.

63 e. Engineering Plans for interior roadway network referenced as Sheets C-1
64 through C-16, prepared by Smiley & Associates, signed and sealed May
65 16, 2014 and received and dated by the Department of Community
66 Development on May 16, 2014.

67

68 2. Prior to the issuance of any building permit, the Owner shall submit a unity of
69 control instrument. This instrument shall be subject to the review and approval of
70 the Town Attorney, following which the Owner shall record it in the Public
71 Records of Palm Beach County. The Owner shall return a copy of the instrument
72 with the recording information contained thereon to the Department of
73 Community Development.

74

75 3. The Owner's successors and assigns shall be subject to the approved PUD
76 Master Plan.

77

78 4. The Applicant is required to install the proposed perimeter landscape buffers
79 within 18 months of approval of the PUD if the Property is not fully developed
80 with these buffers by this expiration.

81

82 5. Cost Recovery. The Owner shall reimburse the Town for all fees and costs,
83 including legal fees incurred by the Town in reviewing the Ordinance approving
84 the rezoning and the Resolution approving the PUD Master Plan within 10 days

85 of receipt of an invoice from the Town. The Owner's failure to pay the Town
86 within the 10 days of receipt of the invoice shall result in the automatic
87 suspension of the approval and the processing of any permits or other
88 applications which are in progress, and may be cause for the revocation of any
89 approvals by the Town.
90

91 6. At such time as the Owner proposes a Site Plan to develop the parcel within the
92 PUD which abuts Watertower Road, the Owner shall provide an easement and
93 incorporate the same in the Plat to ensure cross access between this parcel and
94 the other Parcels within the PUD. Additional interior roadways and curb cuts that
95 are incorporated within the Property to accommodate future parcel development
96 shall require the submission of individual applications for a site plan.
97

98 7. Prior to the issuance of the first building permit, the Owner shall amend the Plat
99 such that it is consistent with the Unity of Control instrument.
100

101 8. Following the approval of an individual site plan, the Owner shall submit an
102 updated Master Plan to the Community Development Department. This updated
103 Master Plan shall replace the previous version on file.
104

105 9. The Owner shall modify the Master Plan to incorporate a pedestrian circulation
106 system between the individual sites depicted on the Master Plan and where
107 appropriate incorporate courtyards and pedestrian amenities throughout the
108 subject property.
109

110 10. The site plans for the subject property's individual sites shall incorporate
111 pedestrian amenities and spaces pursuant to condition #9 and the Master Plan
112 shall reflect all improvements pursuant to condition #8.
113

114 11. The retention ponds shall not be fenced.
115
116

117 **Section 3.** This Resolution shall take effect immediately upon adoption.
118
119
120

108 The foregoing RESOLUTION was offered by Commissione Flaherty
 109 who moved its adoption. The Motion was seconded by Commissioner Rapoza
 110 and upon being put to roll call vote, the vote was as follows:

	AYE	NAY
111		
112		
113	<u> / </u>	<u> </u>
114	<u> / </u>	<u> </u>
115	<u> / </u>	<u> </u>
116	<u> Absent </u>	<u> </u>
117	<u> </u>	<u> </u>

118
 119 **PUBLISHED IN THE PALM BEACH POST THE 08th DAY OF JUNE, 2014**
 120

121 The Mayor thereupon declared Resolution No. **16-06-14** duly passed and adopted
 122 this **2nd** day of **July, 2014**.
 123

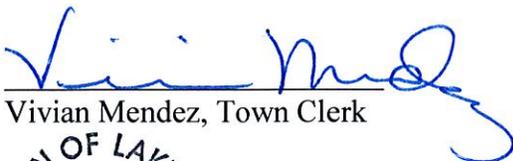
124
 125
 126 FLORIDA

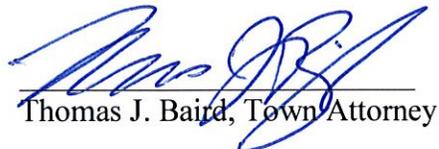
TOWN OF LAKE PARK,

127
 128
 129 BY: 
 130 Mayor James DuBois

131
 132 ATTEST:

Approved as to form and legal sufficiency

133
 134 
 135
 136 Vivian Mendez, Town Clerk


 Thomas J. Baird, Town Attorney



137
 138
 139
 140
 141 FLORIDA

142
 143

158

EXHIBIT "A"

159

LEGAL DESCRIPTION

160

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

161

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 01° 21' 11" WEST, A DISTANCE OF 80.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WATER TOWER ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 10739, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 01° 21' 11" WEST, A DISTANCE OF 1755.32 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 25373, PAGE 1246, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID EAST SECTION LINE, NORTH 87° 18' 48" WEST, ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 24672, PAGE 1293, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 314.11 FEET; THENCE NORTH 06° 16' 10" EAST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 24672, PAGE 1293, A DISTANCE OF 32.81 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL, NORTH 03° 36' 05" WEST, A DISTANCE OF 181.35 FEET; THENCE SOUTH 83° 43' 50" EAST, A DISTANCE OF 0.19 FEET; THENCE NORTH 03° 36' 05" WEST, A DISTANCE OF 130.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 805.00 FEET, A CHORD BEARING OF SOUTH 65° 15' 23" WEST AND A CENTRAL ANGLE OF 02° 35' 59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET AND A CENTRAL ANGLE OF 28° 35' 52"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 87° 26' 44" WEST, A DISTANCE OF 64.40 FEET; THENCE SOUTH 49° 23' 14" WEST, A DISTANCE OF 54.73 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CONGRESS AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 10739, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 06° 13' 12" EAST, A DISTANCE OF 334.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 04° 48' 20" EAST, A DISTANCE OF 202.56 FEET; THENCE NORTH 06° 13' 12" EAST, A DISTANCE OF 585.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 8430.00 FEET AND A CENTRAL ANGLE OF 00° 18' 53"; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 46.31 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 19° 07' 33" EAST, A DISTANCE OF 51.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 8419.00 FEET AND A CHORD BEARING OF NORTH 07° 56' 42" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 08' 28", A DISTANCE OF 314.61 FEET TO A POINT ON A NON-TANGENT LINE AND A POINT ON AFORESAID SOUTH RIGHT OF WAY LINE OF WATER TOWER ROAD; THENCE NORTH 50° 32' 44" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 53.17 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87° 55' 28" EAST, A DISTANCE OF 705.69 FEET TO THE POINT OF BEGINNING.

