

RESOLUTION NO. 33-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE OF A GENERAL RESTAURANT FOR THE PROPERTY LOCATED AT 748 PARK AVE. SUITE A; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ARAM LLC is the owner (Owner) of the property legally described in Exhibit "A", which is attached hereto and incorporated herein; and

WHEREAS, the Owner's property is located at 748 Park Avenue, Lake Park (the Site); and

WHEREAS, the Culinary Hospitality Group (the Applicant), as the Owner's authorized agent has submitted an application seeking approval for the special exception for a general restaurant use on the site ("the Project"); and

WHEREAS, the Site has a future land use designation of Downtown; and

WHEREAS, the Site is located within the outer core sub-district of the Park Avenue Downtown District (PADD) which allows general restaurants as a special exception use; and

WHEREAS, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans for the proposed Project and has recommended its approval to the Town Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town's Community Development Department (Department), the Applicant/, and other interested parties and members of the public, regarding whether the Project meets the criteria for approval of the special exception; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria and all other applicable Land Development Regulations of the Town Code.

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 special exception use of a general restaurant, including an outdoor dining deck at 748 Park Avenue, Suite A, subject to the following conditions:

1. The Applicant is hereby authorized to occupy the Site consistent with the Applicant's Special Exception use application, its justification statement, and floor plans submitted to the Department.
2. The Owner shall open the driveway access to the Site, which has been closed due to construction at the adjacent 754 Park Ave, within 30 days of the issuance of a business tax receipt for the Project.
3. The Owner shall install a sign directing individuals who come to the Site's parking lot that there is additional parking available at the Community Redevelopment Agency's parking lot, located 1/2 block south at the 800 block of Foresteria Drive.
4. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and in the preparation of this resolution shall be paid by the Applicant to the Town within 10 days of the mailing of an invoice from the Town. The failure to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

Section 3: The Owner, Applicant and their successors and assigns shall be subject to the conditions contained herein.

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

**LOTS 18, 19 AND EAST 10 FT OF LOT 20, BLOCK 10 IN PLAT OF KELSEY CITY
PB 8, PGS 15-18, 23, 27, AND 34 TO 37 INCL.**

PARCEL CONTROL NUMBER: 36-43-42-20-01-010-0180

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