AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, January 6, 2016, 6:30 p.m.
Lake Park Town Hall
535 Park Avenue

James DuBois	—	**Mayor**
Kimberly Glas-Castro	—	**Vice-Mayor**
Erin T. Flaherty	—	**Commissioner**
Michael O'Rourke	—	**Commissioner**
Kathleen Rapoza	—	**Commissioner**
John O. D'Agostino	—	**Town Manager**
Thomas J. Baird, Esq.	—	**Town Attorney**
Vivian Mendez, CMC	—	**Town Clerk**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person 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. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS

1. Economic Development 101 Presentation by Kelly Smallridge of the Business Development Board **Tab 1**

D. PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

E. CONSENT AGENDA: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the Agenda. Any person wishing to speak on an Agenda item is asked

to complete a public comment card located on either side of the Cbambers and given to tbe Town Clerk. <u>Cards must be submitted before the item is discussed.</u>

2. Mixed-Use Corridor Joint meeting with the Planning & Zoning Board Workshop minutes of December 9, 2015 Tab 2
3. Executive Session & Regular Commission Meeting Minutes of December 16, 2015 Tab 3

F. <u>PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:</u>
4. Ordinance No. 01-2016 Amending Chapter 10, Article IV – Noise Control to better Define the term "Open to the Public". Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 10, ARTICLE IV – (NOISE CONTROL) OF THE LAKE PARK CODE, PROVIDING REVISIONS TO SECTION 10-155(4) "EXEMPTIONS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

G. <u>PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:</u>
5. Ordinance No. 12-2015 Repealing Chapter 30, Article IV Related to Parking Meters in its Entirety. Tab 5

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

6. Ordinance No. 13-2015 Rezoning of Twenty-One (21) Parcels of Real Property Generally Located East of 10th Street between Silver Beach Road and Northern Drive from Residential-2 to Commercial-1. Amending the Town's Official Zoning Map to Reflect the Assignment of the Commerical-1 Zoning District to the Twenty-One (21) Parcels. Tab 6

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

H. <u>NEW BUSINESS:</u>
7. Resolution No. 01-01-16 Ratification of the Collective Bargaining Agreement between

The Town of Lake Park and the Federation of Public Employees for the Period of October 1, 2015 to September 30, 2018 **Tab 7**

8. Resolution No. 02-01-15 Amending the Schedule of Fees for Development and Other Applications by Repealing those fees related to Parking Meters **Tab 8**

9. Approve Terms of the new Agreement with Palm Beach County Regarding the Community Development Block Grant Funded Activities for Fiscal Year 2014, 2015, and 2016. **Tab 9**

10. Authorization to Commence Negotiations with the 'Most Qualified' Civil Engineering Firm for the Replacement of the Town's Stormwater Outfall to the Earman River **Tab 10**

11. First Amendment to the (OLD) Interlocal Agreement for Fire Protection and Emergency Services, Allowing the Agreement to Expire on October 1, 2015 **Tab 11**

12. Approval of Amendment I to Professional Services Contract between the Town of Lake Park and CPZ Architects, Inc. in the Amount of $9,500.00 **Tab 12**

13. Request for Waiver of Rental Deposit and Reduction of Rental Fees for January 16, 2016 Wedding Reception **Tab 13**

14. Setting a joint Town Commission and Planning & Zoning Board workshop date for the Mixed-Use Zoning Overlay District Initiative. **Tab 14**

I. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

J. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, January 20, 2016

Special Presentations /Reports

TAB 1

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 6, 2016 **Agenda Item No.** Tab 1

Agenda Title: Economic Development 101 Presentation by Kelly Smallridge of the Business Development Board.

[X] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] ORDINANCE ON 1st READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/30/15

John D'Agostino / Town Manager
Name/Title

Originating Department: **Town Manager**	Costs: **$ 0.00** Funding Source: Acct. # [ ] Finance _____	**Attachments:** **None (presentation will be provided at the meeting)**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone JD or Not applicable in this case **Please initial one.**

Summary Explanation/Background:

Kelly Smallridge, President of the Business Development Board, will be providing a presentation on Economic Development and discuss ways in which Lake Park can bring more business into the Town. An overview on what economic development is; its key stimulators; and how distinction is highly valued will all be discussed.

Recommended Motion: Not applicable. For discussion purposes only.

Consent Agenda

TAB 2

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: **January 6, 2016** **Agenda Item No.** Tab 2

Agenda Title: Town Commission and Planning & Zoning Board Mixed-Use workshop minutes of December 9, 2015

[ ] SPECIAL PRESENTATION/REPORTS **[X] CONSENT AGENDA**
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON ____ READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/22/15

Vivian Mendez – Town Clerk
Name/Title

Originating Department: **Town Clerk**	Costs: **$ 0.00** Funding Source: Acct. # [ ] Finance _____	**Attachments:** **Agenda** **meeting minutes** **Exhibits "A - D"**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or Not applicable in this case *VM* **Please initial one.**

Summary Explanation/Background:

Recommended Motion:

To approve the Town Commission and Planning & Zoning Board Mixed-Use workshop minutes of December 9, 2015.

AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Town Commission and
Planning and Zoning Board
Mixed-Use Corridor Workshop
Wednesday, December 9, 2015, 6:00 p.m.,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	**Mayor**
Kimberly Glas-Castro	—	**Vice-Mayor**
Erin T. Flaherty	—	**Commissioner**
Michael O'Rourke	—	**Commissioner**
Kathleen Rapoza	—	**Commissioner**
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A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. DISCUSSION and PUBLIC COMMENTS:

(1) Welcome/ Introductions
(2) Review of Mixed-Use Initiative
(3) Proposed Zoning and Comprehensive Plan Considerations
(4) Unveiling of the Graphics
(5) Complete Streets/Streetscape Improvements
(6) Closing Remarks / Next Steps

D. ADJOURNMENT

Minutes
Town of Lake Park, Florida
Town Commission and
Planning & Zoning Board joint
Mixed-Use Corridor Workshop
Wednesday, December 9, 2015, 6:00 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a joint workshop with the Planning and Zoning Board members to discuss the Mixed-Use Corridor on Wednesday, December 9, 2015 at 6:00 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Board Members Judith Thomas (Chair), Martin Schneider, Anne Lynch (arrived at 7:02 p.m.) Town Manager John O. D'Agostino and Town Clerk Vivian Mendez. Board members Michelle Dubois, Ludie Francois, and Erich von Unruh were absent.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance.

DISCUSSION AND PUBLIC COMMENT:

1) Welcome/Introduction
2) Review of Mixed-Use Initiative
3) Proposed Zoning and Comprehensive Plan Considerations
4) Unveiling of the Graphics
5) Complete Streets/Streetscape Improvements
6) Closing Remarks/Next Steps

Town Manager John D'Agostino welcomed everyone and introduced himself. He recapped what occurred at the September 21, 2015 Mixed-Use workshop. He encouraged the audience to participate in the discussion. He introduced Community Development Director Nadia DiTommaso. She welcomed everyone and introduced the Town consultants Jerry Bell and Alex David of Bell David Planning Group Inc. She asked that each member of the audience introduce themselves (see Exhibit "A") and sign the sing-in sheet. She recapped some of the concerns that were raised during the last workshop as follows: not losing the hometown character for the corridor; enhancing it with mixed-use; mixed-use zoning allowing additional opportunity for development; focusing on funding sources; historic preservation; flexible language than regulatory; no parking or heavy commercial facing Lake Shore Drive; providing provisions for specific lots; defining the permitted uses; an impact fee program; identifying parking requirements; identifying how the mixed-use initiative would increase the land values by maximizing the parcels with the ability to build commercial and residential.

She reviewed the agenda for the evening (see Exhibit "B"). She introduced Mr. Jerry Bell of Bell David Planning Group Inc., who explained the Comprehensive Plan, the Land Development and Complete Streets Initiatives (see Exhibit "B"). Community Development Director DiTommaso showed a slide of the area that was being discussed

this evening (see Exhibit "C"). She explained that the map aims to divide the zone into three (3) sub-districts. The Urban Neighborhood Edge District on the west side of Federal Highway, the Urban Edge on the east side of Federal Highway, and the Urban Waterfront block adjacent to the Marina between Cypress Drive and Silver Beach Road. She explained that the Town has an overlay district with land development regulations. She explained that staff has tried to provide an additional development option that would accommodate mixed-use structures with neighborhoods serving retail and other uses on the ground floors, and residential units above the non-residential space. She stated that mixed-use would encourage development that exhibits with the physical design characteristics of pedestrian oriented storefront style shopping streets, and promote the health and wellbeing of residents by encouraging physical activity and alternative transportation and greater social interaction. She mentioned that there would be an applicability section in the mixed-use language, which identifies the different sub-districts that were outlined (see Exhibit "C"). She stated that the Urban Waterfront block was anticipated to have the highest density and intensity and it was the block that could incorporate commercial uses on the ground floor and within the upper floors. She explained that all mixed-use development must include a north Federal Highway frontage along the corridor, which would consist of ground floor commercial that could extent along the side streets and one-half block deep and internal to the remainder of the site. The upper floor commercial would be permitted and mixed-use development on the east side of Federal Highway except within the Urban Waterfront block. The west side of Federal Highway at Silver Beach Road shall incorporate residential uses and façades facing Lake Shore Drive and along Silver Beach Road behind the parcel fronting Federal Highway. She explained that the mixed-use language would include definitions that would aim to define key terms in the mixed-use development. She explained that the Town Code does not go into the depth of the mixed-use term language. She pointed out three (3) unique definitions for the sub-districts within a mixed-use which were, the Urban Edge which proposes to include development of up to 10-story structure; the definition for Urban Neighborhood Edge on the west side of Federal Highway would propose a maximum of a 6-story structure, and the Urban Waterfront block proposed to have a maximum of 15-story structure. She stated that staff felt it was important to categorize the different types of uses that could be incorporated into the mixed-use structures for the purposes of defining them.

She stated that staff had written several questions for the audience to consider while listening to the presentation. She asked what types of outdoor uses should be permitted in the area, if any. Would outdoor uses be limited to only certain areas. She asked if drive-thru facilities should be permitted. Should hours of operation be considered. Should nighttime entertainment be allowed.

She explained that the proposed language includes that all development that has Lake Shore Drive frontage shall only incorporate residential uses and along the first 100 feet extending west from Lake Shore Drive along the side streets or west along Silver Beach Road beyond the first parcel. She stated that this would not apply to the Urban Waterfront block as long as a zoning enclave was not created within the block. She explained that currently the Urban Waterfront block has residential and therefore the language was included as a safeguard should a developer not incorporate the entire block. She explained that if a developer could not acquire the necessary parcels to avoid a zoning

enclave those parcels facing Lake Shore Drive within the Urban Waterfront block, could only be built using the underlining zoning district requirements for those given parcels. She stated that all development would include a Federal Highway component if Lake Shore Drive were included in the project.

She explained the proposed landscape language and general provisions for buildings, street fronts or storefronts, security enclosures, and a ground floor architectural enhanced provision, and a colonnade of twelve feet. She reviewed different options that would allow the pedestrian connection, maximum internal story heights, open spaces, private open spaces, and the complete street initiatives. She referred to the general parking code for the Town and how additional language was being proposed to offer options. She highlighted the live-work type uses in buildings and parking garage structures. She reviewed the proposed lighting, perimeter fencing or walls, maximum height proposed, and signage.

Mr. Alex David of Bell David Planning Group, Inc. reviewed the mixed-use overlay district map (see Exhibit "C"). Commissioner Flaherty asked if the parking would be interior to the building or would the building surround the parking. He asked if there would be living spaces above the parking garage. Mr. David explained that it would be up to the developer. Mayor DuBois explained that there was a provision for Transfer Development Rights (TDR) and asked if there were any slides that captured a TDR. He expressed concern on how a TDR would affect the west side of Federal Highway and Park Avenue. Community Development Director DiTommaso explained that there was one parcel that was designated as historic (700 Park Avenue) and one parcel that should be preserved (on the southeast corner of Park Avenue and Federal Highway). Mr. David agreed to review the language again because TDR's are important. Community Development Director DiTommaso explained that the Town does have some sample TDR programs and suggested that the Town could incorporate those properties in the corridor into the TDR program or incorporate the TDR programs as a Town wide initiative.

Mr. David continued the presentation (see Exhibit "C"). Community Development Director DiTommaso explained some suggested ideas for the Urban Waterfront block. She stated the southwest corner property on Federal Highway was currently the Town's boat trailer parking lot for the Marina patrons. The remaining parcels on that block (to the northeast and west) represents a T-shape lot, that with mixed-use development would bring in the concept of internalized parking or parking at the rear of the buildings with less intensity uses than on the Lake Shore Drive side. She pointed out that particularly, if it were to be a mixed-use development the single-family home on the property would still be at the location, so the district would be developed with the underlying district regulations versus incorporating the larger density intensity uses. She explained that there were also opportunities for development of private/public partnerships, which was why it was included. She explained that there would still need to be certain requirements that would still need to be adhered to, at least for this particular lot. Mr. David pointed out that no rights would be taken away from a property owner and the original zoning stays in place until someone chooses to use the mixed-use overlay development option.

Commissioner O'Rourke asked if the condominium owners would have the same rights as the single-family owner. Mr. David explained that since it was a condominium a certain percentage of the unit owners would have to approve selling the building and then it would be up to the buyer to develop the area. Commissioner O'Rourke asked if the property owner would have to engage in negotiation with the condominium owners and developer. Mr. Frasier, a resident, asked if there were certain setbacks for the properties. Mr. David explained that if the current condominium building were sold and the new owner wanted to choose the mixed-use option to redevelop the property they could choose to do so, or they could choose to build another condominium in the same location. He stated that it would be up to the owner to choose which development option they wanted. Community Development Director DiTommaso pointed out that there are many different scenarios that could be used. Mr. Frasier asked if the project had a timeline. Community Development Director DiTommaso explained that there was no timeline because the Town was not bringing forward any individual development. The Town was bringing forward a mixed-use land development regulation option that developers could use. She irritated that the Town was not proposing development; staff was proposing mixed-use design guidelines, land development regulations as an option for developers to use. Mr. Frasier asked what the next steps of these workshops were. Community Development Director DiTommaso explained that this was still a work in progress and that staff does want to get to a point where a final Ordinance could be adopted by the Commission. She explained that the Ordinance would include the provisions for mixed-use, which would move through a public hearing process. She emphasized that the Town would have a Comprehensive Plan amendments that need to be considered, which goes through its own process, then there was zoning Code land development regulations that would need to be incorporated into the Town's zoning Code for mixed-use. She stated that the next steps would be possibly a final workshop, and then go through the public hearing process, which would start with the Comprehensive Plan amendments that need to be submitted to the State for review, then brining in the land development zoning code regulations. She stated that the final stage would be done by adoption by the Town Commission. Once the mixed-use regulations are developed a developer could use mixed-use as an option for developing. She repeated that the Town was not proposing any individual development on private property. She encouraged the publics input.

An audience member asked if staff was going to open up dialog with the public regarding the Urban Waterfront block for those that would not be available to attend other workshops and public hearings. Community Development Director DiTommaso stated "yes" and encouraged members of the public to provide their comments and to include their contact information on the sign-in sheet so that staff could reach out to them with additional information. She stated that staff would be available for one-on-one discussions with the public to answer questions. The audience member stated that the one-on-one meetings are great, but the members of the public were not made aware if their suggestions/comments/concerns were being addressed because once the workshop concludes there was no information shared with the public until the public hearing meetings were heard. Community Development Director DiTommaso stated that he raised a great point. She explained that staff had taken notes during the past workshops and tried to address most of the comments that were raised. She stated that staff could provide how they have addressed the individual comments. The audience member stated that the building a 15-story building on the property where the boat trailer parking was

located would dwarf everything behind that property. He suggested that the development be done on the west side of Federal Highway. He stated that the Town has a view scape that it would be covering by placing the high buildings on the east side of Federal Highway. Town Manager D'Agostino stated that in the future the comments and responses would be placed on the Town's website. Mayor DuBois suggested that the questions/comments/concerns and responses be placed on the screen at the next workshop so that they could be discussed. Community Development Director DiTommaso included that the information could be emailed to anyone that request it.

Board Member Thomas asked what the overall intensity of the corridor would be. By her calculations, it would be approximately 3,500 dwelling units for less than a one square mile area. Mr. Bell responded that it was approximately 1,590 if built to capacity. Mr. David explained that if you take the 68 acres (from Palmetto Drive to Silver Beach Road on Federal Highway) and divide it by 1600 (the approximately number of dwelling units) it calculates to 23 units per square acre, which does not include the parking areas and retail space. Board Member Thomas asked what was the current density. Mr. Bell stated that it would be 20 units per acre. Community Development Director DiTommaso explained that it allows for 20 units per acre, but residential units are not incorporated until the mixed-use language were worked through. She stated that the only density that they currently have are for those parcels that are identified in the corridor on the west of Lake Shore Drive.

Mr. Meade asked if a developer has approached the Town with an interest and therefore staff was proposing to change the Code. Mr. Meade asked for a status of the mixed-use property at 801 Park Avenue. Town Manager D'Agostino explained that the Town would not be going through this process unless it believed that there was a market for mixed-use development. He stated that the 801 Park Avenue property owner was moving forward with development because they have received interested for the residential and retail space in the building. He stated that the owner was also moving forward with building phase II of that property which was a second building next door to 801 Park Avenue. Community Development Director DiTommaso explained that developers have approached the Town with an interest in mixed-use development along the corridor.

Mr. Headburg explained that he has an interest in the boat trailer property on Silver Beach Road and Federal Highway because he was a member of the Marina Task Force that was formed several years ago. He explained that the Task Force spend many hours figuring out how to best utilize the property for the use of the Marina. He expressed concern that a high-rise building on that property would block the view to the Town and the Marina. Community Development Director DiTommaso explained that the property was included as part of the corridor to bring an option of a private/public partnership. She explained that the Task Force recommendations still stands. She asked if the concern were for the height of the entire corridor or just the particular Marina block. Mr. Headburg stated that he was concerned with development of the particular block because the property was for boat trailer parking. Mayor DuBois asked if it were possible to build on the property and still offer boat trailer parking. A member of the audience responded that there would be a visual obstruction to Lake Park, which was the Marina area. He stated that the whole Marina district ought to be a separate zoning plan, not included in development for building.

Ms. Diane Bernhard explained that she was a member of the Marina Task Force and her understanding was that the Task Force was charged with making the Marina a place where Palm Beach County would want to come and enjoy the waterfront. She stated that privatizing it and making a development on the property was contrary to the Interlocal Agreement between the Town and Palm Beach County. She stated that the Task Force was charged with adding parking spaces per the Interlocal Agreement.

Mr. James Sullivan stated that there were two components to keep in mind, the visual component and the economical component.

Chair Thomas asked for clarification on why the Urban Waterfront property had been included in the overlay when so many residents have come forward against building tall structures on the east side of Federal Highway. She asked why the proposed heights were for an additional 40 feet on the Urban Waterfront block. Community Development Director DiTommaso explained that the additional proposed height would be offered only as part of redevelopment of mixed-use. She explained that if the space were not redeveloped then the overlying zoning district (or the Planned Unit Development - PUD) would still dictate the maximum height that was permitted on that particular block. Chair Thomas disagreed with Community Development Director DiTommaso and said that in essence the property on Palmetto Drive and Federal Highway was being redevelopment. She explained that there were plans for development for that property and the property was now going through a form of redevelopment. Community Development Director DiTommaso addressed the concerns by stating that it would be important to properly address those particular provisions in terms of what was permitted for mixed-use developments. She explained that the stand-alone parking structure does not incorporate any mixed-use component in it, therefore the property would not be able to take advantage of the mixed-use intent. She explained that if they were to redevelop and include residential units onto the stand-alone parking structure then they would be able to take advantage of the mixed-use code; however, they would have to incorporate the architectural features that are listed as part of the provisions. She explained that currently the Comprehensive Plan has different goals and objectives, which state that any development that extends from Federal Highway to Lake Shore Drive could only be commercial type development through a PUD or a mixed-use project that meets the mixed-use provisions that are defined by the zoning code. She understood the concerns raised.

Vice-Mayor Glas-Castro questioned how the overlay district would be rezoned with the mixed-use. Community Development Director DiTommaso explained that the vision was to have it as an overlay and different components were included as part of the zoning districts with a development option with additional provisions associated. She explained that the intent was not to rezone the entire area and the only time the mixed-use overlay would be included would be if there were a mixed-use project. Vice-Mayor Glas-Castro clarified that it would be a declaration of mixed-use. She asked how would it be tracked; would it be designated on the map. Community Development Director DiTommaso stated, "Yes, it would be" with a map amendment that would illustrate it as an overlay area graphically. Vice-Mayor Glas-Castro asked if the floor area density would include the residential component. Mr. Bell explained that it was inclusive.

Ms. Dodi Glas provided her comments regarding development of Federal Highway (see Exhibit "D"). Board Member Thomas stated that her understanding was that the Town already had an overlay zoning for Federal Highway, and asked for clarification on the intent. Community Development Director DiTommaso stated that the Town currently has a commercial residential land use designation; it was not an overlay. She explained that the Town was attempting to incorporate specific provisions for mixed-use development. She explained that when the Comprehensive Plan changed to allow commercial residential along the Federal Highway corridor it provided for an objective that the Town had to create a design unified mixed-use overlay zoning district to accommodate that change. Chair Thomas asked if a developer were to propose residential development on Federal Highway would it be allowable. Community Development Director DiTommaso stated that the property owner would need to combine lots, but it was not allowable on the west side of Federal Highway because of the types of lots that are on that side of the road. One the east side of Federal Highway the property owner would have to combine the lots and create a mixed-use PUD, but the Town does not currently have any associated provisions that would allow for the compatibility with the neighboring uses and to have that development to be well incorporated. Chair Thomas clarified that what the Town wants was to incorporate residential flexibility in properties that were currently designated as commercial. Community Development Director DiTommaso stated "yes" and the proposed intensity would remain on the west side of Federal Highway and increase it on the east side of Federal Highway. Mr. David explained that it would also allow for residential, which was not currently allowable.

A member of the audience asked for clarification regarding the Urban Waterfront block and asked if the development would include Lake Shore Drive through 2nd Street between Silver Beach Road and Cypress Drive. Community Development Director DiTommaso stated that staff should reconsider the proposal for the Urban Waterfront block. She explained that the Urban Waterfront block, when the initiative began, was where staff saw the most potential for development in that block. She asked if the issue was the height being proposed for the block. The member of the audience explained that it was very short sighted to let a developer make a ton of money off of the Marina district when the entire Town could benefit by protecting that Marina district and using it as a destination park and a place for people to gather and tie it into Kelsey Park. He stated that if a developer puts up a 15-story structure surrounding the Marina and no one would be able to see that a Marina was behind it, would not be able to access it, or care about it, because people would drive past it on Federal Highway and never see it. Town Manager D'Agostino stated that people are driving past the Marina now and not noticing that it was there. Commissioner O'Rourke clarified that what was being suggested was that it would benefit the Town to leave a parking lot there as the entrance to the Town. Staff was suggesting that the property could be better used in a purpose where it would be a welcoming and more developed block that was properly defined. He agreed that the parcel was a jewel of the Town and the intension was not to destroy that area of the Town. He stated that one of the benefits in developing the block was that it would increase the Town's tax base and it would improve the Town in many ways. The member of the audience stated that he was not disagreeing, but felt that it was being viewed wrong. He felt that building a structure on the waterfront block would cut off any future development in any western development by cutting off that area. Mr. Chuck Balius asked how far west does the Marina development plan go. He asked if it stops at Federal

Highway. Community Development Director DiTommaso stated "yes". Town Manager D'Agostino explained that by developing on the west side of Federal Highway height would be created where residential neighborhood are, which could be considered unfair to the residential component from Silver Beach Road to Park Avenue. Community Development Director DiTommaso explained that staff was looking for a transition, but staff was being sensitive to the residential area on the west side of Federal Highway, which has a lower intensity residential neighborhood than on the eastside of Lake Shore Drive. She explained that the reasoning for that type of transition was not from west to east but rather from east to west in terms of the heights and intensities which were based on the natural zoning districts in the Town that have single family residential that could provide for mixed-use structures along the west side of Lake Shore Drive. She stated that the transition could start further down on Federal Highway.

Town Manager D'Agostino asked the members of the audience their opinions on building structures that are about 6-story on the west side of Federal Highway. Mr. Balius stated that a 6-story structure along the west side of Federal Highway would look like a wall. He would be agreeable with a 3-story structure, and understood that a developer would not want to build a single story structure, but 6-story structure would possible not work on those small lots.

Community Development Director DiTommaso stated that the next steps would be to hold another workshop, which would include the comments/concerns/questions raised during the past few workshops. She reminded everyone to sign in and provide their email address so that staff could communicate with them regarding the workshop. She thanked everyone for participating in the workshop.

Vice-Mayor Glas-Castro stated that she did not notice in the documents reference to how deep the development would be, but it was discussed at this meeting. She stated that based on the size of the lots on the east side of Federal Highway, what would the length a commercial building need to be to be considered half a block deep. Community Development Director DiTommaso explained that the size would incorporate the lot on Federal Highway and an average of 150 feet along the side streets, as the lots are currently configured. Vice-Mayor Glas-Castro asked for clarification that the building or shell has to be half a block deep. Community Development Director DiTommaso stated "no" that the idea behind that suggestion was to allow the commercial portion to extend that half block so that it does not encroach on the Lake Shore Drive side. Vice-Mayor Glas-Castro asked if the half block could include parking and other required elements that are not necessarily leasable square footage. Community Development Director DiTommaso explained that those could be internalized. Vice-Mayor Glas-Castro asked about the types of windows that would be required as non-reflective and expressed a concern with business placing window coverings with ads, flyers, which would look worse than the reflective windows. She stated that awnings were proposed to extend 12 feet over the right-of-way and questioned that the clearance for fire trucks and delivery trucks were 14 feet. Community Development Director DiTommaso explained that the awning would go over the sidewalks, not over the roadway. Vice-Mayor Glas-Castro stated that within the proposed language there was a section labeled "Uses, Land Use Groups", and her opinion was not to encourage child care facilities or public schools because they were non-taxable and the point of the mixed-use was to increase the tax

base. She referred to the proposed wall or fence separating language of screening for parking areas. She stated that in her opinion she would discourage chain link, even if covered with hedge. She suggested that staff revisit the inventory of 101 homes and buildings of historic significance. Mayor DuBois asked for consensus on mixing further automotive, repairs, and dealerships as accepted uses and felt that there was existing language to support such businesses. He stated that most dealerships are single story structures and the parking garages are not of the quality of development and that they are more like auto storage structures.

ADJOURNMENT

There being no further business to come before the Town Commission and Planning and Zoning Board and by unanimous decision, the meeting adjourned at 8:40 p.m.

_____

Mayor James DuBois

_____

Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this _____ of _____, 2015

Exhibit "A"

TOWN OF LAKE PARK

Federal Highway Mixed Use Workshop

Mixed-Use Main Street (MUMS) Zoning District Overlay

SIGN-IN SHEET

December 9, 2015 - 6:00 p.m. – 8:00 p.m.
Town Hall – Commission Chambers
535 Park Avenue

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner; Business Owner; Resident; Other)
H. BEN FRAZIER	561-246-8164	KNIGHTHBEN@gmail.com	RES: Dent-SPA
Emily O'Mahoney	561 575 9557	emily@2gno.com	other: Land Planner
DENA DAVIS	561-252-0701	bluesky94@bellsouth.net	Resident
CHUCK BALIUS	561-844-8036		RESIDENT
RICK SARGENT	561-718-3942	Rick@NPBChamber.com	Chamber of Commerce
James Sullivan	561-863-5749	388 Flagler	Resident
TERRANCE BAILEY			CITY OF RIVIERA BCH
D. SOPHINOS	561-8481635	DSOPHINOS@comcast.net	

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
Pierre LATUBERNE	561 6221524	latubern@bellsouth.net	612 Federal Hwy
BRENT HEADBERG	561-315-4801	brenthg@yahoo.com	220 LAKE SHORE DR.
Andre ROBINSON	561-307-9093	FIVEOH61@YAHOO.com	204 EAST SAMMIT DRIVE
Haroon Sulaiman		dixieproperties@gmail.com	future property owner
Diane Bernhard		dianebernhard@comcast.net	
Thomas McCracken	561-635-3073	SGMTMAC@AOL.Com	property owner

TOWN OF LAKE PARK

Federal Highway Mixed Use Workshop
Mixed-Use Main Street (MUMS) Zoning District Overlay

SIGN-IN SHEET

December 9, 2015 - 6:00 p.m. – 8:00 p.m.
Town Hall – Commission Chambers
535 Park Avenue

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner; Business Owner; Resident; Other)
John Hash	484-798-9107	jhash2@comcast.net	Resident, Property owner
Janet Hash	484-798-9108	jhash2@comcast.net	Property owner
Levi, Rafael	954-617-7007		Prop owner
Dodi Colas	561 575-9557	dodi@2glo.com	Bus/Prop Owner
SID + ILENE SLAGTER	561-315-7396		PROPERTY OWNER
Erin Flaherty	561-252-7179		
HAROON Sulain			

MIXED-USE ZONING OVERLAY DISTRICT

Let's Create a Buzz for the MUZ!

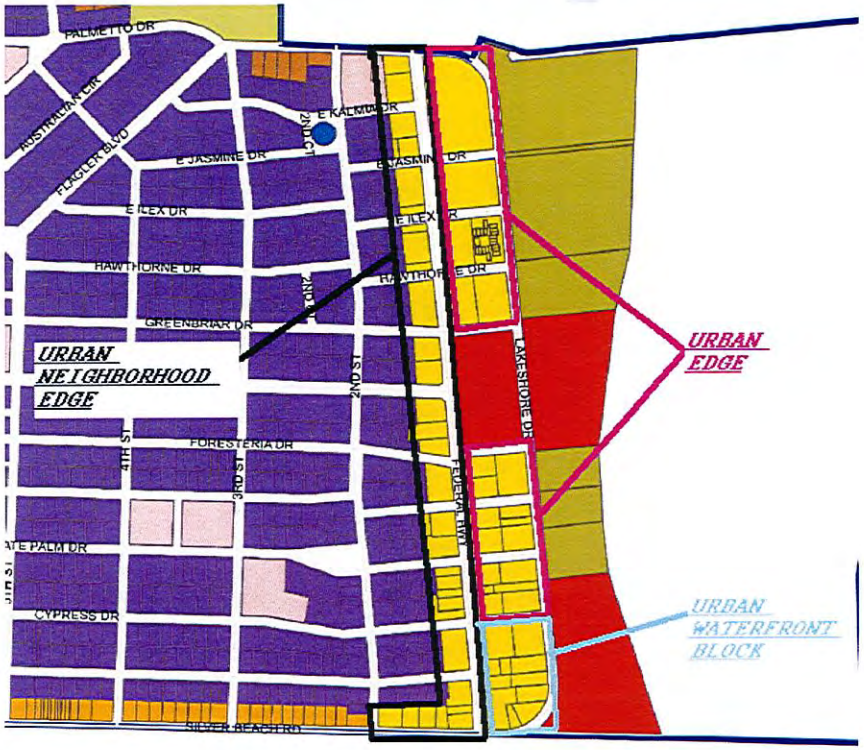
Town of Lake Park. Florida

"Jewel of the Palm Beaches"

December 9, 2015

Exhibit "B"

Your Project Team - Introductions



Nadia Di Tommaso,
Community Development Director

Scott Schultz, Town Planner

Jerry H. Bell, Alex A. David and
Camilo Lopez
Bell David Planning Group

Agenda

- Welcome/Introductions
- Review of Mixed-Use Initiative *(comments from last workshop)*
- Comprehensive Plan Considerations/Capacity Analysis
- Zoning District Guidelines/Land Development Regulations
- Unveiling of the Graphics/Illustrations
- Complete Streets/Streetscape Improvements
- Closing Remarks/Next Steps

Why Are We Here?

- This is a collaborative effort between the Town, YOU as stakeholders in the Town and the Consultants!
- We want YOUR thoughts and ideas! YOU are the driving force!
- These workshops will be part of the foundation for the plan for the MUZ District!

...LET'S CREATE A BUZZ FOR THE MUZ!

1) Comprehensive Plan

2) Zoning Code – Land Development Regulations – Complete Streets Initiative

= Expanded Development Opportunities

COMPREHENSIVE PLAN AMENDMENTS

Some Key Terms:

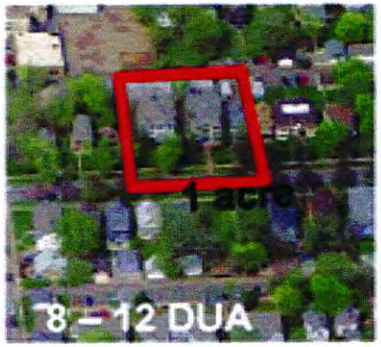
DU = Dwelling Unit

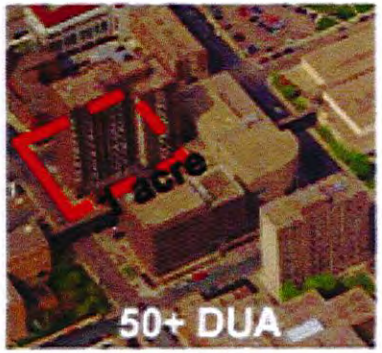
LOS = Level of Service

FAR = Floor Area Ratio

To provide an incentive for mixed-use projects, residential density and nonresidential FAR can be added together

RESIDENTIAL DENSITY - EXAMPLES

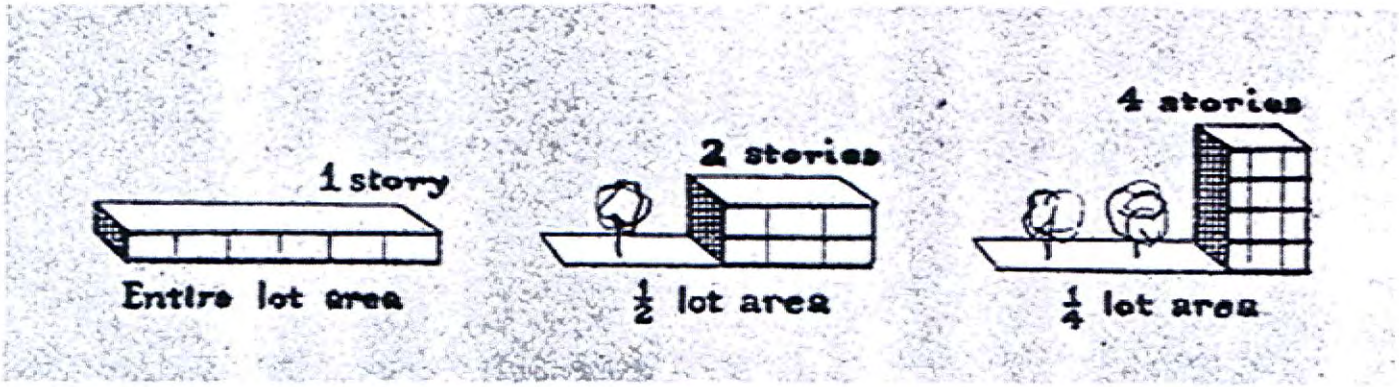




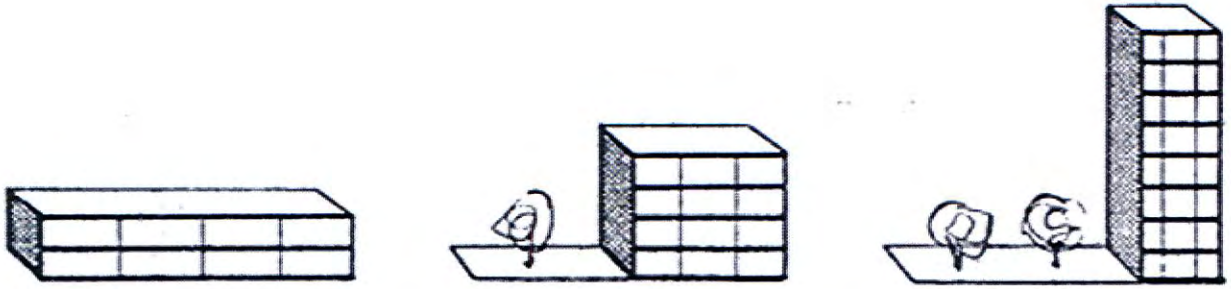
FLOOR AREA RATIO EXAMPLES

0.5

1.0



2.0



EXISTING RESIDENTIAL/COMMERCIAL LAND USE DESIGNATION FOR THE CORRIDOR:

→ 20 dwelling units (DU) per acre and
2.5 Floor Area Ratio (FAR)

PROPOSED FOR MUZ:

Urban Neighborhood Edge - 20 du's per acre and 2.5 FAR

Urban Edge - 30 du's per and 3.5 FAR

Urban Waterfront Block – 40 du's per acre and 6.0 FAR

Minor text amendments are necessary to ensure policy consistency

Capacity Analysis Based on Maximum Buildout Scenarios

- Roadway Level of Service – LOS A to LOS C; LOS D required
- Potable water - +300,000 gallons per day; 16.9 million gpd capacity
- Sanitary Sewer - +200,000 gpd; 7 million gpd capacity
- Solid Waste - +13,000 lbs/day, available capacity for next 20 yrs.
- Parks - +6.9 acres required, +4 acres capacity, 2 additional acres req.
- Schools - +350 students; 8,000+ capacity

Comprehensive Plan Consistency

Proposed MIXED-USE (Commercial/Residential) development would further the following policies, goals and objectives in the Comprehensive Plan:

Town Goal Statement, "fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas..."

Land Use Objective 7 "The Town recognizes the benefit of unified architecture and design standards..."

Land Use Policy 7.1 "The Town shall continue to elicit community participation in the development of community design standards for specific neighborhoods and areas..."

Consistency (continued)

Land Use Objective 9, "Within the Residential and Commercial land use the Town shall implement a Mixed Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area..."

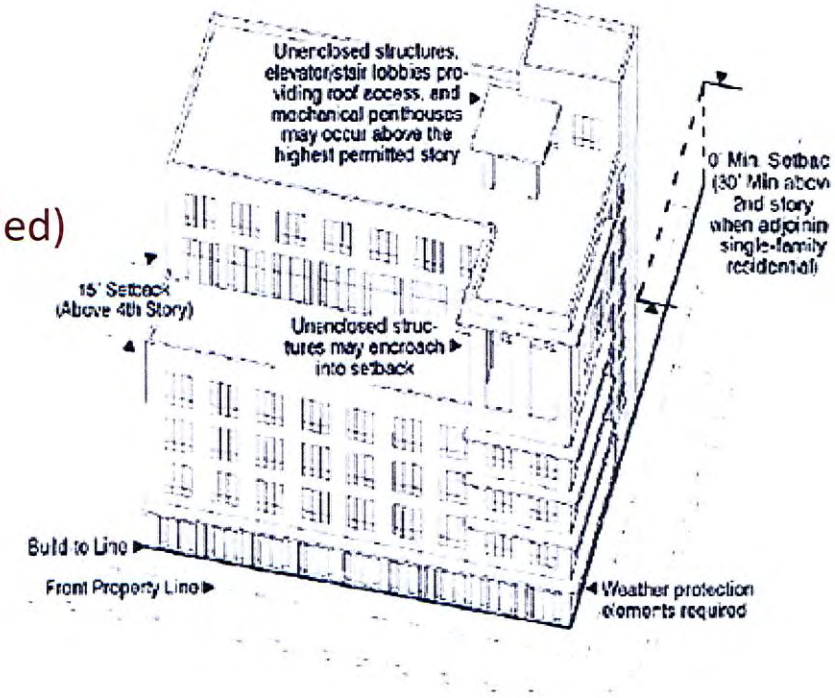
Land Use Policy 9.6 "...Buildings are encouraged to be located close to the sidewalk ...Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage..."

THEORY OVERVIEW

(graphical illustrations to follow)

Zoning / Land Development Regulations

(1) Purpose and Applicability
(2) Definitions (focus on Sub-Districts)
(3) Zoning Uses
(4) Setbacks
(5) Building Placement (varies – examples provided)
(6) General Requirements
(7) Open Spaces & Recreation Areas
(8) Landscaping
(9) Parking
(10) Lighting
(11) Walls, Fences, and Hedges
(12) Additional Architectural Considerations
(13) Signage



GRAPHICS / ILLUSTRATIONS

Lake Park Mixed-Use Overlay District +

Bird's eye existing conditions

Lake Park Mixed-Use Overlay District +

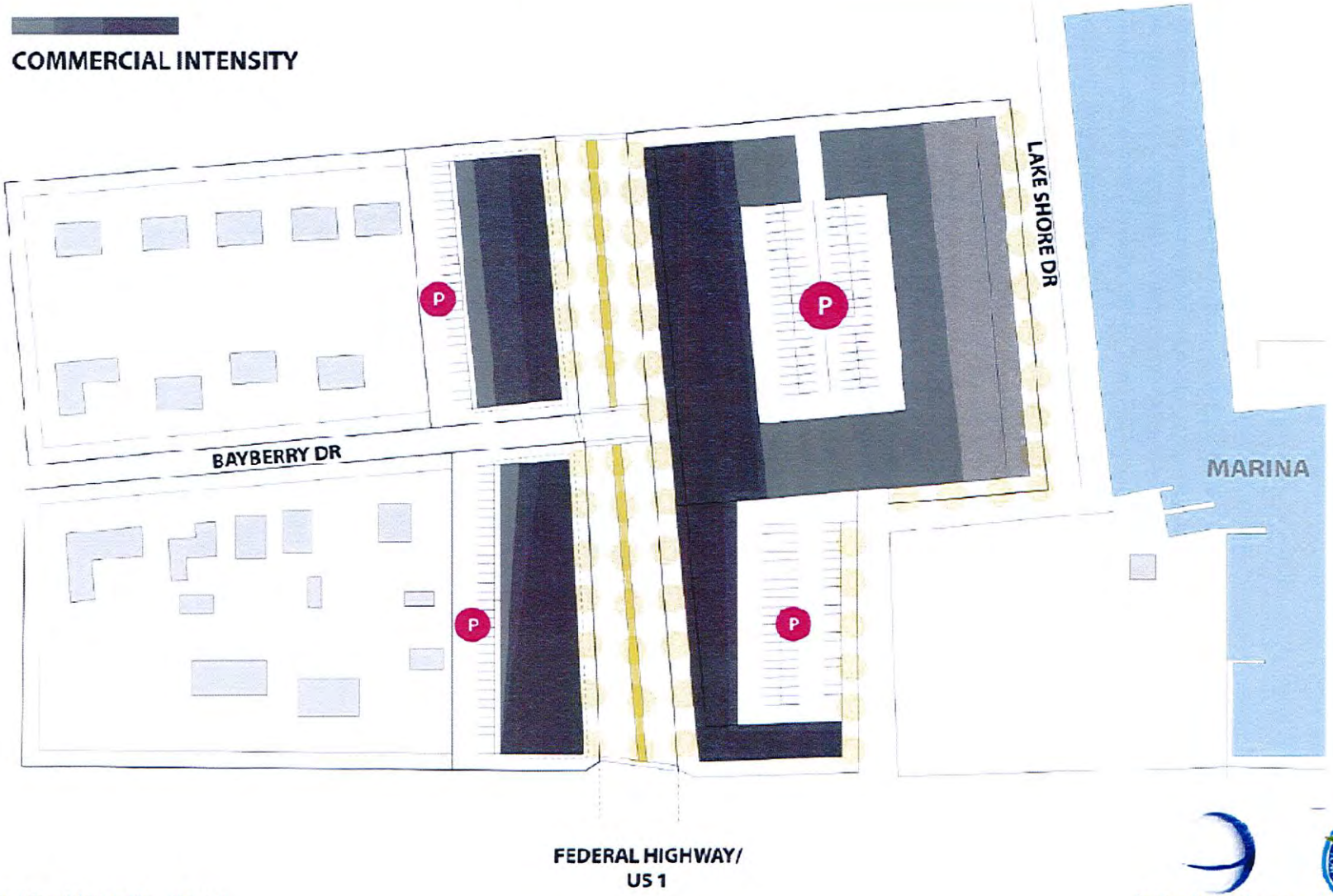
Master Plan - Vision

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Typical Lot Configuration +

Strong Edges + Internalized Parking

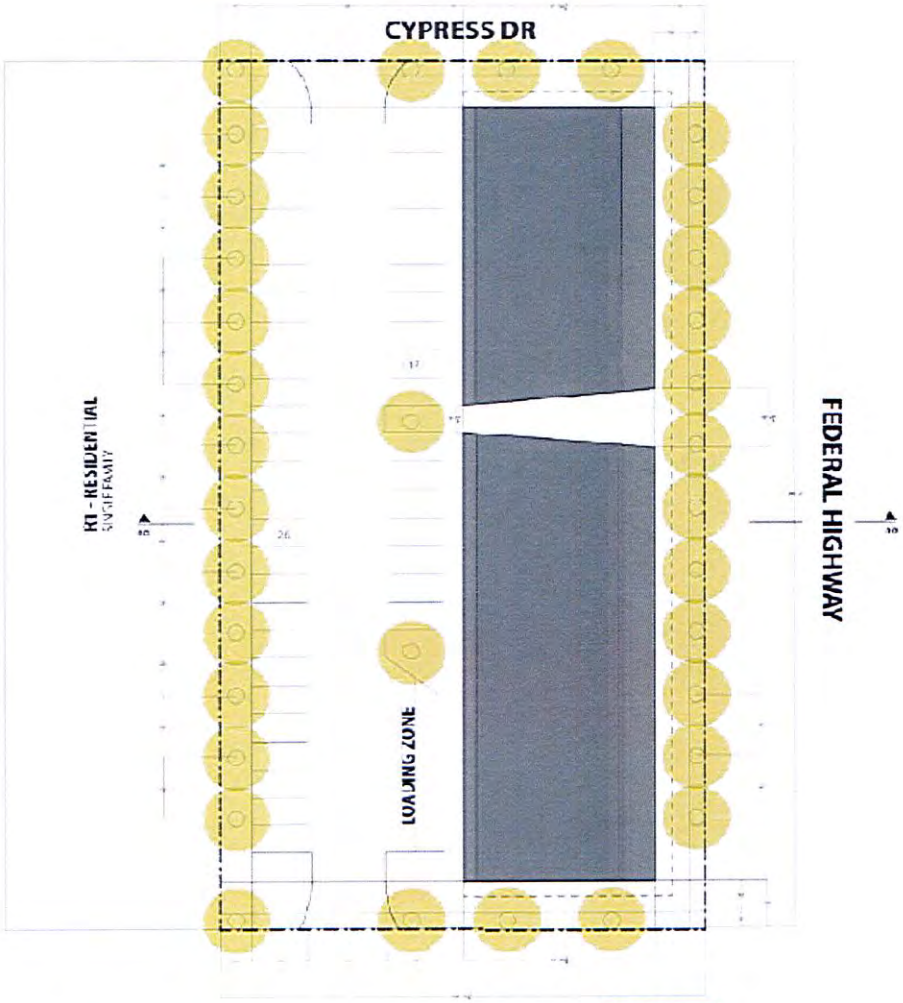


Source: Bell David Planning Group

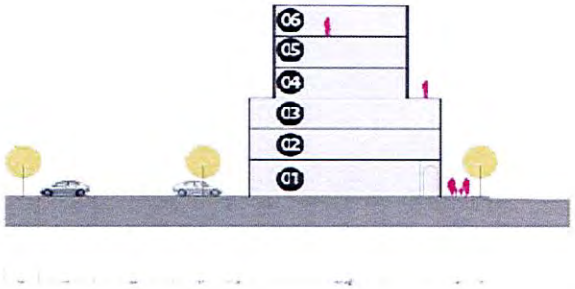
BELL DAVID PLANNING GROUP INC.

Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



Plan View



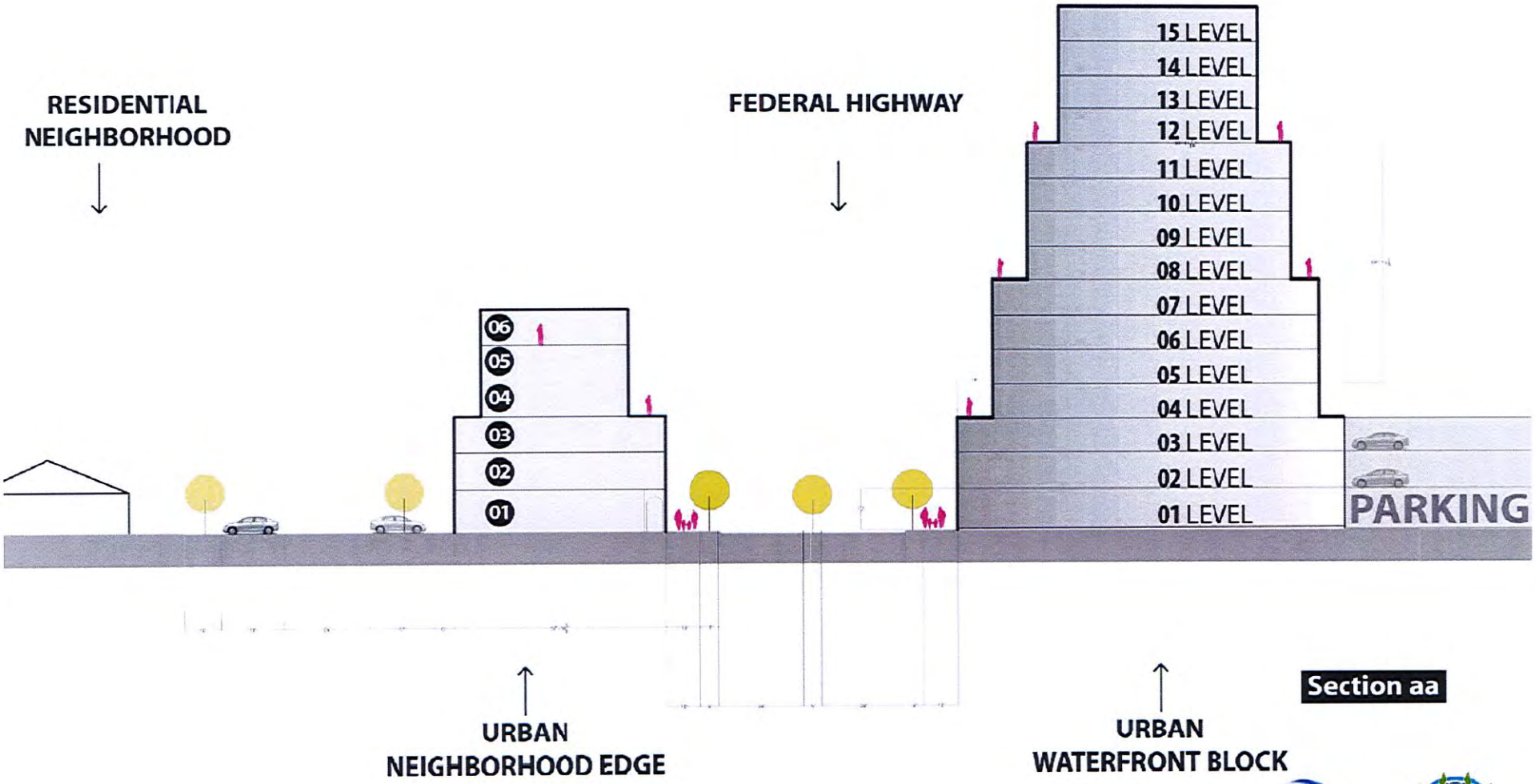
Section aa

Source: Bell David Planning Group

BEL DAVIC PLANNING GROUP INC

Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Neighborhood Edge Sample Lot +

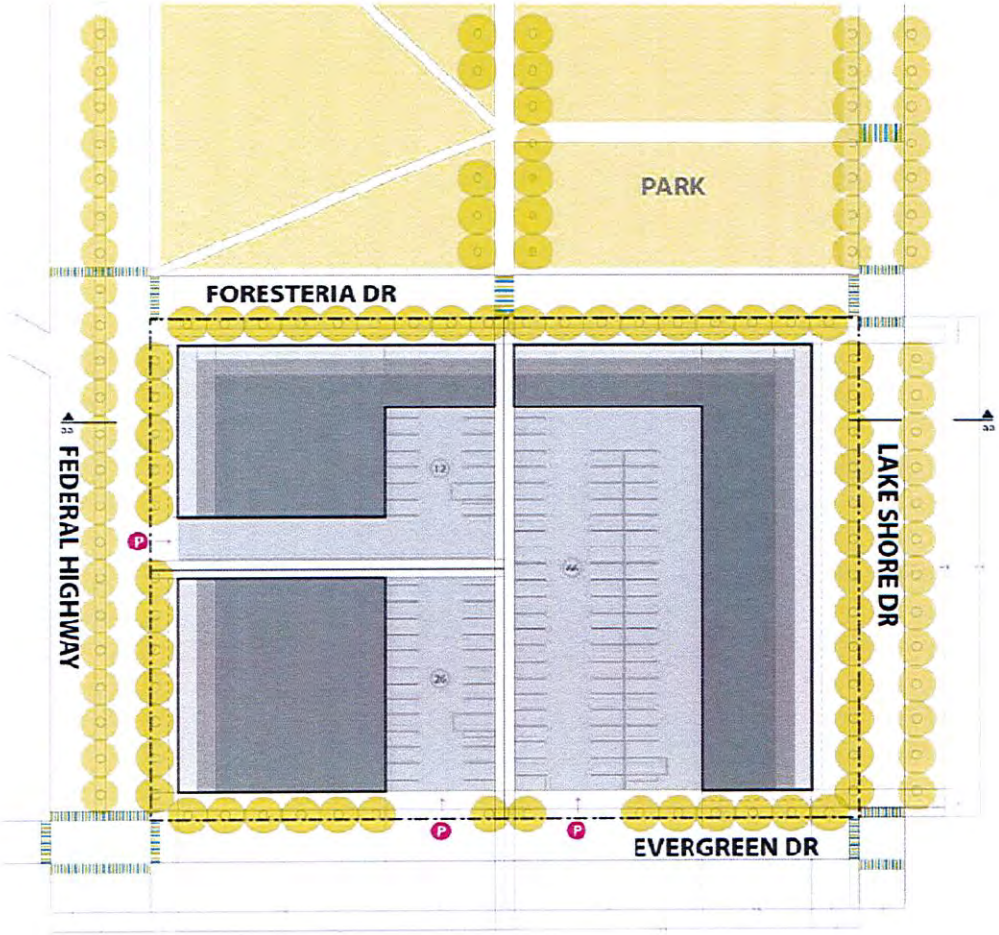
SW corner of Cypress Drive/Federal Highway

Source: Bell David Planning Group

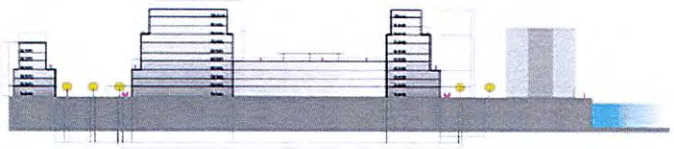
BEL. DAVID PLANNING GROUP, INC.

Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



Plan View



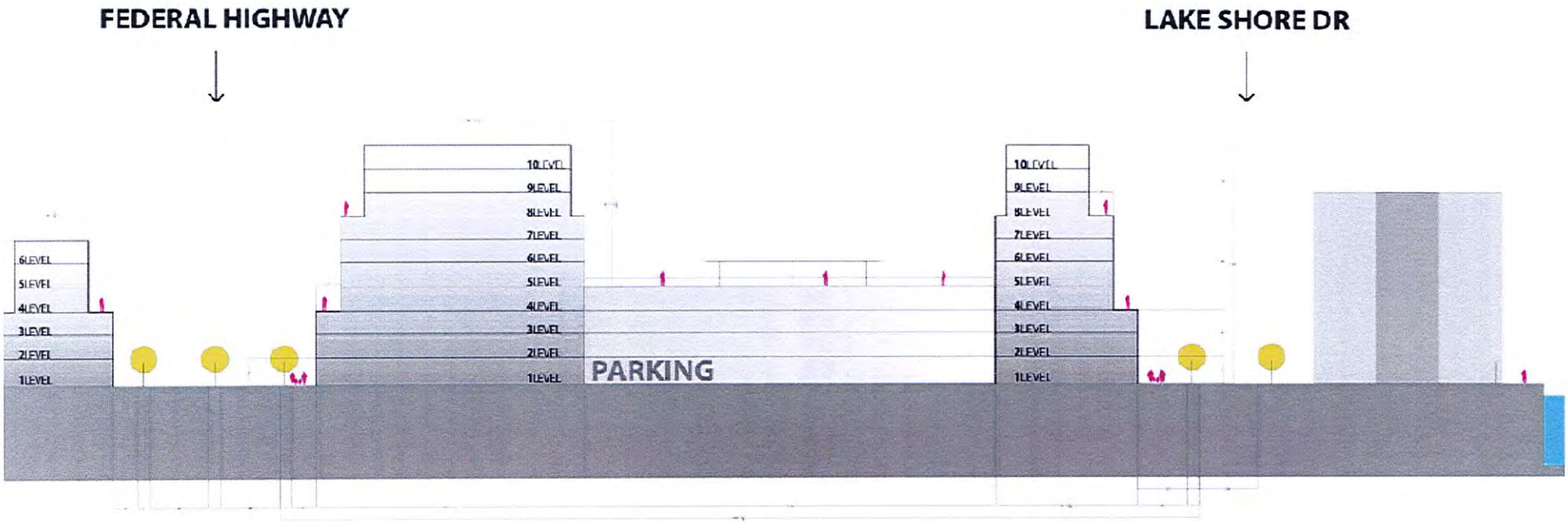
Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



Section aa

URBAN EDGE

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Edge Sample Lot +

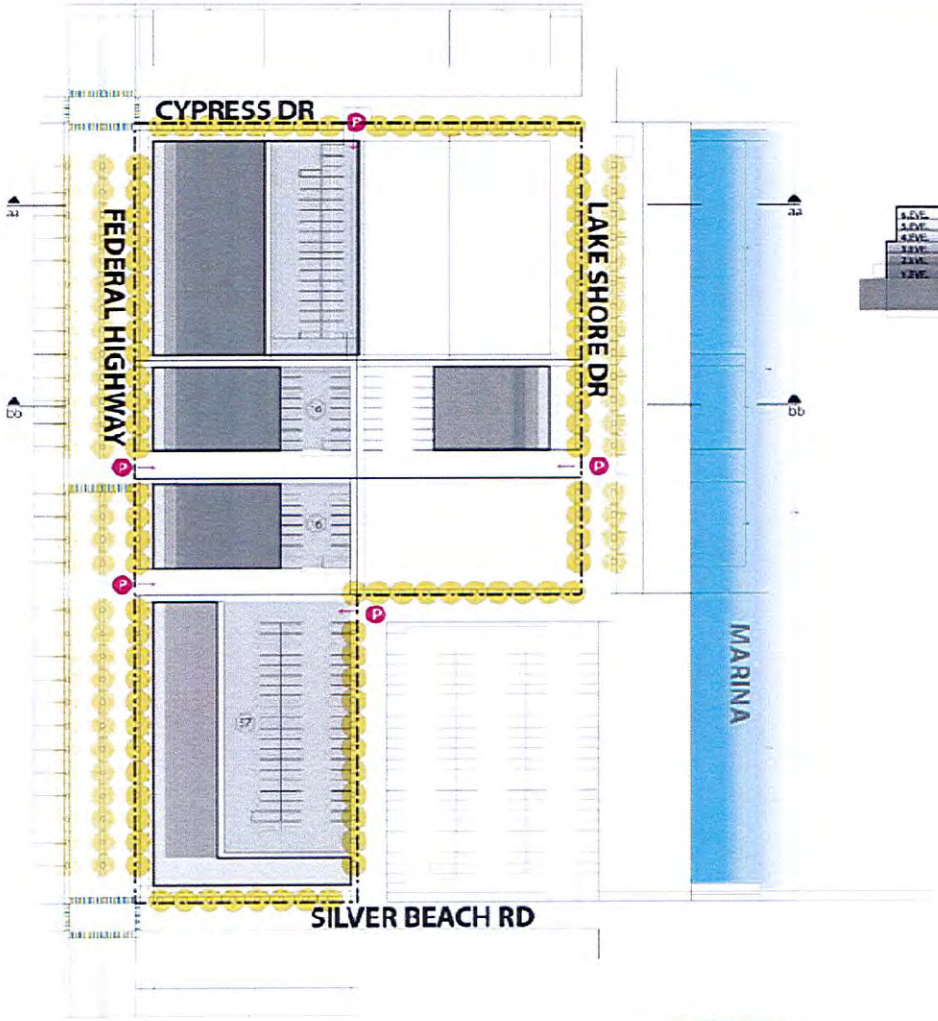
SE corner of Foresteria Drive/Federal Highway

Source: Bell David Planning Group

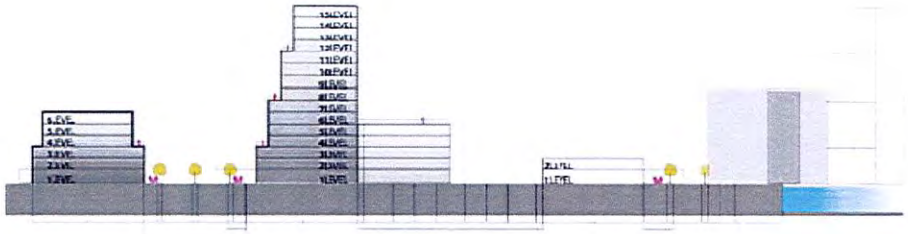
BELL DAVID PLANNING GROUP, INC.

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Plan View



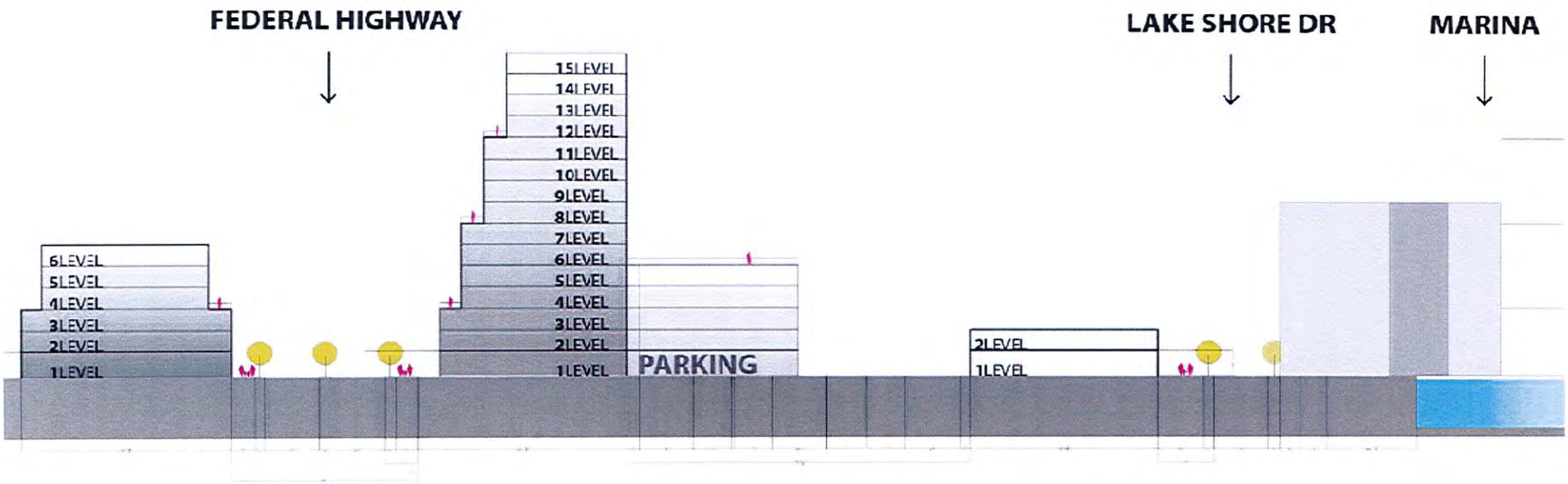
Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Section aa

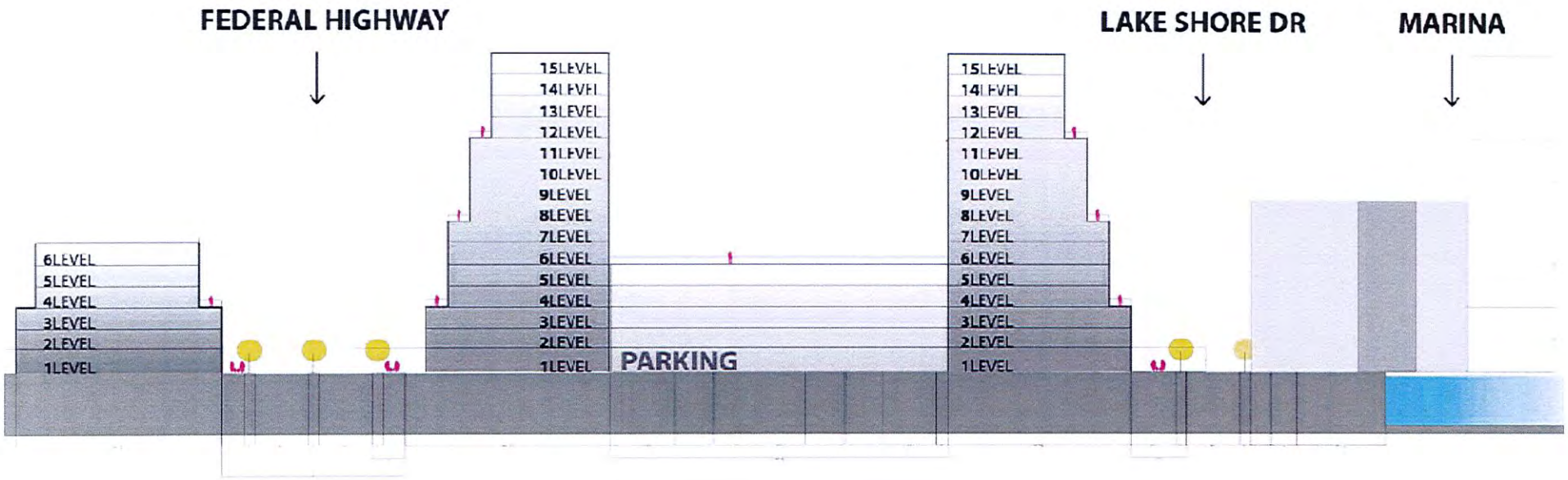
URBAN WATERFRONT BLOCK

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Section bb

URBAN
WATERFRONT BLOCK

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

Urban Waterfront Block Sample Lot +

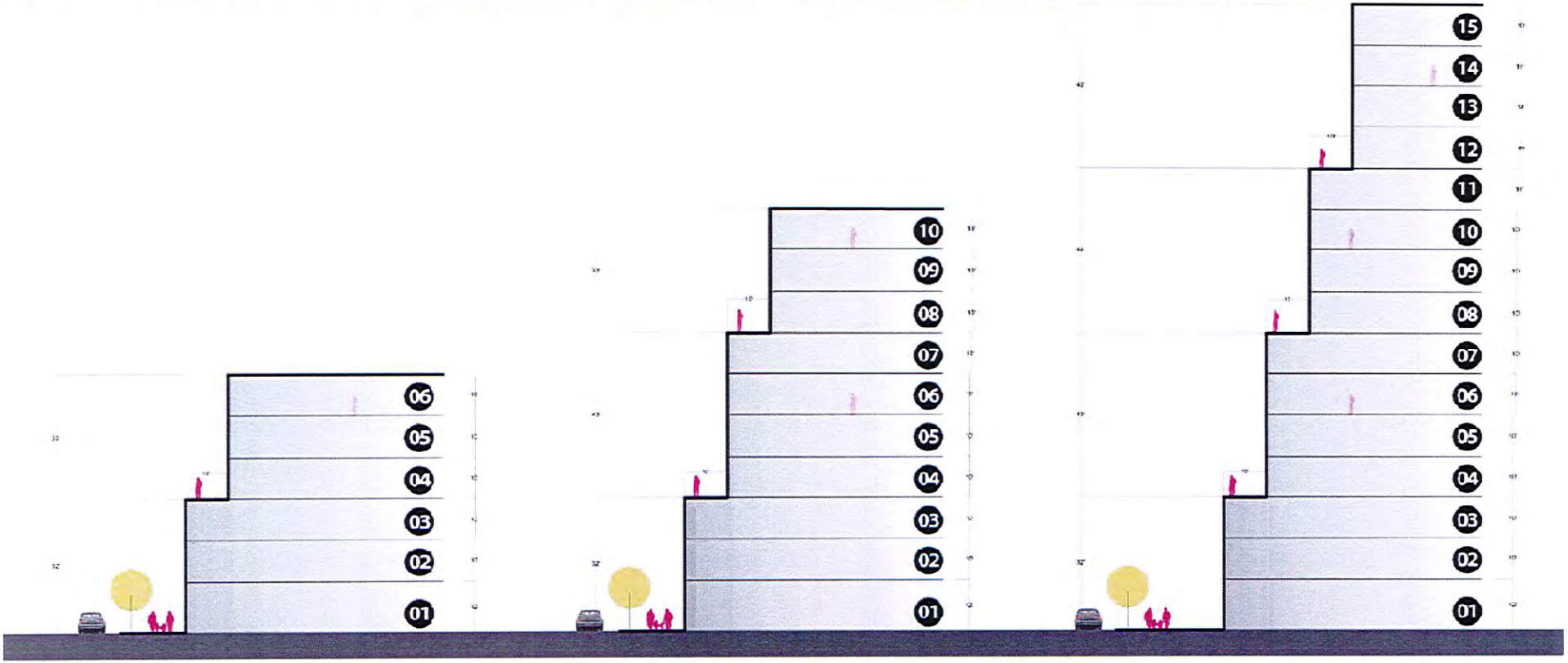
Federal Highway with 138 Lake Shore Drive

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC

Lake Park Mixed-Use Overlay District Lot Configurations +

Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block



6 Stories
20 du's per acre

10 Stories
40 du's per acre

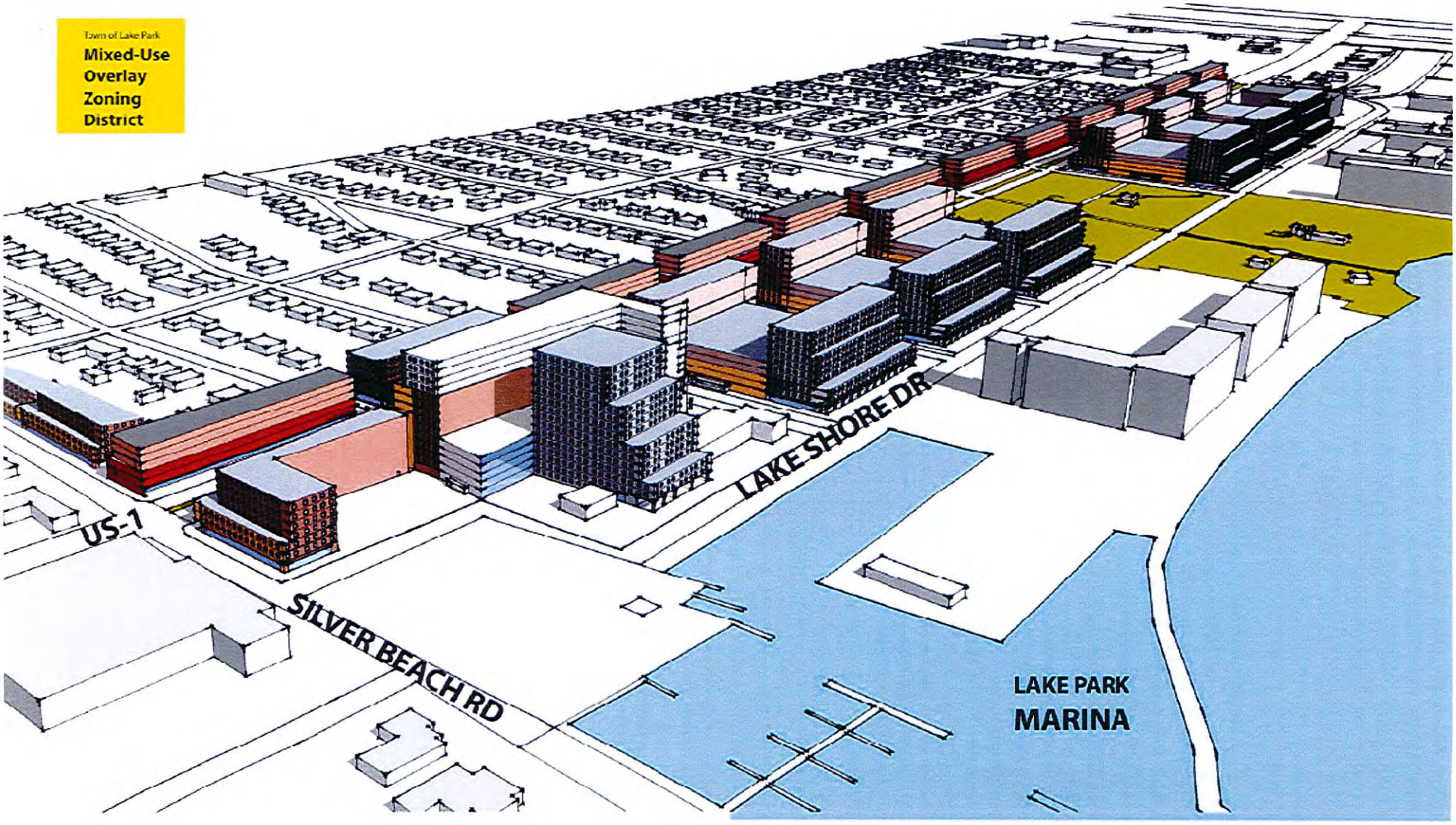
15 Stories
60 du's per acre

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC

BIRD'S EYE +

Urban Neighborhood Egde, Urban Edge, and Urban Waterfront Block



Source: Bell David Planning Group

Street View +

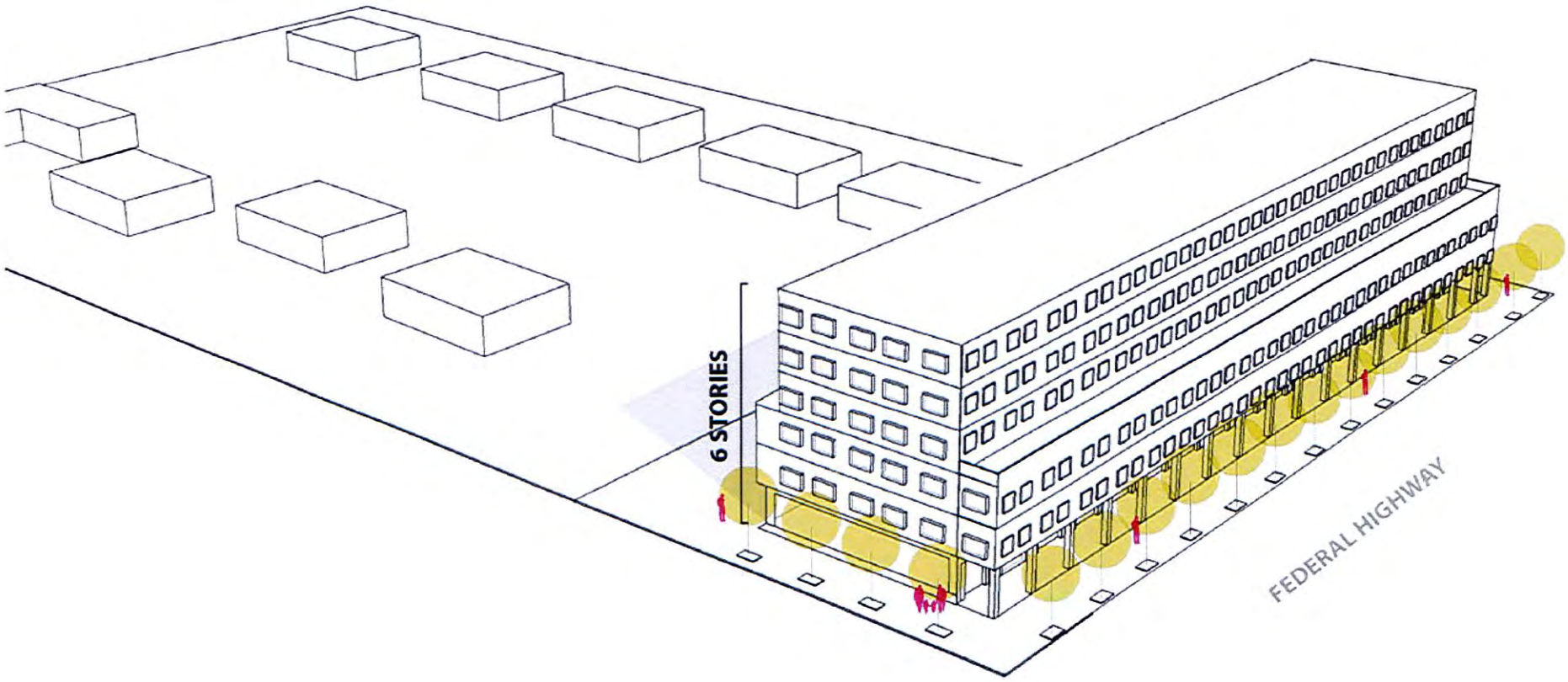
Urban Neighborhood Edge, and Urban Edge

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.

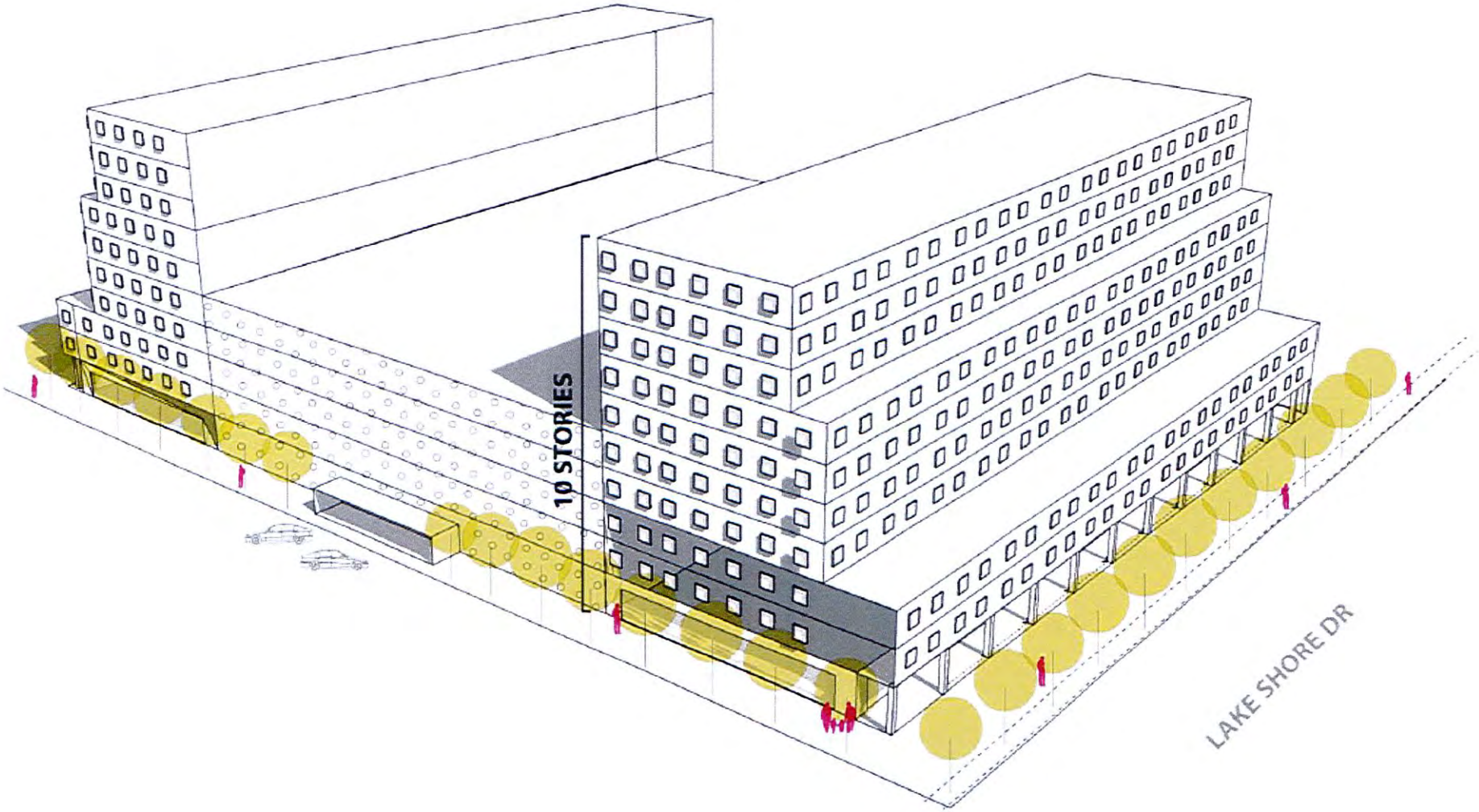
Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN NEIGHBORHOOD EDGE



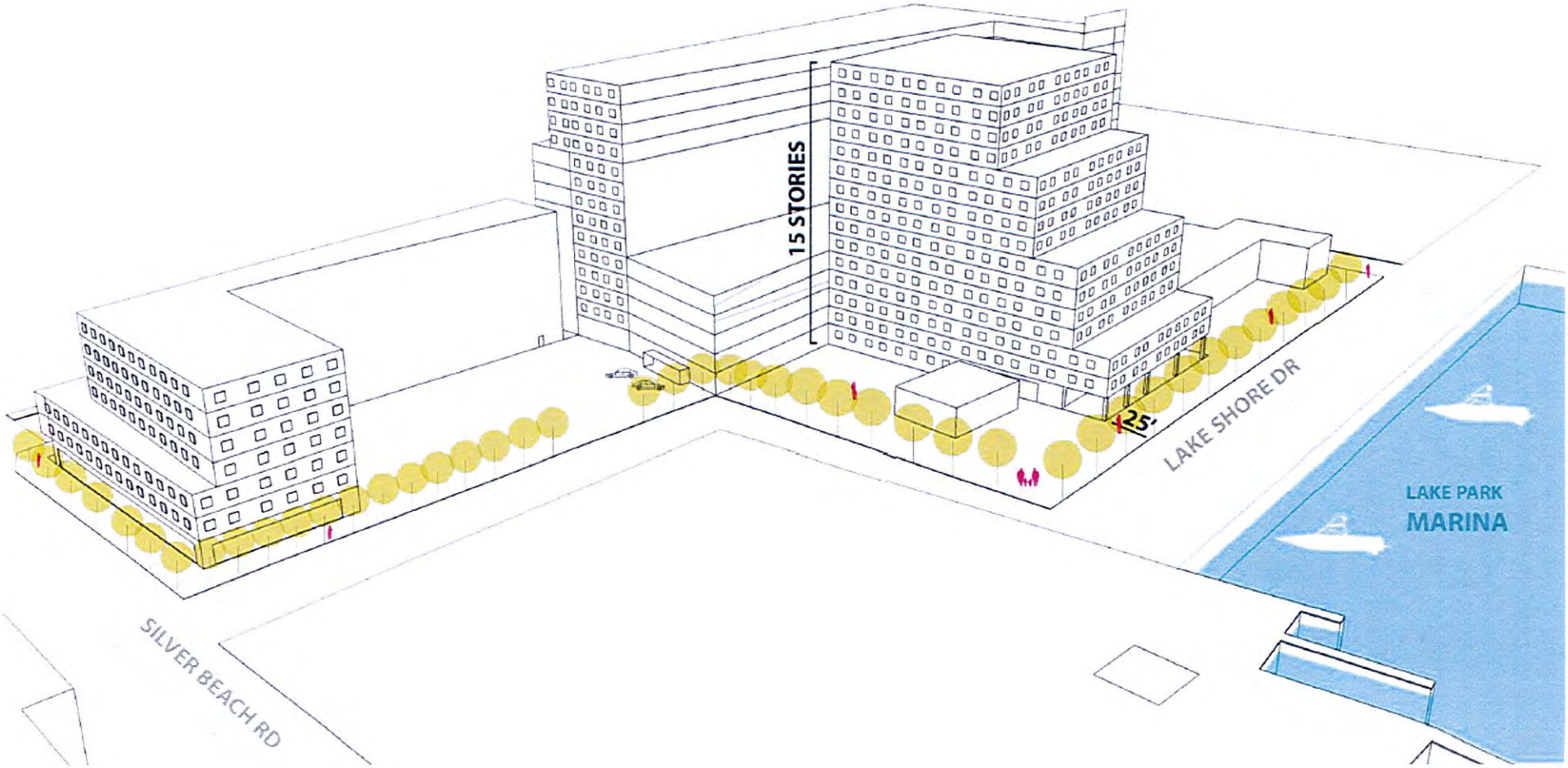
Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN EDGE



Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN WATERFRONT BLOCK

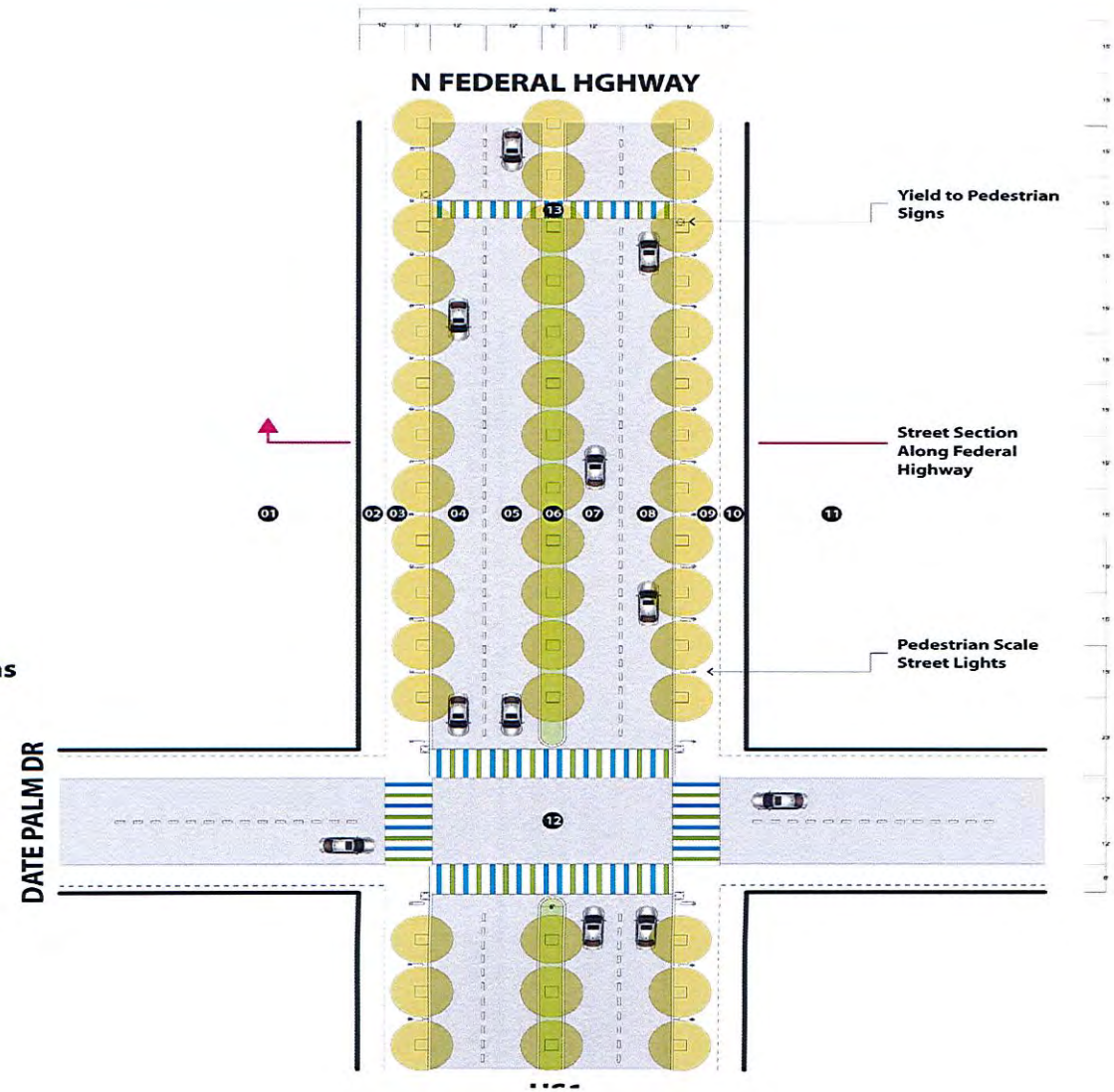


Components of A Complete Street

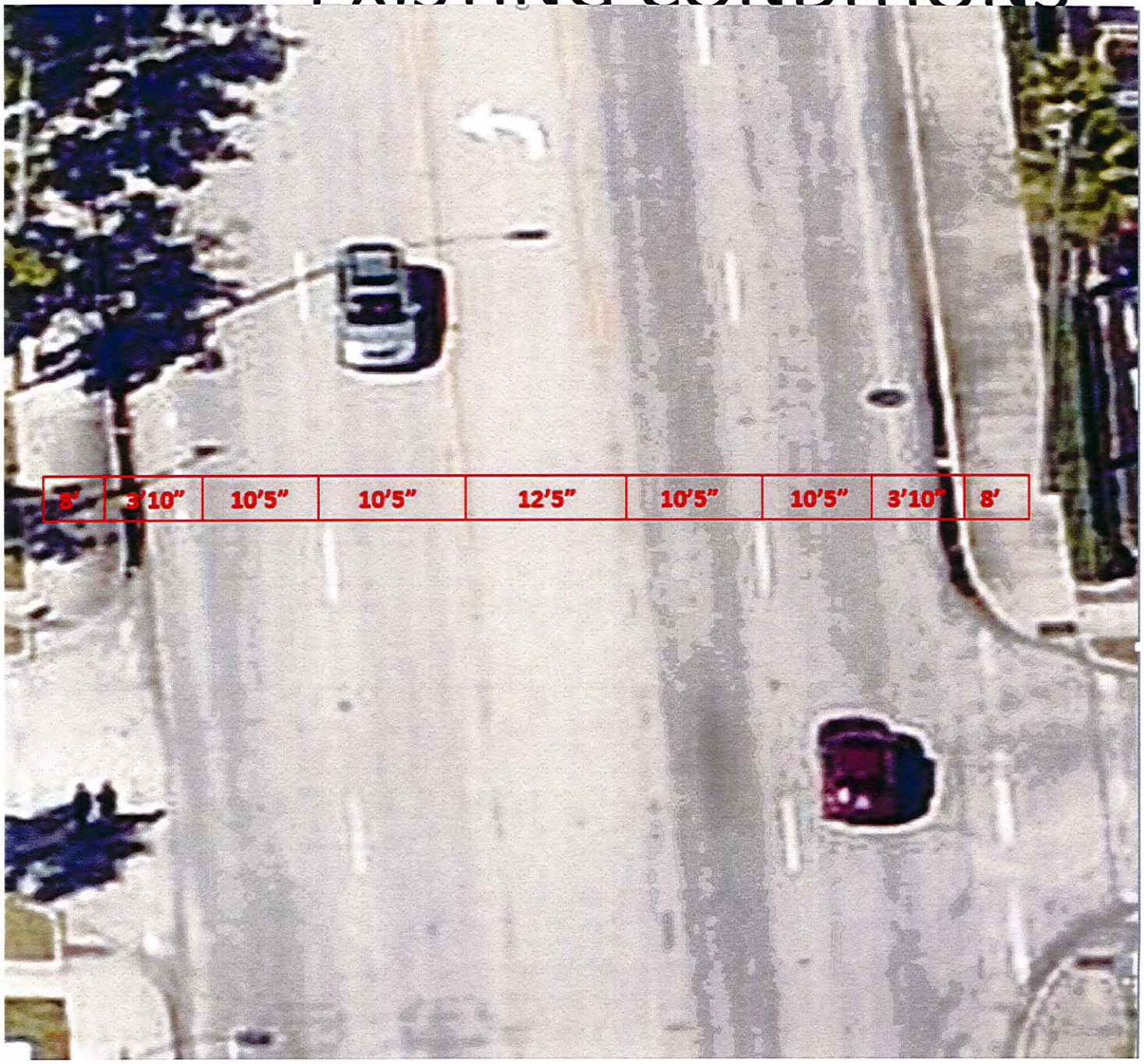
- Sidewalks
- Landscape Buffers
- Travel Lanes
- Center Green Median
- Improved crosswalks
- Mid-point crosswalks
- Pedestrian scale lighting

Federal Highway: Concept

- 01 West side building
- 02 Outdoor space/Sidewalk
- 03 Landscape Buffer
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Landscape Buffer
- 10 Outdoor space/Sidewalk
- 11 East side building
- 12 Improve crosswalks at intersections
- 13 Mid-point crosswalks

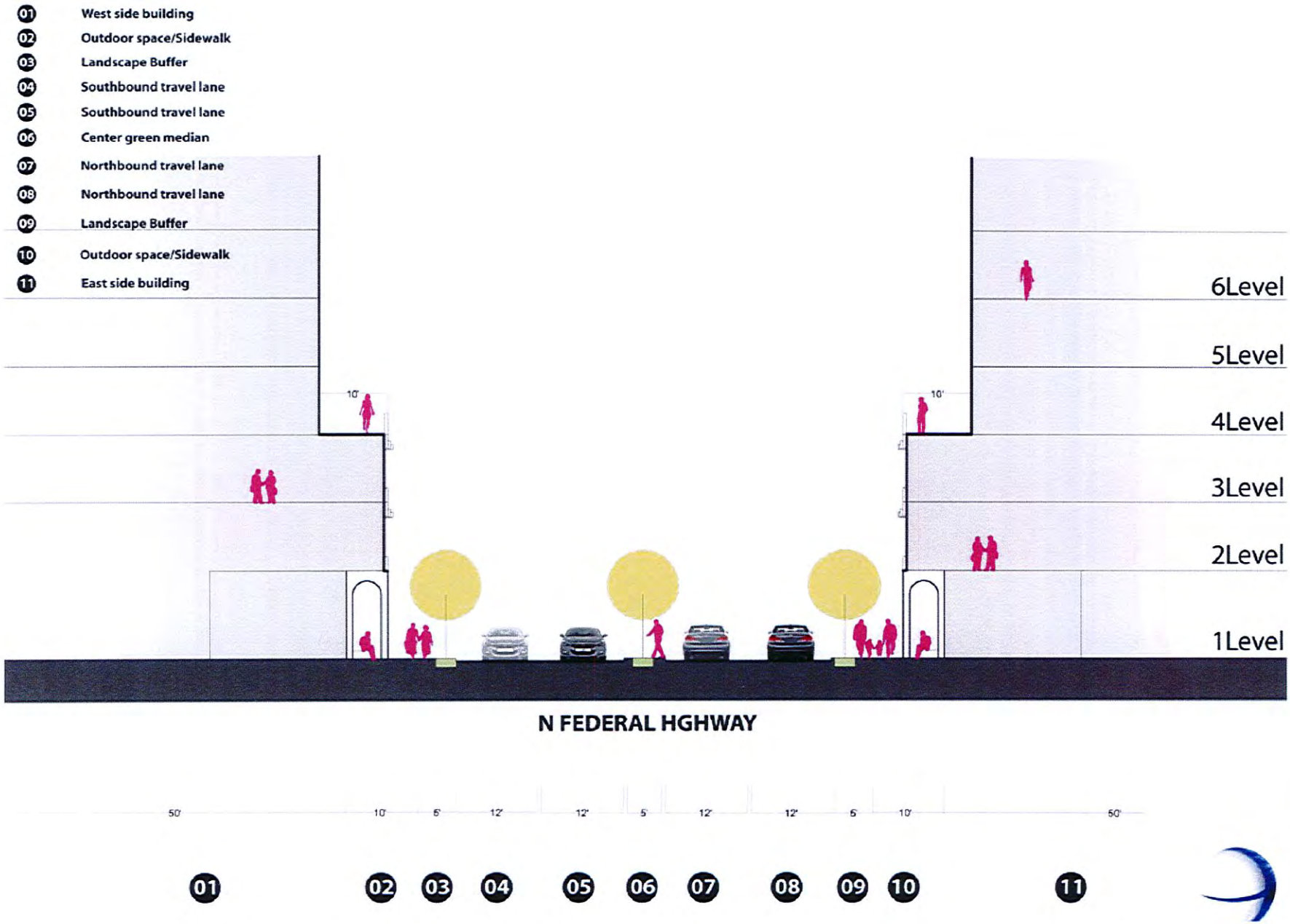


EXISTING CONDITIONS



Complete Streets Initiative +

Federal Highway



Landscaping

- Northlake Blvd. Beautification sets precedence:
  - Sylvester Palm
  - Dahoon Holly
  - Crotons
  - Adondia Palms
  - Dwarf Magnolia
  - Cocoplum shrub

Costs & Funding Sources

- Estimated Cost:
  $3.8 Million
  With 25% contingency reserve

Sources of Funding:

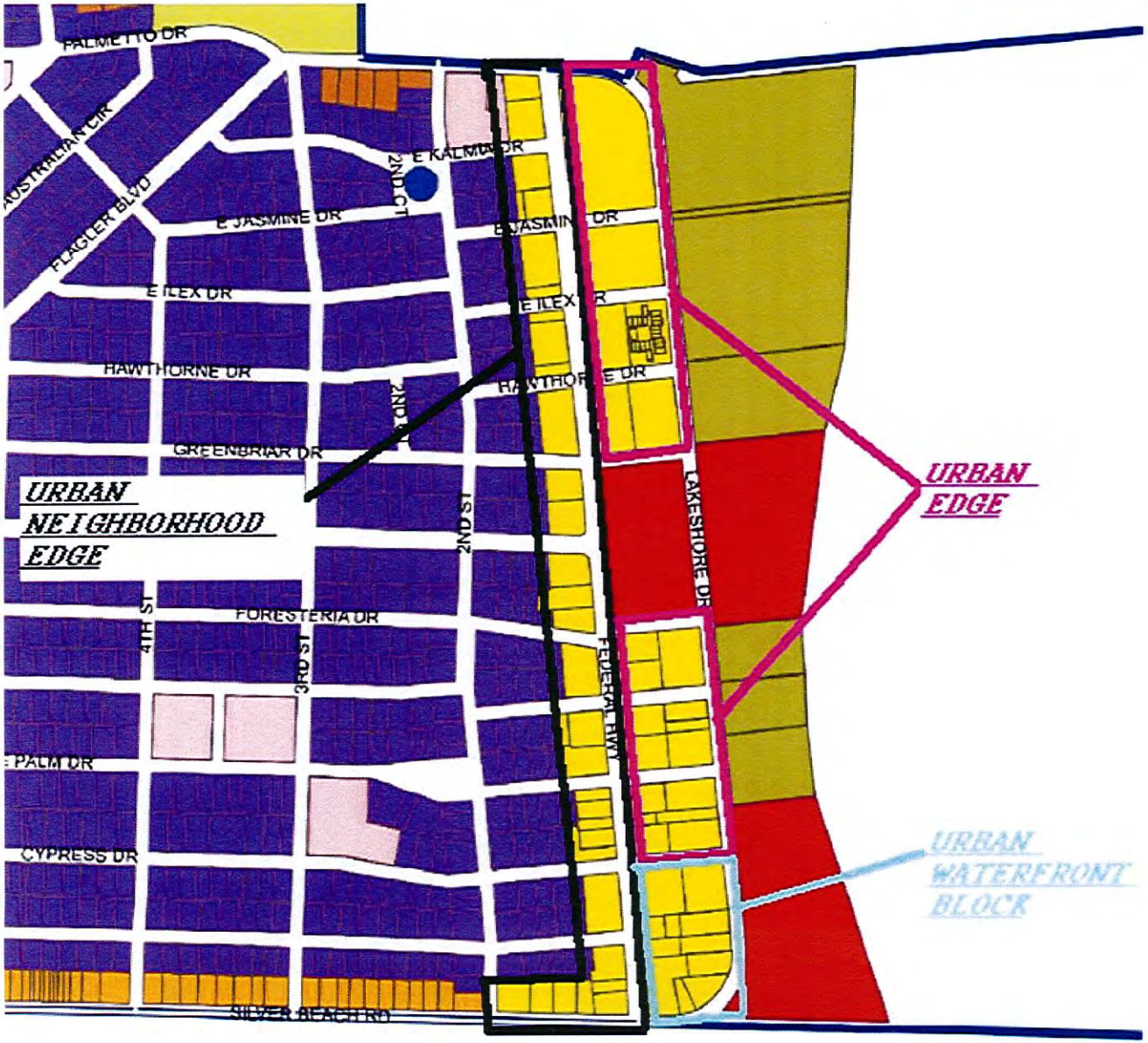
- **Local, State, Federal**
  - **Local-** allocated through state and federal programs to Palm Beach Metropolitan Planning organization:
    - PB MPO - Local Initiatives (LI) Program
    - PB MPO- Transportation Alternatives (TA) Program
  - **State and Federal**
    - Programs to be utilized for specific projects (e.g. bike/pedestrian, traffic safety programs)

Closing Remarks – Next Steps

THANK YOU!

Lake Park Mixed-Use Overlay District +

Proposed Sub-Districts



Proposed
Mixed-Use
Overlay District

Exhibit "C"

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

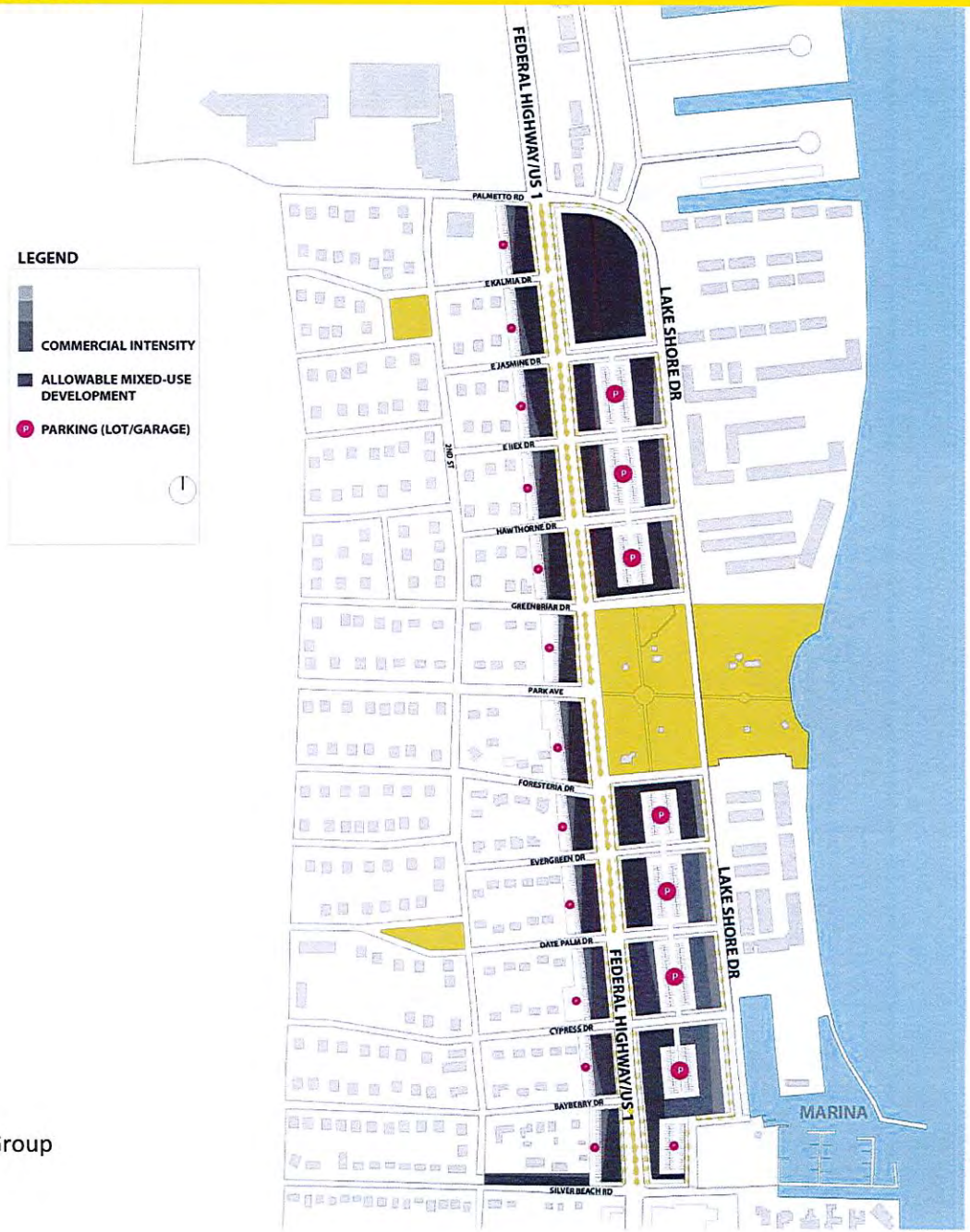
Lake Park Mixed-Use Overlay District +

Bird's eye existing conditions

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Lake Park Mixed-Use Overlay District +

Master Plan - Vision

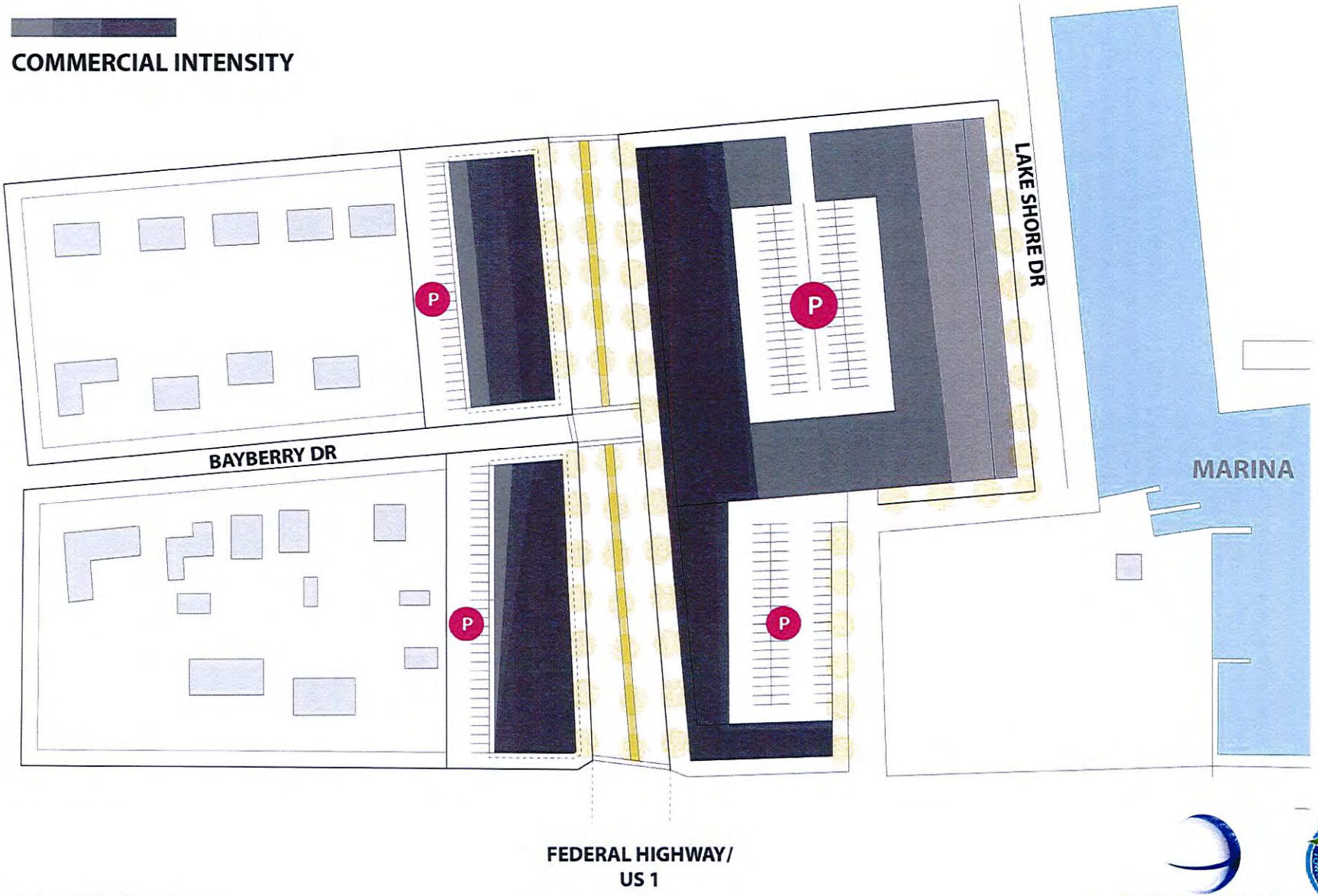


Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Typical Lot Configuration +

Strong Edges + Internalized Parking

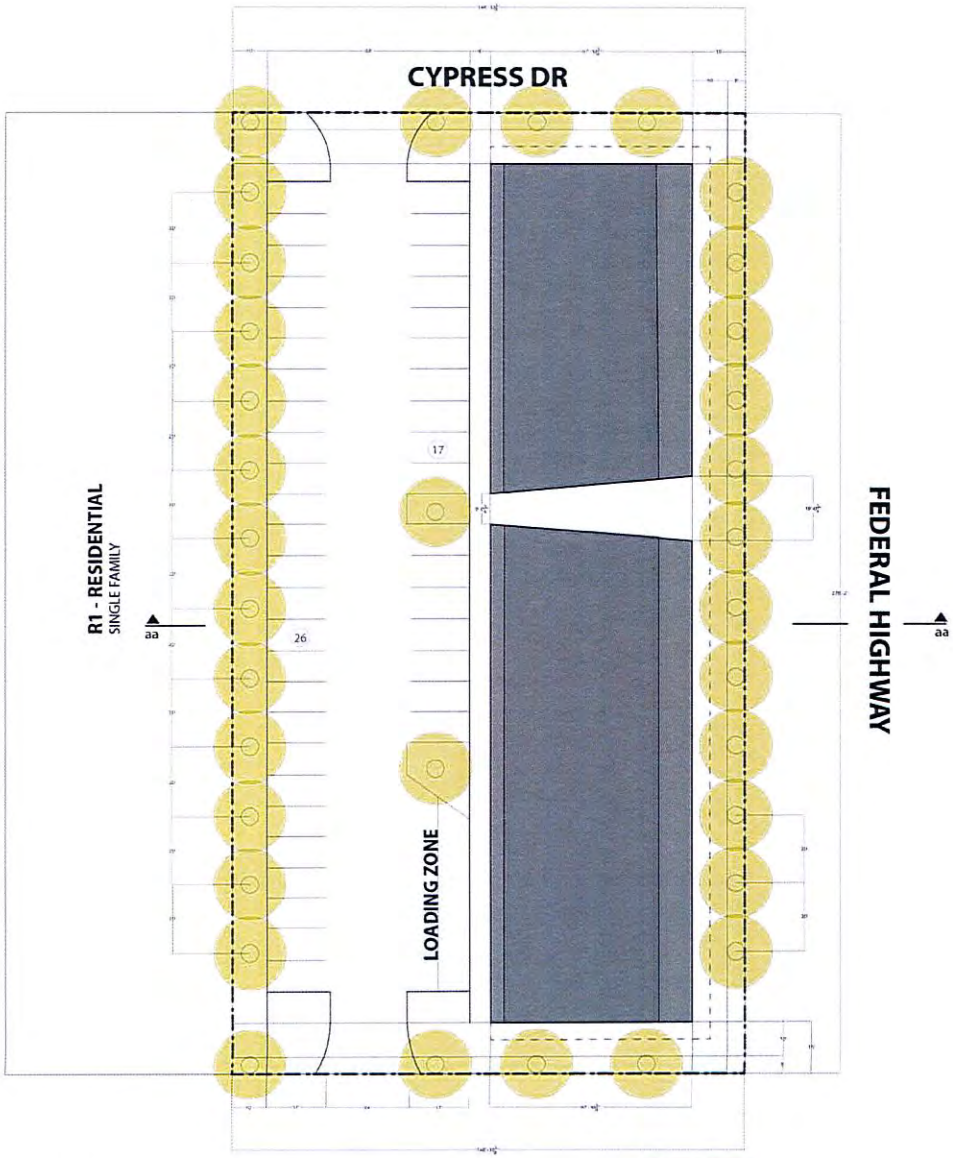


Source: Bell David Planning Group

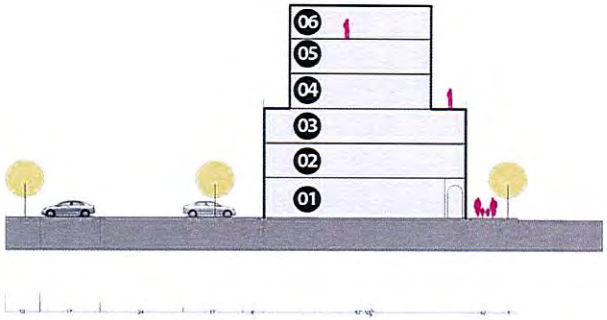
BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



Plan View



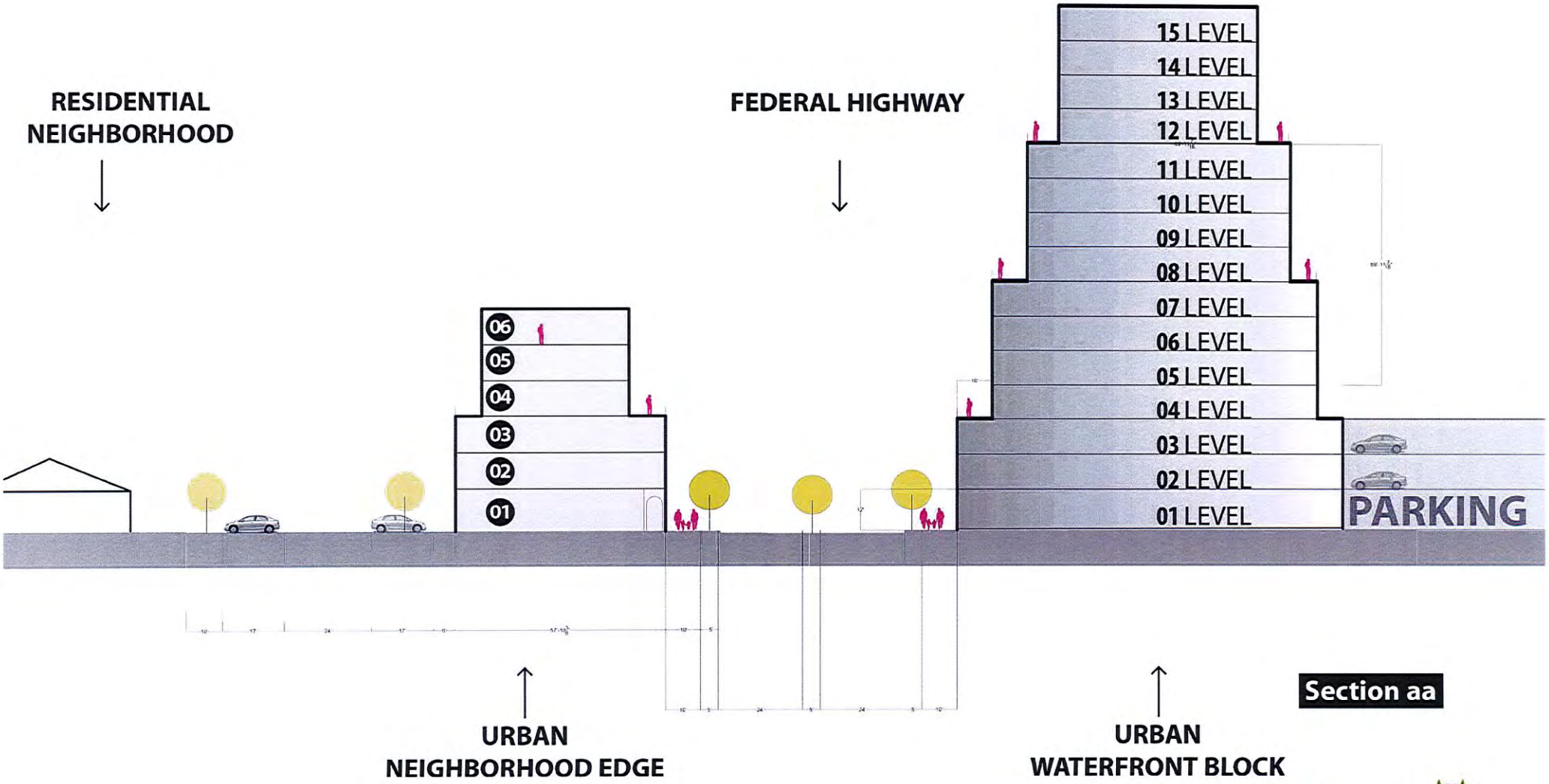
Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Neighborhood Edge Sample Lot +

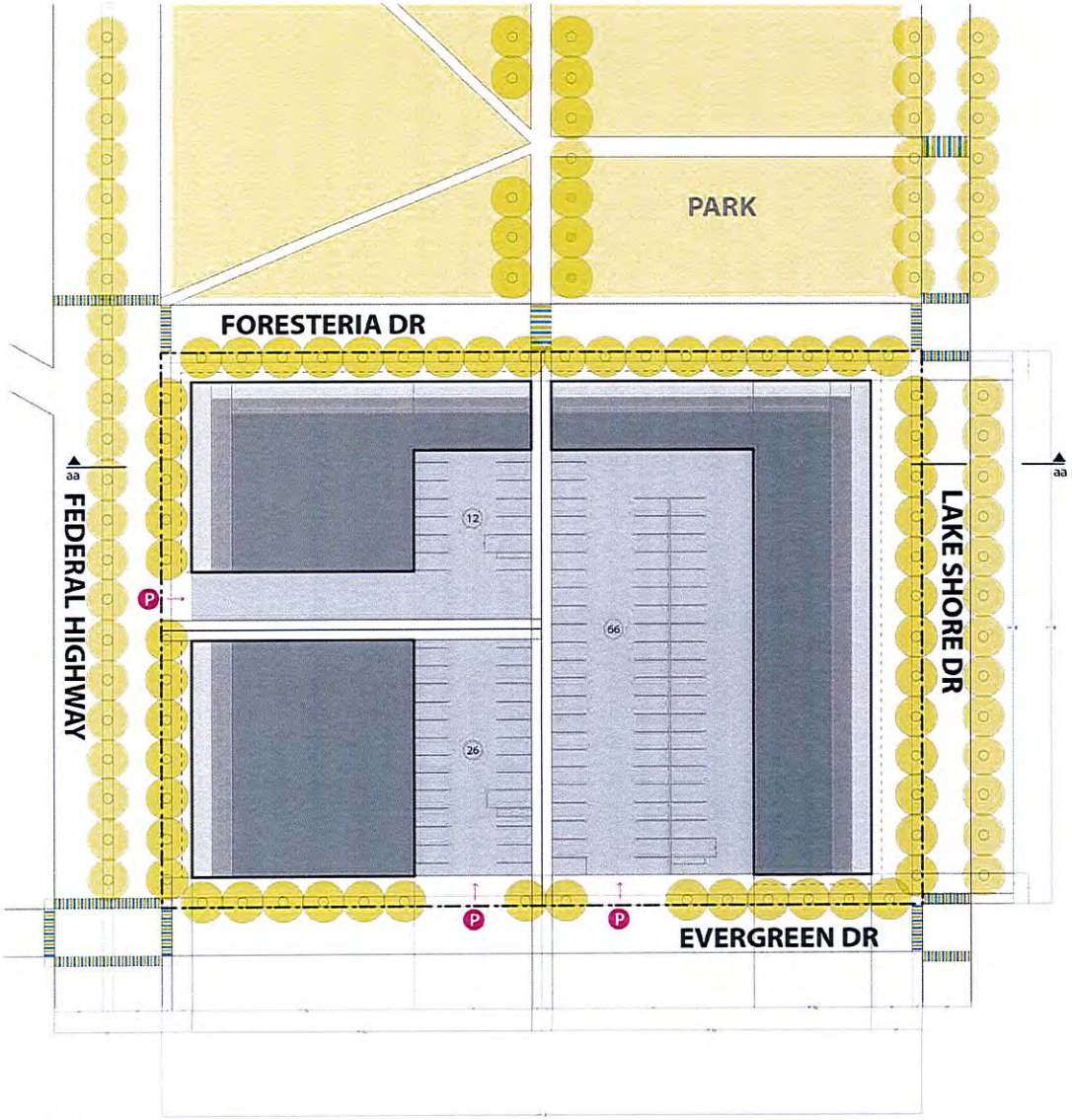
SW corner of Cypress Drive/Federal Highway

Source: Bell David Planning Group

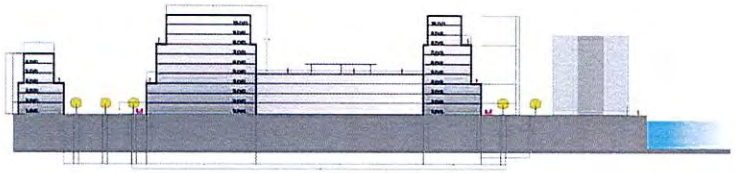
BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



Plan View



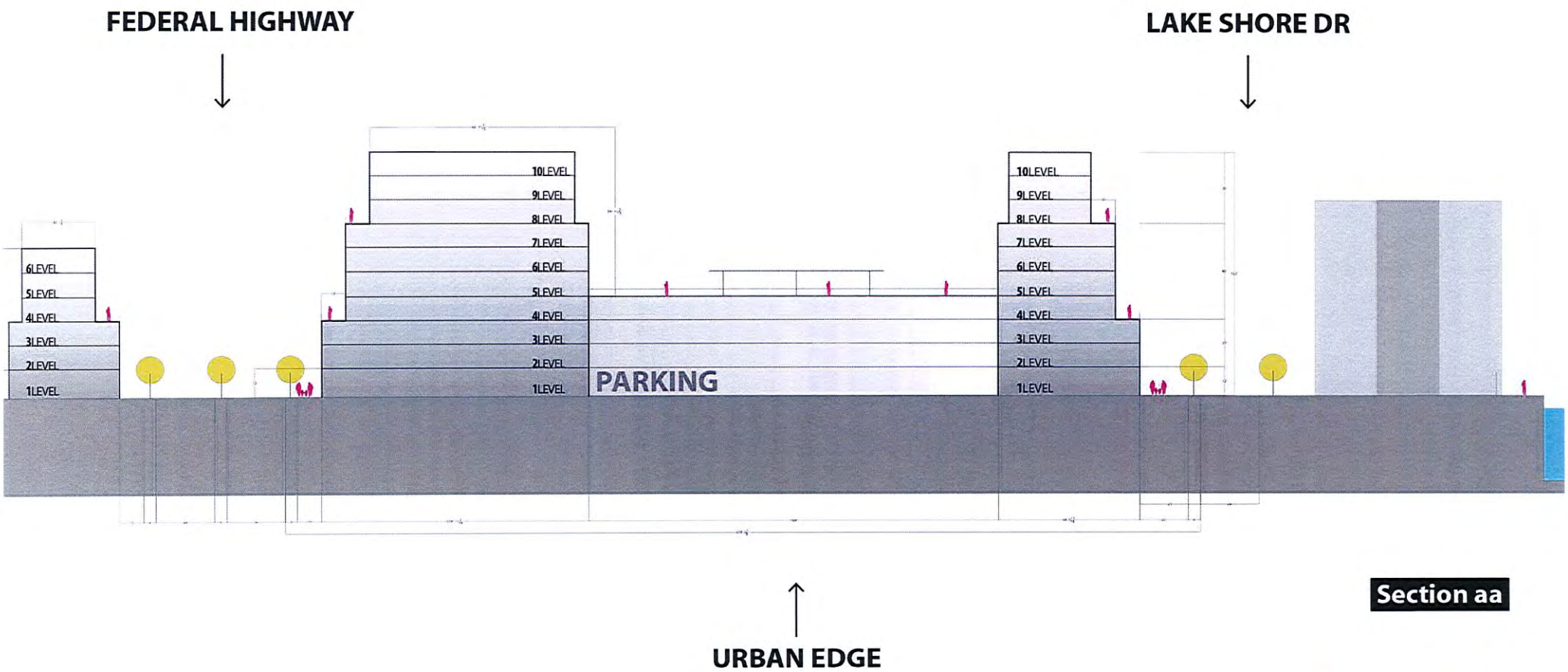
Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Edge Sample Lot +

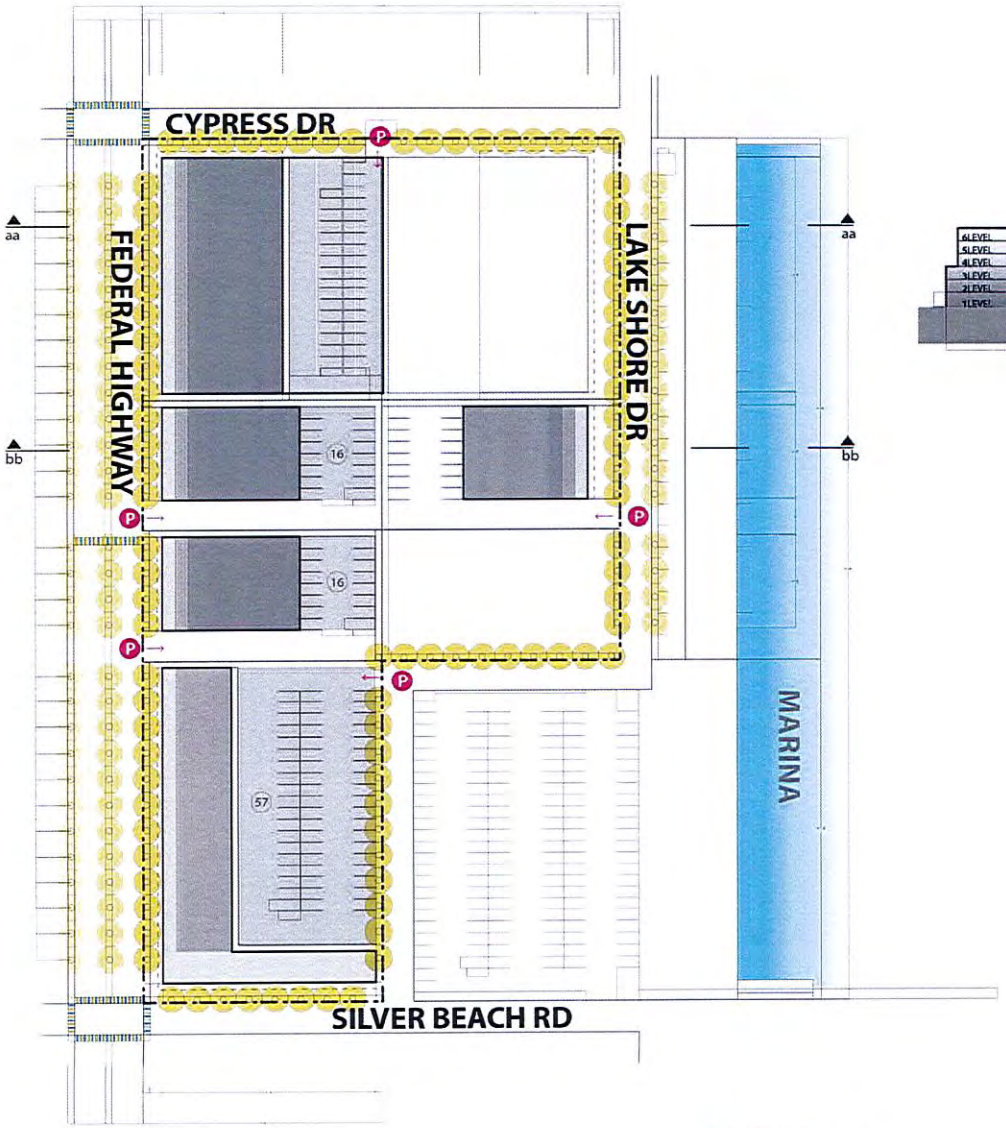
SE corner of Foresteria Drive/Federal Highway

Source: Bell David Planning Group

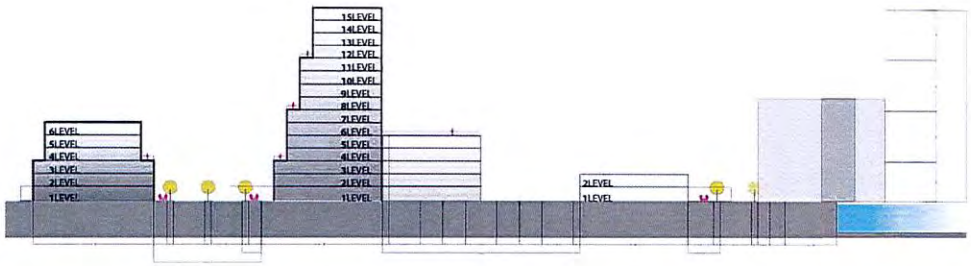
BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Plan View



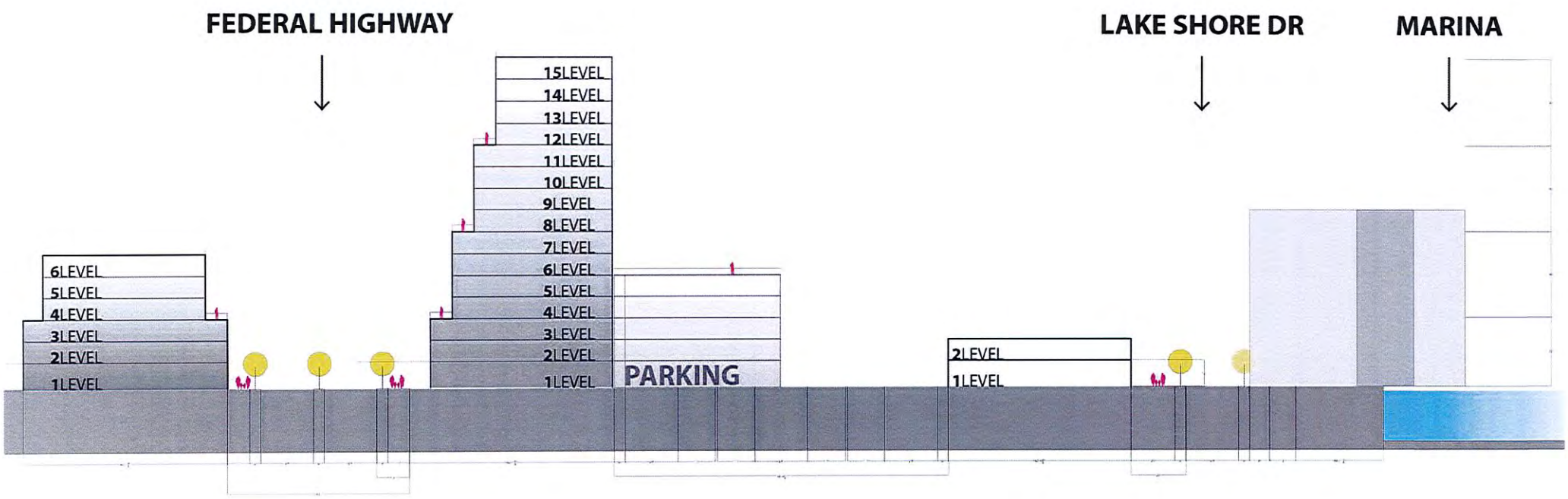
Section aa

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Section aa

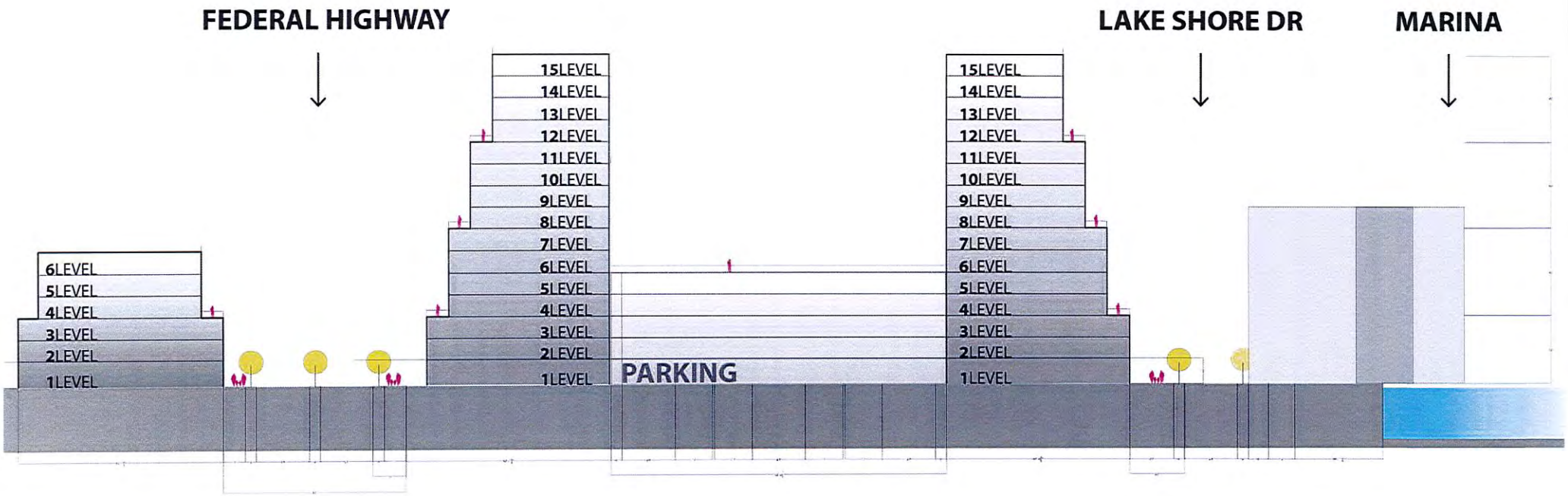
URBAN
WATERFRONT BLOCK

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Section bb

URBAN WATERFRONT BLOCK

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Urban Waterfront Block Sample Lot +

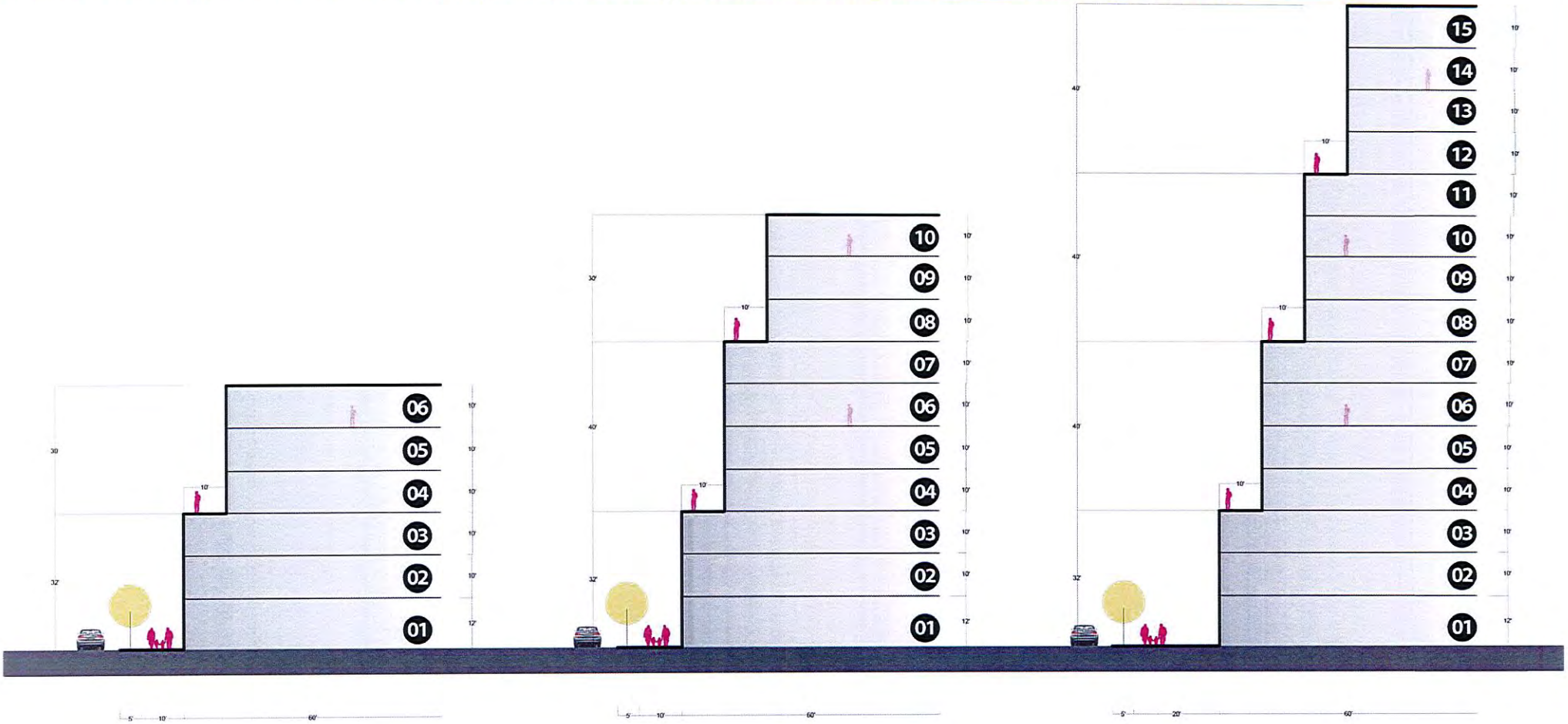
Federal Highway with 138 Lake Shore Drive

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Lake Park Mixed-Use Overlay District Lot Configurations +

Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block



6 Stories
20 du's per acre

10 Stories
40 du's per acre

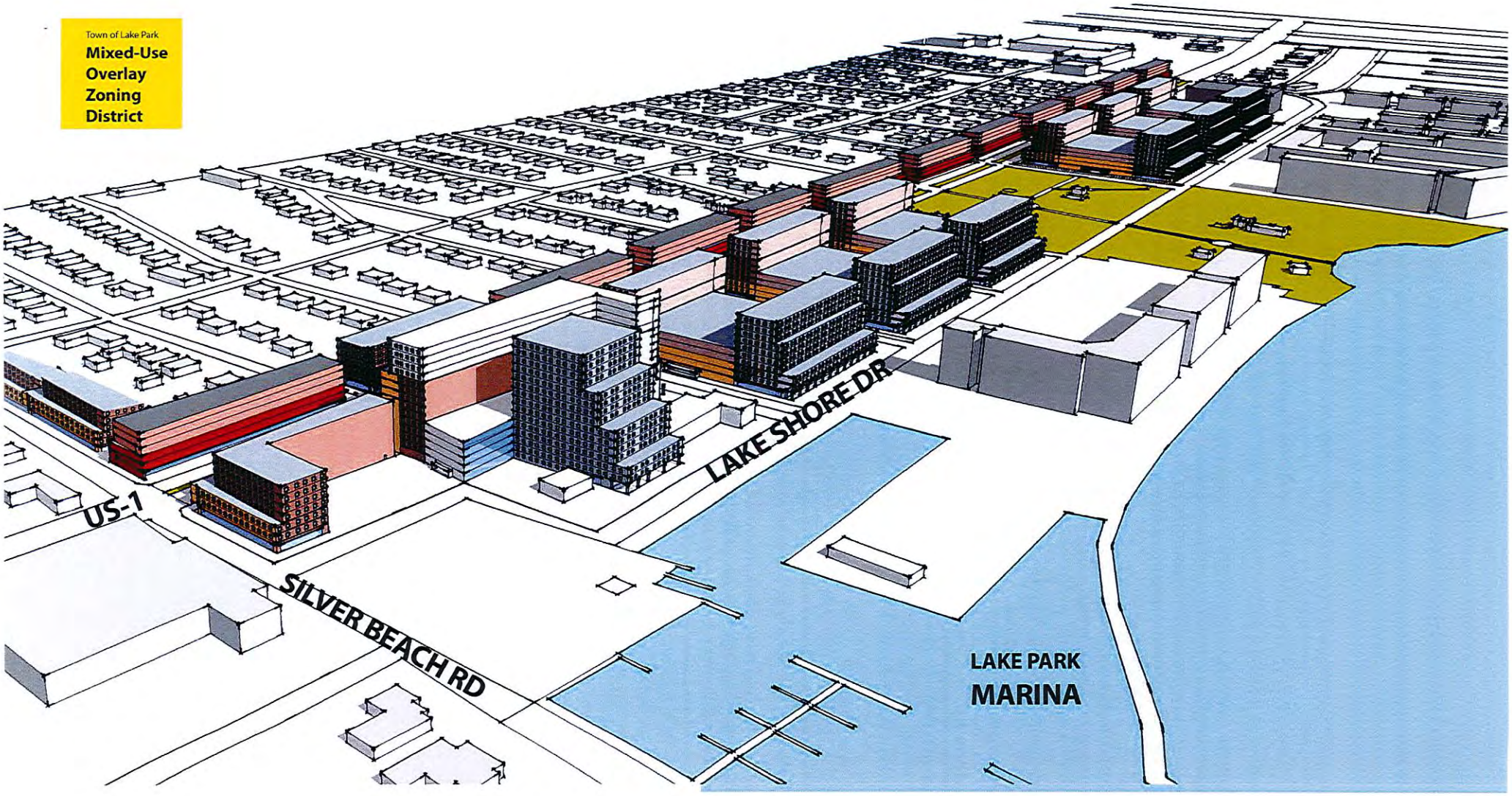
15 Stories
60 du's per acre

Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

BIRD'S EYE +

Urban Neighborhood Egde, Urban Edge, and Urban Waterfront Block



Source: Bell David Planning Group

Street View +

Urban Neighborhood Edge, and Urban Edge

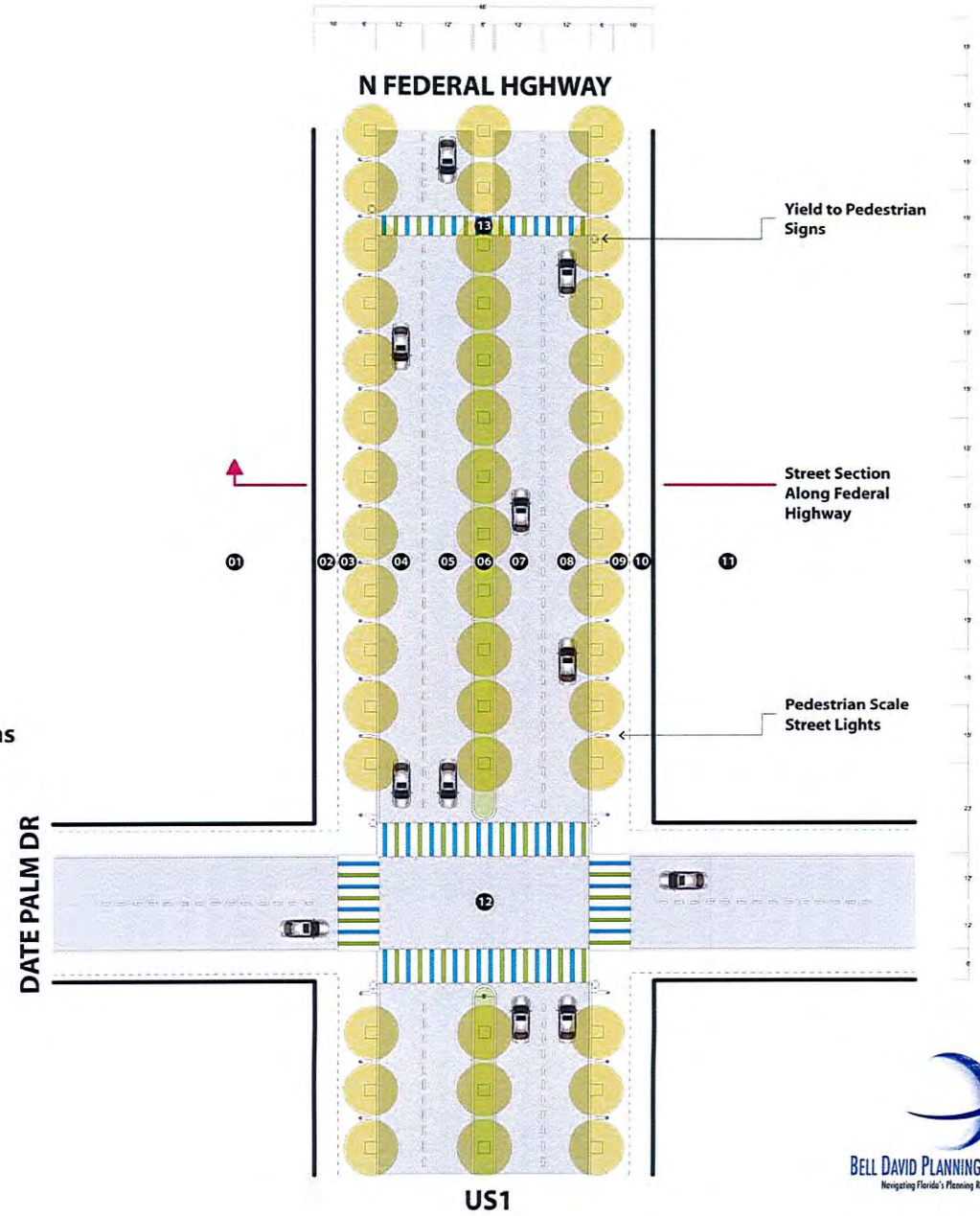
Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Complete Streets Initiative +

Federal Highway

- 01 West side building
- 02 Outdoor space/Sidewalk
- 03 Landscape Buffer
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Landscape Buffer
- 10 Outdoor space/Sidewalk
- 11 East side building
- 12 Improve crosswalks at intersections
- 13 Mid-point crosswalks

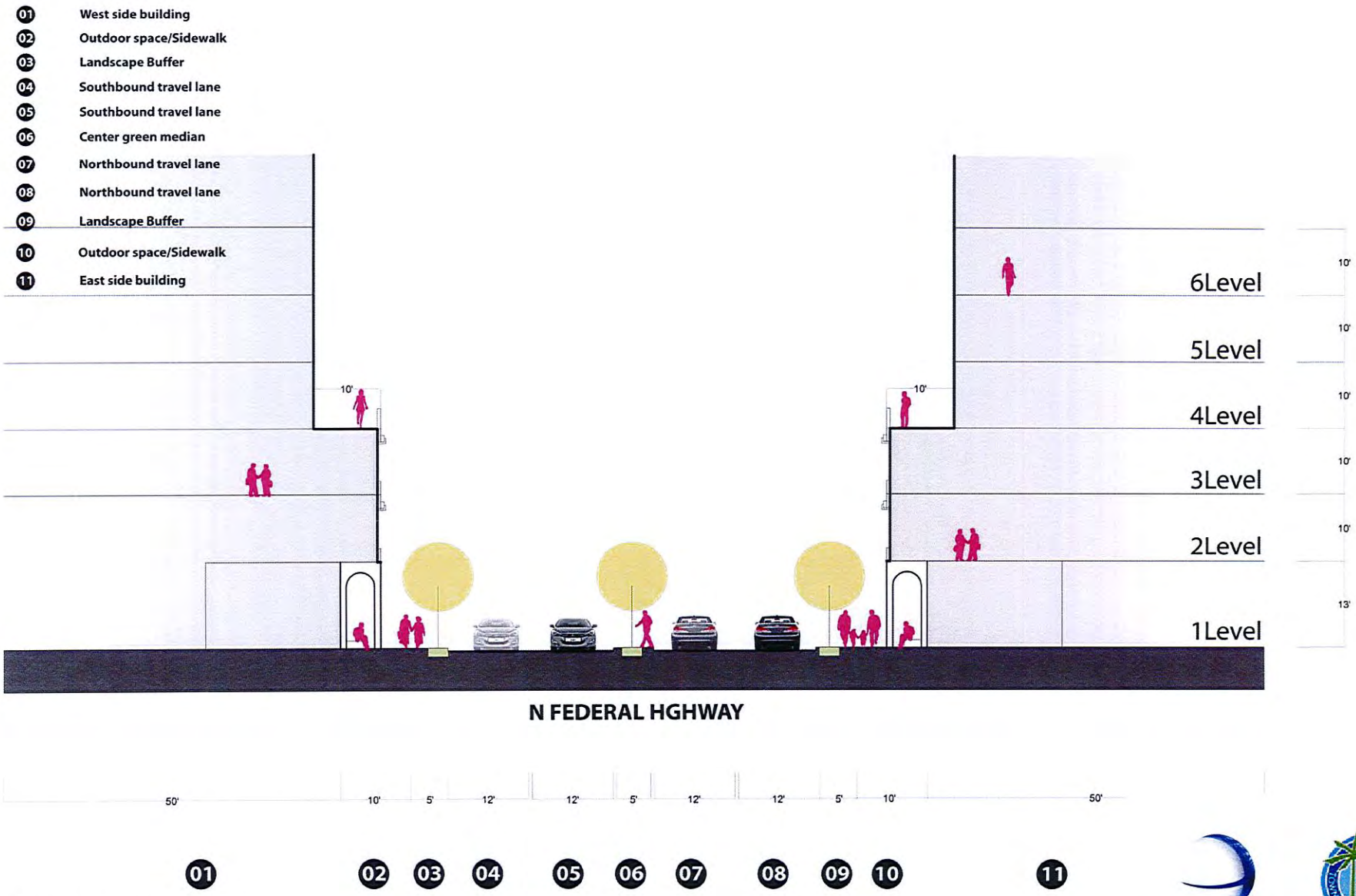


Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

Complete Streets Initiative +

Federal Highway

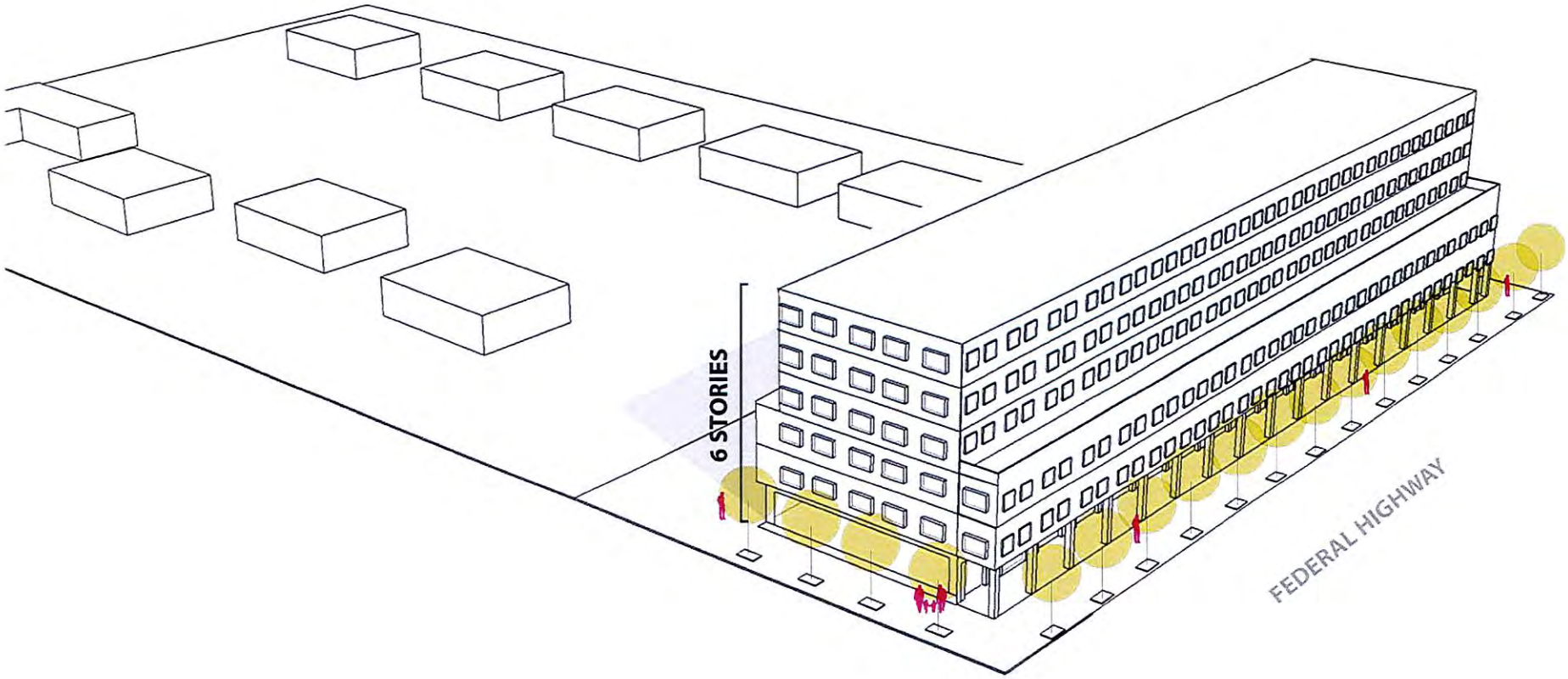


Source: Bell David Planning Group

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

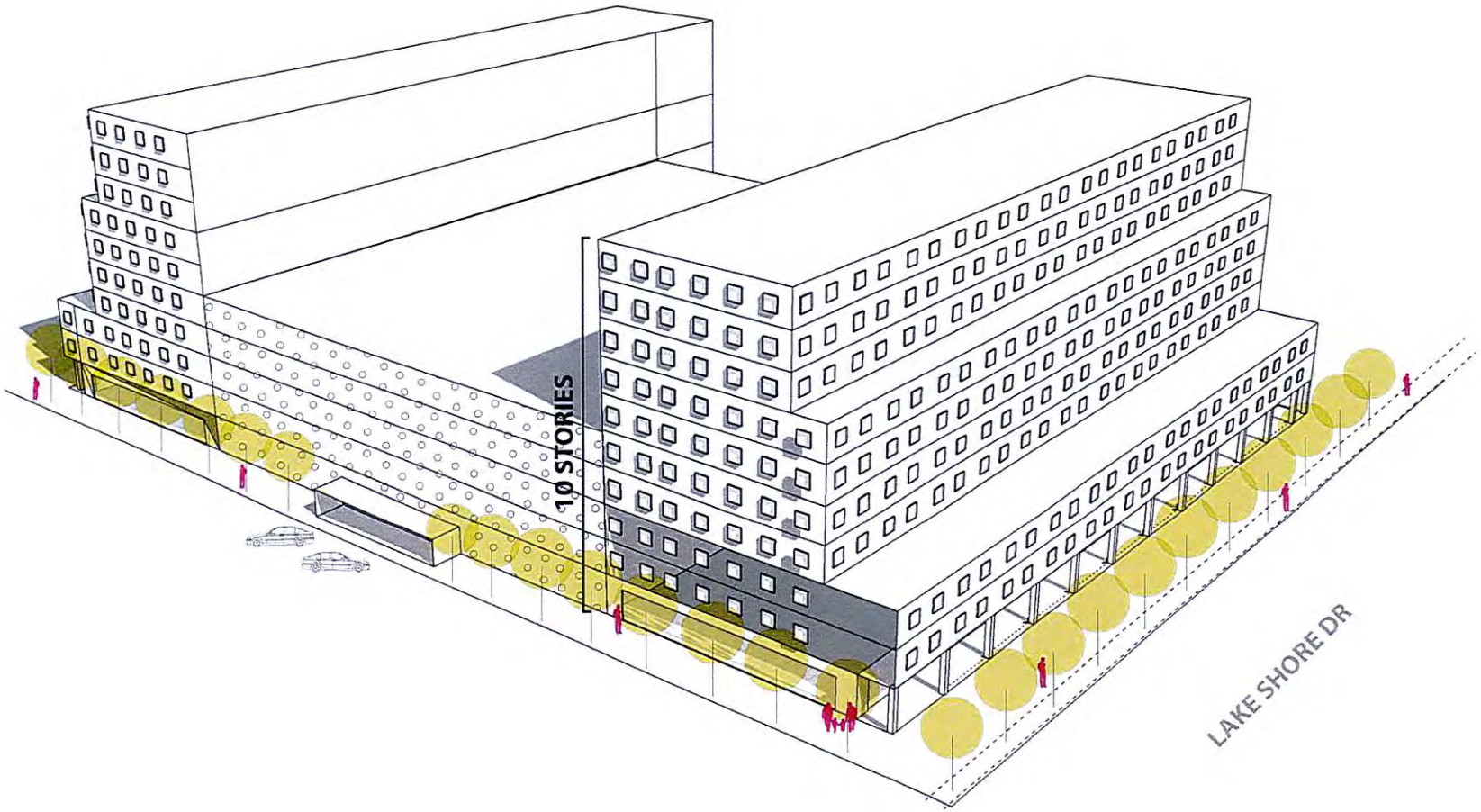
Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN NEIGHBORHOOD EDGE



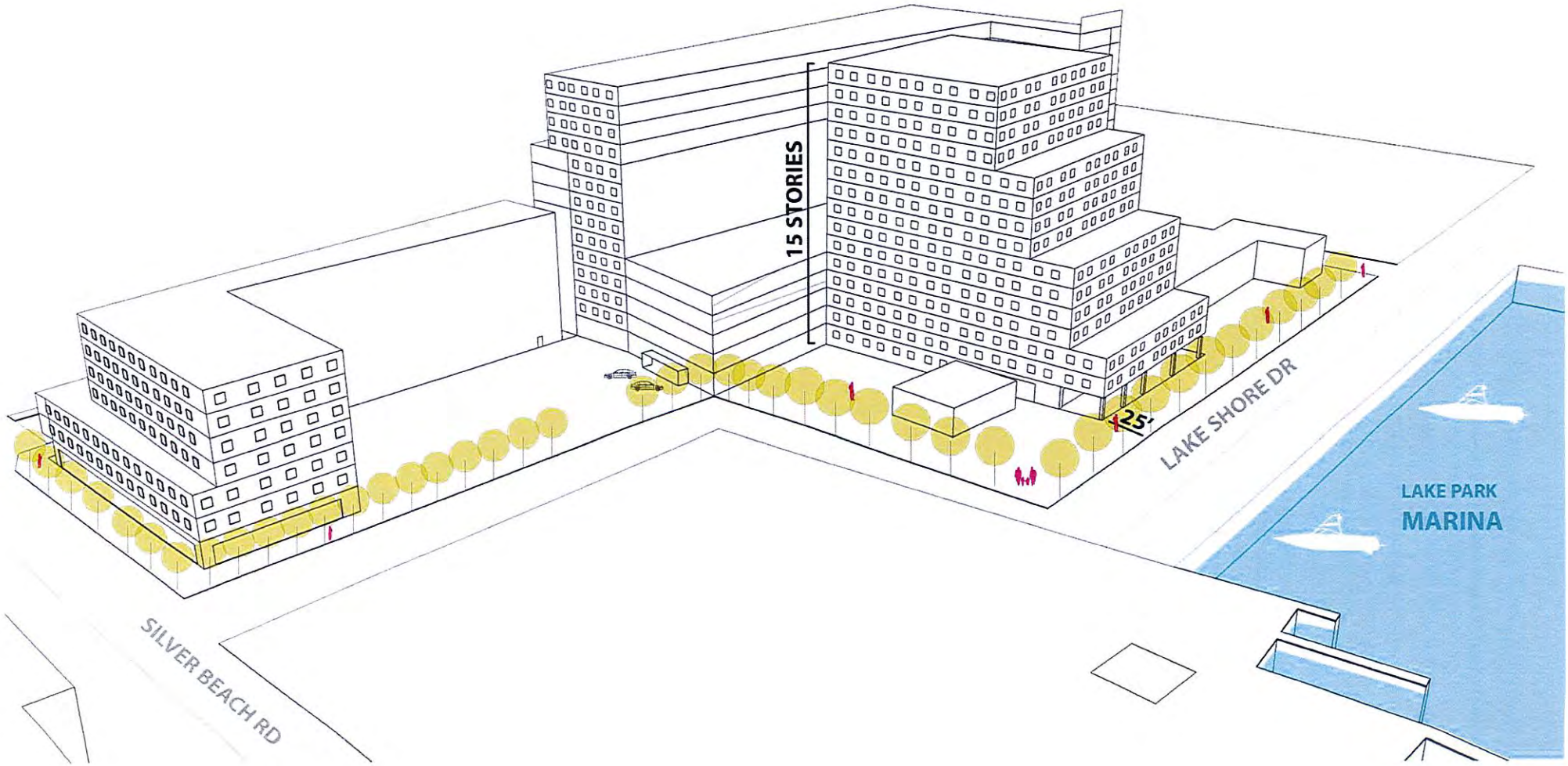
Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN EDGE



Town of Lake Park
Mixed-Use Overlay Zoning District

URBAN WATERFRONT BLOCK



LET'S CREATE A BUZZ FOR THE MUZ!

WELCOME TO OUR MIXED-USE ZONING DISTRICT OVERLAY WORKSHOP!

Landscape Architects • Planners • Environmental Consultants

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc.

LC 0000177

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Exhibit "D"

December 9, 2015

Mayor and Commissioners
Chair and Members of Planning and Zoning
Town Of Lake Park
535 Park Avenue
Lake Park, FL 33403

Re: Federal Highway Mixed Use Workshop December 9, 2015

Dear Honorable Officials:

Along with history of working within and even for the Town, and interest working on behalf of several property owners on Federal Highway, I offer this for consideration.

The Town has identified an overlay approach and that Comprehensive Plan and Land Development regulations need to be developed to permit such redevelopment activity. To date there has been:

1. A decisions to create an overlay for the Federal Highway corridor to encourage redevelopment and specifically mixed use development;
2. The creation of 3 sub-areas/ districts (west/Urban Neighborhood Edge, east/Urban Edge and marina/Urban Waterfront Block);
3. Suggested maximum density, and intensity consideration for each district.

Current backup materials begin to suggest other regulations with more specific use, design and landscape considerations

I would suggest a more prescriptive approach:

1. An overlay allows you to simply apply a set of provisions on top to the existing framework that you have in place. In this case the overlay is optional so the underlying provisions remain unless superseded by the overlay. The overlay is intended to be an incentive to direct redevelopment in a particular direction.

2. Thus, you could simply amend the Comprehensive Plan with a new policy that creates the overlay. You set the stage for maximum development scenarios for each district with minimum requirements.

3. The code then creates the process and should provide the incentives, flexibility and expectations for the development within the overlay. You do not need to re-create definitions, uses, landscape requirements that already exist only what you are adding in terms of provisions within the overlay.

You need to facilitate any specifics the Town desires in a broader application that provides for a range of possible projects. You can also provide for consideration for added bonuses in terms of density or intensity for addressing other Comp Plan goals like historic preservation or improvements that benefit the larger community (infrastructure/stormwater, environmental/water quality, recreation/public park, etc)

1907 Commerce Lane, Suite 101 Jupiter, Florida 33458 561-575-9557 561-575-5260 Fax www.2gho.com

Also with regard to complete streets care should be given to the ultimate goals and existing constraints like width, utilities and desire volume and speed of traffic.

Thank you for the opportunity to provide comments and be a part of the discussion. We look forward to the process moving as expeditiously as possible to afford property owners the chance to take advantage of current market conditions.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.

Dodi Buckmaster Glas, AICP, LEED®AP, BD& C
Partner, Director of Planning

TAB 3

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: **January 6, 2016** **Agenda Item No.** Tab 3

Agenda Title: Executive Session and Regular Commission Meeting Minutes of December 16, 2015

[ ] SPECIAL PRESENTATION/REPORTS **[X] CONSENT AGENDA**
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON ____ READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** _____

Vivian Mendez – Town Clerk
Name/Title

Originating Department: **Town Clerk**	Costs: **$ 0.00** Funding Source: Acct. # [ ] Finance _____	**Attachments:** **Agenda** **meeting minutes** **Exhibits "A - I"**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or Not applicable in this case *VM* **Please initial one.**

Summary Explanation/Background:

Recommended Motion:

To approve the Executive Session and Regular Commission Meeting Minutes of December 16, 2015.

AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Executive Session
Immediately Followed by the
Regular Commission Meeting
Wednesday, December 16, 2015, 6:00 p.m.
Lake Park Town Hall
535 Park Avenue

James DuBois	—	**Mayor**
Kimberly Glas-Castro	—	**Vice-Mayor**
Erin T. Flaherty	—	**Commissioner**
Michael O'Rourke	—	**Commissioner**
Kathleen Rapoza	—	**Commissioner**
John O. D'Agostino	—	**Town Manager**
Thomas J. Baird, Esq.	—	**Town Attorney**
Vivian Mendez, CMC	—	**Town Clerk**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person 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. ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.***

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. COMMISSION WILL NOW RECESS THE REGULAR COMMISSION MEETING AND GO INTO AN EXECUTIVE SESSION.

The following people shall be in attendance at the following Executive Session in the Town Hall Conference Room:

Mayor James DuBois, Vice-Mayor Glas-Castro, Commissioner Erin Flaherty, Commissioner Michael O'Rourke, Commissioner Kathleen Rapoza. Also in

attendance will be Town Manager John D'Agostino, and Town Attorney Thomas Baird.

AFTER THE EXECUTIVE SESSION THE COMMISSION WILL RECONVENE THE REGULAR COMMISSION MEETING.

D. SPECIAL PRESENTATIONS/REPORTS

1. Proclamation Recognizing Alyssia S. Mikes for Receiving an Honor Achievement Award from Palm Beach Gardens High School **Tab 1**

2. Presentation and Discussion on Details of the Community Development Block Grant (CDBG) Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects **Tab 2**

E. PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

F. CONSENT AGENDA: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the Agenda. Any person wishing to speak on an Agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

3. Regular Commission Meeting Minutes of December 2, 2015 **Tab 3**

G. PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

4. Ordinance No. 12-2015 Repealing Chapter 30, Article IV Related to Parking Meters in its Entirety **Tab 4**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

5. Ordinance No. 13-2015 Rezoning of Twenty-One (21) Parcels of Real Property Generally Located East of 10th Street between Silver Beach Road and Northern Drive from Residential-2 to Commercial-1. Amending the Town's Official Zoning Map to Reflect the Assignment of the Commerical-1 Zoning District to the Twenty-One (21) Parcels **Tab 5**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

H. <u>PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:</u>

6. Ordinance No. 10-2015 Annual Update to the Capital Improvement Schedule in the Town's Comprehensive Plan Capital Improvement Element Tab 6

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

7. Ordinance No. 11-2015 Amendment to Ordinance 02-2015 for the Abandonment Of a 0.49-Acre Portion of East Jasmine Drive Tab 7

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILTY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

I. <u>PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:</u>

******* OPEN PUBLIC HEARING*******

8. Resolution No. 48-12-15 Approving a Site Plan for a 3,430 Square Foot Office/ Warehouse to be Located on the West Side of 10th Court, between Northern Drive and Northlake Blvd Tab 8

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOSE TO BE LOCATED ON THE WEST SIDE OF 10TH COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Staff Report
B. Public Comments
C. Commission Deliberation

J. PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:

9. Resolution No. 49-12-15 Modifying the Earl Stewart Toyota PUD Conditions of Approval and Incorporating the Bus Shelters Design Plans and Modified Plan Sheets Tab 9

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

A. Staff Report
B. Public Comments
C. Commission Deliberation

******* CLOSE PUBLIC HEARINGS*******

K. NEW BUSINESS - RESOLUTION:

10. Resolution No. 50-12-15 Approving a Plat of the Earl Stewart Toyota Planned Unit Development (PUD) Tab 10

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A REPLAT OF THE STEWART TOYOTA PLAT, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149; PROVIDING FOR A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, AND ALL OF LOTS 12 THROUGH 22, BLOCK 121; PROVIDING FOR A REPLAT OF A PORTION OF AVENUE J (NOW KNOWN AS EAST JASMINE DRIVE), AS SHOWN ON THE PLAT OF KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; AND PROVIDING FOR AN EFFECTIVE DATE.

L. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

M. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, January 6, 2016

Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, December 16, 2015, 6:00 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, December 16, 2015 at 6:21 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager John O. D'Agostino, Town Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call.

Mayor DuBois announced that the Commission would now recess the Town Commission meeting and go into an Executive Session. The following people shall attend the Executive Session in the Town Hall conference room: Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke, Kathleen Rapoza, Town Manager John D'Agostino, and Town Attorney Thomas Baird. After the Executive Session, the Commission would reconvene the Town Commission meeting.

The Commission meeting reconvened at 6:54 p.m. and Mayor DuBois led the pledge of allegiance.

SPECIAL PRESENTATIONS/REPORTS

1. Proclamation Recognizing Alyssia S. Mikes for Receiving an Honor Achievement Award from Palm Beach Gardens High School

Mayor DuBois presented the proclamation to Ms. Alyssia S. Mikes.

2. Presentation and Discussion on Details of the Community Development Block Grant (CDBG) Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects.

Town Manager D'Agostino explained the item (see Exhibit "A"). Public Works Director Dave Hunt updated the Commission on information received from the Palm Beach County Department of Sustainability. He stated that when the project was first presented staff had ambitious plans to add a restroom in Kelsey and Lake Shore Parks, and Tennis Court lighting. As cost estimates were received, staff realized that the project would need to be downsized without losing the grant funding. He stated that in working with PBC to get as many elements of the project pre-approved, PBC suggested that the Town bundle the projects funds from 2014, 2015, and 2016. He explained that prior to the restroom project-funding request the Town had submitted a request for replacement of park benches in Kelsey Park. PBC agreed that it would be an acceptable project. He explained that the final project-funding request that was made was for reroofing of two building at Lake Shore Park. He explained that the buildings would be renovated and a new roof

would be placed on them. He explained that the PBC was amenable to including the indoor pavilion at Lake Shore Park, but would not reimburse the Town funds for reroofing the Recreation Directors/Tennis Professional building because it was not a public building. He explained that the funding would include the following projects: the replacement of garbage receptacles, the bench replacements, the reroofing of the Indoor Pavilion. Since the entire tennis court lighting project would not be funded, staff would try to get an elements of the tennis lighting project completed. PBC has approved to have the underground electrical work for future tennis court lights. He explained that there are many different options to choose from based upon the bid submittals. He stated that a new agreement with the PBC would be necessary, which PBC has agreed to with all the alternate projects. He explained that CPZ Architects, Inc. has been instructed to provide additional specifications for the alternative projects.

Vice-Mayor Glas-Castro asked when the Recreation administrative office was moved to the Tennis Pro Shop. Public Works Director Hunt stated that about two-years ago the Recreation office was moved to Lake Shore Park to oversee the tennis program as well as the summer camp program. Vice-Mayor Glas-Castro expressed concern that the building was not approved as an administrative office to be a recreation amenity, and felt that the Town was violating the Bond Referendum. She expressed that the building should not be a recreation office. Mayor DuBois asked if the Town Hall had any office space available. Town Manager D'Agostino explained that it would take the Recreation Director away from where the programs were managed and operated. He stated that staff would research if the Town were violating the Bond Referendum and would report during the next Commission meeting. Vice-Mayor Glas-Castro asked what programs the Recreation Department were offering. Town Manager D'Agostino stated that the Recreation Department was overseeing the Tennis Professional program, and the summer camp program. Mayor DuBois asked if the Tennis Pro Shop were open to the public for purchasing equipment, and making appointments for tennis lessons, would that be considered a public use. Town Manager D'Agostino explained that there were two (2) separate issues, one was that Bond Referendum language needed to be reviewed and how the buildings were being used, and second was the criteria under the CDBG as to what would be considered a public use. He explained that CDBG Funds were not allowable to be used to refurbish administrative offices. Mayor DuBois asked what the cost estimates were for reroofing the recreation office building. Public Works Director Hunt explained that during the presentation it would show that the estimate to reroof the building would be $20,000 with a design fee of about $1,750.

Commissioner Flaherty asked if the CDBG 2016 funds would be included. Public Works Director Hunt stated "yes" and explained that PBC realized that all the projects would be in the same general area and suggested that the projects be rolled together.

Commissioner O'Rourke asked if the 2016 CDBG Funds would not resurface another time so that the funds could be used to place turf down in Bert Bostrom Park. Public Works Director Hunt stated "yes", the Bert Bostrom Park project had not been suggested to PBC at this point. He stated that the Bert Bostrom Park turf could be suggested to PBC for the 2017 fiscal year.

Vice-Mayor Glas-Castro expressed concern that staff made suggestions for the 2016 CDBG Funds use without consulting the Commission. Mayor DuBois stated that it sounded as though PBC offered to combine projects and include the 2016 funding. Public Works Director Hunt explained that previous administration had approved staff's recommendation based upon liabilities that were brought to the Town's attention by the insurance provider and staff felt it was applicable, but was unaware if the Commission had been made aware of the decision. He explained what it would take to recondition the park benches.

Mayor DuBois questioned if the dormers were being removed due to the expensive to maintain. Public Works Director Hunt explained that in his opinion dormers do add a significant cost to the project and poses a long-term maintenance problem with the additional flashing in the valleys that are presented. He explained that ventilation would be achieved with soffit vents instead of the dormers.

Public Works Director Hunt introduced Mr. Chris Zimmerman with CPZ Architect Inc. who gave a presentation of the restroom project (see Exhibit "A"). Mayor DuBois asked how was the required ventilation achieved if the ventilation aperture was being reduced. Mr. Zimmerman explained that he would explain the ventilation during an upcoming slide. He stated that they were not proposing to bring anything through the roof. Mayor DuBois asked what the alternative roof tile was to the barrel tile that was reddish in colored architectural asphalt tile. Mr. Zimmerman stated that it could be done, but it would not have the architectural quality. He suggested using a dimension shingle, which was a heavier shingle. Mayor DuBois asked what the initial cost and maintenance would be. Mr. Zimmerman stated that the initial cost was significantly less than the tile (the tile was 30% or more). Commissioner Rapoza asked what was the life expectance of the roof. Mr. Zimmerman stated it with a dimension shingle it could be approximately 20 years and with the barrel tile roof, which could be 30 years. Mayor DuBois asked if it would cost more to repair the tile after a natural disaster. Mr. Zimmerman explained the products being used must have a Notice of Acceptance (NOA), which means that the tile would need to meet the uplift pressures for wind speeds of up to 160 miles per hour. Mr. Zimmerman explained that a ventilation fan would be placed in the ceiling with ducts on each side of the structure with anything in the roof.

Commissioner Flaherty asked why a concession stand was not being proposed during construction. Mr. Zimmerman felt it had to do with the cost. Commissioner Flaherty asked if the push button toilet valves were easy to replace if damaged. Mr. Zimmerman stated "yes".

Commissioner Flaherty asked when were the building in Lake Shore Park constructed. Vice-Mayor Glas-Castro stated that they were constructed sometime in 1997. Commissioner Rapoza asked if the roofs were leaking. Public Works Director Hunt stated that they were leaking. He suggested having the consultant provide an alternate specification for dimensional shingles in the contract. Mr. Zimmerman stated that it would be no problem to do so.

Mayor DuBois asked if the Public Works staff would be doing the demolition work at Kelsey Park to help reduce the cost of the project. Public Works Director Hunt explained

that the Public Works staff would support the labor of the demolition work, but funds would be necessary for the equipment and removal of the debris. Mr. Zimmerman explained that demolition costs were included in the estimate for Kelsey Park.

CONSENT AGENDA:

1. Regular Commission meeting minutes of December 2, 2015.

Motion: Commissioner O'Rourke moved to approve the consent agenda; Commissioner Rapoza seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

PUBLIC HEARING(S) – ORDINANCE ON FIRST READING:

4. Ordinance No. 12-2015 Repealing Chapter 30, Article IV Related to Parking Meters in its Entirety

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Comment Opened:
None
Public Comment Closed:

Town Manager D'Agostino explained the item (see Exhibit "B").

Motion: Commissioner Rapoza moved to approve Ordinance 12-2015 on first reading; Commissioner Flaherty seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Town Attorney Thomas Baird read the Ordinance by title only.

5. Ordinance No. 13-2015 Rezoning of Twenty-One (21) Parcels of Real Property Generally Located East of 10th Street between Silver Beach Road and Northern Drive from Residential-2 to Commercial-1. Amending the Town's Official Zoning Map to Reflect the Assignment of the Commerical-1 Zoning District to the Twenty-One (21) Parcels.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Comment Opened:
None
Public Comment Closed:

Community Development Director Nadia DiTommaso explained the item (see Exhibit "C"). Mayor DuBois asked if a mixed-use corridor could be created for this area of Town. Community Development Director DiTommaso explained that a Comprehensive Plan amendment would be necessary to allow for the Land Use Designation. Mayor DuBois asked if a mixed-use overlay district would work in the area. Community Development Director DiTommaso explained that the land use would still need to be addressed because the land use was strictly commercial.

Motion: Commissioner Rapoza moved to approve Ordinance 13-2015 on first reading; Commissioner O'Rourke seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:
6. Ordinance No. 10-2015 Annual Update to the Capital Improvement Schedule in the Town's Comprehensive Plan Capital Improvement Element.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Comment Opened:
None
Public Comment Closed:

Town Manager D'Agostino explained the item (see Exhibit "D").

Motion: Commissioner O'Rourke moved to approve Ordinance 10-2015 on second reading; Commissioner Rapoza seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

7. Ordinance No. 11-2015 Amendment to Ordinance 02-2015 for the Abandonment Of a 0.49-Acre Portion of East Jasmine Drive.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILTY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Comment Opened:
None

Public Comment Closed:
Community Development Director DiTommaso explained the item (see Exhibit "E").

Motion: Commissioner Rapoza moved to approve Ordinance 11-2015 on second reading; Commissioner Flaherty seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:

******* OPEN PUBLIC HEARING*******

8. Resolution No. 48-12-15 Approving a Site Plan for a 3,430 Square Foot Office/ Warehouse to be Located on the West Side of 10th Court, between Northern Drive and Northlake Blvd.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOSE TO BE LOCATED ON THE WEST SIDE OF 10TH COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Staff Report
B. Public Comments
C. Commission Deliberation

Attorney Baird swore in all witnesses.

Ex-parte Communication Disclosures:

Commissioner Rapoza had no ex-parte communication to disclose.

Commissioner Flaherty had no ex-parte communication to disclose.

Commissioner O'Rourke had no ex-parte communication to disclose.

Vice-Mayor Glas-Castro had no ex-parte communication to disclose.

Mayor DuBois had no ex-parte communication to disclose.

Community Development Director DiTommaso explained the item (see Exhibit "F"). She introduced Mr. Derrick Winning of the Ahrens Companies. He explained the proposed project.

Public Comment Opened:
None
Public Comment Closed:

Commissioner Flaherty asked for clarification on which parcel was being discussed, since there was no fence between the parcels. Mr. Winning explained that two brothers owned the parcels and therefore no fence separates the parcels. He identified on a map the particular parcel being discussed. Vice-Mayor Glas-Castro asked if the building meets the architectural regulations. Community Development Director DiTommaso stated "yes". Vice-Mayor Glas-Castro asked if once a vehicle was wrapped would the vehicle be considered commercial. Community Development Director DiTommaso stated "yes".

Motion: Commissioner O'Rourke moved to approve Resolution 48-12-15; Commissioner Flaherty seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

9. Resolution No. 49-12-15 Modifying the Earl Stewart Toyota PUD Conditions of Approval and Incorporating the Bus Shelters Design Plans and Modified Plan Sheets Tab 9

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

A. Staff Report
B. Public Comments
C. Commission Deliberation

Attorney Baird swore in all witnesses.

Ex-parte Communication Disclosures:

Commissioner Rapoza had no ex-parte communication to disclose.

Commissioner Flaherty had no ex-parte communication to disclose.

Commissioner O'Rourke disclosed that he has driven by the site.

Vice-Mayor Glas-Castro had no ex-parte communication to disclose.

Mayor DuBois had no ex-parte communication to disclose.

Community Development Director DiTommaso explained the item (see Exhibit "G"). Ms. Anne Booth of Urban Design Kilday Studios representing the applicant gave a presentation (see Exhibit "G"). Commissioner Flaherty asked if the rear entrance on Lake Shore Drive would be blocked. Ms. Booth explained that a gate would be installed that would allow construction traffic to get through, but not transport trucks. Commissioner O'Rourke asked if they were aware that they would need access through E. Ilex Drive when the site plan was initially presented. Ms. Booth explained that the Town Attorney was directed to draft language as part of the condition of approval after the hearing. She stated that they were not made aware of the specifics language of that condition until after it had been incorporated into the Resolution. She explained that once they received the language of the condition and it was analyzed it was realized that there was an issue with accessing the site. Commissioner O'Rourke asked if the carriers understanding, as a result of the hearing were that they would have access through E. Ilex Drive. Ms. Booth stated that it was the applicants understanding that the limitation that was going to be incorporated into the condition of approval was to limit access to the transport trucks on Lake Shore Drive and E. Ilex Drive. She stated that the language included in the Resolution ended up prohibiting them from using the E. Ilex Drive entrance, which was a critical component in terms of their construction access. She stated that in order for them to be able to make the improvements to the site, that would allow them to avoid using the access points, they would need to be able to get into and out of the site during construction on E. Ilex Drive. Commissioner O'Rourke asked if there was an alternative to using the E. Ilex Drive during the construction phase. Ms. Booth explained that because of the trucks turning radius, to go through the site, the alternative would be to use Lake Shore Drive, which was unallowable.

Vice-Mayor Glas-Castro asked if the property owner would be responsible for replacing the glass at the bus shelter if it were damaged. Ms. Booth stated that it was the applicants understanding that they would be responsible for maintaining the bus shelter. Vice-Mayor Glas-Castro asked if the access easement was going to be a generic public access easement, it was not an easement specific to Palm Tran. Ms. Booth stated that it was a generic public easement. Vice-Mayor Glas-Castro expressed concern with changing condition number 28 and felt that during the public hearings that it was made clear that there would be no use of E. Ilex Drive. Attorney Baird asked if the issue was transport vehicles or all vehicles. Vice-Mayor Glas-Castro clarified that it would be all vehicles. Attorney Baird asked if the condition were modified to allow for construction vehicles

only to use the entrance on E. Ilex Drive, would that be acceptable. Ms. Booth explained that one thing that should be noted was that many of the used car were being moved to an off-site lot during construction. She explained that the number of transport vehicles would be reduced during the construction period. She stated that the used car trailer was scheduled for removal by March 2016. She explained that they are in the process of the first building permit, which would include interior improvements that are necessary for the relocation of individual employees within the building so that they could begin construction on the balance of the building that would then tear up E. Jasmine Drive. She explained that she was not sure aware of when E. Jasmine Drive was scheduled to close and the opening of the new driveway. Once the driveway was opened there was a good chance that they would be able to start using that entrance right away, so that they could use that driveway to get in and out of the site. Commissioner O'Rourke asked if the plans previously reviewed, was showing that an entrance would be on Palmetto Drive and suggested that the Palmetto Drive entrance be used instead of E. Ilex Drive. Ms. Booth stated that the entrance could be modified as part of the initial phase of construction; however, they would still need to make the improvement on U.S. Highway 1 to allow trucks to circulate around. She explained the circulation path that would bring trucks through. Discussion ensued with the turning radius and the entrances that would be available during construction of the property.

Public Comment Opened:
Penny Broda expressed concern that E. Ilex Drive continues to be used even though it was prohibited. She urged the Commission to require the developer to come up with an alternative enterance rather than using E. Ilex Drive.
Public Comment Closed:

Ms. Booth explained that she was told that the property owner has made every effort they could to advise and inform their truck drivers that they could not use Lake Shore Drive or E. Ilex Drive. She has been told that the truck drivers are using E. Jasmine Drive to load and unload the vehicles. Town Manager D'Agostino stated that his office has received numerous complaints that Lake Shore Drive and E. Ilex Drive were still being used.

Motion: Commissioner O'Rourke moved to approve Resolution 49-12-15 including provisions 1J, 1K, and 19, but not including condition number 28; Vice-Mayor Glas-Castro seconded the motion.

Mayor DuBois stated that denying one business access versus 10 businesses access to the south does not make sense. He stated that the request from Earl Stewart was to drive 35 feet into E. Ilex Drive to use that entrance versus the other businesses that need to drive deeper into E. Ilex Drive to make their deliveries. He stated that the other businesses only access would be the next street south. He stated that the point was to eliminate truck access on the east side of E. Ilex Drive and emphasize this to the Earl Stewart administration. Commissioner O'Rourke stated that it was an Earl Stewart management issue that was included in the Resolution that has been ignored. He stated that the residents are not happy with the process and felt that they were not heard. Mayor DuBois stated that he suspects that deliveries to the commercial businesses to the south are being done through Hawthorne Drive and E. Ilex. He stated that staff was possibly only being told about the Earl Stewart deliveries not the other businesses. Commissioner O'Rourke

explained that the other businesses did not have auto delivery trucks. Mayor DuBois appreciated that the residential public has rights as well, but the premises being discussed are abutted to a commercial property to the west and north. Commissioner Rapoza clarified that what was being requested was a temporary use. Ms. Booth responded, "correct". Commissioner Rapoza agreed with the improvement of life for the area versus what was on the property prior to the Earl Stewart development. She stated that the transport truck issue on Lake Shore Drive and E. Ilex Drive needed to be addressed. Commissioner O'Rourke stated that there has not been a comprise with the residents and the developer. He stated that other businesses have been asked to comprise their development or property in the past and this development was the same. He felt that the residents needed to be represented. Ms. Booth explained the circulation pattern to clarify the truck-turning radius in conjunction with the entrances being constructed. Mayor DuBois suggested additional signage on U.S. Highway 1 so that the truck drivers are made aware that they could not make deliveries.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty		X	
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		
Mayor DuBois		X	

Motion passed 3-2.

NEW BUSINESS:

10. Resolution No. 50-12-15 Approving a Plat of the Earl Stewart Toyota Planned Unit Development (PUD).

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A REPLAT OF THE STEWART TOYOTA PLAT, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149; PROVIDING FOR A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, AND ALL OF LOTS 12 THROUGH 22, BLOCK 121; PROVIDING FOR A REPLAT OF A PORTION OF AVENUE J (NOW KNOWN AS EAST JASMINE DRIVE), AS SHOWN ON THE PLAT OF KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director DiTommaso explained the item (see Exhibit "H").

Motion: Commissioner Rapoza moved to approve Resolution 50-12-15; Commissioner Flaherty seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner O'Rourke	X		
Commissioner Rapoza	X		
Vice-Mayor Glas-Castro	X		

Mayor DuBois	X		

Motion passed 5-0

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird explained that the foreclosure complaint against the Sorota property was being filed.

Town Manager D'Agostino explained the Palm Beach County Sheriff's Office (PBSO) Urban Youth Empowerment Program (see Exhibit "I"). He announced that on December 22, 2015 PBSO would be distributing toys to the children of the Town at curbside along the streets and Santa would be riding on a retrofitted fire truck. He announced that the Town Hall offices would be closed on Friday, December 25, 2015 and Friday, January 1, 2016. The Library would be closed on the Saturday's of those weekends. He announced the sanitation schedule. He stated that the Sunset Celebration would continue the last Friday of each month at the Harbor Marina. He announced that Lake Park residents could receive a prescription discount card at Town Hall or by calling 561-881-3300. He announced the January 2016 "Property of the Month" recipients were 538 E. Redwood Drive. He stated that the Tree Lighting Ceremony was well attended on Friday, December 11, 2015. He thanked staff for all their efforts to pull off a successful event. He stated that moving forward the Tree Lighting event would be held the first Friday in December.

Commissioner O'Rourke wished everyone a Merry Christmas.

Commissioner Rapoza stated that she conducted the 911-test run exercise requested by the Town Manager and the call was answered on the second ring. She proposed that the Commission receive a salary increase or other benefit program. She asked the Commission for their feedback. Mayor DuBois stated that he was satisfied with the salary as long as it stayed above the cost of health insurance. Town Manager D'Agostino commented that Commissioners are requested to participate in events and felt that an expense account could be setup to defray those types of expenses. He explained that the Commission could attend events using the expense account. Mayor DuBois suggested that the item be included as part of the budget process for 2016. Commissioner O'Rourke stated that he was not in favor. She wished everyone a Merry Christmas.

Commissioner Flaherty thanked staff and the volunteers for the successful Tree Lighting ceremony.

Vice-Mayor Glas-Castro announced that Aldi had its grand opening on Friday, December 11, 2015. She thanked staff for the Tree Lighting ceremony. She asked if the noise Ordinance was being enforced by PBSO. Town Manager D'Agostino stated that he met with Lt. Vassalotti and Lt. Vassalotti would continue to remind the Deputy's on how to enforce the Ordinance. She stated that the Palm Beach County Roundtable was held and suggested that the Town Manager shorten the presentation requesting funds to be used for the Lake Shore Drive drainage issue during the Palm Beach County Days in Tallahassee in January. She expressed concern that the Town's legislative initiatives were submitted late and not sure that the Town would be considered for funding. Town

Manager D'Agostino explained that the Town needed to receive support from Senator Bobby Powell before moving forward; and once support was received, the Town submitted its request. Vice-Mayor Glas-Castro thanked Community Development Director DiTommaso and the consultant for the mixed-use workshop and all the efforts that they had put into the workshop. She asked for a joint workshop with the Library Board to discuss priorities, programs, and long-term goals. Wished everyone a Merry Christmas and a Happy New Year!

Mayor DuBois announced that the Town received a certificate for its participation in the "Read for the Record" book "Not Norman". He announced that the Polar Express would be read at the Library on Saturday, December 19, 2015. He stated that there were questions regarding the All Aboard Florida process and he submitted the minutes from the Treasure Coast Regional Planning Council to the Town Manager, which should answer most of the questions.

Commissioner Rapoza asked for an update regarding the mural at 800 Park Avenue. Town Manager D'Agostino explained that he spoke with the Artist of Palm Beach County and the mural would be painted over with paint that the Town would provide to them. He stated that staff was developing the mural Ordinance language.

Mayor DuBois wished everyone Happy Holidays and best wishes for a New Year.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Rapoza and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:42 p.m.

_____

Mayor James DuBois

_____

Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this _____ of _____, 2016

Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: **December 16, 2015** **Agenda Item No.** Tab 2

Agenda Title: **Presentation and Discussion on Details of the CDBG Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects**

[X] **SPECIAL PRESENTATION/REPORTS** [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON FIRST READING
[ ] NEW BUSINESS
[X] **OTHER:** **Discussion**

Approved by Town Manager _____ **Date:** 12/4/15

_____
David Hunt / Public Works Director

Originating Department: Public Works	**Costs: $1,000.00** **Funding Source:** FY 16 CDBG **Acct. # 301-63818** **[X] Finance** BKR	**Attachments:** - **Power Point Presentation** - **Request to Amend Agreement with Palm Beach County**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or **Not applicable in this case** **Please initial one.**

Summary Explanation/Background: On September 16, 2015, Mr. Chris Zimmerman, architect for the Kelsey and Lake Shore Park Restroom and Tennis Court Lighting Improvement projects, presented the restroom building design concepts to the Commission. The architect's construction cost estimates indicated that there would not be sufficient grant funds to construct two restroom buildings and replace the tennis court lighting. The result of the discussion between the architect and the Commission was that a new restroom building would be constructed in Kelsey Park and the existing restroom building in Lake Shore Park would be renovated. Tennis Court lighting would be bid under a separate construction contract if sufficient funds were available.

The Commission also directed staff to bring the preliminary restroom building design back to the Commission for its review. CPZ Architects, Inc. has prepared construction plans that include elevation drawings along with interior and exterior design specifics for presentation to the Commission. CPZ Architects, Inc. is being compensated in the amount of $1,000.00 for this preparation and presentation. Mr. Zimmerman is here tonight to listen to the Commission discussion and based upon tonight's consensus comments, CPZ will incorporate the suggested changes into the final plan package.

In addition to the restroom design specifics, the architect's presentation will include project elements that have been added to the grant agreement at the advice of the Palm Beach County Department of Economic Sustainability. One proposed change includes the addition of park benches and trash receptacles in Kelsey Park funded by the Fiscal Year 2016, Community Development Block Grant in the amount of $33,964.00.

Staff is also proposing to reroof the Pavilion and the Recreation Department office buildings in Lake Shore Park that are adjacent to the restroom renovation. It is estimated that there will be insufficient grant funds to fully pay for a tennis court lighting project. The County is amenable to having several projects listed in the bid documents as alternates. The reroofing may be chosen in lieu of the tennis court lighting as the most efficient means of expending all of the grant funds by the deadline without the Town having to pay for project cost overruns.

The preparation of the specifications for benches, trash receptacles, and reroofing are proposed to be added to CPZ Architect's current contract scope of work and be included in the bid documents along with the restroom and tennis court lighting designs. Amendment One to the architect's original contract shall come back before the Commission for approval in the near future.

As an additional update to the Commission, a copy of a letter to the County is attached that requests making amendments to the Community Development Block Grant agreement. In addition to requesting the inclusion of the benches, trash receptacles, and re-roofing into the project, the County has to have a formal request from the Town to bundle the grant allocations from fiscal years 2014, 2015, and 2016. This way the multiple year funds may be expended for a single project.

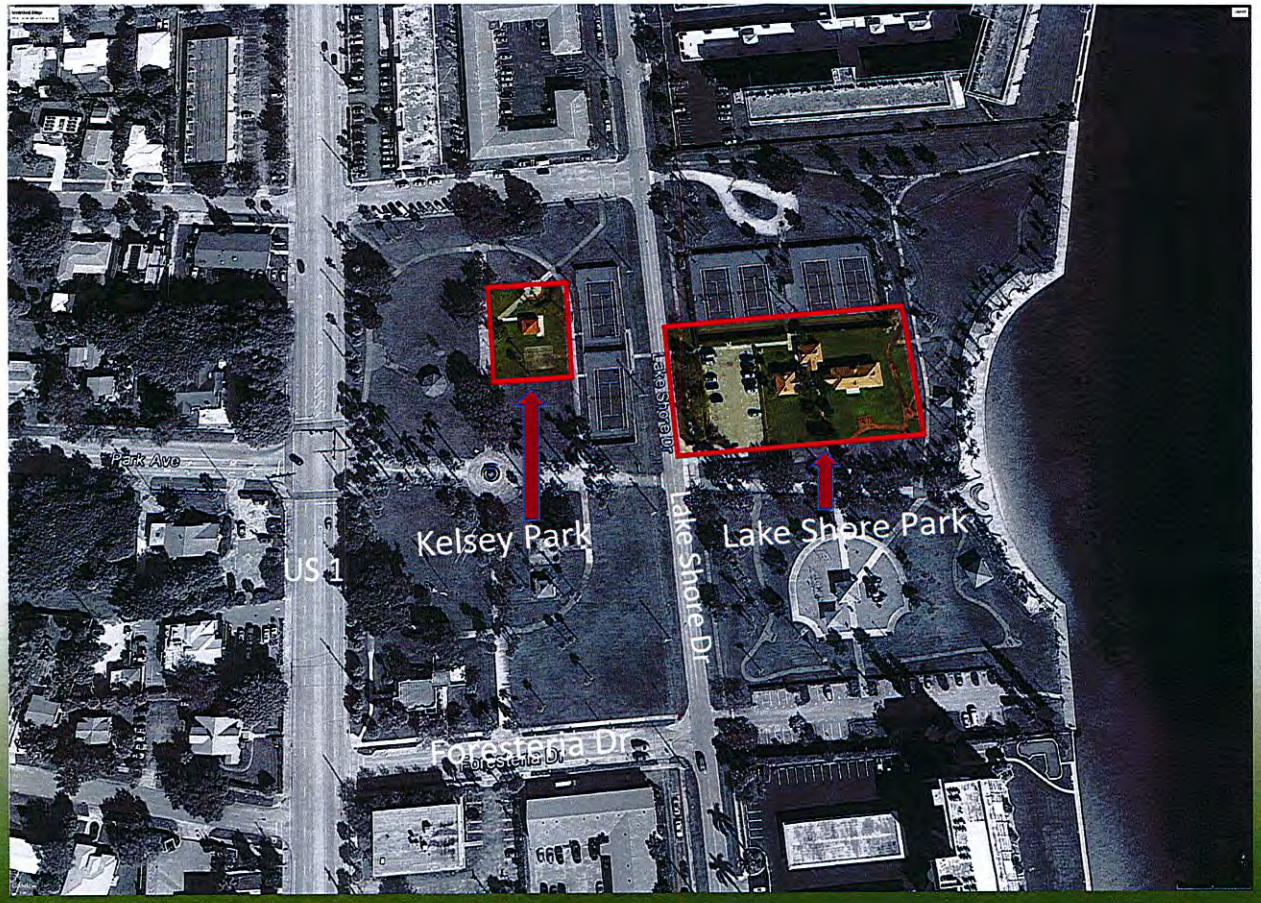
Recommended Motion: Provide consensus comments related to design changes for the Kelsey and Lake Shore Park restroom project. These comments will be incorporated into the final construction plans.

Town of Lake Park

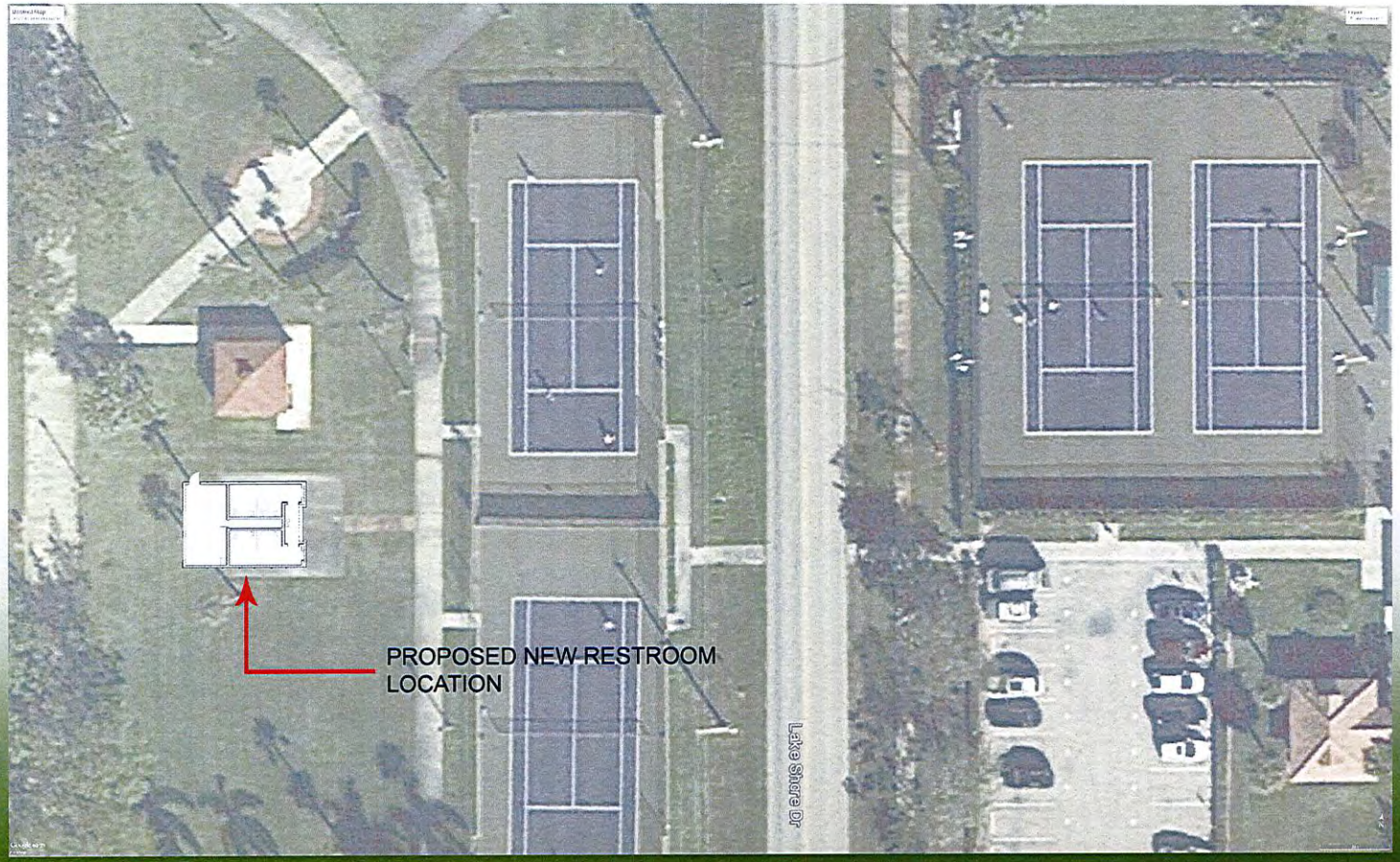
Lake Park & Kelsey Park Restroom Facilities

600 Lake Shore Drive, Lake Park, FL 33403

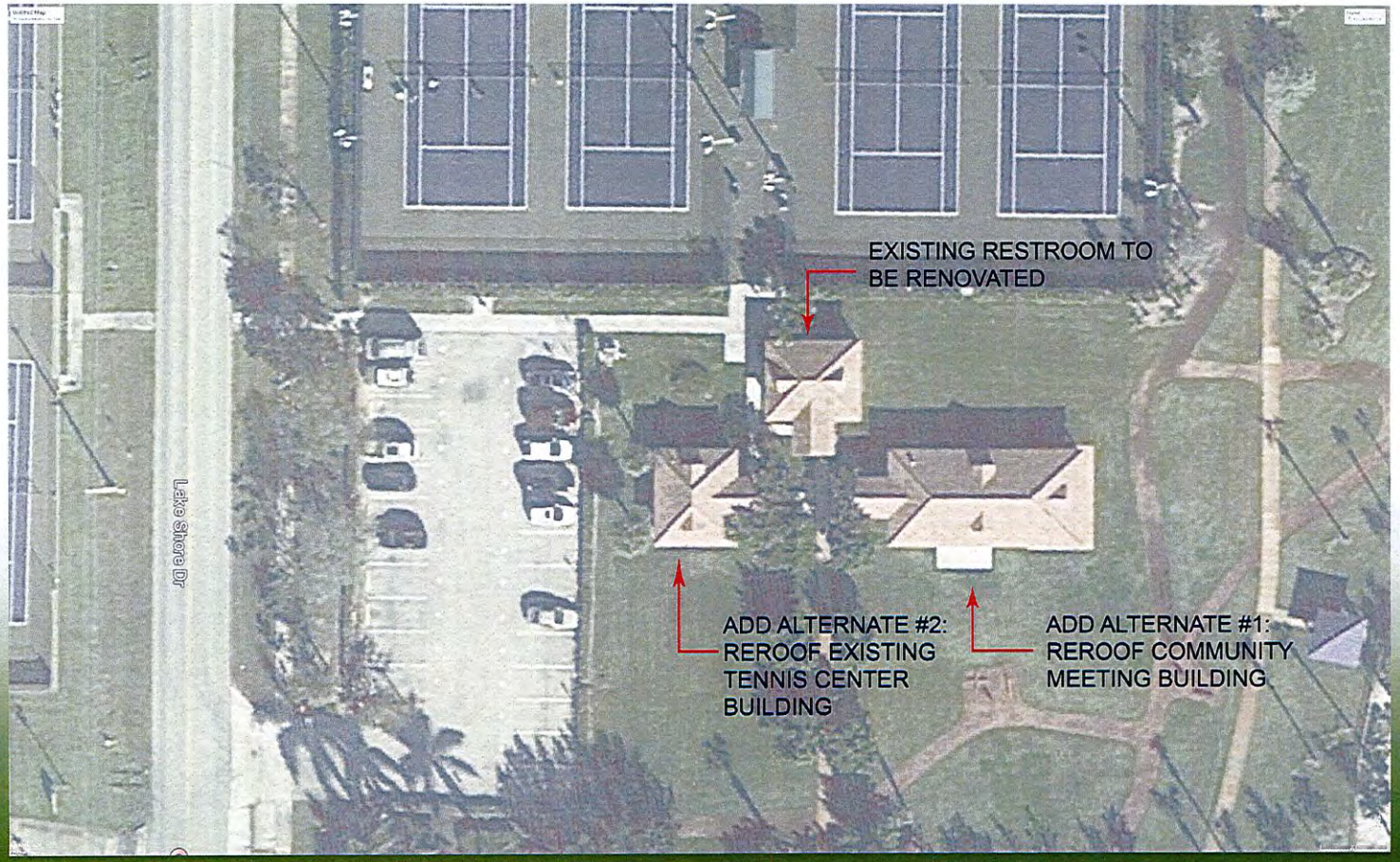
Lake Shore & Kelsey Park Site



Kelsey Park Restroom Facility



Lake Shore Park



Lake Shore & Kelsey Park: Roof

SPANISH 'S' NUEVO

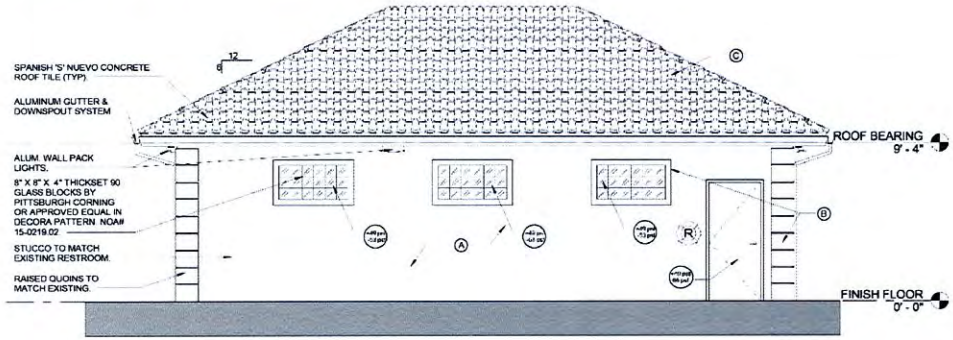
SANGRIA BLEND - 1NUCS7006

EXISTING DORMERS TO BE REMOVED

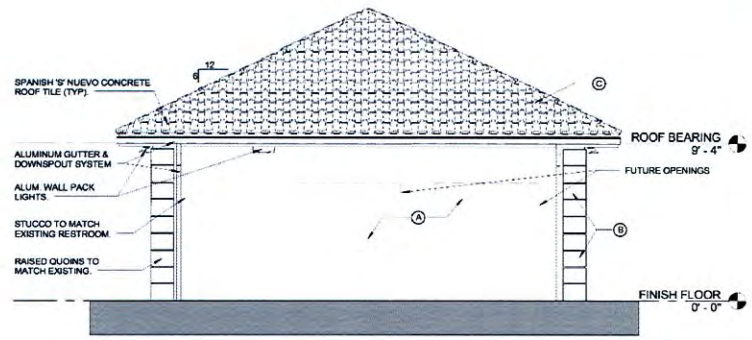
KELSEY PARK

LAKE SHORE PARK

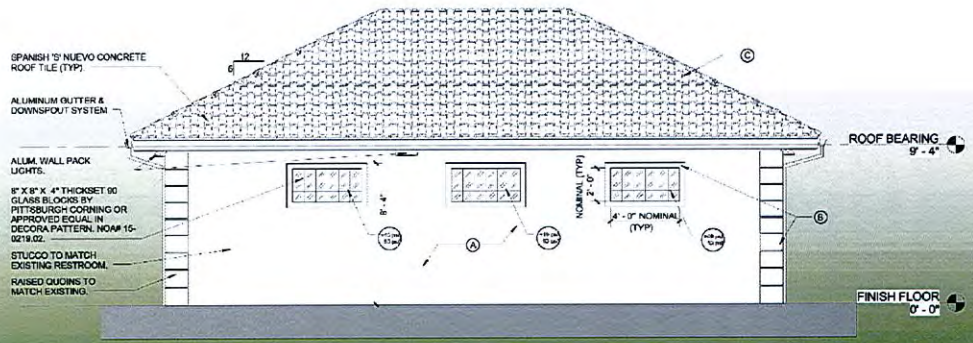
KELSEY PARK NEW RESTROOM FACILITY - ELEVATIONS



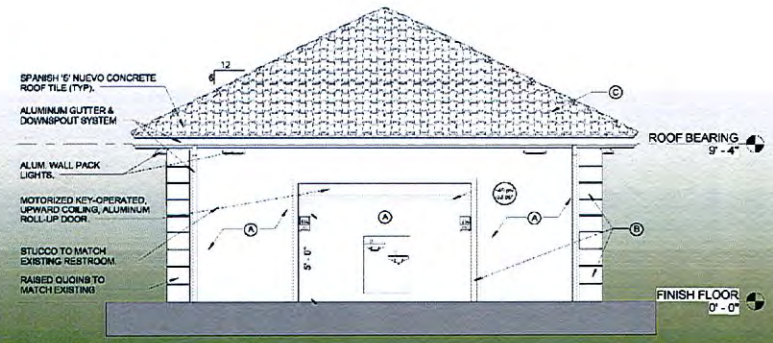
South



East

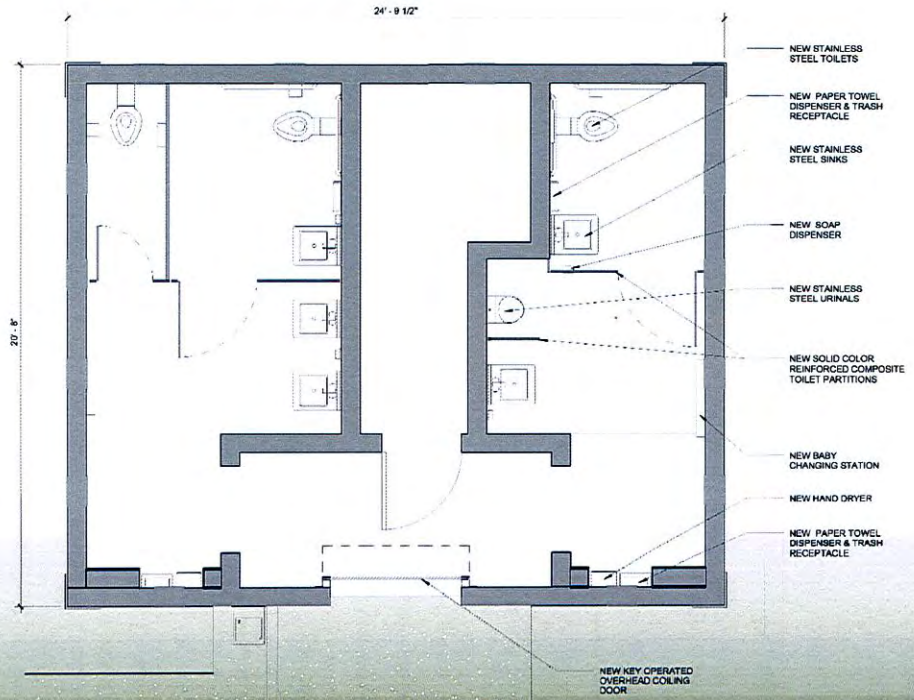


North



West

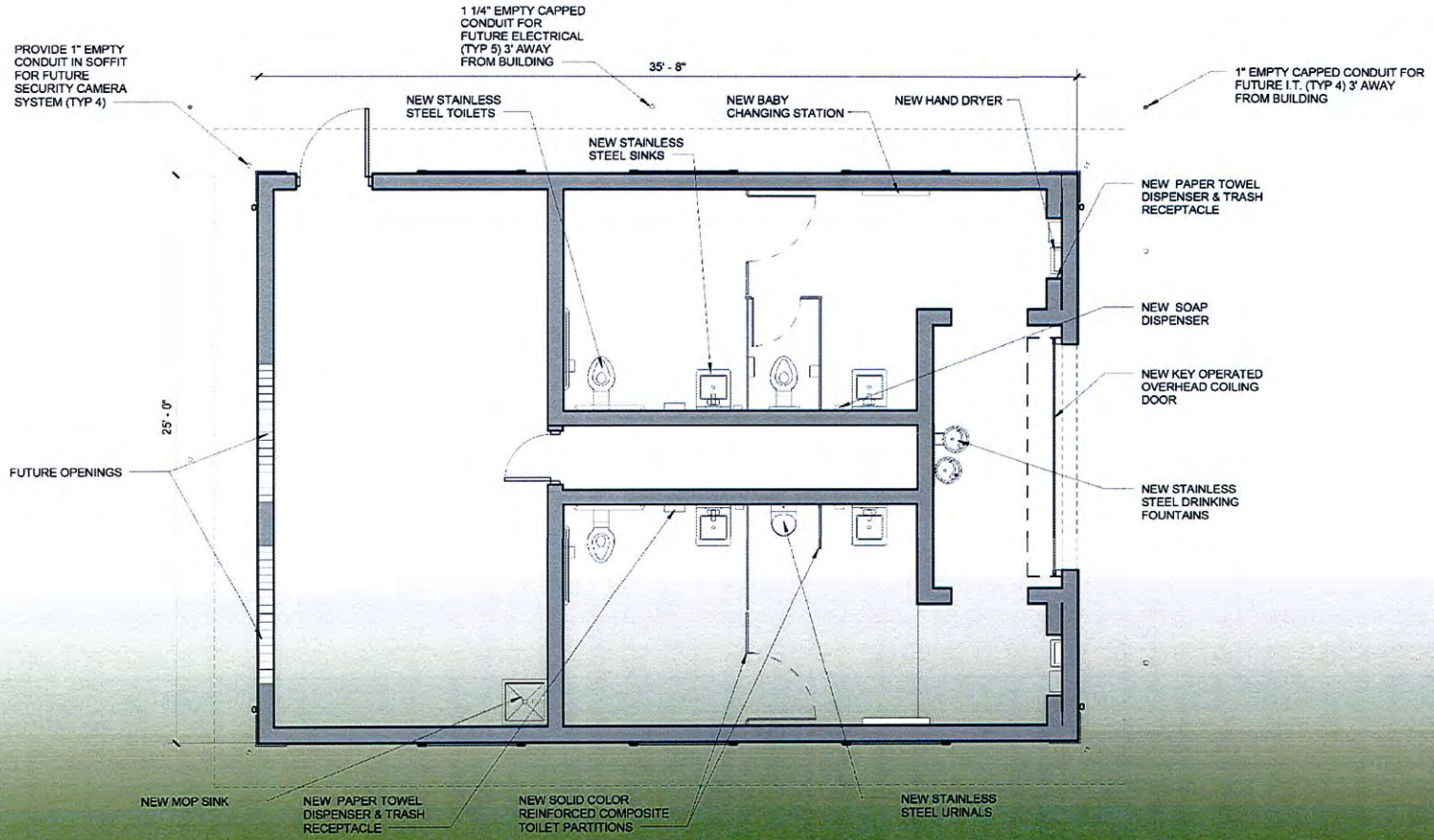
Lake Shore Park Restroom Facility – Renovation of Existing Building



Proposed Detail Floor Plan

Scale: 1/8" = 1'-0"

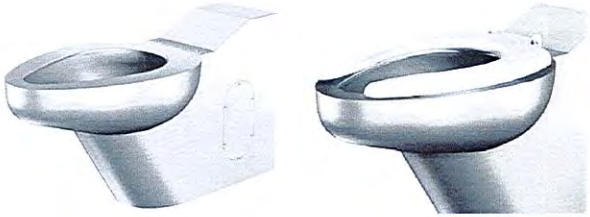
Kelsey Park New Restroom Facility

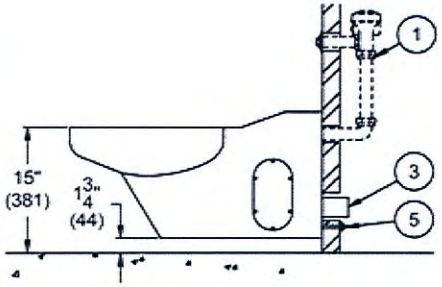


Proposed Detail Floor Plan

Scale: 1/8" = 1'-0"

Lake Shore & Kelsey Park Restroom Facilities

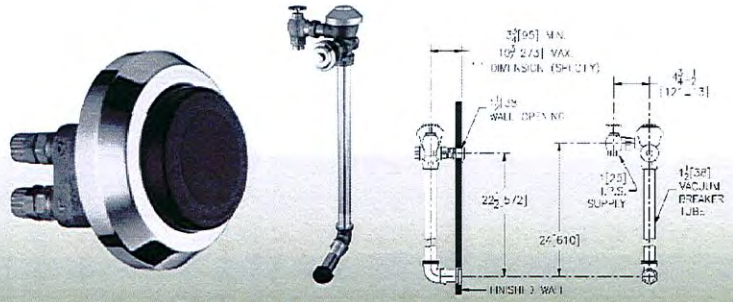




WALL MOUNTED STAINLESS STEEL TOILET

WALL MOUNT STAINLESS STEELE SINK W/ SENSOR FAUCETS

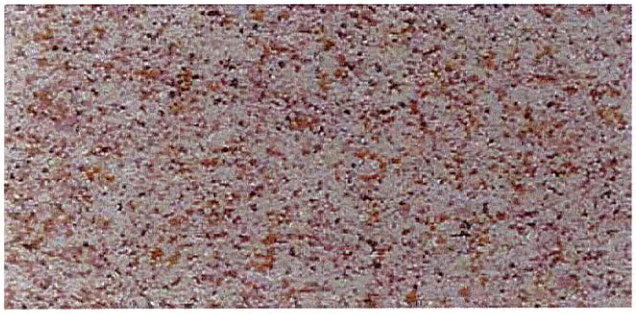
WATERLESS STAINLESS STEEL URINAL



VANDAL PROOF PUSH BUTTON FLUSH VALVES

Fixtures & Finishes

Lake Shore & Kelsey Park Restroom Facilities



QUARTZ EPOXY FLOORING - DFS-B-11

INTERIOR WALLS- SW6371 VANILLIN

XLERATOR HAND DRYER

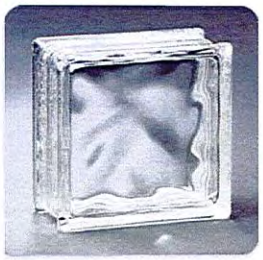
STAINLESS STEEL MIRRORS

RYTEC SPIRAL HZ DOOR

Fixtures & Finishes

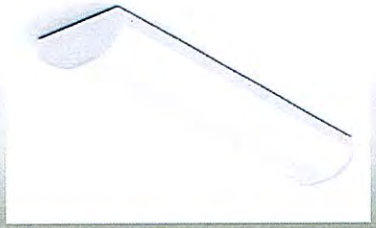
Lake Shore & Kelsey Park Restroom Facilities

SOLID COLOR REINFORCED
COMPOSITE TOILET PARTITIONS

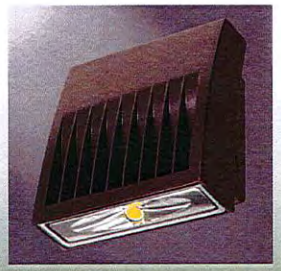


GLASS BLOCK OPENINGS

DRINKING FOUNTAIN



LINEAR LUMINAIRE - LED



WALL PACK LIGHT - LED

Building Components

Opinion of Construction Costs

• Lake Park Restroom Renovation	512sf x $225/sf	$115,200
• Kelsey Park Restroom	876sf x $300/sf	$262,800
• Building Cost Estimate TOTAL		$378,000
• Benches & Trash Receptacles		$ 32,000
Total Estimated Base Bid		**$410,000**
• Alternate 1: Re-roof Community Meeting Build.		$ 40,000
• Alternate 2: Re-roof of Tennis Center Office		$ 20,000
• Alternate 3: Underground Wiring For Tennis Ct. Lights		$ 20,000

Funding

• Grant Funding to Date	$403,591
• Additional Grant for Benches & Trash Receptacles	$ 33,964
• Less Professional Services $59,000 + $5,500 (Future Approval)	($64,500)
Total Available for Construction	**$373,055**

Office of the
Town Manager

November 24, 2015

Mr. Edward W. Lowery, Director
Department of Economic Sustainability
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Subject: Combining Fiscal Year 2016 CDBG Funds with Fiscal Year 2014 and 2015 Funds to Accomplish Multiple Projects in Lake Shore and Kelsey Parks; Amendments to the Agreement

Dear Mr. Lowery:

The Town of Lake Park submitted for and received approval for a project in Kelsey Park using Fiscal Year 2015-2016 CDBG Program funding. $33,964.00 was allocated for the purchase and installation of park benches and litter receptacles.

The Town has also been awarded $362,941.00 in Fiscal Year 2014-2015 funds along with $40,650.00 in Fiscal Year 2013-2014 funds for a Lake Shore and Kelsey Park Improvements project.

The Town requests that Palm Beach County consider allowing the Town to combine the Fiscal Year 2015-2016 funds with the previously approved Fiscal Year 2014 and 2015 funds, since all proposed projects are in Lake Shore and Kelsey Parks. Bundling the grants for the total amount of $437,555.00 will allow the Town to accomplish as many of the approved projects under one design contract and one construction project as funding will allow.

In addition, the Town's Architectural Consultant has submitted project estimates that have required the Town to modify its plans that were approved in the original agreement by the Board of County Commissioners at their March 10, 2015 meeting. By this letter, the Town requests consideration of the following additions and deletions to "Exhibit A, Work Program Narrative" that was a part of the agreement with the County.

- Task the Architectural Consultant to specify the park benches and litter receptacles and indicate their location on the site plan. Add these additional costs to the existing professional services contract.
- Purchase and install park benches and litter receptacles as part of the construction contract.
- While the original agreement stipulates that, "The site lighting at Lake Shore Park shall be bid separately as one contract", include the placement of underground power supply lines running to the future light pole locations into the current construction contract.
- Task the Architectural Consultant to specify the re-roof of the two (2) buildings adjacent to the remodeled restroom in the construction plans. Add these additional costs to the existing professional services contract.
- Re-roof two (2) buildings adjacent to the remodeled restroom building in Lake Shore Park. These roofs will match the new roof approved to be placed on the existing restroom.

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3304
Fax: (561) 881-3314

www.lakeparkflorida.gov

- Strike the following task from the approved agreement's *Scope of Work: Lake Shore Park*, "Construct a new building with ADA compliant restrooms to meet needs of park users, complete with A/C unit, related amenities, site work, mechanical upgrades (where necessary) and landscaping."

- Amend the following task in the approved agreement's *Scope of Work: Kelsey Park*; construct a restroom facility of approximately 840 S.F. (increased from 580 S.F.).

If bid prices submitted for the core project are lower than the Architect's initial estimates, the Town would like to have the flexibility to accomplish additional, pre-approved tasks through the use of Bid Alternates. Our priorities, in descending order, will be:
- Construction and renovation of the restrooms
- The purchase and placement of benches and trash receptacles
- Re-roof of two adjacent park buildings
- Placement of underground power lines for site lighting

I think you'll find that the modifications being requested do not significantly deviate from the original project submittals.

Thank you for your consideration of the Town's request.

Sincerely,

John D'Agostino
Town Manager

cc: Carlos Serrano, Director, Strategic Planning Section
Lynette Scraper, Project Coordinator
David Hunt, Public Works Director
Bambi McKibbon-Turner, Human Resources Director
Richard Pittman, Project Manager
Blake Rane, Finance Director

Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 4

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] ORDINANCE ON 1st READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ 0.00** Funding Source: Acct. # [ ] Finance _____	**Attachments:** **Ordinance/2-2015**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or Not applicable in this case *ND* **Please initial one.**

Summary Explanation/Background:
The Town Commission voted to eliminate the parking meters starting October 1, 2015. Consequently, Chapter 30, Article IV needs to be repealed in its entirety since it is no longer applicable to the Town's operations. When this Ordinance is presented on 2nd reading for adoption, additional Resolutions will be presented as separate agenda items so that the fees associated with parking meters are also eliminated from the Town's fee schedules.

Recommended Motion: I move to APPROVE Ordinance/2-2015 on first reading.

Town of Lake Park Town Commission

Agenda Request Form Exhibit "C"

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 5

AGENDA TITLE: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 1st READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / *Community Development Director* ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Ad & Mail Notices** Funding Source: **Community Development** Acct. **500-48100** [ ] Finance _____	**Attachments:** → **Ordinance 13-2015** → **Staff Report with Exhibits A&B** → **Legal Ad & Mail Notices**
Advertised: Date: **11-13-2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone___*ND*____ or Not applicable in this case ____ **Please initial one.**

Summary Explanation/Background:

Please refer to the Staff Report.

Recommended Motion: I move to APPROVE Ordinance 13-2015 on first reading.

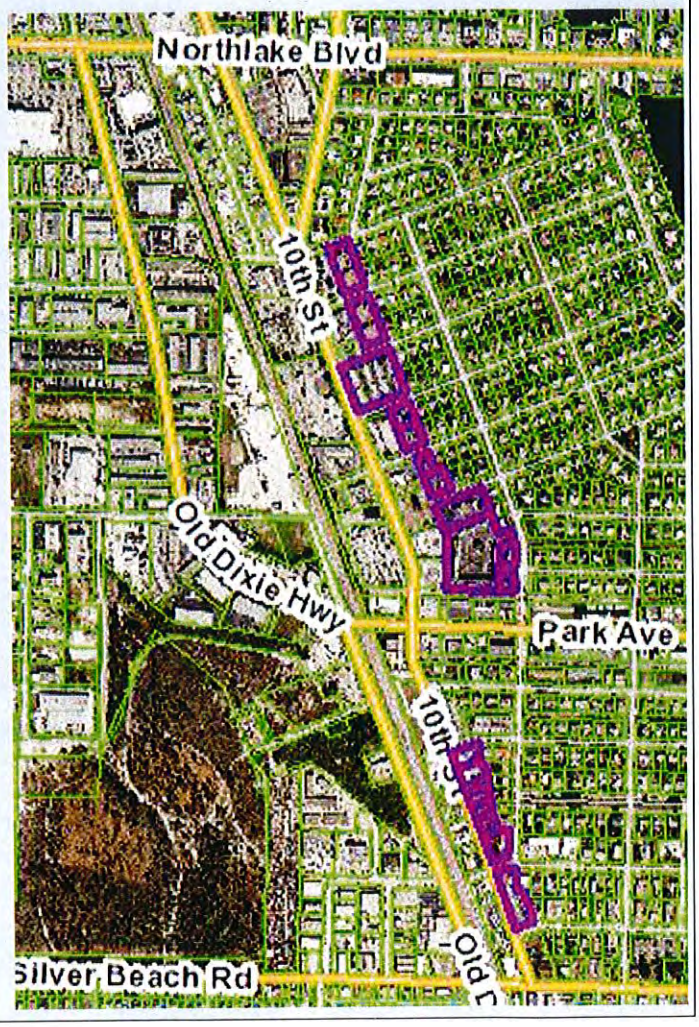
TOWN OF LAKE PARK
TOWN COMMISSION
MEETING DATE: December 16, 2015
STAFF REPORT

DESCRIPTION: **Rezoning twenty-one (21) platted parcels (with 37 property control numbers due to the existence of condos) on the east side of 10th Street, between Northern Drive and Silver Beach Road, from Residential-2 (R-2) to Commercial-1 (C-1) Zoning District.**

REQUEST: This is a Town-initiated application to rezone twenty-one legal parcels consisting of a combined 13.6751 acres. Some of the legal parcels consist of condominium units therefore, a total of 37 property control numbers are available. These parcels are generally located on the east side of 10th Street as illustrated below and further described in Exhibit "A". Their land use designation is Commercial and this land use designation became effective in 2009. The vision behind converting these parcels to a Commercial land use designation at the time, was to be able to maximize our commercial corridors by providing more commercial land for redevelopment and essentially, potentially increasing their value. Since the Community Development Department is currently working with the Town's newly contracted engineering firm's GIS department, Calving Giordano & Associates, it appears this rezoning never took place in 2009 and is required. This rezoning will make the proposed zoning district designation of C-1 consistent with the future land use designation of Commercial. Staff recommends that the twenty-one parcels be rezoned from R-2 to C-1. The property control numbers of the properties are as follows (from north to south on the map):

36-43-42-20-01-047-0090
36-43-42-20-01-047-0130
36-43-42-20-01-047-0170
36-43-42-20-01-047-0190
36-43-42-20-01-047-0220
36-43-42-20-01-047-0250
36-43-42-20-01-047-0290
36-43-42-20-16-000-0211
36-43-42-20-16-000-0210
36-43-42-20-16-000-0029
36-43-42-20-16-000-0028
36-43-42-20-16-000-0027
36-43-42-20-16-000-0026
36-43-42-20-16-000-0025
36-43-42-20-16-000-0024
36-43-42-20-16-000-0023
36-43-42-20-16-000-0022
36-43-42-20-16-000-0021
36-43-42-20-16-000-0016
36-43-42-20-16-000-0015
36-43-42-20-16-000-0014
36-43-42-20-16-000-0013
36-43-42-20-16-000-0012
36-43-42-20-16-000-0011
36-43-42-20-01-075-0130
36-43-42-20-01-076-0130
36-43-42-20-01-076-0320
36-43-42-20-01-077-0130
36-43-42-20-01-078-0130

36-43-42-20-01-079-0130
36-43-42-20-06-003-0010
36-43-42-20-06-003-0040
36-43-42-20-06-003-0090
36-43-42-20-06-003-0130
36-43-42-20-06-003-0060
36-43-42-20-06-003-0070
36-43-42-20-06-003-0080



P&Z BOARD RECOMMENDATION: **The Planning and Zoning Board considered this item at their Special Call Meeting of Monday, November 23, 2015. There was some discussion regarding the parcels and the existing residential structures. It was clarified that the residential structures can remain as long as they do not get destroyed to more than 50% of their value, at which point they could only be redeveloped as commercial. The Board acknowledged that the Commercial zoning would make it consistent with the Commercial future land use designation, however, requested that staff go beyond the State requirement and notify all property owners (even if the properties are less than 10 contiguous acres, of the request prior to the Town Commission meeting. A courtesy letter was consequently sent on November 24, 2015. Between the P&Z Board meeting and December 4, 2015, staff did not received any contact from any of the owners.**

The Board recommended APPROVAL (4-0).

BACKGROUND INFORMATION

Applicant(s):	Town of Lake Park
Owner:	Various (See Exhibit "A")
Address:	Various (See Exhibit "A")
Lot Size:	Combined 13.6751 acres
Existing Zoning:	Residential-2
Existing Land Use:	Commercial
Proposed Zoning:	**Commercial-1**

Inconsistent

Adjacent Zoning (See Exhibit "B")

North: Park Avenue Downtown District/Residential-3/Residential-1
South: Park Avenue Downtown District/Commercial-2
East: Residential-2/Residential-1
West: Commercial-1/Commercial-2

Adjacent Land Use (See Exhibit "B")

North: Commercial/Single-Family
South: Commercial/Downtown
East: Medium Residential/Single-Family
West: Commercial/Commercial and Light Industrial

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The assignment of the Commercial-1 zoning district designation would render these parcels consistent with Future Land Use Element of the Comprehensive Plan which currently designates these parcels with a Commercial future land use designation. Currently, all of the subject parcels are inconsistent with their respective land use designation. The Commercial-1 zoning district designation is the most appropriate designation for these parcels since it is consistent with the zoning designations along the east side of 10th Street and it provides for a less intense commercial area (given the adjacent residential zoning) whereby many of the higher intensity commercial uses in this district can only be approved by special exception use approval (i.e. full site plan vetting of impacts). The Commercial-1 zoning district in Town Code Section 78-71 currently permits the following uses, either by right or special exception use approval:

Sec. 78-71. - C-1 business district.

Within the C-1 business district, the following regulatians shall apply:

(1) Uses permitted. Within the C-1 business districts, na building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:

a. Animal day care establishment;

b. Animal grooming establishment;

c. Animol indoor training center;

d. Appliance stores, including radio and television services;

e. Bakeries the products of which are sold ot retail but nat praduced on the premises;

f. Banks;

g. Barbershops, beauty shops, chiropodists, masseurs;

h. Fertilizer, stored and sold at retail only;

i. Laundry pickup stations;

j. Offices, business ond professional;

k. Outdoor miniature golf courses, oll objects limited to eight feet in height and such building or premises is located not less thon 500 feet from the premises of an existing nursery school, elementary school or high school;

l. Pet shop;

m. Restaurants;

n. Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises;

o. Indoor theatres;

p. Instructional studios; including but not limited to, studios for the instruction of the martial arts, donce, voice, droma, speech, gymnostics, yoga, exercise, painting, photography, music, and other similar instructional studio uses which are deemed appropriate by the town's community development director; or

q. Transient residential use.

(2) Building height limit. No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet.

Special exception uses permitted pursuant to section 78-184:

a. Animol service establishment;

b. Automotive service station;

c. Funeral home;

d. Hospital, sanitarium or medicol clinic;

e. Motel/hotel;

f. Substance abuse treatment facilities, provided that any such facility shall not be locoted within a rodius of 1,000 feet of another existing facility; or

g. Vehicle sales and rentals, including accessory sales of parts ond components ond accessory repair shops on property on which a permanent building is erected and which building is used solely in connection with the use and where no part of the open storage area is within 25 feet of any street line provided that:

1. *The use is not within 500 feet of the same use, i.e., sales to sales, rentals to rentals, etc.;*
2. *No vehicles, boats or wave runners are tested or repaired outside of a building designed for such purposes; and*
3. *The parking requirements for the use are met over and above any areas provided for vehicles, boats or wave-runners, which are part of the specific business.*

STAFF RECOMMENDED MOTION:

I move to APPROVE Ordinance 13-2015 for the rezoning of 21 platted parcels with 37 property control numbers, as legally described herein, from a Residential-2 to Commerical-1 zoning district designation.

*****The item was advertised with a location map in the Palm Beach Post on November 13, 2015 and all owners not connected by at least 10 contiguous acres were notified by direct mail per Florida State Statute requirements. In addition, and pursuant to the P&Z Board request, all additional owners were mailed a courtesy notice on November 24, 2015*****

Exhibit "D"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 6

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 2nd READING
[ ] NEW BUSINESS
[ ] OTHER

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Legal Ad (~$125)** Funding Source: **Town Clerk** Acct. **#106-48100** [ ] Finance _____	**Attachments:** → **Ordinance 10-2015** → **Legal Ad**
Advertised: Date: **December 6, 2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone ***ND*** or Not applicable in this case **Please initial one.**

Summary Explanation/Background:

TOWN COMMISSION ORDINANCE ON 1st READING (APPROVED with additions – see updated Schedule): December 2, 2015

This is the annual update to the Town's Capital Improvements Schedule in the Town's Capital Improvements Element of the Comprehensive Plan.

Beginning in 2005, local governments were required to update their five-year Capital Improvements Schedule (CIS) as an annual amendment to the Comprehensive Plan to demonstrate a financially feasible schedule. Per House Bill (HB) 7207, the "Community Planning Act", adopted on June 2, 2011, the five-year schedule of capital improvements is no longer required to demonstrate that the CIS is financially feasible; however, local governments must still review and update their CIS by the adoption of an ordinance. This ordinance is no longer subject to the review of the Department of Economic Opportunity (formerly the Department of Community Affairs). Such modifications to update the five-year CIS are not deemed amendments to the local Comprehensive Plan and therefore, do not need to adhere to the comprehensive plan amendment process. Due to the fact that such an update is still accomplished by the adoption of an ordinance by the Town Commission, a public hearing is required.

In accordance with the legislation enacted by the Community Planning Act, all local governments must review and update the Five-Year Capital Improvement Schedule of their Comprehensive Plan Capital Improvements Element consistent with the requirements of Section 163.3177 and Section 163.3180, Florida Statutes. The Capital Improvements Element identifies capital projects needed to maintain, or promote, Level of Service (LOS) standards. The Schedule of Capital Improvements includes Town projects which may be funded by federal, state or local money sources.

A CIS allows for:

- A systematic evaluation of all potential projects at the same time.
- The ability to stabilize debt and consolidate projects.
- A public relations and economic development tool.
- Focus on preserving a governmental entity's infrastructure while ensuring the efficient use of public funds.
- An opportunity to foster cooperation among departments and an ability to inform other units of government of the entity's priorities. For examples, a State grant looks highly on applications for projects that are included in the CIS.

ENCLOSED IS THE PROPOSED ORDINANCE AND UPDATED CAPITAL IMPROVEMENTS SCHEDULE.

Recommended Motion: I move to ADOPT Ordinance No. 10-2015 on second reading.

Exhibit "E"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 7

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILTY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 2nd READING
[ ] NEW BUSINESS
[ ] OTHER

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Legal Ad** Funding Source: **Applicant** Acct. **#4771** [ ] Finance _____	**Attachments:** → **Ordinance 11-2015** → **Ordinance 02-2015** → **Legal Ad**
Advertised: Date: **December 6, 2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone__ ***ND*** or Not applicable in this case __ **Please initial one.**

Summary Explanation/Background:

On August 19, 2015, the Town Commission adopted Ordinance 02-2015 for the abandonment of a 0.49-acre portion of the East Jasmine Drive right-of-way between North Federal Highway and Lake Shore Drive. This Ordinance was presented at a public hearing, along with Site Plan and Special Exception Use, Rezoning and Land Use Amendment requests. These applications were brought forward by Urban Design Kilday Studios (the Applicant), on behalf of Earl Stewart Toyota LLC and Commercial Investments LLC (the Owners of 1215 and 1017 North Federal Highway, respectively) in an effort to

expand the existing Earl Stewart Toyota Planned Unit Development currently being operated as a motor vehicle sales establishment.

Pursuant to Ordinance 02-2015, payment of $320,000 was made to the Town within 90 days following the adoption of the Ordinance. Section 4 requires the Ordinance to be recorded in the public records of Palm Beach County so as to formalize the transfer of ownership. However, Section 3 of the existing Ordinance, requires that all conditions associated with the Resolution of the Site Plan and Special Exception Use are first satisfied prior to the recording. The Resolution pertaining to the development of the overall site is phased and will likely not be completed until 2020. The intent of the Abandonment Ordinance was not to have the Town retain ownership until at least 2020, but rather to simply ensure that only certain conditions of the Resolution were adhered to prior to the official transfer of the East Jasmine Drive right-of-way, namely the payment of the right-of-way. In order to effectively move the recording forward, which would allow the Town to eliminate any liability it has with the property and allow the Applicant to move forward with the Plat and site plan construction permits, Section 3 and 4 of Ordinance 02-2015 must be be refined to delete Section 3 and modify Section 4 so as to reflect the specific conditions relevant to the Abandonment.

Please refer to the enclosed Ordinance 11-2015.

TOWN COMMISSION FIRST READING: December 2, 2015 (APPROVED 5-0)

Recommended Motion: I MOVE TO ADOPT ORDINANCE 11-2015 on 2nd READING.

Exhibit "F"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 8

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOSE TO BE LOCATED ON THE WEST SIDE OF 10TH COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON __ READING
[X] RESOLUTION – PUBLIC HEARING/QUASI-JUDICIAL
[ ] OTHER

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Legal Ad & Certified Mail** Funding Source: **Applicant ("Aldi LLC")** Acct. # **4773** [ ] Finance _____	**Attachments:** ➔ **Staff Report** ➔ **Resolution 48-12-15** ➔ **Copy of Applications** ➔ **Copy of Legal Ad and Certified Letter** ➔ **Site Plan Package – *available in the drop box and in paper format in the Community Development Department.***
Advertised: Date: **11-13-2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone__***ND – see notation in costs field*** or Not applicable in this case ____ **Please initial one.**

Summary Explanation/Background:

Please refer to the Staff Report.

Recommended Motion: I MOVE TO APPROVE RESOLUTION 48-12-15 WITH THE CONDITIONS OF APPROVAL PROPOSED BY STAFF.

TOWN LAKE OF PARK
TOWN COMMISSION
MEETING DATE: December 16, 2015
STAFF REPORT

APPLICATION: SITE PLAN APPLICATION FOR AN OFFICE WAREHOUSE TO BE LOCATED ON A VACANT LOT ON THE WEST SIDE OF 10TH COURT, TWO PARCELS NORTH OF NORTHERN DRIVE.

SUMMARY OF APPLICANT'S REQUEST: Ahrens Companies ("Applicant"), is proposing to develop a 3,430 square foot office warehouse on a vacant parcel with a Property Control Number (PCN) 36-43-42-20-04-132-0130 ("the Site"). The Site is currently owned by R & K 10th Court LLC ("the Owner").

The Site has a "Commercial/Light Industrial" future land use designation and a Commercial-4 Business District (C-4) zoning designation. The C-4 designation allows "office/warehouse" as a permitted use.

P&Z Board Recommendation: **November 23, 2015 – APPROVAL with conditions (4-0).**

Staff Recommendation: **APPROVAL with conditions. Refer to pages 8-9 of this staff report for conditions.**

BACKGROUND:

Applicant(s):	Ahrens Companies
Owner(s):	R & K 10th Court
Address/Location:	10th Court
Net Acreage:	0.3221 acres
Legal Description:	see survey (Job # 90-1238)
Existing Zoning:	Commercial 4 (C-4) Business District
Future Land Use:	Commercial/Light Industrial

Adjacent Zoning

North:	C-4 Business District
South:	C-4 Business District
East:	C-2 Business District
West:	C-4 Business District/Florida East Coast Railroad

Adjacent Existing Land Use

North:	Commercial/Light Industrial
South:	Commercial/Light Industrial
East:	Commercial
West:	Commercial/Light Industrial/Florida East Coast Railroad

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

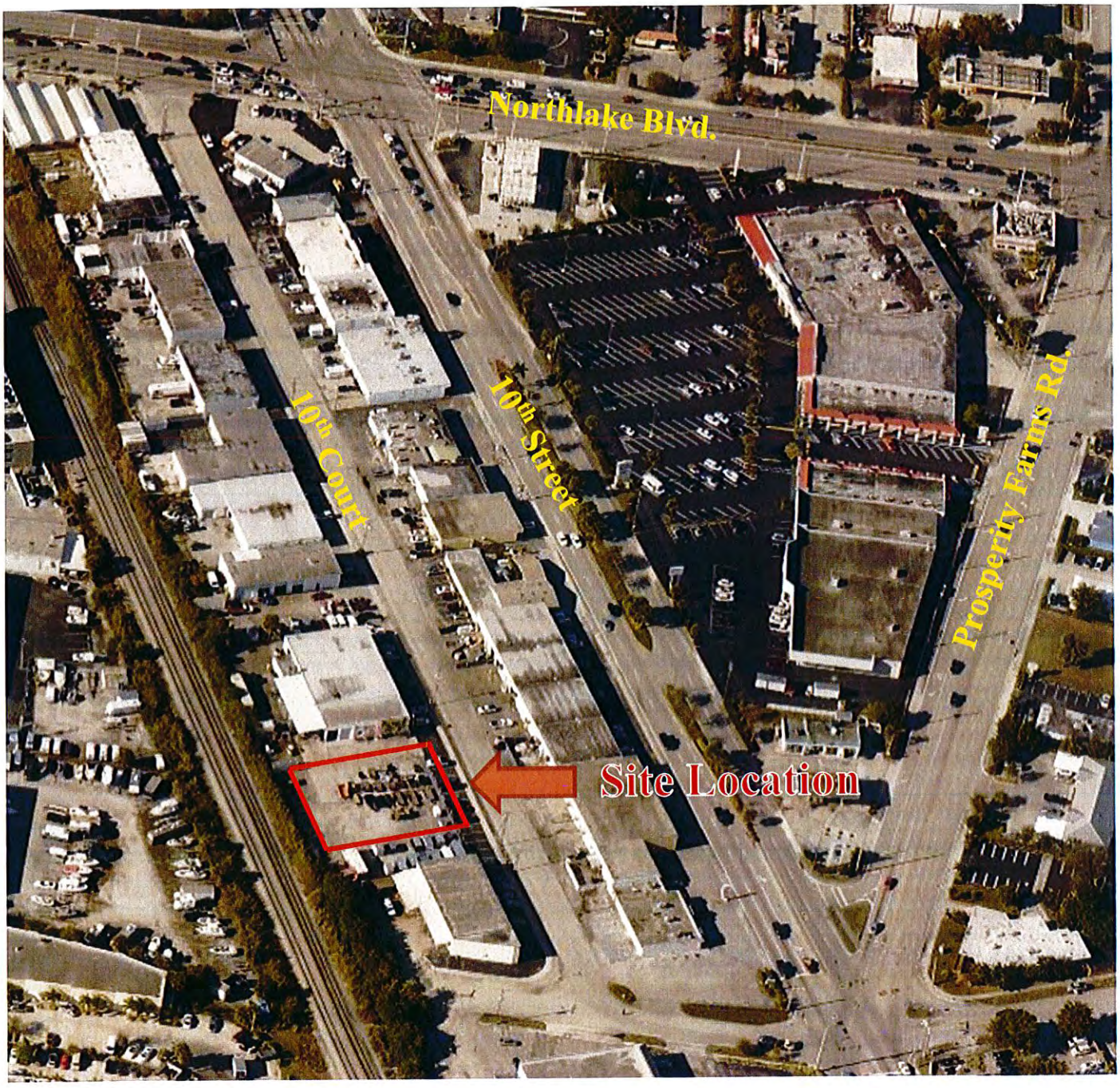
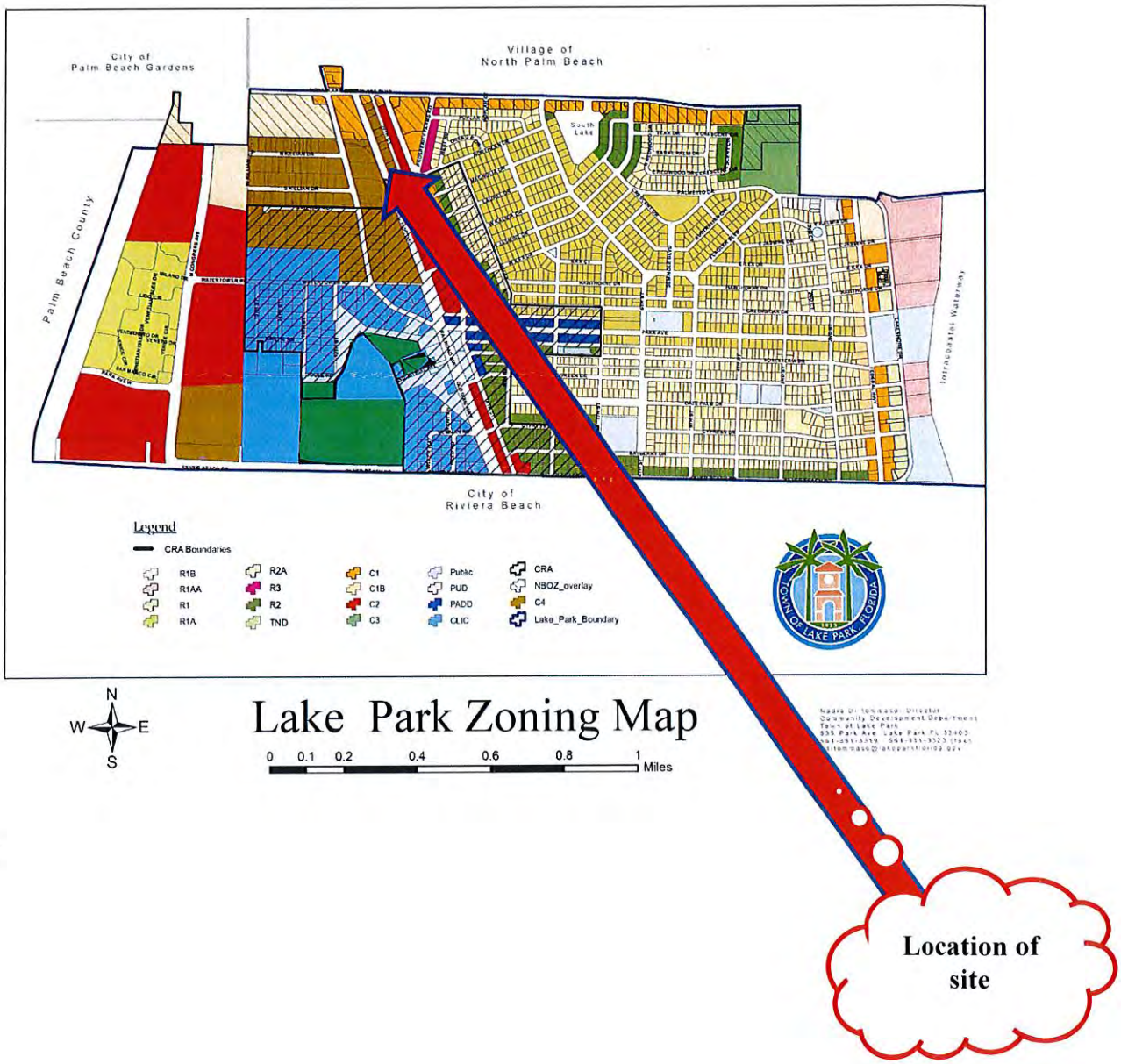
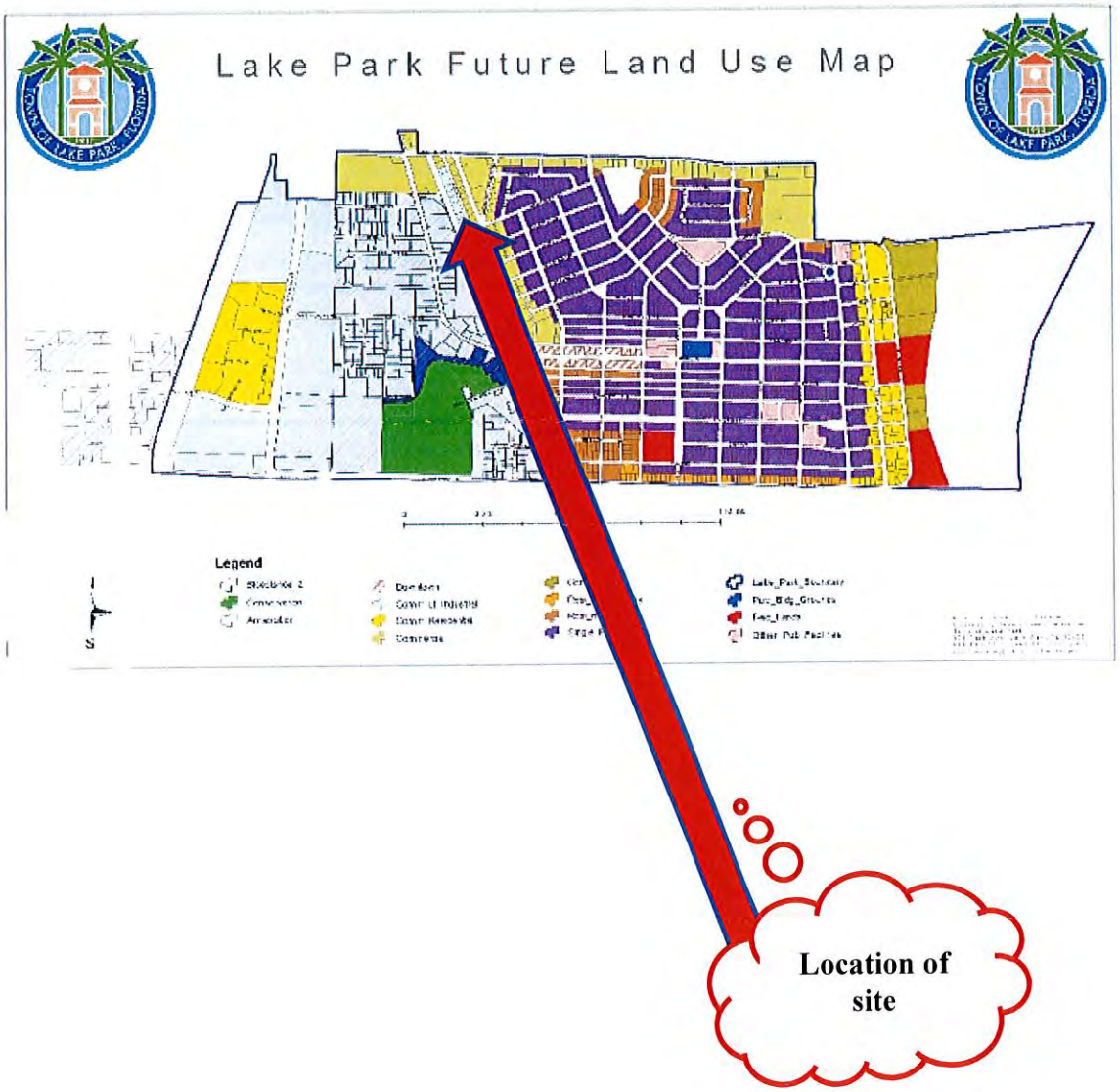


FIGURE 2: Town Zoning Map



Location of site

FIGURE 3: Town Future Land Use Map (FLUM)



PART I: APPLICATION FOR A SITE PLAN

The Site Plan has been reviewed by the Town's consulting Engineer and Landscape Architect, as well as the Community Development Department and Public Works Department. Based upon this review, the Staff finds that the Site Plan meets the Land Development Regulations of the Town Code.

SITE PLAN PROJECT DETAILS:

Building Site: The Site is located on the west side of 10th Court and is the second parcel just north of Northern Drive.

Site Access: The Site has one street access and is proposing one entrance and exit via a driveway to be located on the parcel's east side that fronts 10th Court.

Traffic: The Applicant has received a letter from Palm Beach County's Traffic Division confirming that there is adequate capacity on the roadways to serve the project.

Landscaping: The Site Plan meets the Town's Landscaping Code regulations per the Town's consulting landscape architect review pursuant to the following administrative waivers which are possible under the flexible landscape standards detailed in Section 78-325(c) of the Town Code. These waivers will be granted administratively if the project is approved as proposed and will be detailed in the Resolution (Development Order) being presented to the Town Commission. They include:

> →***Administrative Waivers Requested for Landscaping***: The Applicant has requested to reduce the landscape buffer minimum width requirements along the north, south and west (interior) sides of the property pursuant to Town Code Section 78-325(c). The Town Code requires these interior landscape buffers are required to be a minimum 8 feet wide and are eligible for a 20% reduction pursuant to Section 78-325(c) and because the site's acreage is under 1.0 acre (measuring 0.3221 acres). Consequently, the Applicant is permitted, through the administrative waiver provision, to reduce these interior buffers to 6.4 feet. The Applicant proposes a 6.4 foot buffer width along the north property line; a buffer width varying from 6'7" to 10'7" along the south property line; and a 6.4 foot buffer width along the west property line.

Drainage: The Town's Engineer has reviewed the Applicant's Paving, Grading and Drainage plans and has determined that it meets the engineering requirements for drainage.

Parking: The Code requires 4 spaces per 1,000 square feet of office space; 1 space per 2,000 square feet of warehouse space; and, 1 space per employee on the shift of greatest employment per Town Code Section 78-145(h), which totals 7 required spaces per the proposal of 1,031 square feet of office space; 2,399 square feet of warehouse; and 2

employees at maximum shift. The Applicant is proposing 8 parking stalls inclusive of 1 ADA space, which exceeds the minimum number of parking spaces required by the Code.

Signage: The Applicant is proposing one wall sign to be located on the west (front) elevation above the warehouse entry door that will be visible from 10th Court. The owner does not intend on having signage for his personal office warehouse to be located in the rear of the structure. The proposed sign structure and (future) proposed sign face will be subject to the Town's permitting requirements.

Photometric (Lighting): Meets the minimum requirements of Town Code Section 54-34 through 54-36.

Zoning: An Office/Warehouse use is a permitted use within the C-4 zoning district in which the Site is located.

Water/Sewer: The Applicant has not submitted Seacoast Utility Authority's (SUA) determination of compliance however, it is the Town's understanding that Seacoast's review is ongoing and that the Applicant has responded to some of Seacoast's preliminary comments which did not warrant any significant plan changes and which were minor in nature. The Site has sufficient capacity to serve the proposed uses. Final Seacoast approval will be required prior to the issuance any building permit for development.

Design: The proposed Elevations for the office/warehouse meet the Town's minimum Architectural Guidelines in Sections 78-330 through 78-337, which provide for flexibility for developments being proposed within internalized corridors in our commercial/light industrial areas. More specifically, design treatments that are encouraged by the Code as prescribed by Section 78-332(1) but were met at a bare minimum by the applicant include canopies or porticos, overhangs proportional in size to mass of building, arcades, pedestrian amenities, peaked roofs with minimum 12 inch overhangs, ornamental and structural architectural details, and architectural treatments on all four façade elevations (e.g. articulation of facades, window and door treatments, uniform design, etc.)

Fire: Palm Beach County Fire Rescue (PBCFR) is in the process of performing a preliminary site plan review and will be reviewing the plans in greater detail as part of the building permit review process.

PBSO: PBSO is in the process of performing a preliminary site plan review.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan for a 3,430 square foot office/warehouse located along the west side of 10th Court, **subject to the following conditions**:

1. The Applicant shall develop the Site consistent with the following Plans:
    a. Civil Plans, Paving, Grading, Drainage, Utility, Water/Sewer, and Erosion Control referenced as Sheets C-0, C-1, C-2, C-3, C-4, C-5, prepared by Douglas Winter, P.E. and signed and sealed on 11-13-15; and, received and dated by the Department of Community Development on 11-16-15.
    b. Survey referenced as job no. 90-1238; prepared by Wallace Surveying Corp. and signed and sealed 8-8-15; and, received and dated by the Department of Community Development on 11-16-15.
    c. Landscape Plans and Irrigation Plans, referenced as Sheets LP-1, LP-2 and IR-1; prepared by Karla Ann Bloom Landscape Architect and signed and sealed on 11-16-15; and, received and dated by the Department of Community Development on 11-16-15.
    d. Site Plan, Elevations and architectural floor plan referenced as Sheets SP-1, A301, A302 and A303; prepared by Andrew Morgan Services, P.E. and signed and sealed on 11-16-15; received and dated by the Department of Community Development on 11-16-15.
    e. Photometric Plan referenced as Sheet E803; prepared by KHN Engineering and signed and sealed 10-29-15; and, received and dated by the Department of Community Development on 11-16-15.

2. The Owner, the Applicant and their successors and assigns shall be subject to this resolution which constitutes the Development Order for the Site and all of its conditions.

3. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of 10th Court, or surrounding street and parking areas as part of the construction of the Site, shall be subject to the review and approval of the Directors of the Departments of Community Development and Public Works.

4. All landscaping as shown on the Site Plan and the Landscaping Plan shall be maintained in perpetuity by the Owner from the date of the Town's issuance of a Certificate of Occupancy. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.

5. The hedge material proposed for the the Site's perimeter which serves to align the parking areas, shall be maintained at a minimum of four feet.

6. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during the Site's construction.

7. The dumpster shall be screened as noted on the Site Plan and shall remain closed at all times other than when materials are being deposited therein, or it is being emptied by the franchise provider of solid waste services. All dumpsters shall be acquired from the approved franchise supplier for the Town.

8. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.

9. Prior to the issuance of any building permits, the Owner shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.

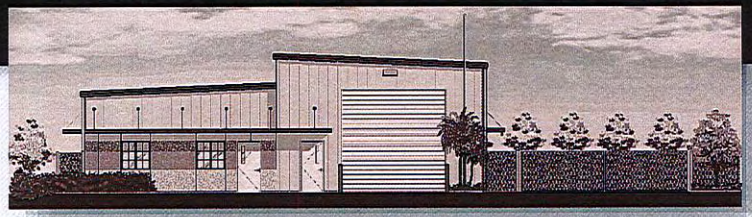
10. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.

11. The Owner or Applicant shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Failure to do so shall render the Development Order void. Once initiated, the development of the Site shall be completed within 18 months.

12. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

R & K 10th Court

Proposed Offices & Warehouse Space



AHRENS COMPANIES

Presentation Overview

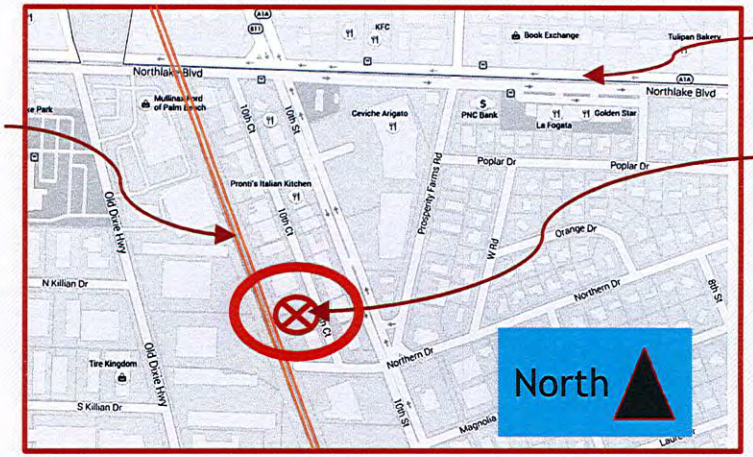
- Project Information
- Project Data
- Site Design & Layout Review
- Building Design & Layout Review
- Parking Requirements
- Review of Drawings: civil, landscape, architecture, site photometrics
- Review of utility companies review status

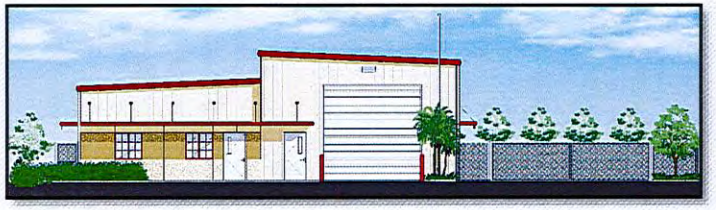
AHRENS COMPANIES

Project Info

- Project Type: Office & Warehouse Space
- Proposed Building Area:
  - Office Space = 1,031 SF
  - Warehouse Space = 2,399 SF
  - Total Square Feet = 3,430 SF
- Proposed Use:
  - Part-time Office/Storage - Property Owner
  - Warehouse/Office - Kauff Signs - autowrap

AREA MAP OF SITE

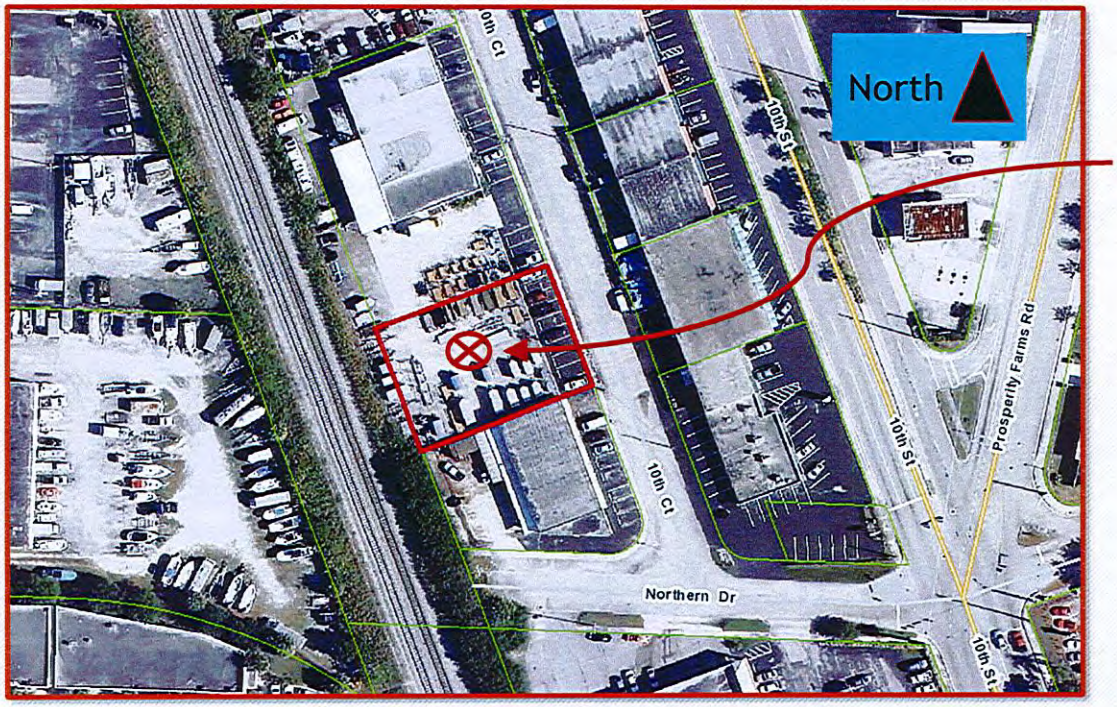




Existing Site Conditions

Existing Site Conditions – Northeast Corner

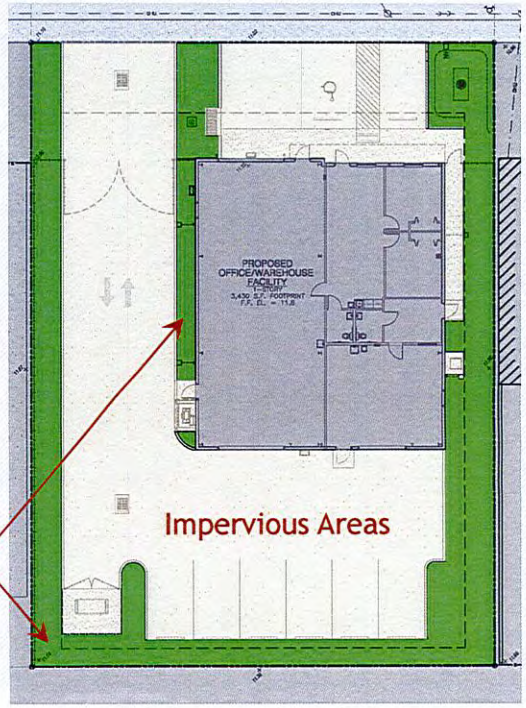
Existing Site – Southeast Corner & Street



AHRENS COMPANIES

Overall Site Area Breakdown

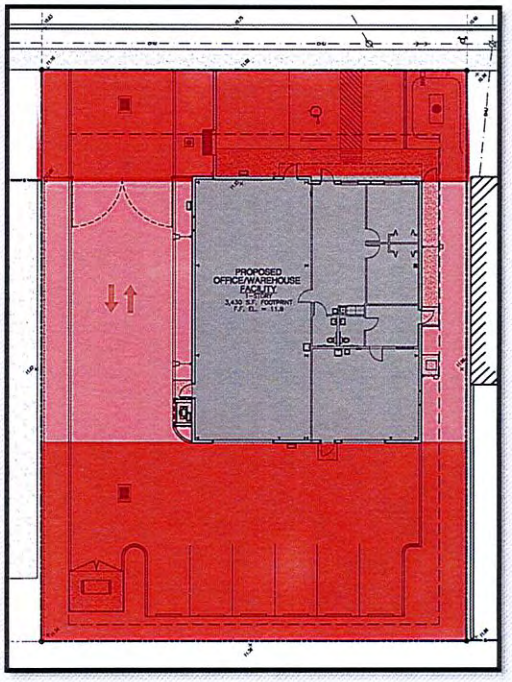
SITE AREA BREAKDOWN	SQ. FT.	ACRES	PERCENT
TOTAL SITE	13,623	0.313	100.00 %
IMPERVIOUS AREAS			
- Proposed Bldg.	3,430	0.079	25.17 %
Office: 1,031 S.F.			
Warehouse: 2,399 S.F.			
- Conc. Paving Area:	6,040	0.139	44.33 %
- Curb Area:	167	0.004	1.23 %
- Sidewalk & Stoops:	614	0.014	4.51 %
- Dumpster Enclosure:	130	0.003	0.96 %
TOTAL IMPERVIOUS:	10,381	0.239	76.20 %
PERVIOUS AREAS			
- Open Areas:	3,242	0.0074	23.80 %
TOTAL PERVIOUS:	3,242	0.0074	23.80 %



Building & Landscape Requirements

(includes Admin. Waiver Requests)

BLDG. SETBACKS	MIN. REQUIRED	PROVIDED	AMIN. WAIVER
Front (east)	25'-0" (*20'-0")	25'-0"	NO
Rear (west)	10'-0" (*8'-0")	47'-4"	NO
Side (north)	12'-0" (*9'-8")	35'-5"	NO
Side (south)	12'-0" (*9'-8")	10'-8"	NO
Refer to ordinance 16-2014 Sect. 78-325(a)			
LANDSCAPE BUFFERS	**MIN. REQUIRED**	**PROVIDED**	**ADMIN. WAIVER**
Front (east)	15'0" (** 9'-5") MIN.	15'-0"	NO
Rear (west)	8'-0" (** 6'-5") MIN.	6'-5"	YES
Side (north)	8'-0" (** 6'-5") MIN.	6'-5"	YES
Side (south)	8'-0" (** 6'-5") MIN.	6'-7" & 10'-7"	YES
Refer to ordinance 16-2014 Sect. 78-325(C)			



Parking Requirements

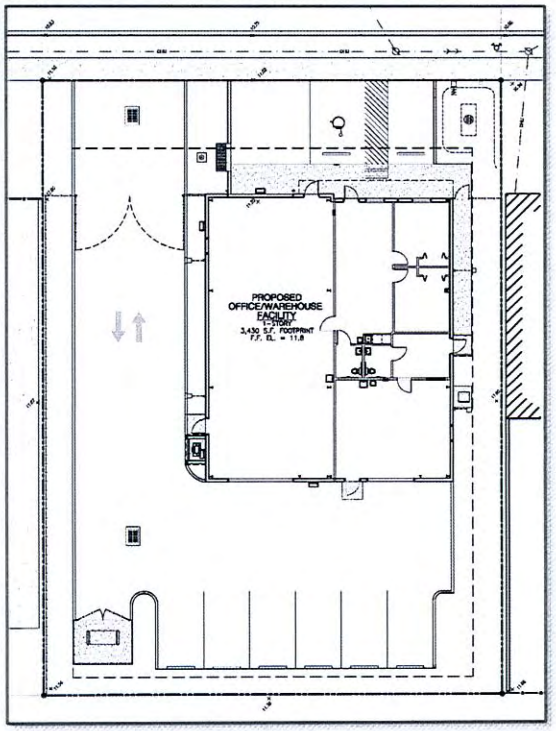
AHRENS COMPANIES

PARKING REQUIREMENTS - *PER SECTION 78-145(h)*

Minimum Spaces Required:

1) Customer Parking: (4) Spaces for each 1,000 SQ. FT. of Gross Floor Area of Office, Plus (1) Space for Eac 2,000 SQ. FT. of Gross Floor Area of Warehouse, or Fraction Thereof
2) Employee Parking: (1) Space for Each Employee on the Shift of Greatest Employment
3) 78-142.c.5.b Fractional Requirements: (X) Represents Fraction X < 0.5 = (1) Space If x ≥ 0.5 = (2) Spaces

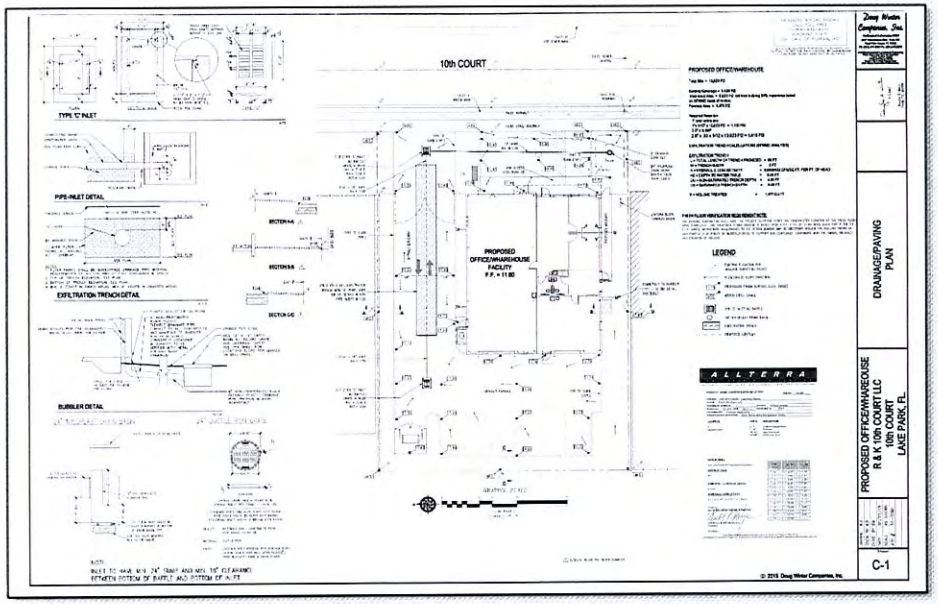
ITEM	Sq. Area Prov'd / Sq. Area Req'd = # of Spaces Req'd
Office	1,031 S.F./1,000 = (4) Spaces
Warehouse	2,399 S.F./2,000 = 1.2 = (1) Space
Employees	2 = (2) Spaces
Total Required:	**= 7 (*** 6) Spaces**
	**** Refer to ordinance 16-2014 Sect. 78-325(b)*
Total Provided	= (8) Spaces
Regular Spaces	= 7
H/C Space	= 1
Total	**8**



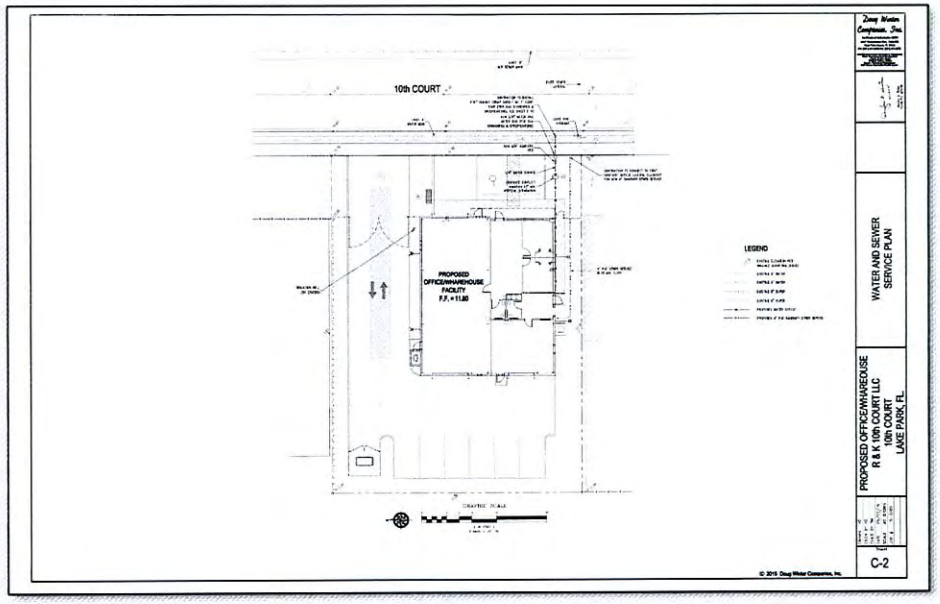
Civil Engineering

Doug Winters, Civil Engineer, P.E., Doug Winters Companies, LLC.

C-1



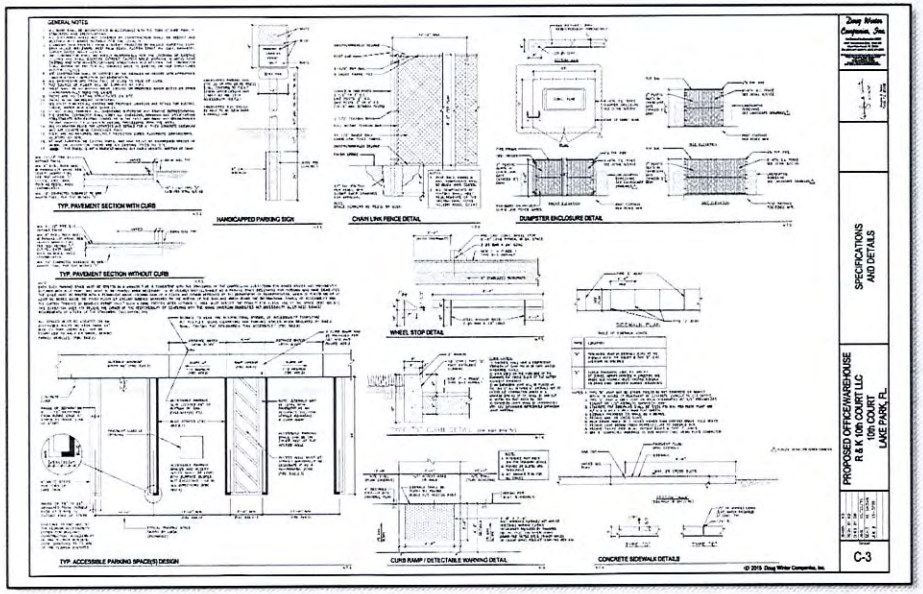
C-2



Civil Engineering

Doug Winters, Civil Engineer, P.E., Doug Winters Companies, LLC.

C-3



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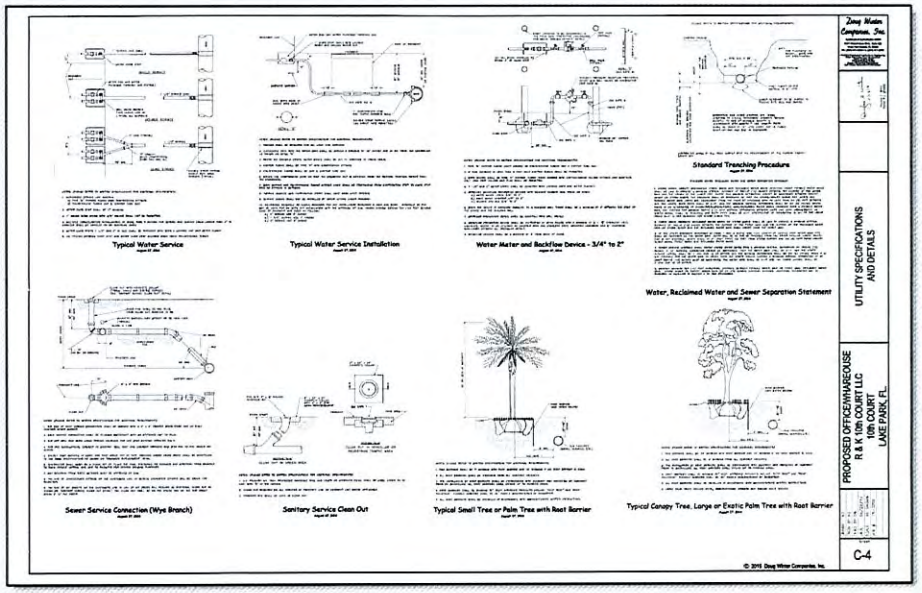
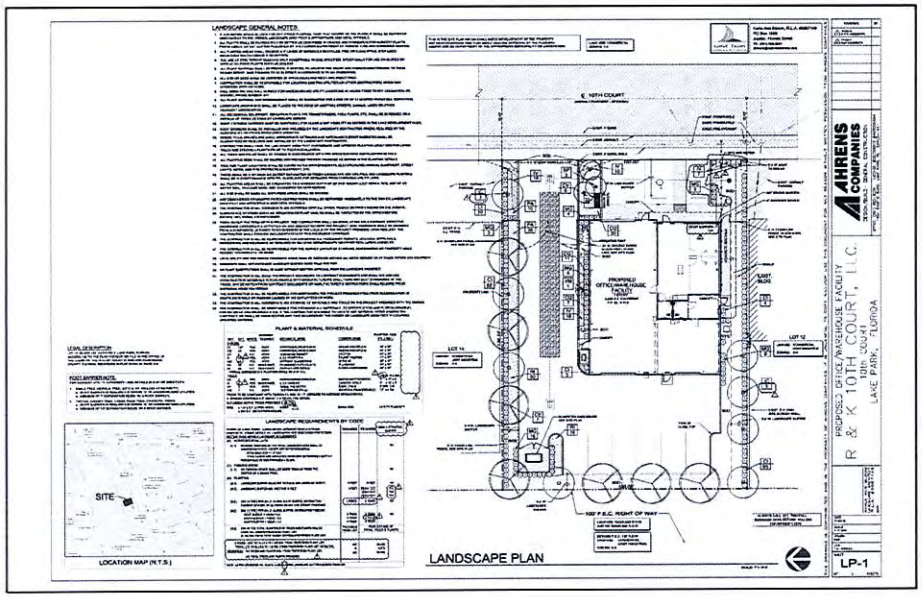


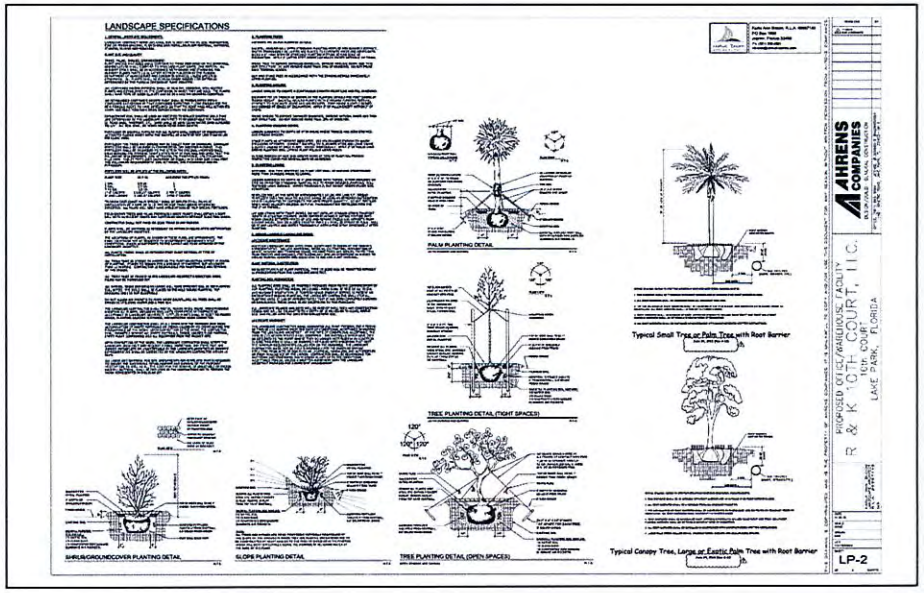
Landscape Design

Karla Bloom, Landscape Architect, R.L.A., Native Bloom, Inc.

LP-1



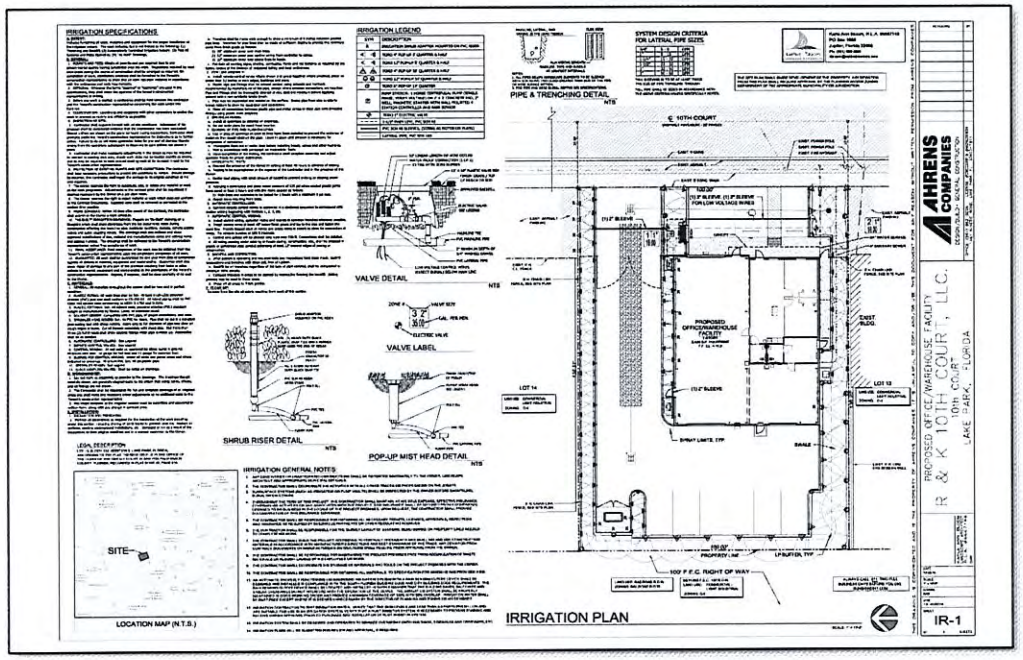
LP-2



Irrigation Design

Karla Bloom, Landscape Architect, R.L.A., Native Bloom, Inc.

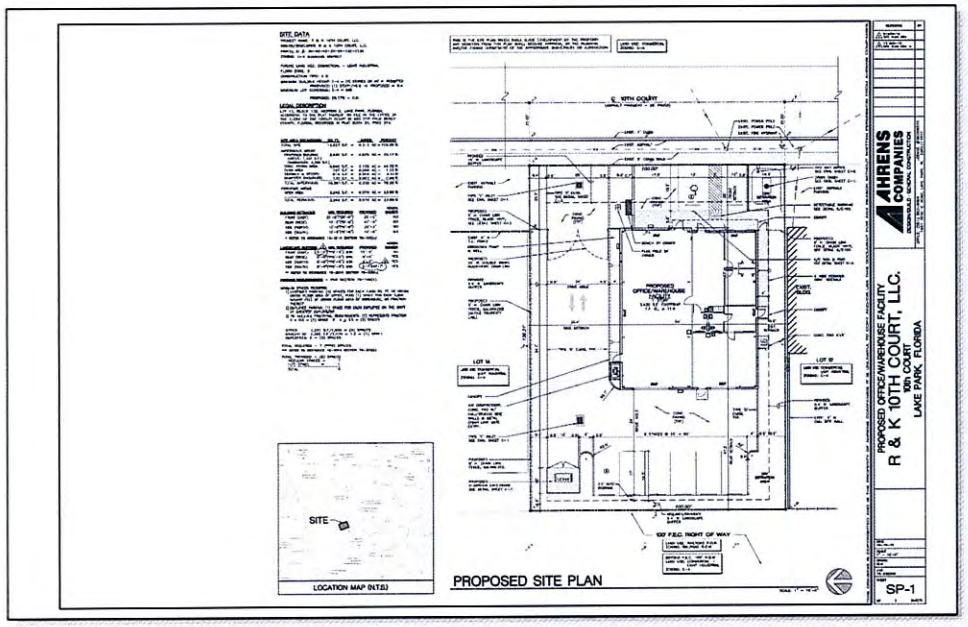
IR-1



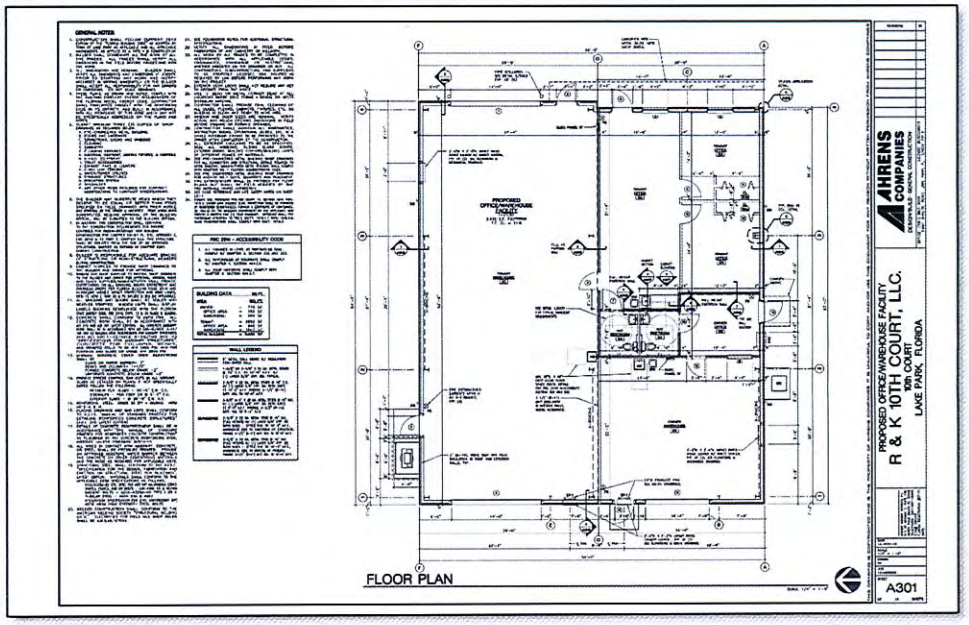
Site Design & Building Layout

Andrew Morgan, P.E., Andrew Morgan Services, LLC.

SP-1



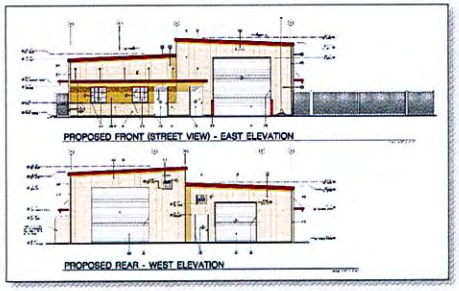
A301

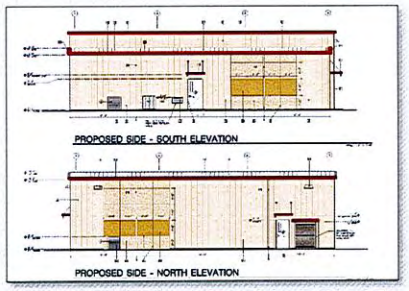


Building Elevations

Andrew Morgan, P.E., Andrew Morgan Services, LLC.

East (main) Elevation

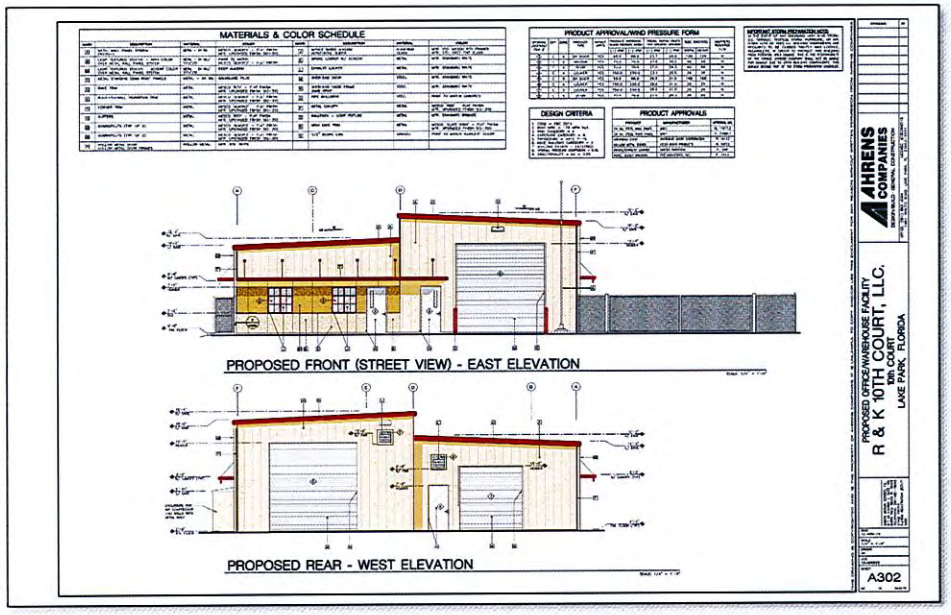




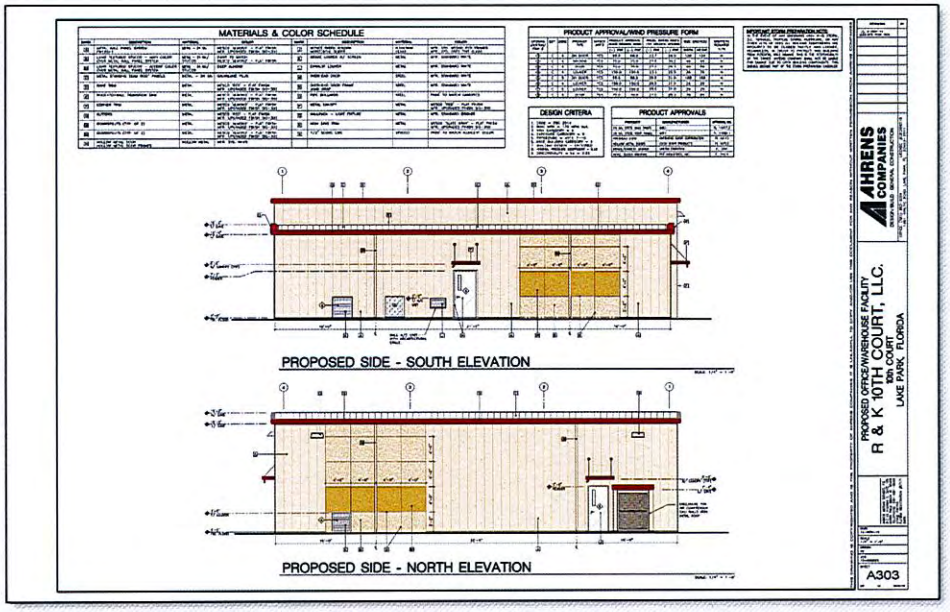
Building Elevations

Andrew Morgan, P.E., Andrew Morgan Services, LLC.

A302



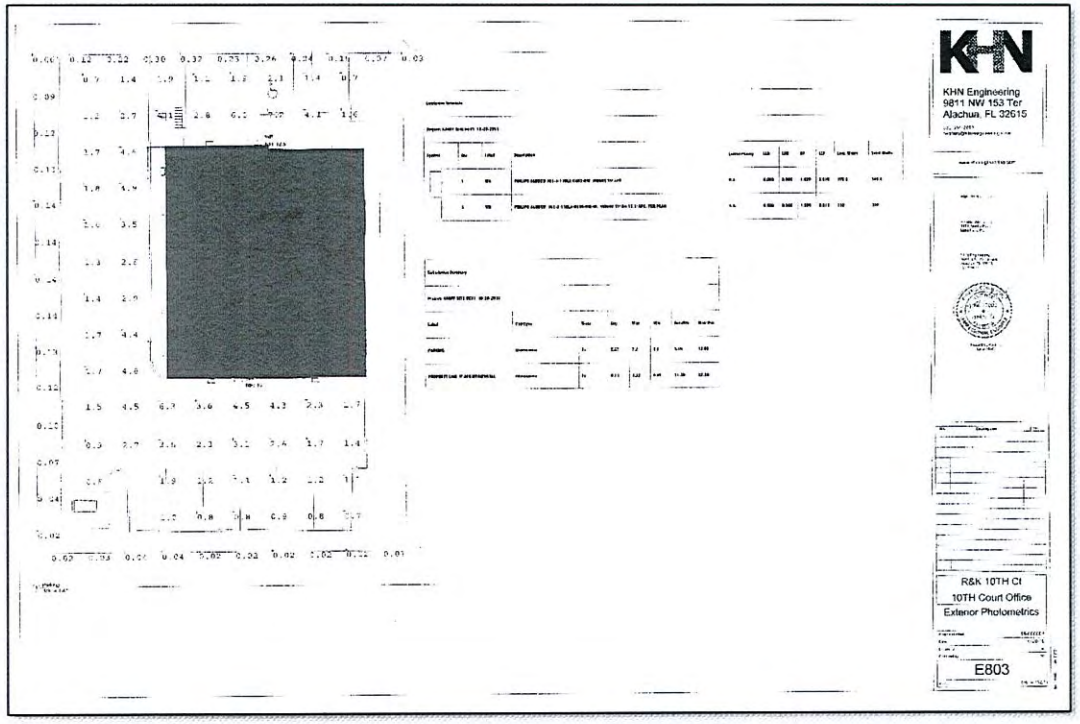
A303



Site Photometrics Plan

Russell Walters, M.E.P. Engineer, P.E., KHN Engineering, LLC.

E803



Utility Companies Status

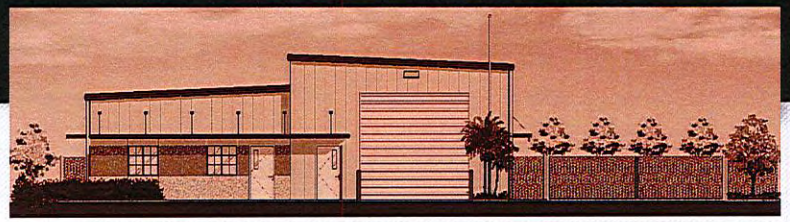
Seacoast Utility Authority

- Review Comments:
  - Need fire marshal approved plans: complied & submitted to SUA
  - C-0: coversheet - Correct spelling of "warehouse": complied
  - C-2: water & sewer plan - revise notes as directed: complied
  - C-4: update the date on the detail notes to current (typ): complied
  - LP-1: landscape plan - revise planting notes at SUA/street connection: complied
  - LP-2: landscape details - update the dates on the SUA details: complied

FP&L

- Received letter of confirmation stating sufficient capacity of existing electrical services

R & K 10th Court



Thank You

AHRENS COMPANIES

Exhibit "G"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 9

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] ORDINANCE ON 1st READING
[X] NEW BUSINESS – QUASI-JUDICIAL RESOLUTION
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Application ($250)** Funding Source: **Applicant** Acct. **# 4771** [ ] Finance _____	**Attachments:** ➔ **Resolution** 49-12-15 ***(identifying proposed modifications from Resolution 14-05-15)*** ➔ **Application/Narrative including final Architectural Elevations as approved in August 2015** ➔ **Revised Site and Landscape Plans identifying bus shelter location *(available in the dropbox and in paper format in the Community Development Department)***
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone ***ND (Courtesy Notices to Owners and Renters within 300 feet were mailed out on 12/7/15)*** or Not applicable in this case **Please initial one.**

Summary Explanation/Background:

In August 2015, the Earl Stewart Toyota Planning Unit Development (PUD) was approved via Resolution 14-05-15, essentially serving as the development order for the property. Certain conditions were associated with the approval and they included: (1) Town Commission review and approval of the Bus Shelter Design; and (2) the prohibition of truck traffic on East Ilex Drive. Urban Design Kilday Studios, acting as the Applicant for the Owners, Earl Stewart LLC and Commercial Investments LLC, is requesting the following:

- ➔ Review and approval of the required Bus Shelter. This requires the incorporation of an additional condition which references the bus shelter design plans and required public access easement which will allow the public to access the bus shelter.

- ➔ Since the Phase 1 improvements require reconfiguration along Federal Highway and Lake Shore Drive, this only leave the E. Ilex Drive access point for truck access. The Applicant is requesting permission to utilize East Ilex Drive during Phase 1 construction. Consequently, this requires modification to condition #28.

The Applicant's justification statement and plans identifying the bus shelter location are enclosed with this agenda item. The Applicant's Architect contacted Palm Tran for review and approval however, Palm Tran is only interested in knowing the location of the bus shelter once it has been approved. The Applicant's Architect was told that Palm Tran will not have any input on the design since it is on private property. Palm Tran was very happy to find out a shelter is being proposed. Finally, a rendering of final Architectural Elevations for the project, as approved in August 2015, have been included as well as a reference.

Recommended Motion: I move to APPROVE Resolution 49-12-15 with the proposed modifications.

EARL STEWART TOYOTA OF LAKE PARK

Lake Park Town Commission

December 16, 2015

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Requests

Resolution 49-12-15

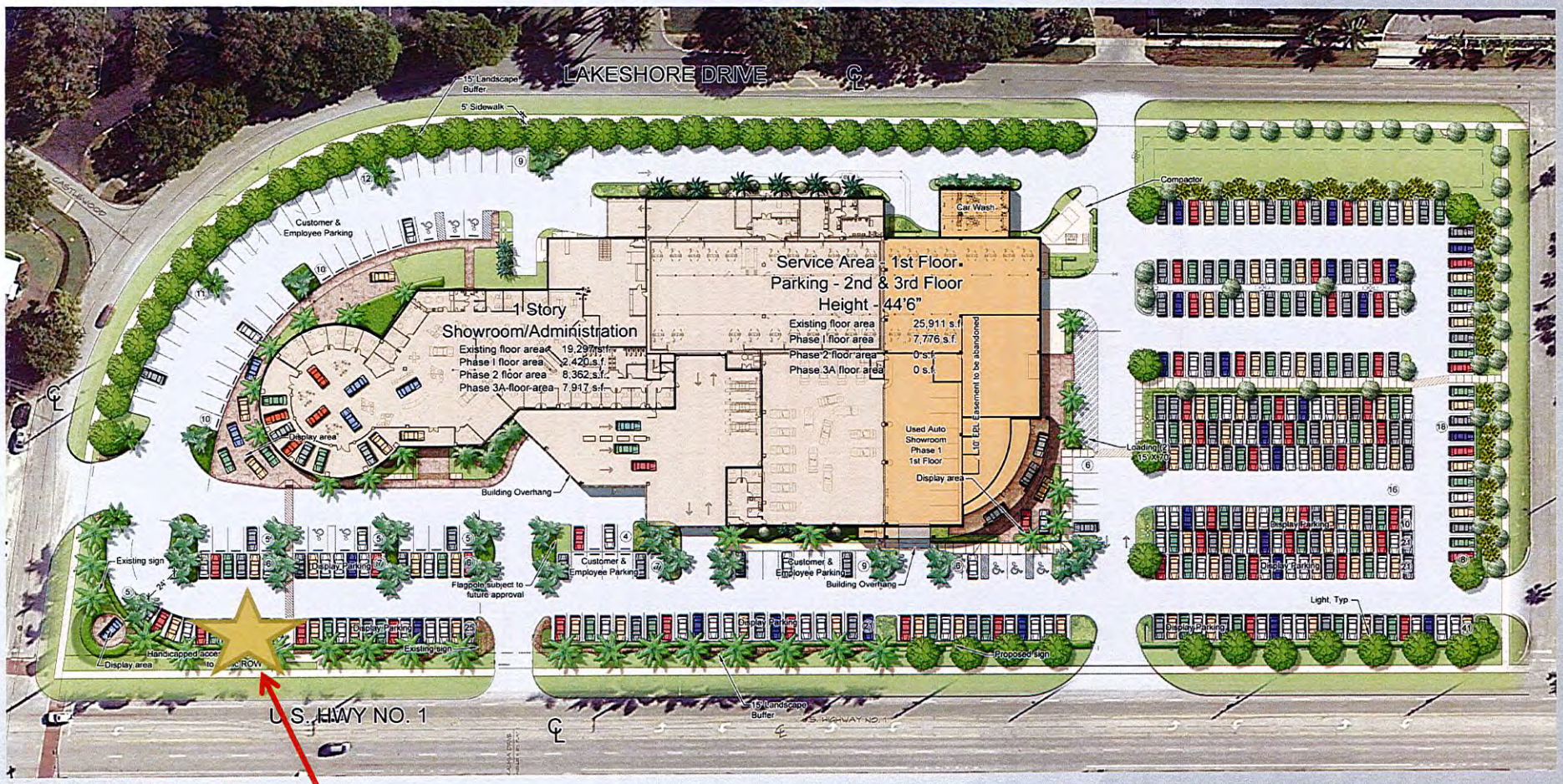
- Bus Shelter Design
  - Elevations
- Amending Res 14-05-15 and Resolution 14-05-03
  - Add Conditions 1.J and 1.K for implementing the bus shelter design
  - Modify Condition 19 regarding bus shelter access
  - Modify Condition 28 regarding site access during construction

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Proposed Bus Shelter



Bus Shelter

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

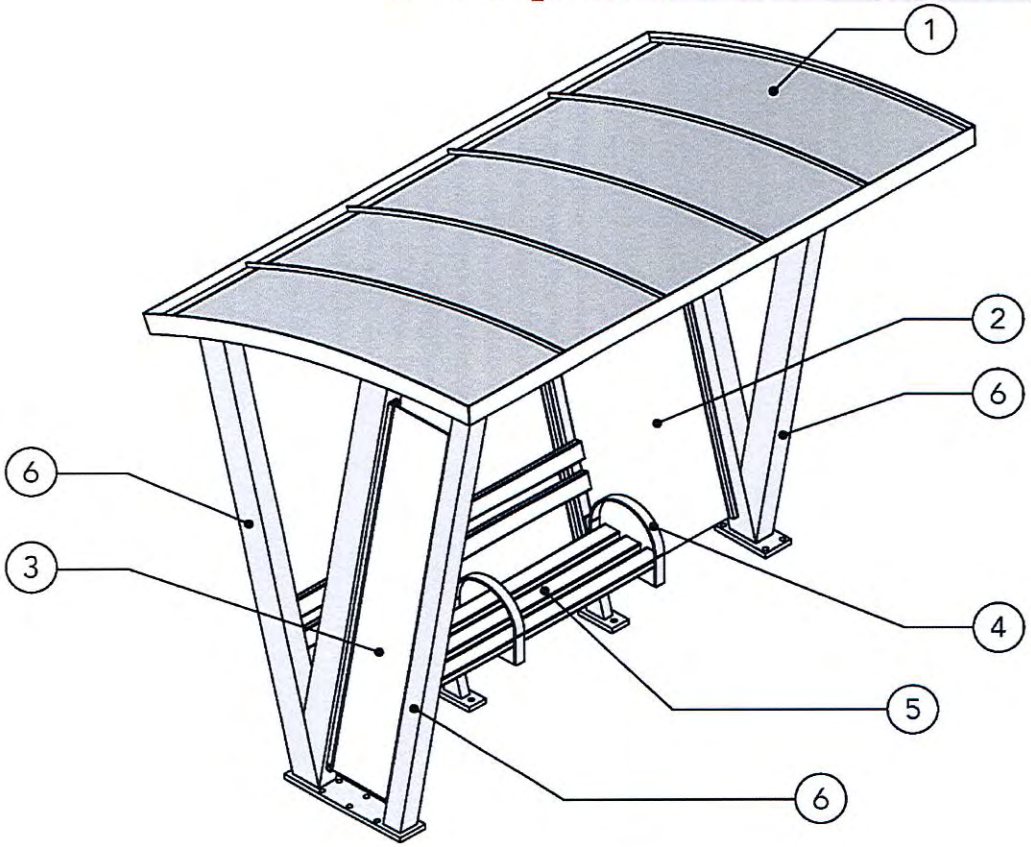
Bus Shelter Location

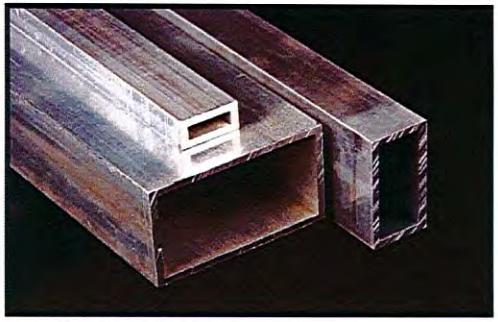
GLIDDENSPINA + PARTNERS

VIEW LOOKING SOUTHEAST FROM US HWY 1

EARL STEWART TOYOTA
LAKE PARK, FLORIDA

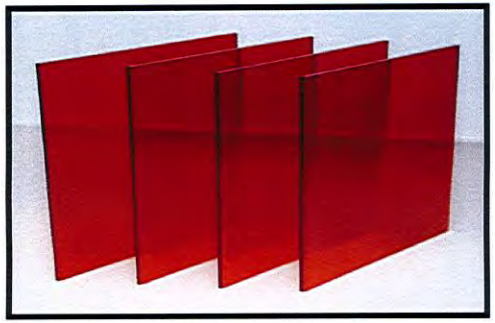
Proposed Bus Shelter



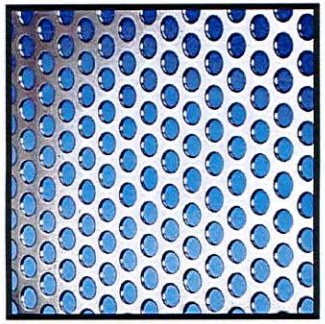


6 - Steel Tubes

5 - Wood Bench



1 - Red Lexan Roof Panels



2 - Perforated Metal Back Panels

3 - Clear Lexan Side Panel

4 - Flat Bar

Resolution 49-12-15

- Add Conditions 1.J and 1.K to include the site and landscape and detailed bus shelter drawings in the list of approved plans
- Modify Conditions 19 and 28
  - 19. Access to the bus shelter – provided by plat
  - 28. Access to the site during construction

"Use of the E. Ilex Drive entrance shall be permitted until such time as the as all site related improvements for Phase 1 are completed in accordance with the approved site plan."

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

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Construction Staging Area

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Comments?

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Thank You

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

EARL STEWART TOYOTA OF LAKE PARK

Lake Park Town Commission

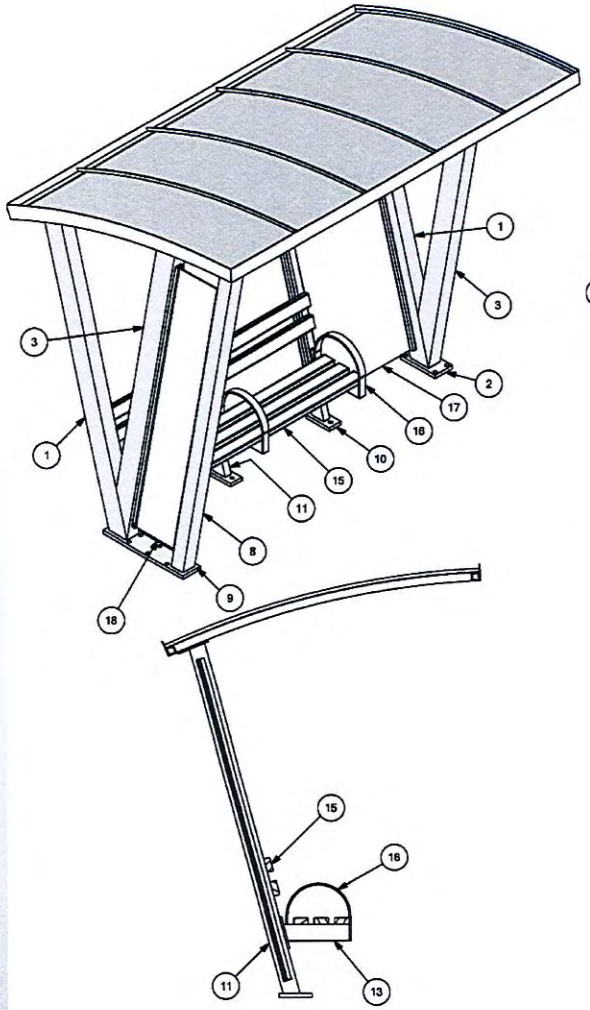
December 16, 2015

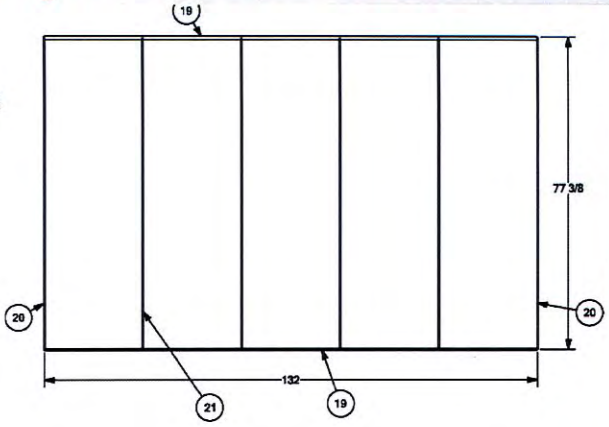
Earl Stewart Toyota

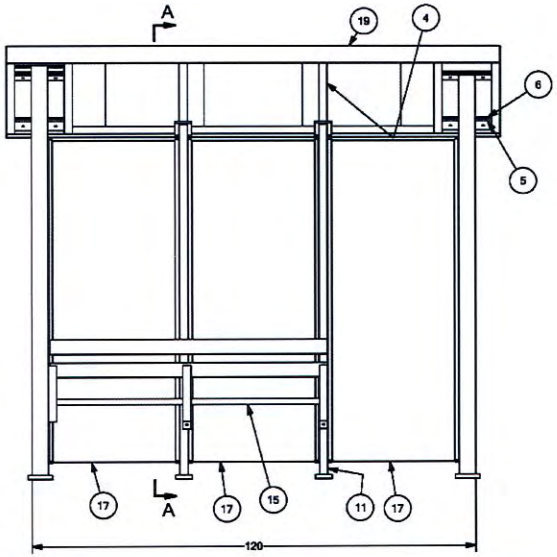
GLIDDENSPINA + PARTNERS

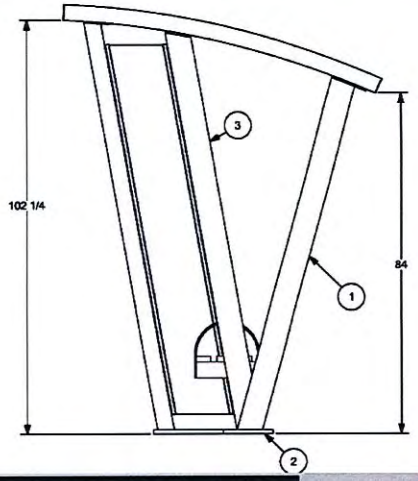
urban design kilday STUDIOS

Proposed Bus Shelter









Earl Stewart Toyota

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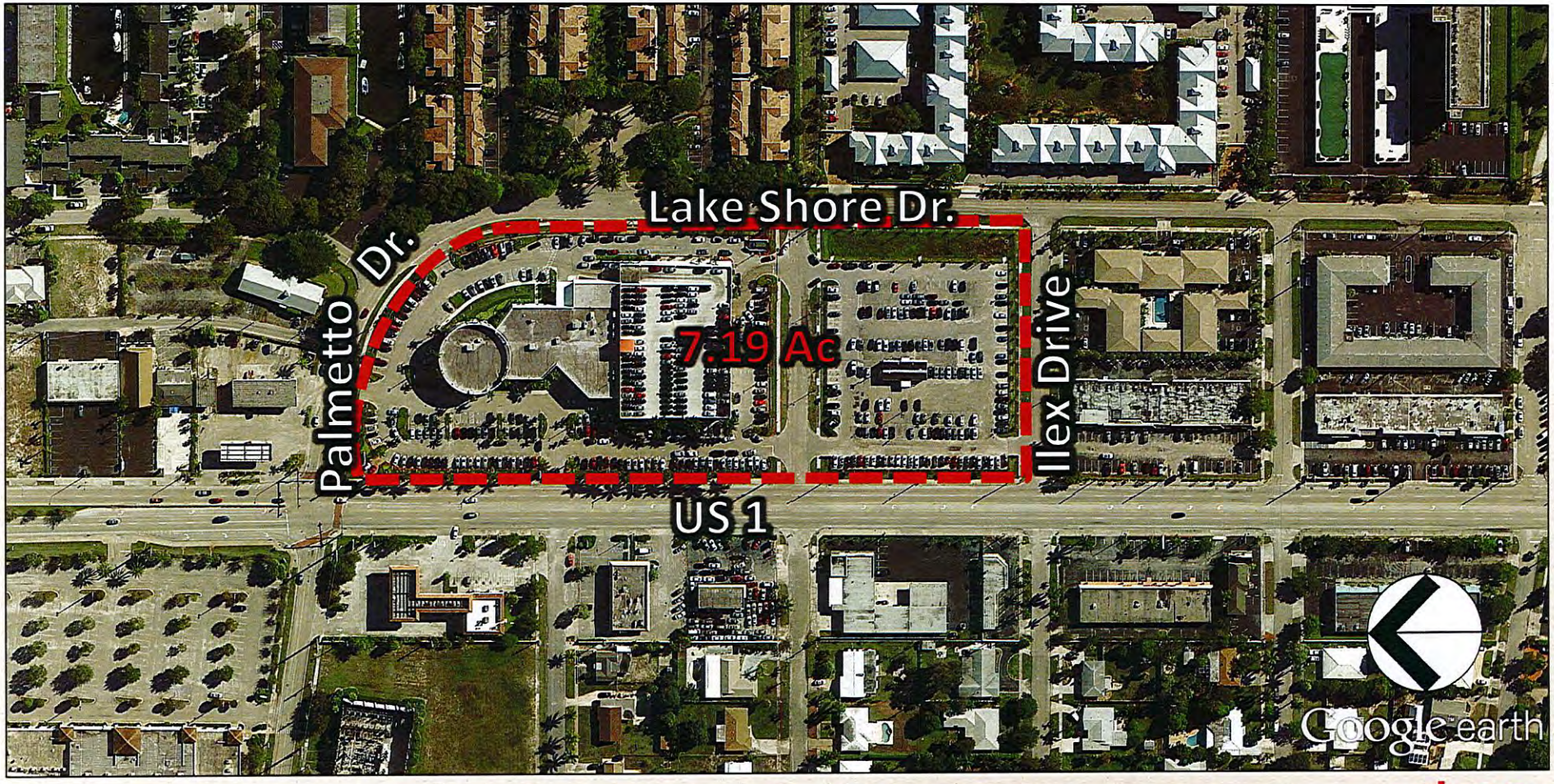
urban design kilday STUDIOS

Site



Earl Stewart Toyota

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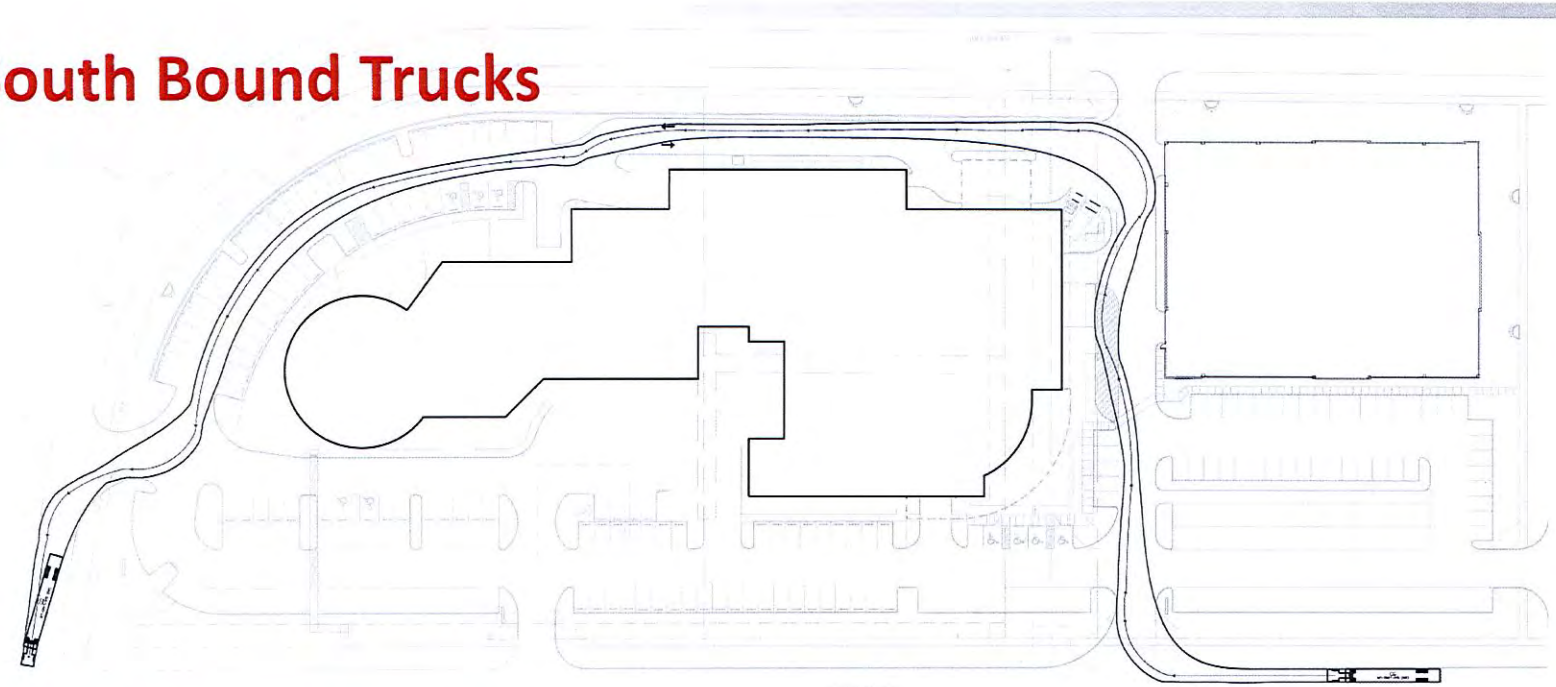
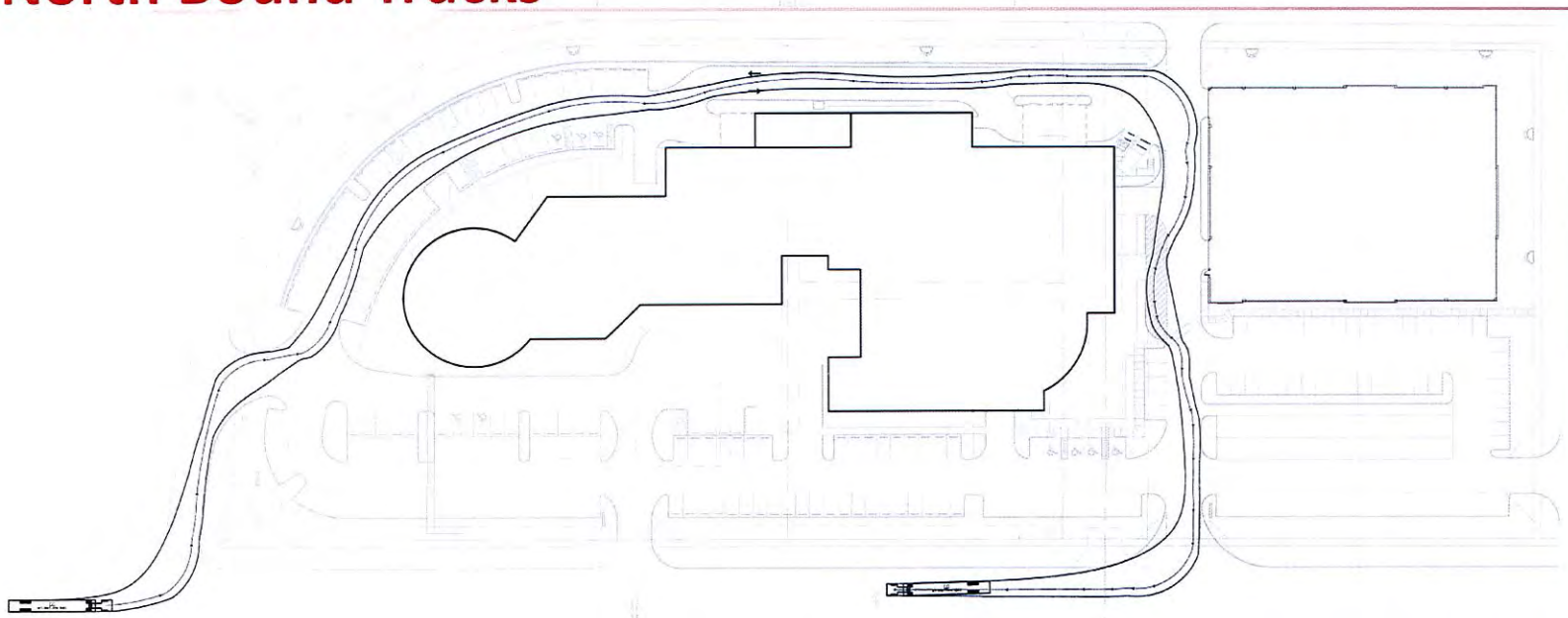
urban design kilday STUDIOS

South Bound Trucks



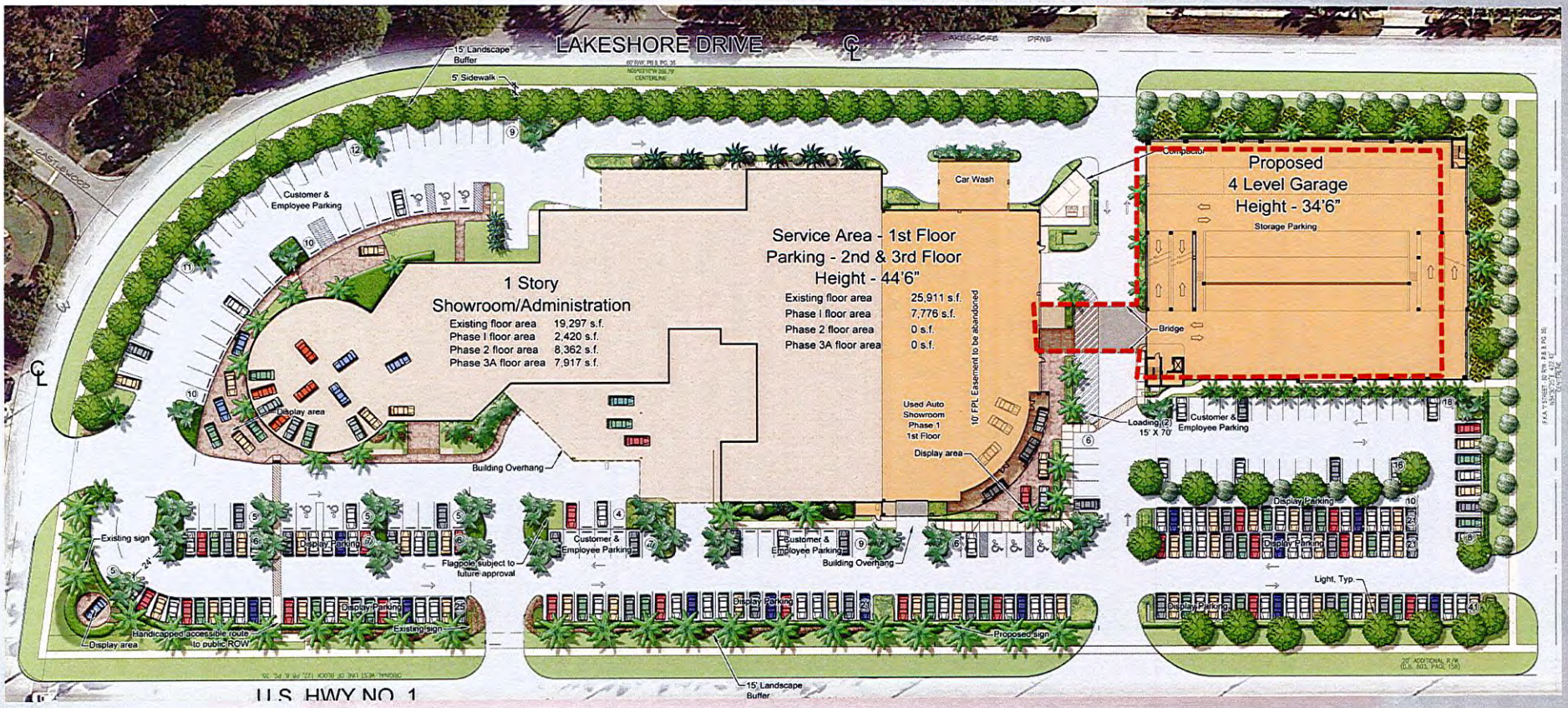
North Bound Trucks



Deliveries: During Normal Business Hours

Access: No Access on E. Ilex or Lakeshore

Proposed Development – Phase III



Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Phasing Schedule

- Phase 1:
  - Commencement : January 2016
  - Completion: 14 months – February 2017
- Phase 2:
  - Commencement : February 2017
  - Completion: 8 months – October 2017
- Phase 3:
  - Commencement : 18 months from completion of Phase 2 or no later than October 2020

Earl Stewart Toyota

GLIDDENSPINA + PARTNERS

urban design kilday STUDIOS

Exhibit "H"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015 **Agenda Item No.** Tab 10

Agenda Title: A Resolution for the Replat of the Earl Stewart Toyota Planned Unit Development (PUD).

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] ORDINANCE ON 1st READING
[X] NEW BUSINESS –RESOLUTION
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/7/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Application Fee ; Cash Bond Escrow Agreement** Funding Source: **Applicant** Acct. **# 4771** [ ] Finance _____	**Attachments:** → **Surveyor/Mapper Platting Conformance Letter** → **Resolution 50-12-15** → **Copy of Application; Cost Estimates for Cash Bond Escrow Agreement; and proposed Plat plans** → **Cash Bond Escrow Agreement**
Advertised: Date: _____ Paper: _____ **[X] Not Required**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone ND or Not applicable in this case **Please initial one.**

Summary Explanation/Background:

Resolution 14-05-15 approving the Earl Stewart Toyota Planned Unit Development, requires the approval of a replat (i.e. creating a new Plat) that serves to define the overall boundaries of the property thereby prescribing ownership and maintenance requirements to the property owners, Earl Stewart LLC and Commercial Investments LLC. As the Town Commission may recall, the replat incorporates the existing dealership site at 1215 North Federal Highway, the temporary use site at

1017 North Federal Highway and the 0.49-acre abandoned portion of East Jasmine Drive. Town Code Section 67-33 requires a guarantee on the improvements affecting the public and surrounding areas. Consequently, the Town's Community Development Department and Town Attorney requested a Cash Bond Escrow Agreement in the amount of $144,418.20 (verified by the Town's consulting Engineer and Landscape Architect) for the improvements related to the public infrastructure, curbing and site improvements related to the abandonment of the East Jasmine Right-of-Way, water, sewer and drainage improvements and perimeter landscape buffers and irrigation for Phase 1 of the project. Detailed cost estimates, along with the Cash Bond Escrow Agreement is included with this agenda item.

<u>Recommended Motion:</u> **I move to APPROVE the Replat pursuant to Resolution 50-12-15.**

Register Today!

As a PBSO UYEP participant, you will receive comprehensive services delivered by dedicated instructors and coaches, including:

- Stipends for participation in select activities.
- Hands-on work experience and access to employers.
- Job placement assistance.
- Referrals to apprenticeships and training providers.
- College and financial aid information.
- Personalized financial planning services and counseling.
- Access to case managers and tutors.

Urban Youth Empowerment Program is supported by the Palm Beach County Sheriff's Office Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.

Urban League of
Palm Beach County, Inc.

Exhibit "I"

Palm Beach County Sheriff's Office Urban Youth Empowerment Program (PBSO UYEP)

Customized Education and Training
Job Placement Assistance

Enrollment is Limited

Are you currently, or were you previously, incarcerated in the adult criminal or juvenile justice systems? Are you a high school dropout? Are you worried about how you will find a job with a criminal record or without a high school degree? If you answered 'Yes' to these questions, the **Palm Beach County Sheriff's Office (PBSO) and Urban League of Palm Beach County** are here with a *unique opportunity for well deserving individuals*.

The **PBSO Urban Youth Empowerment Program (UYEP)** aims to help people like you, increase their education, skills, and find a job. As a participant, you may also receive:

- Hands-on work experience and access to employers.
- Referrals to GED instruction and study materials.
- Job placement assistance and follow-up services.
- Stipends for participation in select activities.

PBSO UYEP is available free of charge to people who meet the following eligibility requirements:

- Are between the ages of 18 to 24,
- A high school dropout,
- Demonstrate interest in PBSO UYEP activities, and
- Previously involved in the adult criminal or juvenile justice systems, or
- Currently involved in the adult criminal or juvenile justice system and will be released within 90 days of being enrolled in the program.

*Veterans have priority enrollment.

Register today!

Once you are admitted to the program, you will be required to participate in workforce development activities, education and training and case management. Your schedule will be **tailored to your interests, career, and educational goals**.

Sample Weekly Schedule:

M	T	W	Th	F	Sat
GED Instruction	GED Tutoring	GED Instruction	Interview Preparation	GED Instruction	
Career Exploration	Meeting w/Case Manager	Employability Skills Training	Employability Skills Training	Job Search Activities	
		Budgeting Workshop		Meeting w/Case Manager	

For program information, contact:
Joan Kennedy
(561) 833-1461 Ext. 3024
Jkennedy@ulpbc.org
www.ulpbc.org

**PBSO Staff Members MUST complete a referral form using the PBSO AISU Portal Page.*

**Schools MUST contact Dr. Selena LaMotte at (561) 688-4748*

Patrick Franklin, President & CEO, Urban League of Palm Beach County

Ordinance on First Reading

TAB 4

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 6, 2016 **Agenda Item No.** Tab 4

Agenda Title: ORDINANCE TO AMEND CHAPTER 10, ARTICLE IV – NOISE CONTROL TO BETTER DEFINE THE TERM "OPEN TO THE PUBLIC".

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 1st READING
[ ] RESOLUTION
[ ] OTHER

Approved by Town Manager _____ **Date:** 12/22/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ 0** Funding Source: Acct. [ ] Finance _____	**Attachments:** → **Ordinance 01-2016**
Advertised: Date: Paper: **[X] Not Required on 1st reading**	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone__ or Not applicable in this case ___ ***ND*** **Please initial one.**

Summary Explanation/Background:

Throughout 2015, the Town Commission discussed the noise Ordinance on several occasions and requested staff to review the existing regulations in an attempt to condense them and pursuant to the Palm Beach County Sheriff's Office recommendations. The Town's noise Ordinance was modified to eliminate the noise decibel levels and respective daytime versus nighttime hours, with enforcement by "noise disturbance" defined as "plainly audible" noise for a period of at least 10 minutes. Certain exemptions are included in the existing Ordinance in Section 10-155 of the Town Code and they include:

(1) Sound emitted from the operation of motor vehicles legally operating on any public right-of-way, which are regulated by F.S. Ch. 316, the Uniform Traffic Control Law.

(2) Any noise generated by activities to the extent such activities are preempted by applicable state or federal laws or regulations.

(3) Any noise generated as a result of emergency work, as a danger-warning device, or for the purpose of alerting persons to the existence of any emergency.

(4) Any noise generated by any event which is a town-sponsored event or is an event that has been granted a special event permit by the town whether conducted on public lands or privately-owned lands. **Such events must be open to the public in order to be exempted**.

(5) Any noise generated within any public right-of-way, including parades, pursuant to a special events permit.

(6) Non-amplified crowd noises at sporting events.

(7) Sound emitted from the operation of equipment associated with maintenance of public or private grounds when the equipment is utilized in the normal operation and operating hours of those grounds, provided the equipment is used only between the hours of 7:00 a.m. and 7:00 p.m. daily. All construction activities, including machinery and equipment such as chain saws, are not included within the exemption provided herein.

The Town has been approached by event organizers who are questioning the "open to the public" language above as it relates to events on public property that may be gated and charge admission. Generally, an event that is open to the public, is NOT an event that is gated and charges admission therefore, these types of events would NOT be exempt from the Noise Ordinance as it is currently written and could not be approved given the potential for noise disturbance complaints.

The discussion with the event organizers has been whether the Town is open to larger events that attract larger crowds and if we are, then generally these types of events are gated for security reasons and charge admission to cover costs. Some examples that were provided are the Feast of Little Italy in Jupiter; ArtiGras in Jupiter and SunFest in West Palm Beach. **IF** the Town Commission is in favor of these larger-type events, staff is proposing that Section 10-155(4) of the Town Code be amended to add the following language (in red below):

(4) Any noise generated by any event which is a town-sponsored event or is an event that has been granted a special event permit by the town whether conducted on public lands or privately-owned lands. Such events must be open to the public in order to be exempted. Events that are gated, or charge admission are still considered open to the public as long as the general public is invited.

Recommended Motion: **I MOVE TO APPROVE ORDINANCE 01-2016 on 1st READING.**

ORDINANCE NO. 01-2016

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 10, ARTICLE IV – (NOISE CONTROL) OF THE LAKE PARK CODE, PROVIDING REVISIONS TO SECTION 10-155(4) "EXEMPTIONS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statute

WHEREAS, the Town staff has recommended to the Town Commission that Chapter 10, Article IV be revised; and

WHEREAS, the Town Commission of the Town of Lake Park, Florida has determined a need to update and revise the provision of the Town Code relating to Noise Control in Section 10-155(4) entitled "Exemptions"; and

WHEREAS, the Town Commission finds that the Ordinance will promote the health, safety and welfare of the citizens of the Town by providing revised prohibitions language and additional requirements;

NOW THEREFORE BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1. The whereas clauses are incorporated herein as true and correct and as the findings of the Town Commission.

Section 2. Chapter 10, Article IV, Section 10-155(4) is hereby amended as follows:

ARTICLE IV. - NOISE CONTROL

Sec. 10-155. - Exemptions.

The following shall be exempted from the standards of this section:

(1) Sound emitted from the operation of motor vehicles legally operating on any public right-of-way, which are regulated by F.S. Ch. 316, the Uniform Traffic Control Law.

(2) Any noise generated by activities to the extent such activities are preempted by applicable state or federal laws or regulations.

(3) Any noise generated as a result of emergency work, as a danger-warning device, or for the purpose of alerting persons to the existence of any emergency.

(4) Any noise generated by any event which is a town-sponsored event or is an event that has been granted a special event permit by the town whether conducted on public lands or privately-owned lands. Such events must be open to the public in order to be exempted. **Events that are gated, or charge admission are still considered open to the public as long as the general public is invited.**

(5) Any noise generated within any public right-of-way, including parades, pursuant to a special events permit.

(6) Non-amplified crowd noises at sporting events.

(7) Sound emitted from the operation of equipment associated with maintenance of public or private grounds when the equipment is utilized in the normal operation and operating hours of those grounds, provided the equipment is used only between the hours of 7:00 a.m. and 7:00 p.m. daily. All construction activities, including machinery and equipment such as chain saws, are not included within the exemption provided herein.

Section 3. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. **Repeal of Laws in Conflict.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. **Codification.** The sections of the Ordinance may be made a part of the Town Code of Laws and Ordinances and may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Section 6. **Effective Date.** This Ordinance shall take effect immediately upon adoption.

Ordinance on Second Reading

TAB 5

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 6, 2016 **Agenda Item No.** Tab 5

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] ORDINANCE ON 2nd READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/22/15

Nadia Di Tommaso / Community Development Director ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Legal Ad** Funding Source: **Town Clerk** Acct. # **106-48100** [ ] Finance $227.04	**Attachments:** ➔ **Ordinance 12-2015** ➔ **Legal Ad**
Advertised: Date: **12/27/2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or Not applicable in this case *ND* **Please initial one.**

Summary Explanation/Background:
FIRST READING: December 16, 2015 (Approved 5-0)
The Town Commission voted to eliminate the parking meters starting October 1, 2015. Consequently, Chapter 30, Article IV needs to be repealed in its entirety since it is no longer applicable to the Town's operations. When this Ordinance is presented on 2nd reading for adoption, additional Resolutions will be presented as separate agenda items so that the fees associated with parking meters are also eliminated from the Town's fee schedules.

Recommended Motion: I move to ADOPT Ordinance 12-2015 on second reading.

ORDINANCE NO. 12-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission has codified provisions pertaining to Traffic and Motor Vehicles in the Town at Chapter 30 of the Town's Code of Ordinances (Code); and

WHEREAS, in 2009, the Town Commission adopted Article IV of the Code pertaining to the installation and administration of parking meters in certain areas of the Town; and

WHEREAS, in September of 2015, the Town Commission took such actions as necessary to eliminate the use of parking meters in the Town where they were previously installed in 2009, effective October 1, 2015; and

WHEREAS, there now being no parking meters in the Town, it is appropriate to repeal Chapter 30, Article IV.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1. The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

Section 2. Chapter 30, Appendix IV, is repealed as follows:

~~ARTICLE IV. - PARKING METERS~~

~~Sec. 30-71. - Parking meters; parking metered spaces, zones; installation.~~

~~(a) [Installation.] The town manager may recommend the installation of parking meters and/or pay and display and pay by space stations, or other such devices and may cause to be installed same upon approval by the town commission, in specifically designated metered spaces. The parking meters/stations may be of whatever type as approved by the town commission.~~

~~(1) Parking metered zones are hereby established within the area and upon those streets or parts of streets designated by the town commission.~~

~~(2) Parking metered space rates shall be established and amended by the adoption of a resolution of the town commission.~~

~~(b) Deposit of U.S. currency by cash or credit card. Permission to park in a metered parking space shall be granted for the length of time indicated upon the deposit of a sum as required and indicated for the designated metered space.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

~~Sec. 30-72. - Parking when meter/meter receipt indicates violation; maximum period; days effective; parking within spaces.~~

~~(a) No person shall park any vehicle or permit any vehicle to remain parked in any parking metered space when the parking meter/meter receipt for the space occupied by such vehicle indicates a violation.~~

~~(b) No person shall park any vehicle or permit any vehicle to remain parked in any parking metered space for a continuous period of time greater than the maximum time provided for on the meter/meter receipt.~~

~~(c) When parking metered spaces are designated giving notice thereof, no person shall stop, stand or park a vehicle in any metered parking zone for a period of time longer than designated by said parking meters or meter receipts upon the deposit of a coin or card of the designated denomination on any day unless otherwise posted, upon any of the streets so marked by designation of the town commission.~~

~~(d) Every vehicle shall be parked wholly within the metered parking space for which the meter/meter receipt shows parking privilege has been granted.~~

~~(e) In any metered parking space regulated by a pay and display station, such meter receipt shall be prominently displayed upon the dashboard of the vehicle or be clearly visible from through the front window of the vehicle. Such meter receipt shall be displayed writing side up. Failure to have the meter receipt visible and readable shall be considered a violation and the vehicle shall be consider illegally parked.~~

~~(f) Every vehicle parked in a parking metered space other than a parallel space shall be parked with the front end or front part of such vehicle facing away from the street.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

~~Sec. 30-73. - Collection of money.~~

~~The town manager or the town manager's designee shall regularly collect monies deposited in meters/metered stations located in the town, the receipts thereof to be turned over to the finance department.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

~~Sec. 30-74. - Use of slugs, etc.; damaging meters.~~

~~(a) It is unlawful to deposit in any parking meter/station any coin, slug, etc. that is bent, cut, torn, battered, or otherwise misshapen. It is unlawful for any unauthorized person to remove, deface, tamper with, open, break, destroy or damage any parking meter. It is unlawful for any person to willfully manipulate any parking meter in such a manner that the indicator will not operate and continue to show the correct amount of unexpired time. Any person doing so shall be subject to the penalties set forth in F.S. § 877.08(2), (3) and (4).~~

~~(b) For special events as declared by the town manager it shall not be unlawful for any person to park in a metered parking space when the meter/meter receipt regulating such space shall indicate that parking in such space is an overtime violation.~~

~~(c) Tickets and violation. It shall be the duty of the town manager, or such persons acting at the direction of the town manager to report:~~

~~(1) The number of each parking meter, meter receipt, or metered space which indicates that the vehicle occupying the parking space adjacent to such parking meter is or has been parked in violation of any of the provisions of this article.~~

~~(2) The state license number of such vehicle.~~

~~(3) Any other facts, a knowledge of which is necessary to a thorough understanding of the circumstances attending such violation.~~

~~(d) Each such parking enforcement officer shall also attach to such vehicle a notice to the owner thereof that such vehicle has been parked in violation of the provisions of this article.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

~~Sec. 30-75. - Enforcement.~~

~~(a) Each such vehicle owner ticketed for illegal parking shall pay the town as a penalty for such violation a sum established by a resolution of the town commission. If such owner shall fail to pay the penalty within five days of notice of such violation, a notice of hearing may be issued ordering and directing the owner to appear before the town's special magistrate. If such alleged violator is found guilty of such violation, such violator shall be ordered to pay such amount as determined by the special magistrate.~~

~~(b) Violations of the requirements of this article may be enforced by the town through the town's code compliance procedure in accordance with the provisions of F.S. Ch. 162, and the Town Code. In the event of a violation of this article, the town also reserves its rights to pursue any and all other legal remedies available to the town.~~

~~(c) If a vehicle accumulates three or more unpaid and uncontested tickets, the town shall provide the Palm Beach County Clerk of Courts with a listing of all persons who have three or more outstanding parking violations or one or more handicapped parking zone violations issued by the city.~~

~~(1) If a person's name appears on the list referred to in subsection (c), above, the county tax collector shall not issue a license plate or revalidation sticker to such person until such person's name no longer appears on such list or until the person presents a receipt showing that such parking fines and all applicable late charges or other related charges have been paid. The tax collector shall be entitled to receive monthly, as costs for implementing and administering this subsection, ten percent of the civil penalties and fines recovered from such persons.~~

~~(d) Any final order finding a violation of this article and imposing fines and costs for the violation, shall constitute a valid lien in favor of the town against all real and personal property of the violator, as provided in F.S. Ch. 162, (2009), as amended from time to time.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

~~Sec. 30-76. - Definitions.~~

~~The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~Parking meter. A coin or card-operated device that registers the amount of time purchased for the parking of a motor vehicle, at the expiration of which the driver is liable for a fine.~~

~~Pay and display parking meter station (pay and display). A single parking meter station that covers/regulates multiple spaces. Users pay at the meter station and display the resulting meter receipt on the dashboard of the vehicle.~~

~~Pay-by-space parking meter station. A single parking meter station that covers/regulates multiple parking spaces where each space has a specific identifying number. Users pay at the meter station and enter the number of their specific parking space into the meter station.~~

~~Parking space. An area for the purpose of parking one motor vehicle.~~

~~(Ord. No. 10-2009, § 3, 9-2-2009)~~

Section 3. **Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. **Repeal of Laws in Conflict.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. **Codification.** The sections of the Ordinance may be made a part of the Town Code of Laws and Ordinances and may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Section 6. **Effective Date.** This Ordinance shall take effect immediately upon adoption.

The Palm Beach Post
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RECEIPT

**LEGAL NOTICE OF
PROPOSED ORDINANCE
TOWN OF LAKE PARK**

Please take notice that on Wednesday, January 6, 2016 at 6:30 p.m. or soon thereafter the Town Commission, of the Town of Lake Park, Florida in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinances on second reading and proposed adoption thereof:

ORDINANCE NO. 12-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 13-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, CMC, Town Clerk
Town of Lake Park, Florida

PUB: The Palm Beach Post
12-27/ 2015 #529476

The Palm Beach Post

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RECEIPT

Account:	G3573	Phone:	561-881-3300
Name:	TOWN OF LAKE PARK	E-mail:	VMENDEZ@LAKEPARKFLORIDA.GOV
Address:	535 PARK AVE LAKE PARK FL 33403-2603		

Order Name:	Legal Notice
Order Id:	529476
Original Order Id:	
Copy Line:	LEGAL NOTICE OF PROPOSED ORDINANCETOWN O
Sales Rep:	PB116 R Hindmarch (P)
Purchase Order:	
Pay Type:	Billed
Account Group:	
Caller:	Vivian Mendez
Section:	6205 Legal Notices
Reply Request:	
Tear Sheets:	0

Order Summary

Base:	$227.04
Other Charges:	$0.00
Discounts:	$0.00
Agency Commission:	$0.00
Sales Tax:	$0.00
Total Order	$227.04

Payment Summary

No payment information available.

TAB 6

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 6, 2016 **Agenda Item No.** Tab 6

AGENDA TITLE: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 2nd READING
[ ] NEW BUSINESS
[ ] OTHER: _____

Approved by Town Manager _____ **Date:** 12/22/15

Nadia Di Tommaso / *Community Development Director* ND
Name/Title

Originating Department: **Community Development**	Costs: **$ Ad & Mail Notices** Funding Source: **Community Development** Acct. **500-48100** $227.04 [ ] Finance _____	**Attachments:** → **Ordinance 13-2015** → **Staff Report with Exhibits A&B** → **Legal Ad & Mail Notices**
Advertised: Date: **11-13-2015 and 12-27-2015** Paper: **Palm Beach Post** [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone___*ND*____ or Not applicable in this case ____ **Please initial one.**

Summary Explanation/Background:

Please refer to the Staff Report.

Recommended Motion: I move to ADOPT Ordinance 13-2015 on second reading.

ORDINANCE NO. 13-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town's Community Development Department has recommended that eight parcels of land (collectively referred to as the "subject properties") which are generally located south of Northern Drive, east of 10th Street and north of Silver Beach Road within the Town of Lake Park (Town) should be rezoned to Commercial-1 (C-1); and,

WHEREAS, the subject property is legally described in **Exhibit "A"**; and

WHEREAS, the general location of the subject properties are as shown on **Exhibit "B"**; and,

WHEREAS, the current zoning designation of the subject properties is Residential-2 (R-2); and,

WHEREAS, the existing future land use assigned to the subject properties is Commercial; and

WHEREAS, the Commission's rezoning of the subject properties from R-2 to C-1 would be consistent with the future land use designation of the subject properties.

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

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Commission

Section 2. The Town Commission hereby assigns the zoning classification of Commercial-1 to the subject properties, the legal descriptions of which are shown in Exhibit A, which is attached hereto and incorporated herein.

Section 3. Section 78-32 of the Town's Code of Ordinances, which incorporates by reference the Town's Official Zoning Map and generally shows the assignment of the various zoning districts assigned to properties in the Town, is hereby amended to reflect the assignment of the Commercial-1 Zoning District to the subject properties.

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

Section 5. Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. The provisions of this Ordinance shall become effective upon adoption.

Attachment: Exhibit "A" – Legal Descriptions
Exhibit "B" - Location Map

Exhibit "A"
Legal Descriptions

36-43-42-20-01-047-0090
KELSEY CITY LTS 9, 10, 11 & 12 BLK 47

36-43-42-20-01-047-0130
KELSEY CITY LTS 13 TO 16 INC BLK 47

36-43-42-20-01-047-0170
KELSEY CITY LTS 17 & 18 BLK 47

36-43-42-20-01-047-0190
KELSEY CITY LTS 19 TO 21 INC BLK 47

36-43-42-20-01-047-0220
KELSEY CITY LTS 22, 23 & 24 BLK 47

36-43-42-20-01-047-0250
KELSEY CITY LTS 25 TO 28 INC BLK 47

36-43-42-20-01-047-0290
KELSEY CITY LTS 29, 30, 31 & 32 BLK 47

36-43-42-20-16-000-0211; 36-43-42-20-16-000-210; 36-43-42-20-16-000-0029; 36-43-42-20-16-000-0028; 36-43-42-20-16-000-0027; 36-43-42-20-16-000-0026; 36-43-42-20-16-000-0025; 36-43-42-20-16-000-0024; 36-43-42-20-16-000-0023; 36-43-42-20-16-000-0022; 36-43-42-20-16-000-0021; 36-43-42-20-16-000-0016; 36-43-42-20-16-000-0015; 36-43-42-20-16-000-0014; 36-43-42-20-16-000-0013; 36-43-42-20-16-000-0012; 36-43-42-20-16-000-0011
NEW WORLD TOWNHOUSE COND

36-43-42-20-01-075-0130
KELSEY CITY LOTS 13 TO 15 INC BLK 75

36-43-42-20-01-076-0130
KELSEY CITY LTS 13 TO 17 INC BLK 76

36-43-42-20-01-076-0320
KELSEY CITY LTS 32 TO 36 INC BLK 76

36-43-42-20-01-077-0130
KELSEY CITY LTS 13 THRU 36 BLK 77

36-43-42-20-01-078-0130
KELSEY CITY LTS 13 TO 17 & 32 TO 36 INC BLK 78

36-43-42-20-01-079-0130
KELSEY CITY LOTS 13 TO 17 INC & 32 TO 36 INC BLK 79

36-43-42-20-06-003-0010
CITY SQUARE TH PT OF TR C LYG S OF WEST ILEX ST (LESS NLY 155.06 FT OFWLY 297 FT, ELY 78 FT OF NLY 283.06 FT & ELY 100 FT OF SLY 270 FT)

36-43-42-20-06-003-0040
CITY SQUARE NLY 155.06 FT OF WLY 297 FT OF TR C LYG S OF WEST ILEX ST

36-43-42-20-06-003-0090
CITY SQUARE ELY 100 FT OF SLY 100 FT OF TRACT C

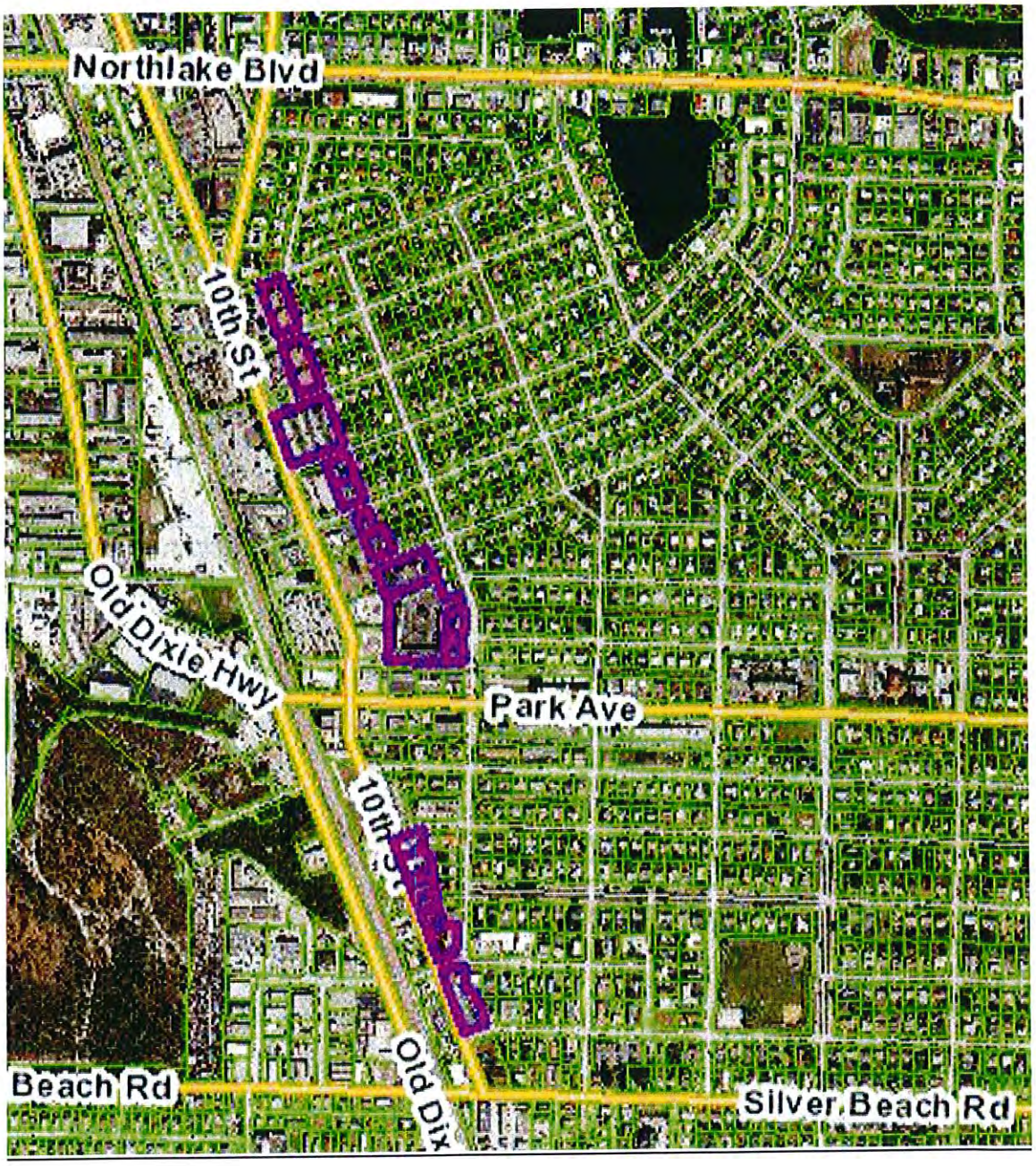
36-43-42-20-06-003-0130
CITY SQUARE W 125 FT OF ELY 375 FT OF NLY 125 FT OF TR C

36-43-42-20-06-003-0060
CITY SQUARE ELY 90 FT OF NLY 110 FT OF SLY 270 FT OF TRACT C

36-43-42-20-06-003-0070
CITY SQUARE ELY 100 FT OF NLY 30 FT OF SLY 160 FT OF TRACT C

36-43-42-20-06-003-0080
CITY SQUARE NLY 30 FT OF SLY 130 FT OF ELY 100 FT OF TRACT C

Exhibit "B"
Location Map



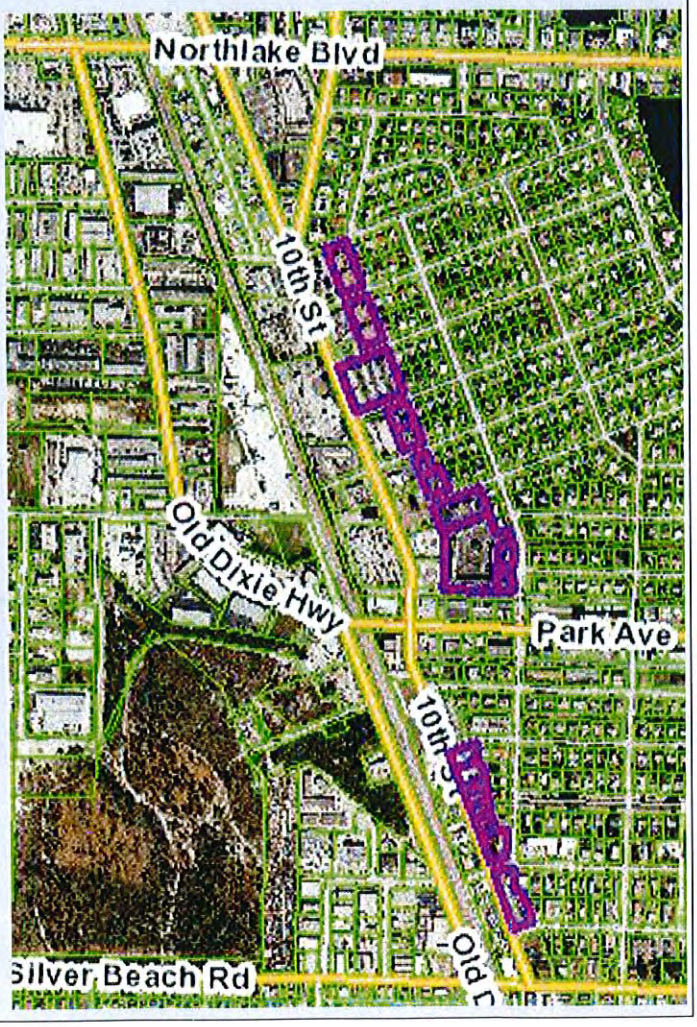
TOWN OF LAKE PARK
TOWN COMMISSION
MEETING DATE: January 6, 2016
STAFF REPORT

DESCRIPTION: **Rezoning twenty-one (21) platted parcels (with 37 property control numbers due to the existence of condos) on the east side of 10th Street, between Northern Drive and Silver Beach Road, from Residential-2 (R-2) to Commercial-1 (C-1) Zoning District.**

REQUEST: This is a Town-initiated application to rezone twenty-one legal parcels consisting of a combined 13.6751 acres. Some of the legal parcels consist of condominium units therefore, a total of 37 property control numbers are available. These parcels are generally located on the east side of 10th Street as illustrated below and further described in Exhibit "A". Their land use designation is Commercial and this land use designation became effective in 2009. The vision behind converting these parcels to a Commercial land use designation at the time, was to be able to maximize our commercial corridors by providing more commercial land for redevelopment and essentially, potentially increasing their value. Since the Community Development Department is currently working with the Town's newly contracted engineering firm's GIS department, Calving Giordano & Associates, it appears this rezoning never took place in 2009 and is required. This rezoning will make the proposed zoning district designation of C-1 consistent with the future land use designation of Commercial. Staff recommends that the twenty-one parcels be rezoned from R-2 to C-1. The property control numbers of the properties are as follows (from north to south on the map):

36-43-42-20-01-047-0090
36-43-42-20-01-047-0130
36-43-42-20-01-047-0170
36-43-42-20-01-047-0190
36-43-42-20-01-047-0220
36-43-42-20-01-047-0250
36-43-42-20-01-047-0290
36-43-42-20-16-000-0211
36-43-42-20-16-000-0210
36-43-42-20-16-000-0029
36-43-42-20-16-000-0028
36-43-42-20-16-000-0027
36-43-42-20-16-000-0026
36-43-42-20-16-000-0025
36-43-42-20-16-000-0024
36-43-42-20-16-000-0023
36-43-42-20-16-000-0022
36-43-42-20-16-000-0021
36-43-42-20-16-000-0016
36-43-42-20-16-000-0015
36-43-42-20-16-000-0014
36-43-42-20-16-000-0013
36-43-42-20-16-000-0012
36-43-42-20-16-000-0011
36-43-42-20-01-075-0130
36-43-42-20-01-076-0130
36-43-42-20-01-076-0320
36-43-42-20-01-077-0130
36-43-42-20-01-078-0130

36-43-42-20-01-079-0130
36-43-42-20-06-003-0010
36-43-42-20-06-003-0040
36-43-42-20-06-003-0090
36-43-42-20-06-003-0130
36-43-42-20-06-003-0060
36-43-42-20-06-003-0070
36-43-42-20-06-003-0080



P&Z BOARD RECOMMENDATION: **The Planning and Zoning Board considered this item at their Special Call Meeting of Monday, November 23, 2015. There was some discussion regarding the parcels and the existing residential structures. It was clarified that the residential structures can remain as long as they do not get destroyed to more than 50% of their value, at which point they could only be redeveloped as commercial. The Board acknowledged that the Commercial zoning would make it consistent with the Commercial future land use designation, however, requested that staff go beyond the State requirement and notify all property owners (even if the properties are less than 10 contiguous acres, of the request prior to the Town Commission meeting. A courtesy letter was consequently sent on November 24, 2015. Between the P&Z Board meeting and December 4, 2015, staff did not received any contact from any of the owners.**

The Board recommended APPROVAL (4-0).

TOWN COMMISSION FIRST READING: December 16, 2015 – Approved (5-0)

BACKGROUND INFORMATION

Applicant(s):	Town of Lake Park
Owner:	Various (See Exhibit "A")
Address:	Various (See Exhibit "A")
Lot Size:	Combined 13.6751 acres
Existing Zoning:	Residential-2
Existing Land Use:	Commercial

Inconsistent

Proposed Zoning: **Commercial-1**

Adjacent Zoning (See Exhibit "B")

North: Park Avenue Downtown District/Residential-3/Residential-1
South: Park Avenue Downtown District/Commercial-2
East: Residential-2/Residential-1
West: Commercial-1/Commercial-2

Adjacent Land Use (See Exhibit "B")

North: Commercial/Single-Family
South: Commercial/Downtown
East: Medium Residential/Single-Family
West: Commercial/Commercial and Light Industrial

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The assignment of the Commercial-1 zoning district designation would render these parcels consistent with Future Land Use Element of the Comprehensive Plan which currently designates these parcels with a Commercial future land use designation. Currently, all of the subject parcels are inconsistent with their respective land use designation. The Commercial-1 zoning district designation is the most appropriate designation for these parcels since it is consistent with the zoning designations along the east side of 10th Street and it provides for a less intense commercial area (given the

adjacent residential zoning) whereby many of the higher intensity commercial uses in this district can only be approved by special exception use approval (i.e. full site plan vetting of impacts). The Commercial-1 zoning district in Town Code Section 78-71 currently permits the following uses, either by right or special exception use approval:

Sec. 78-71. - C-1 business district.

Within the C-1 business district, the following regulations shall apply:

(1) Uses permitted. Within the C-1 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:

a. Animal day core establishment;

b. Animal grooming establishment;

c. Animal indoor troining center;

d. Applionce stores, including radio and television services;

e. Bakeries the products of which are sold at retail but not produced on the premises;

f. Banks;

g. Barbershops, beouty shops, chiropodists, masseurs;

h. Fertilizer, stored ond sold at retoil only;

i. Loundry pickup stotions;

j. Offices, business and professional;

k. Outdoor miniature golf courses, all objects limited to eight feet in height ond such building or premises is locoted not less than 500 feet from the premises of an existing nursery school, elementary school or high school;

l. Pet shop;

m. Restouronts;

n. Shops, including shops for making articles without use of mochinery, to be sold, ot retail on the premises;

o. Indoor theatres;

p. Instructional studios; including but not limited to, studios for the instruction of the martiol orts, dance, voice, dramo, speech, gymnostics, yoga, exercise, pointing, photogrophy, music, and other similar instructional studio uses which are deemed appropriate by the town's community development director; or

q. Transient residential use.

(2) Building height limit. No building or structure shall exceed two stories or 30 feet in height and the minimum externol height sholl not be less than 13 feet. The minimum internol height from floor to ceiling shall be eight feet.

Special exception uses permitted pursuant to section 78-184:

a. Animal service establishment;

b. Automotive service station;

c. Funeral home;

d. Hospital, sanitorium or medical clinic;

e. Motel/hotel;

f. Substance abuse treatment facilities, provided that any such facility shall not be located within a rodius of 1,000 feet of another existing facility; or

g. *Vehicle sales and rentals, including accessory sales of parts and components and accessory repair shops on property on which a permanent building is erected and which building is used solely in connection with the use and where no part of the open storage area is within 25 feet of any street line provided that:*

1. *The use is not within 500 feet of the same use, i.e., sales to sales, rentals to rentals, etc.;*
2. *No vehicles, boats or wave runners are tested or repaired outside of a building designed for such purposes; and*
3. *The parking requirements for the use are met over and above any areas provided for vehicles, boats or wave-runners, which are part of the specific business.*

STAFF RECOMMENDED MOTION:

I move to ADOPT Ordinance 13-2015 for the rezoning of 21 platted parcels with 37 property control numbers, as legally described herein, from a Residential-2 to Commerical-1 zoning district designation.

*****The item was advertised with a location map in the Palm Beach Post on November 13, 2015 and all owners not connected by at least 10 contiguous acres were notified by direct mail per Florida State Statute requirements. In addition, and pursuant to the P&Z Board request, all additional owners were mailed a courtesy notice on November 24, 2015. An additional courtesy ad was placed alongside another Ordinance being advertised in the 12-27-2015 edition of the Palm Beach Post*****

EXHIBIT "A"

PARCEL INFORMATION AND IMAGE

INCONSISTENCIES BETWEEN ZONING MAP AND FLUM

#	PIN	OWNER NAME	SITE ADDRESS	NOTES	ZONIN	FLUM	Acreage
			South of Park Avenue				
1	36-43-42-20-01-047-0090	MT ZION APOSTOLIC CHILD	359 10TH ST	**FLUMED Commercial but zoned residential.**	R-2	Commercial	0.355
2	36-43-42-20-01-047-0130	GELIN CATHERINE	351 10TH ST A		R-2	Commercial	0.38
3	36-43-42-20-01-047-0170	FRANDEVCO LLC	10TH ST (Vacant)		R-2	Commercial	0.16
4	36-43-42-20-01-047-0190	FRANDEVCO LLC	10TH ST (Vacant)				0.22
5	36-43-42-20-01-047-0220	FRANDEVCO LLC	10TH ST (Vacant)				0.2
6	36-43-42-20-01-047-0250	FRANDEVCO LLC	10TH ST (Vacant)				0.22
7	36-43-42-20-01-047-0290	FIRST LEARNING ACADEMY INC	306 9TH ST		R-2	Commercial	0.5426
8	36-43-42-20-16-000-0211	GEFFRARD MARCEL &	201 10TH ST	**FLUMED Commercial but zoned residential.** Condo Owners of New World Townhouse Condominium	R-2	Commercial	Approx. 0.85
	36-43-42-20-16-000-0210	GROGAN CHARLES M	203 10TH ST				
	36-43-42-20-16-000-0029	OCEAN PLACE HOLDINGS LLC	205 10TH ST				
	36-43-42-20-16-000-0028	OCEAN PLACE HOLDINGS LLC	207 10TH ST				
	36-43-42-20-16-000-0027	BEDFORD HOLDINGS LLC	209 10TH ST				
	36-43-42-20-16-000-0026	BEDFORD HOLDINGS LLC	211 10TH ST				
	36-43-42-20-16-000-0025	OCEAN PLACE HOLDINGS LLC	213 10TH ST				
	36-43-42-20-16-000-0024	THACH JULIE LE	215 10TH ST				
	36-43-42-20-16-000-0023	BEDFORD HOLDINGS LLC	217 10TH ST				
	36-43-42-20-16-000-0022	HOME SAVERS OF FLORIDA LLC	219 10TH ST				
	36-43-42-20-16-000-0021	OCEAN PLACE HOLDINGS LLC	221 10TH ST				
	36-43-42-20-16-000-0016	OCEAN PLACE HOLDINGS LLC	223 10TH ST				
	36-43-42-20-16-000-0015	BEDFORD HOLDINGS LLC	225 10TH ST				
	36-43-42-20-16-000-0014	OCEAN PLACE HOLDINGS LLC	227 10TH ST				
	36-43-42-20-16-000-0013	OCEAN PLACE HOLDINGS LLC	229 10TH ST				
	36-43-42-20-16-000-0012	OCEAN PLACE HOLDINGS LLC	231 10TH ST				
	36-43-42-20-16-000-0011	OCEAN PLACE HOLDINGS LLC	233 10TH ST				
			North of Park Avenue				
9	36434220010750130	ALBERT BRIAN H	932 W JASMINE DR		R-2	Commercial	0.22
10	36434220010760130	HAASTRUP MARK A	932 W KALMIA DR		R-2	Commercial	0.36
11	36434220010760320	HAASTRUP MARK A	933 W JASMINE DR		R-2	Commercial	0.36
12	36434220010770130	LLC	932 LAUREL DR		R-2	Commercial	1.8946
13	36434220010780130	OPABOLA KASALI O	932 MAGNOLIA DR		R-2	Commercial	0.7904

INCONSISTENCIES BETWEEN ZONING MAP AND FLUM

#	PIN	OWNER NAME	SITE ADDRESS	NOTES	ZONIN	FLUM	Acreage
14	36434220010790130	OPABOLA KASALI O	938 NORTHERN DR	FLUMED Commercial but Zoned residential.	R-2	Commercial	0.7916
15	36434220060030010	OPABOLA KASALI O	806 9TH ST		R-2	Commercial	3.0637
16	36434220060030040	KEITHLEY INC	910 W ILEX DR		R-2	Commercial	1.0572
17	36434220060030090	WILLIAMS FREDERICK P &	906 GREENBRIAR DR		R-2	Commercial	0.23
18	36434220060030130	MOORE ULYSSES JR	931 W ILEX DR		R-2	Commercial	0.35
19	36434220060030060	ANDIA JARED &	810 9TH ST		R-2	Commercial	0.23
20	36434220060030070	GOODWIN TED A	GREENBRIAR DR	Greenbrian Dr ROW	R-2	Commercial	0.7
21	36434220060030080	GOODWIN TED A	GREENBRIAR DR		R-2	Commercial	0.7

Property Detail

Parcel Control Number: 36434220010470290 **Location Address:** 306 9TH ST
Owners: FIRST LEARNING ACADEMY INC
Mailing Address: 306 9TH ST,LAKE PARK FL 33403 3123
Last Sale: MAR-2006 **Book/Page#:** 20059 / 1016 **Price:** $760,000
Legal Description: KELSEY CITY LTS 29, 30, 31 & 32 BLK 47

2015 Values (Current)

Improvement Value	$267,386
Land Value	$106,353
Total Market Value	$373,739
Assessed Value	$373,739
Exemption Amount	$373,739
Taxable Value	$0

All values are as of January 1st each year

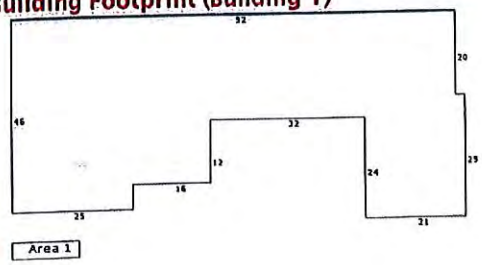
2015 Taxes

Ad Valorem	$0
Non Ad Valorem	$1,116
Total Tax	$1,116

2015 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
DAYCARE	1	3579

Total Square Footage : 3579

Extra Features

Description	Unit
FENCE- CHAIN LINK 6FT #11 GAUG	390
PAVING- ASPHALT	4145
PATIO	272
PATIO ROOF	288

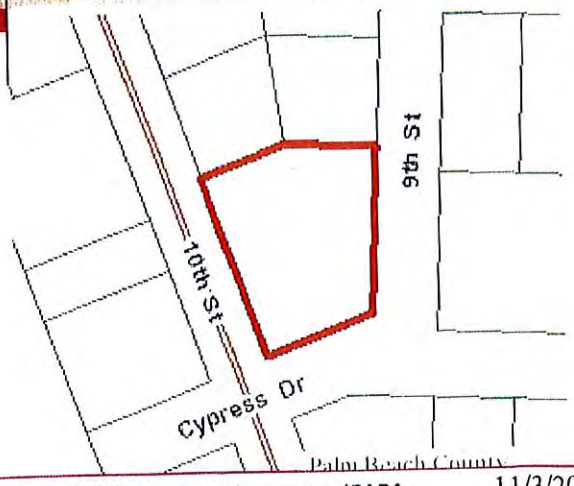
Unit may represent the perimeter, square footage, linear footage, total number or other measurement

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1963
2.	DAYCARE	3579

Acres 0.5426

MAP



Owner: FIRST LEARNING ACADEMY INC PCN: 36434220010470290 1 of 1

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

306 9th Street

View on 9th Street

View from 10th Street

Property Detail

Parcel Control Number: 36434220010470190 **Location Address:** 10TH ST

Owners: FRANDEVCO LLC

Mailing Address: 1210 SE EL DORADO PKWY,CAPE CORAL FL 33904 5635

Last Sale: Not available **Book/Page#:** 23222 / 991 **Price:** Not available

Legal Description: KELSEY CITY LTS 19 TO 21 INC BLK 47

2015 Values (Current)

Improvement Value	$0
Land Value	$14,047
Total Market Value	$14,047
Assessed Value	$13,554
Exemption Amount	$0
Taxable Value	$13,554

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$341
Non Ad Valorem	$78
Total Tax	$419

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.22

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: FRANDEVCO LLC PCN: 36434220010470190 1 of 1

Property Detail

Parcel Control Number: 36434220010470170 **Location Address:** 10TH ST

Owners: FRANDEVCO LLC

Mailing Address: 1210 SE EL DORADO PKWY,CAPE CORAL FL 33904 5635

Last Sale: Not available **Book/Page#:** 23222 / 991 **Price:** Not available

Legal Description: KELSEY CITY LTS 17 & 18 BLK 47

2015 Values (Current)

Improvement Value	$0
Land Value	$9,491
Total Market Value	$9,491
Assessed Value	$9,159
Exemption Amount	$0
Taxable Value	$9,159

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$230
Non Ad Valorem	$78
Total Tax	$308

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.16

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: FRANDEVCO LLC PCN: 36434220010470170 1 of 1

Property Detail

Parcel Control Number: 36434220010470250 **Location Address:** 10TH ST

Owners: FRANDEVCO LLC

Mailing Address: 1210 SE EL DORADO PKWY,CAPE CORAL FL 33904 5635

Last Sale: Not available **Book/Page#:** 23222 / 991 **Price:** Not available

Legal Description: KELSEY CITY LTS 25 TO 28 INC BLK 47

2015 Values (Current)

Improvement Value	$0
Land Value	$13,288
Total Market Value	$13,288
Assessed Value	$12,822
Exemption Amount	$0
Taxable Value	$12,822

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$323
Non Ad Valorem	$78
Total Tax	$401

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.22

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: FRANDEVCO LLC PCN: 36434220010470250 1 of 1

Property Detail

Parcel Control Number: 36434220010470220 **Location Address:** 10TH ST

Owners: FRANDEVCO LLC

Mailing Address: 1210 SE EL DORADO PKWY,CAPE CORAL FL 33904 5635

Last Sale: Not available **Book/Page#:** 23222 / 991 **Price:** Not available

Legal Description: KELSEY CITY LTS 22, 23 & 24 BLK 47

2015 Values (Current)

Improvement Value	$0
Land Value	$11,010
Total Market Value	$11,010
Assessed Value	$10,624
Exemption Amount	$0
Taxable Value	$10,624

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$267
Non Ad Valorem	$78
Total Tax	$345

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.20

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: FRANDEVCO LLC PCN: 36434220010470220 1 of 1

Vacant parcels on 10th Street

36-43-42-20-01-047-0170

36-43-42-20-01-047-0190

36-43-42-20-01-047-0220

36-43-42-20-01-047-0250

Property Detail

Parcel Control Number: 36434220010470130 **Location Address:** 351 10TH ST A

Owners: GELIN CATHERINE

Mailing Address: 351 10TH ST,LAKE PARK FL 33403 3148

Last Sale: Not available **Book/Page#:** 27438 / 215 **Price:** Not available

Legal Description: KELSEY CITY LTS 13 TO 16 INC BLK 47

2015 Values (Current)

Improvement Value	$124,473
Land Value	$59,160
Total Market Value	$183,633
Assessed Value	$183,633
Exemption Amount	$0
Taxable Value	$183,633

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$4,569
Non Ad Valorem	$1,562
Total Tax	$6,131

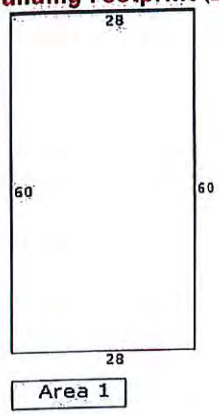
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	1680

Total Square Footage : 1680

Total Area Under Air : 1680

Extra Features

Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1977
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	0
7.	Full Baths	2
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	CARPETING
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.38

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: GELIN CATHERINE PCN: 36434220010470130 1 of 2

351 10th Street

Property Detail

Parcel Control Number: 36434220010470090 **Location Address:** 359 10TH ST

Owners: MT ZION APOSTOLIC CHILD ,DEVELOPMENT CENTERS INC

Mailing Address: PO BOX 10476,WEST PALM BEACH FL 33419 0476

Last Sale: Not available **Book/Page#:** / **Price:** Not available

Legal Description: KELSEY CITY LTS 9, 10, 11 & 12 BLK 47

2015 Values (Current)

Improvement Value	$260,680
Land Value	$69,579
Total Market Value	$330,259
Assessed Value	$330,259
Exemption Amount	$0
Taxable Value	$330,259

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$8,218
Non Ad Valorem	$1,792
Total Tax	$10,010

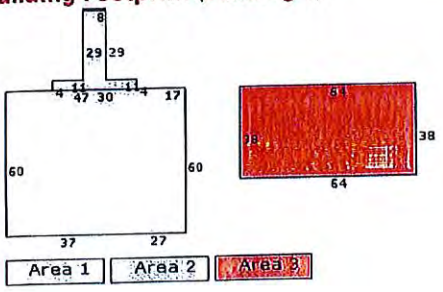
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
DAYCARE	1	3840
SUPPORT	2	352
DAYCARE	3	2432

Total Square Footage : 6624

Extra Features

Description	Unit
PAVING- ASPHALT	4150
FENCE- CHAIN LINK 6FT #11 GAUG	224

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1971
2.	DAYCARE	3840
3.	SUPPORT	352
4.	DAYCARE	2432

Acres 0.3550

MAP

Owner: MT ZION APOSTOLIC CHILD ,DEVELOPMENT CENTERS INC PCN: 36434220010470090

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015 1 of 1

359 10th Street

Property Detail

Parcel Control Number: 36434220160000027 **Location Address:** 209 10TH ST (201-233 10th Street)

Owners: BEDFORD HOLDINGS LLC

Mailing Address: PO BOX 3031,PALM BEACH FL 33480 1231

Last Sale: Not available **Book/Page#:** 26369 / 265 **Price:** Not available

Legal Description: NEW WORLD TOWNHOUSE COND UNIT B-7

Owner: BEDFORD HOLDINGS LLC PCN: 36434220160000027

2015 Values (Current)

Improvement Value	$24,000
Land Value	$0
Total Market Value	$24,000
Assessed Value	$24,000
Exemption Amount	$0
Taxable Value	$24,000

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$597
Non Ad Valorem	$321
Total Tax	$918

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

No Image Found

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
No Data Found.		

Extra Features

Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Name	NEW WORLD TOWNHOUSE CONDO
2.	AREA	900
3.	YEAR BUILT	1980
4.	No of BEDROOM(s)	2
5.	No of BATH(s)	1
6.	No of HALF BATH(s)	1

Acres

MAP

201-233 10th Street

Property Detail

Parcel Control Number: 36434220060030090 **Location Address:** 906 GREENBRIAR DR

Owners: WILLIAMS FREDERICK P ,WILLIAMS KAREN A

Mailing Address: 957 LAUREL RD,N PALM BEACH FL 33408 4020

Last Sale: Not available **Book/Page#:** 24856 / 962 **Price:** Not available

Legal Description: CITY SQUARE ELY 100 FT OF SLY 100 FT OF TRACT C

2015 Values (Current)

Improvement Value	$65,460
Land Value	$34,520
Total Market Value	$99,980
Assessed Value	$87,068
Exemption Amount	$0
Taxable Value	$87,068

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$2,265
Non Ad Valorem	$781
Total Tax	$3,046

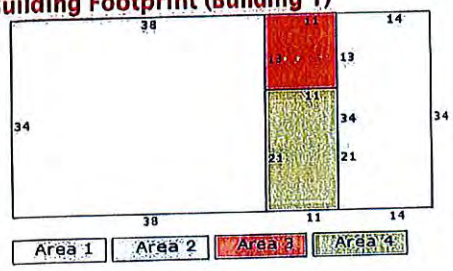
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	1292
BAS BASE AREA	2	476
FST FINISHED STORAGE	3	143
FST FINISHED STORAGE	4	231

Total Square Footage : 2142

Total Area Under Air : 1768

Extra Features

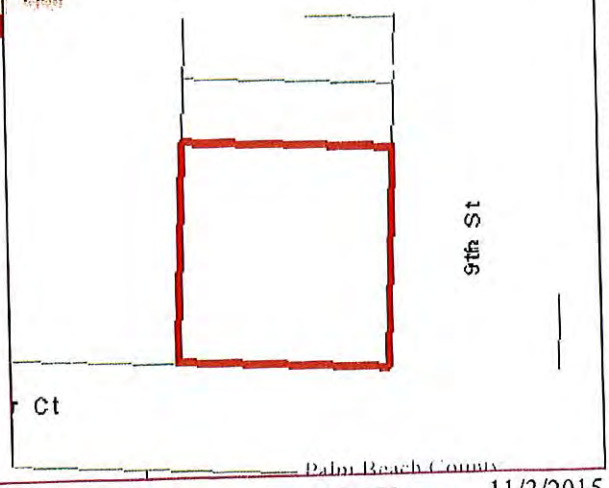
Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1958
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	4
7.	Full Baths	3
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	TERRAZZO MONO.
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.23

MAP



GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: WILLIAMS FREDERICK P ,WILLIAMS KAREN A PCN: 36434220060030090 1 of 1

906 Greenbriar Drive

Property Detail

Parcel Control Number: 36434220060030060 **Location Address:** 810 9TH ST 1

Owners: ANDIA JARED ,ANDIA MINDY

Mailing Address: 810 9TH ST,LAKE PARK FL 33403 2407

Last Sale: MAR-2015 **Book/Page#:** 27467 / 1519 **Price:** $110,000

Legal Description: CITY SQUARE ELY 90 FT OF NLY 110 FT OF SLY 270 FT OF TRACT C

2015 Values (Current)

Improvement Value	$86,607
Land Value	$34,520
Total Market Value	$121,127
Assessed Value	$121,127
Exemption Amount	$0
Taxable Value	$121,127

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$3,016
Non Ad Valorem	$781
Total Tax	$3,797

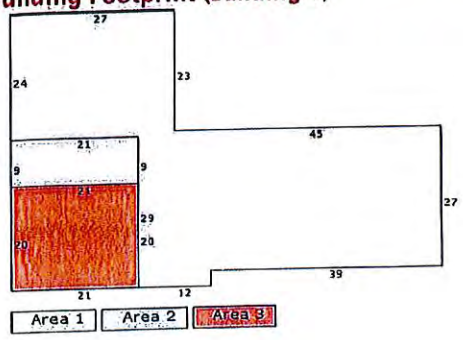
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	2055
FST FINISHED STORAGE	2	189
FCP FINISHED CARPORT	3	420

Total Square Footage : 2664

Total Area Under Air : 2055

Extra Features

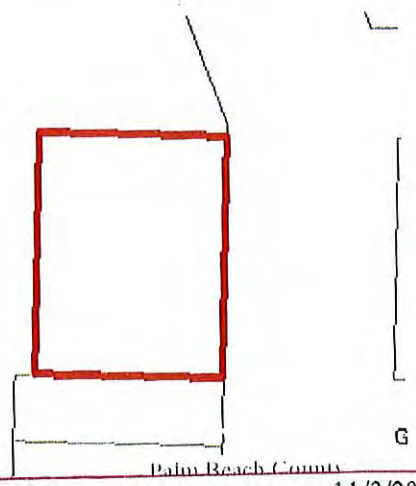
Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1958
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	NONE
6.	Bed Rooms	0
7.	Full Baths	3
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	CERAM/QARY TILE
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.23

MAP



Owner: ANDIA JARED ,ANDIA MINDY PCN: 36434220060030060 1 of 1

810 9th Street

Property Detail

Parcel Control Number: 36434220060030010 **Location Address:** 806 9TH ST 10

Owners: OPABOLA KASALI O

Mailing Address: 6186 DUCKWEED RD,LAKE WORTH FL 33449 5808

Last Sale: AUG-1995 **Book/Page#:** 08905 / 0504 **Price:** $1,335,000

Legal Description: CITY SQUARE TH PT OF TR C LYG S OF WEST ILEX ST (LESS NLY 155.06 FT OFWLY 297 FT, ELY 78 FT OF NLY 283

2015 Values (Current)

Improvement Value	$1,806,137
Land Value	$540,000
Total Market Value	$2,346,137
Assessed Value	$1,933,765
Exemption Amount	$0
Taxable Value	$1,933,765

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$51,253
Non Ad Valorem	$19,256
Total Tax	$70,509

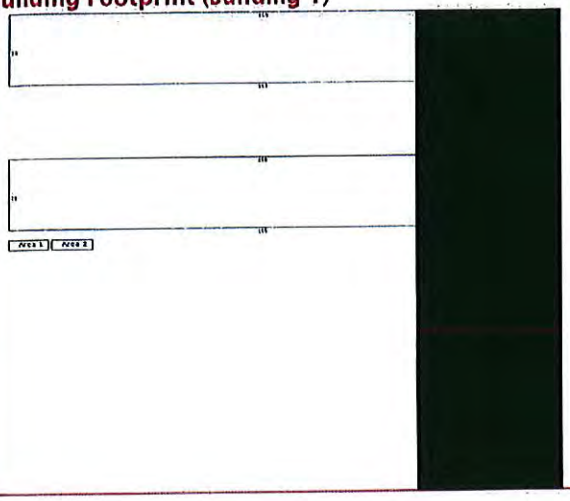
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
APARTMENT	1	4732
APARTMENT	2	4732

Total Square Footage : 9464

Extra Features

Description	Unit
PATIO	1307
PAVING- ASPHALT	50084
FENCE- CHAIN LINK 6FT #11 GAUG	318
FENCE- CHAIN LINK 6FT #11 GAUG	140
FENCE- CHAIN LINK 6FT #11 GAUG	125

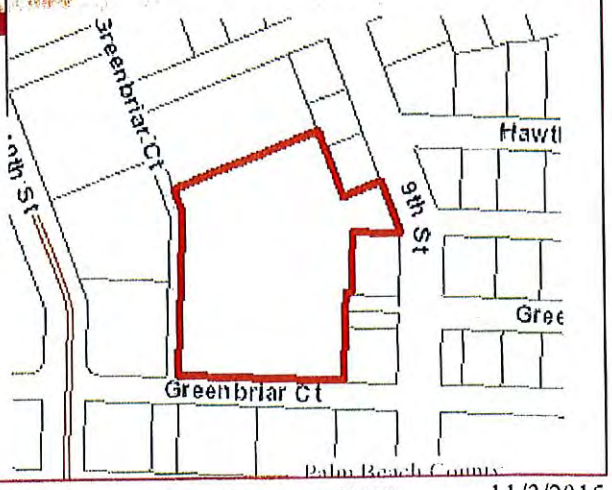
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1975
2.	APARTMENT	4732
3.	APARTMENT	4732

Acres 3.0637

MAP



Owner: OPABOLA KASALI O PCN: 36434220060030010 1 of 1

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

806 9th Street

(Humani Court Apartments)

Property Detail

Parcel Control Number: 36434220060030040 **Location Address:** 910 W ILEX DR

Owners: KEITHLEY INC

Mailing Address: BRIGHT FUTURES CHILD DEV CTR INC C/O 31 PRINCEWOOD LN,PALM BEACH GARDENS FL 33410 1493

Last Sale: MAY-1999 **Book/Page#:** 11108 / 0143 **Price:** $1,100,000

Legal Description: CITY SQUARE NLY 155.06 FT OF WLY 297 FT OF TR C LYG S OF WEST ILEX ST

2015 Values (Current)

Improvement Value	$634,847
Land Value	$155,195
Total Market Value	$790,042
Assessed Value	$790,042
Exemption Amount	$790,042
Taxable Value	$0

All values are as of January 1st each year

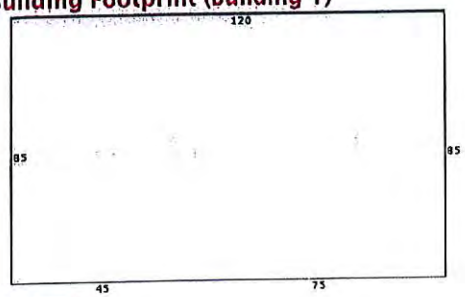
2015 Taxes

Ad Valorem	$0
Non Ad Valorem	$3,123
Total Tax	$3,123

2015 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
DAYCARE	1	10200

Total Square Footage : 10200

Extra Features

Description	Unit
FENCE- CHAIN LINK 6FT #11 GAUG	570
PAVING- ASPHALT	13753
WALKWAY-CONCRETE	387
PAVING- ASPHALT	80

Unit may represent the perimeter, square footage, linear footage, total number or other measurement

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1987
2.	DAYCARE	10200

Acres 1.0572

MAP

Owner: KEITHLEY INC PCN: 36434220060030040 1 of 1

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

910 W Ilex Drive

Property Detail

Parcel Control Number: 36434220060030130 **Location Address:** 931 W ILEX DR
Owners: MOORE ULYSSES JR
Mailing Address: 931 W ILEX DR,LAKE PARK FL 33403 2416
Last Sale: Not available **Book/Page#:** 24177 / 344 **Price:** Not available
Legal Description: CITY SQUARE W 125 FT OF ELY 375 FT OF NLY 125 FT OF TR C

2015 Values (Current)

Improvement Value	$67,099
Land Value	$49,288
Total Market Value	$116,387
Assessed Value	$87,796
Exemption Amount	$50,000
Taxable Value	$37,796

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$1,129
Non Ad Valorem	$463
Total Tax	$1,592

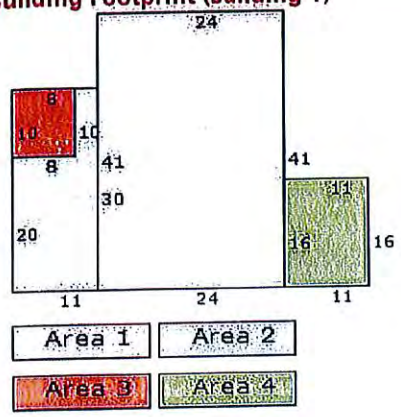
2015 Qualified Exemptions

Homestead
Additional Homestead

Applicants

MOORE ULYSSES JR

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	984
UCP UNFINISHED CARPORT	2	250
FST FINISHED STORAGE	3	80
SFB SEMI FINISHED BASE AREA	4	176

Total Square Footage : 1490
Total Area Under Air : 1160

Extra Features

Description	Unit
No Extra Feature Available	

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1958
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	3
7.	Full Baths	2
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	BUILT-UP T/G
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	HARDWD/PARQUET
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.35

MAP

Owner: MOORE ULYSSES JR PCN: 36434220060030130 1 of 1

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

931 W Ilex Drive

Property Detail

Parcel Control Number: 36434220010750130 **Location Address:** 932 W JASMINE DR I

Owners: ALBERT BRIAN H

Mailing Address: 815 GRACE AVE,LAKE WORTH FL 33461 2755

Last Sale: OCT-1999 **Book/Page#:** 11433 / 1227 **Price:** $115,000

Legal Description: KELSEY CITY LOTS 13 TO 15 INC BLK 75

2015 Values (Current)

Improvement Value	$68,853
Land Value	$60,917
Total Market Value	$129,770
Assessed Value	$103,936
Exemption Amount	$0
Taxable Value	$103,936

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$2,782
Non Ad Valorem	$1,171
Total Tax	$3,953

2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)

Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	2128
FOP FINISHED OPEN PORCH	2	80
FST FINISHED STORAGE	3	104
FOP FINISHED OPEN PORCH	4	80

Total Square Footage : 2392

Total Area Under Air : 2128

Extra Features

Description	Unit
WALL	125

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1966
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	0
7.	Full Baths	3
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	TERRAZZO MONO.
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.22

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: ALBERT BRIAN H PCN: 36434220010750130 1 of 1

932 W Jasmine Drive

Property Detail

Parcel Control Number: 36434220010760320 **Location Address:** 933 W JASMINE DR 1

Owners: HAASTRUP MARK A

Mailing Address: PO BOX 925,WEST PALM BEACH FL 33402 0925

Last Sale: JAN-1997 **Book/Page#:** 09627 / 1557 **Price:** $465,000

Legal Description: KELSEY CITY LTS 32 TO 36 INC BLK 76

2015 Values (Current)

Improvement Value	$332,910
Land Value	$71,040
Total Market Value	$403,950
Assessed Value	$386,595
Exemption Amount	$0
Taxable Value	$386,595

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$9,758
Non Ad Valorem	$2,567
Total Tax	$12,325

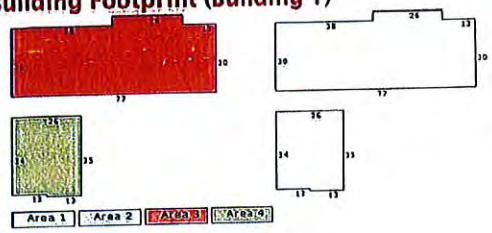
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

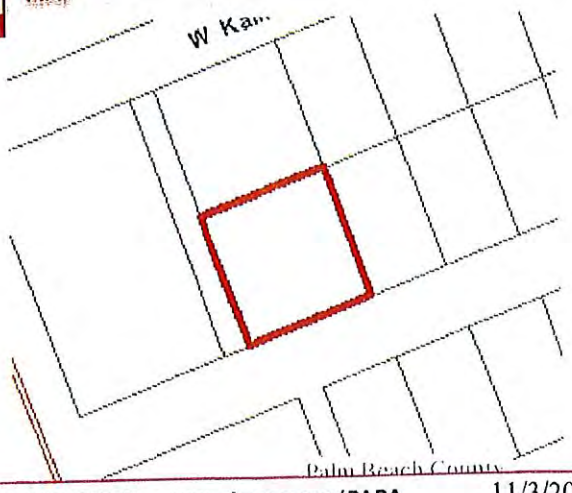
No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.36

MAP



GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: HAASTRUP MARK A PCN: 36434220010760320 1 of 1

933 W Jasmine Drive

Property Detail

Parcel Control Number: 36434220010760130 **Location Address:** 932 W KALMIA DR 1

Owners: HAASTRUP MARK A

Mailing Address: PO BOX 925,WEST PALM BEACH FL 33402 0925

Last Sale: JAN-1997 **Book/Page#:** 09627 / 1557 **Price:** $465,000

Legal Description: KELSEY CITY LTS 13 TO 17 INC BLK 76

2015 Values (Current)

Improvement Value	$357,510
Land Value	$88,320
Total Market Value	$445,830
Assessed Value	$410,938
Exemption Amount	$0
Taxable Value	$410,938

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$10,495
Non Ad Valorem	$2,567
Total Tax	$13,062

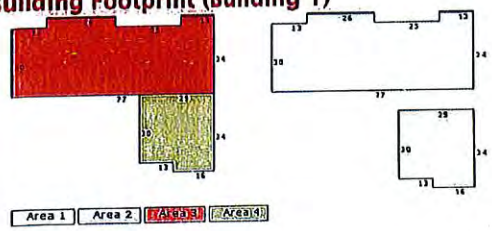
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage

Extra Features

Description	Unit

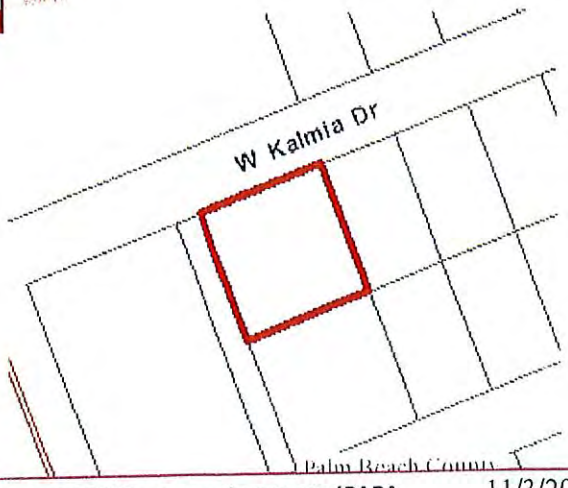
No Extra Feature Available

Structural Details (Building 1)

No	Description

Acres 0.36

MAP



GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: HAASTRUP MARK A PCN: 36434220010760130 1 of 1

932 W Kalmia Drive

Property Detail

Parcel Control Number: 36434220010770130 **Location Address:** 932 LAUREL DR 1

Owners: LAUREL PROPERTY MANAGEMENT LLC

Mailing Address: 3481 SE DOUBLETON DR,STUART FL 34997 5625

Last Sale: Not available **Book/Page#:** 19042 / 245 **Price:** Not available

Legal Description: KELSEY CITY LTS 13 THRU 36 BLK 77

2015 Values (Current)

Improvement Value	$748,099
Land Value	$384,000
Total Market Value	$1,132,099
Assessed Value	$959,506
Exemption Amount	$0
Taxable Value	$959,506

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$24,469
Non Ad Valorem	$12,496
Total Tax	$36,965

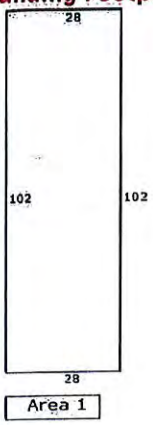
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
APARTMENT	1	2856

Total Square Footage : 2856

Extra Features

Description	Unit
UTILITY BUILDING	40
WALKWAY-CONCRETE	4144
PAVING- ASPHALT	11059

Unit may represent the perimeter, square footage, linear footage, total number or other measurement

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1960
2.	APARTMENT	2856

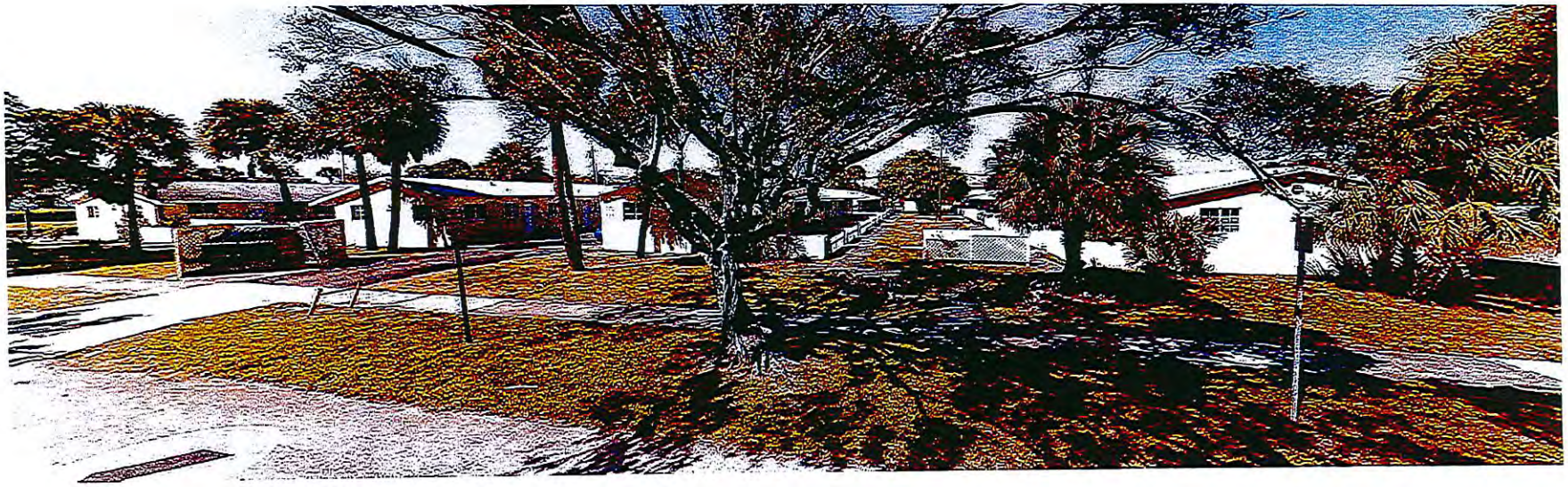
Acres 1.8946

MAP

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

Owner: LAUREL PROPERTY MANAGEMENT LLC PCN: 36434220010770130 1 of 1

932 Laurel Drive



Property Detail

Parcel Control Number: 36434220010780130 **Location Address:** 932 MAGNOLIA DR A

Owners: OPABOLA KASALI O

Mailing Address: 6186 DUCKWEED RD,LAKE WORTH FL 33449 5808

Last Sale: Not available **Book/Page#:** 11672 / 208 **Price:** Not available

Legal Description: KELSEY CITY LTS 13 TO 17 & 32 TO 36 INC BLK 78

2015 Values (Current)

Improvement Value	$953,653
Land Value	$252,000
Total Market Value	$1,205,653
Assessed Value	$1,030,159
Exemption Amount	$0
Taxable Value	$1,030,159

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$26,972
Non Ad Valorem	$8,986
Total Tax	$35,958

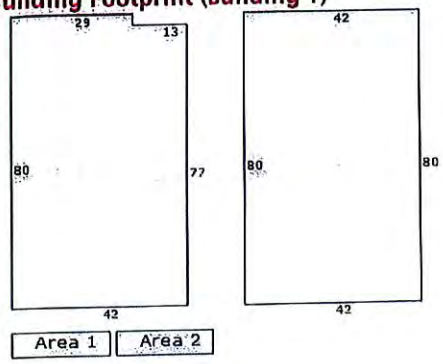
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
APARTMENT	1	3321
APARTMENT	2	3360

Total Square Footage : 6681

Extra Features

Description	Unit
PAVING- ASPHALT	6250
WALKWAY-CONCRETE	2598

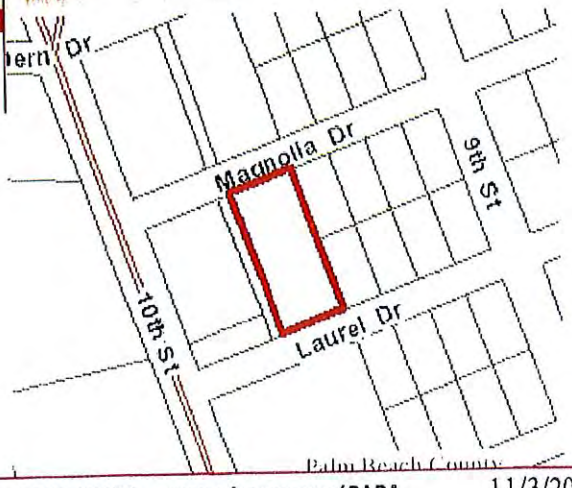
Unit may represent the perimeter, square footage, linear footage, total number or other measurement

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1962
2.	APARTMENT	3321
3.	APARTMENT	3360

Acres 0.7904

MAP



Owner: OPABOLA KASALI O PCN: 36434220010780130 1 of 1

GARY R. NIKOLITS, CFA PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 11/3/2015

932 Magnolia Drive

Property Detail

Parcel Control Number: 36434220010790130 **Location Address:** 938 NORTHERN DR A

Owners: OPABOLA KASALI O

Mailing Address: 6186 DUCKWEED RD,LAKE WORTH FL 33449 5808

Last Sale: Not available **Book/Page#:** 11672 / 208 **Price:** Not available

Legal Description: KELSEY CITY LOTS 13 TO 17 INC & 32 TO 36 INC BLK 79

2015 Values (Current)

Improvement Value	$966,078
Land Value	$252,000
Total Market Value	$1,218,078
Assessed Value	$1,043,209
Exemption Amount	$0
Taxable Value	$1,043,209

All values are as of January 1st each year

2015 Taxes

Ad Valorem	$27,292
Non Ad Valorem	$8,986
Total Tax	$36,278

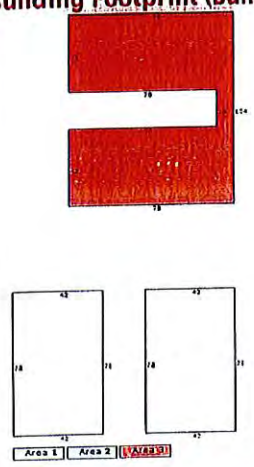
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
APARTMENT	1	3276
APARTMENT	2	3276
APARTMENT	3	6712

Total Square Footage : 13264

Extra Features

Description	Unit
PATIO	630
PAVING- ASPHALT	5625
PAVING- ASPHALT	5625
PATIO	630

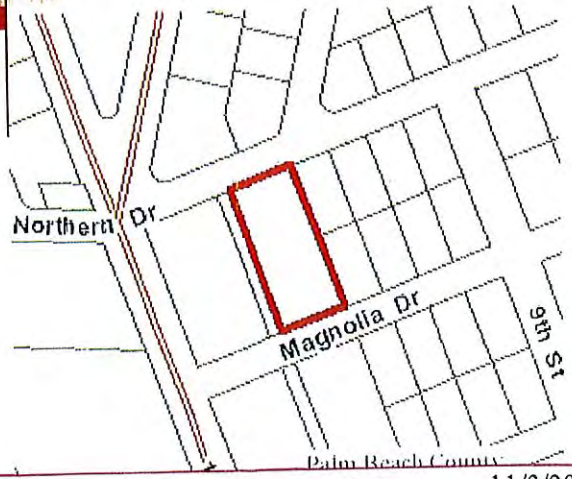
Unit may represent the perimeter, square footage, linear footage, total number or other measurement

Structural Details (Building 1)

No	Description	
1.	YEAR BUILT	1963
2.	APARTMENT	3276
3.	APARTMENT	3276
4.	APARTMENT	6712

Acres 0.7916

MAP



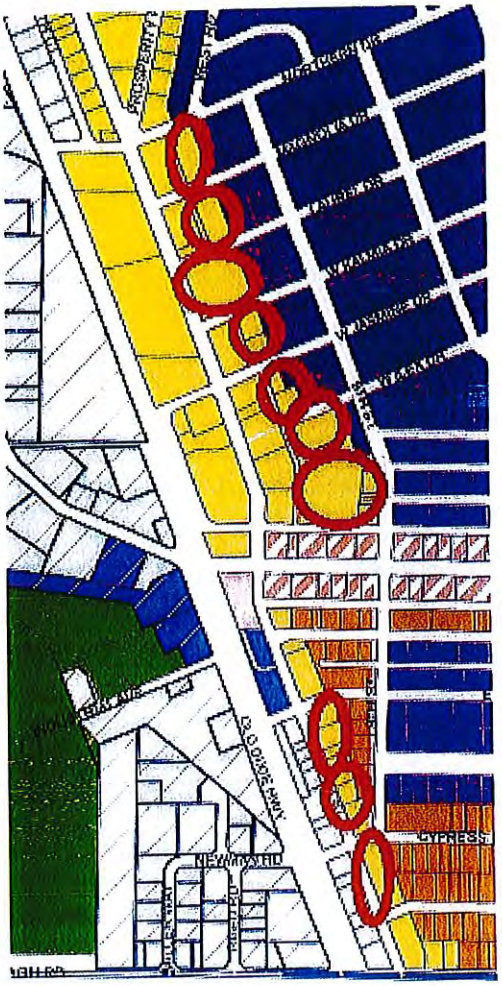
Owner: OPABOLA KASALI O PCN: 36434220010790130 1 of 1

938 Northern Drive

EXHIBIT "B"

MAP EXCERPTS

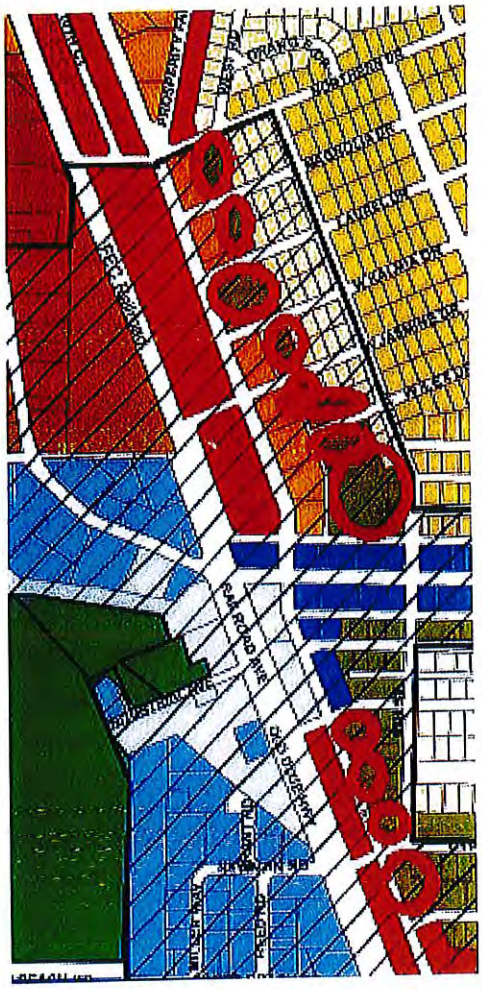
FUTURE LAND USE MAP



Legend

- Bioscience_2
- Conservation
- Annexation
- Downtown
- Comm_Lt_Industrial
- Comm_Residential
- Commercial
- Condo_density
- Resi_Low_Density
- Resi_medium
- Single_Fam
- Lake_Park_Boundary
- Pub_Bldg_Grounds
- Rec_Lands
- Other_Pub_Facilities

ZONING MAP



Legend

- CRA Boundaries
- R1B
- R1AA
- R1
- R1A
- R2A
- R3
- R2
- TND
- Conservation
- C1
- C1B
- C2
- C3
- Public
- PUD
- PADD
- CLIC
- CRA
- NBOZ_overlay
- C4
- Lake_Park_Boundary

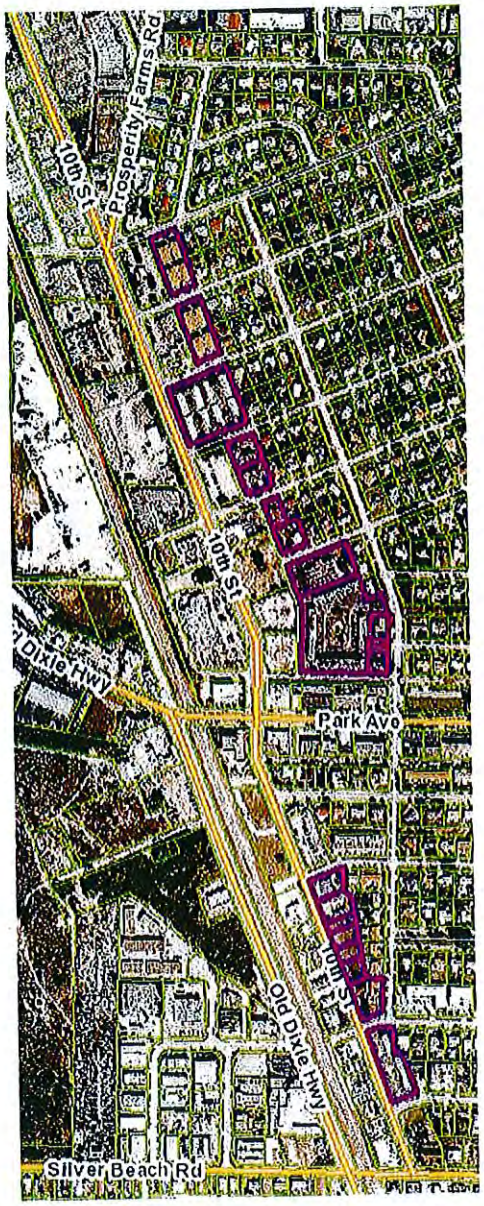
NOTICE OF REZONING CHANGE

Town of Lake Park, Florida

The Town of Lake Park proposes to adopt the following Ordinance:

> **AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET BETWEEN NORTHERN DRIVE AND SILVER BEACH ROAD FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

The item will be heard at a Special Call Meeting of the **Planning & Zoning Board on Monday, November 23, 2015 at 6:00pm**, or as soon thereafter as can be heard. A **quasi-judicial public hearing will be held by the Town Commission on Wednesday, December 16, 2015 at 6:30pm**, or as soon thereafter as can be heard, to consider the Ordinance on first reading; and a **second quasi-judicial hearing for adoption will be heard by the Town Commission on Wednesday, January 6, 2016 at 6:30pm**, or as soon thereafter as can be heard. All meetings will be held in the Town Hall Commission Chambers located at 535 Park Avenue, Lake Park, FL, 33403.



If a person decides to appeal any decision made by the Planning & Zoning Board, or 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, Town Clerk
Town of Lake Park, Florida
PUB: Palm Beach Post: Friday, November 13, 2015

Town of Lake Park
Community Development Department

Mail Notice – *You are receiving this notice because you are the legal owner of record for property that is located within the area being considered for rezoning (see map).*

November 9, 2015

Re: Proposed Rezoning to a Commercial-1 (C-1) Zoning District Designation

Dear Property Owner:

As you are probably already aware, the Town re-land used your parcel approximately five years ago in order to maximize its commercial potential. In doing so, your parcel currently has a "Commercial" land use designation. In an attempt to incorporate compatible zoning to your parcel, a rezoning request will be considered by the Planning & Zoning Board at their Special Call Meeting of **Monday, November 23 at 6:00 p.m.**, or as soon thereafter as can be heard. The meeting will be held in the Town Hall Commission Chambers located at 535 Park Avenue, 33403. This application is being initiated by Town staff and is requesting that the zoning of your parcel is changed from Residential-2 (R-2), to Commercial-1 (C-1), since the existing land use designation which governs your property is Commercial and a residential zoning is NOT consistent with this land use designation. This initiative will allow you to better market your parcel with defined commercial zoning uses.

The Town Commission will then hold its **first quasi-judicial public hearing** on this matter on **Wednesday, December 16, 2015, at 6:30 p.m.**, or as soon thereafter as can be heard, followed by a **second quasi-judicial public hearing** for adoption on **Wednesday, January 6, 2016 at 6:30 p.m.**, or as soon thereafter as can be heard, in the Town Commission Chambers at Town Hall, 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

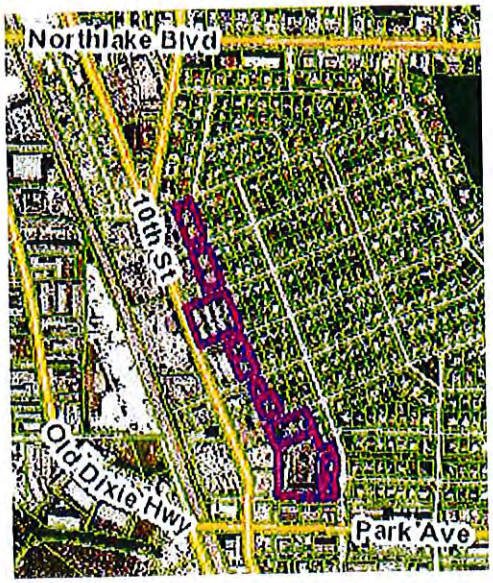
Town of Lake Park
Community Development Department

Mail Notice – ***You are receiving this COURTESY NOTICE because you are the legal owner of record for property that is located within the area being considered for rezoning (see map).***

November 24, 2015

Re: Proposed Rezoning to a Commercial-1 (C-1) Zoning District Designation

Dear Property Owner:



As you are probably already aware, the Town re-land used your parcel approximately five years ago in order to maximize its commercial potential. In doing so, your parcel currently has a "Commercial" land use designation **THAT IS ALREADY IN PLACE**. In an attempt to incorporate compatible zoning to your parcel which would allow you to appropriately redevelop in the future if you so desire, a rezoning request will be considered by the Town Commission. This application is being initiated by Town staff and is requesting that the zoning of your parcel is changed from Residential-2 (R-2), to Commercial-1 (C-1), so that it is CONSISTENT with the Commercial land use designation already in place. This initiative will allow you to better market your parcel with defined commercial zoning uses should you desire to redevelop your parcel, or introduce new uses, in the future.

The Town Commission will hold its **first quasi-judicial public hearing** on this matter on **Wednesday, December 16, 2015, at 6:30 p.m.**, or as soon thereafter as can be heard, followed by a **second quasi-judicial public hearing** for adoption on **Wednesday, January 6, 2016 at 6:30 p.m.**, or as soon thereafter as can be heard, in the Town Commission Chambers at Town Hall, 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

LEGAL NOTICE OF PROPOSED ORDINANCE
TOWN OF LAKE PARK

Please take notice that on Wednesday, January 6, 2016 at 6:30 p.m. or soon thereafter the Town Commission, of the Town of Lake Park, Florida in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinances on second reading and proposed adoption thereof:

ORDINANCE NO. 12-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

3 * as an added courtesy - full ad placed on 11-13-2015.

ORDINANCE NO. 13-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, CMC, Town Clerk
Town of Lake Park, Florida

PUB: The Palm Beach Post
December 27, 2015

The Palm Beach Post
Real News Starts Here

RECEIPT

**LEGAL NOTICE OF
PROPOSED ORDINANCE
TOWN OF LAKE PARK**

Please take notice that on Wednesday, January 6, 2016 at 6:30 p.m. or soon thereafter the Town Commission, of the Town of Lake Park, Florida in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinances on second reading and proposed adoption thereof:

ORDINANCE NO. 12-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 13-2015

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, CMC, Town Clerk
Town of Lake Park, Florida

PUB: The Palm Beach Post
12-27/ 2015 #529476

The Palm Beach Post
Real News Starts Here

RECEIPT

Account:	G3573	Phone:	561-881-3300
Name:	TOWN OF LAKE PARK	E-mail:	VMENDEZ@LAKEPARKFLORIDA.GOV
Address:	535 PARK AVE LAKE PARK FL 33403-2603		

Order Name:	Legal Notice
Order Id:	529476
Original Order Id:	
Copy Line:	LEGAL NOTICE OF PROPOSED ORDINANCETOWN O
Sales Rep:	PB116 R Hindmarch (P)
Purchase Order:	
Pay Type:	Billed
Account Group:	
Caller:	Vivian Mendez
Section:	6205 Legal Notices
Reply Request:	
Tear Sheets:	0

Order Summary

Base:	$227.04
Other Charges:	$0.00
Discounts:	$0.00
Agency Commission:	$0.00
Sales Tax:	$0.00
Total Order	$227.04

Payment Summary
No payment information available.