



Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, April 1, 2015, 6:45 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, April 1, 2015 at 6:45 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Interim Town Manager Bambi Turner, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

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

SPECIAL PRESENTATIONS/REPORTS

1. Proclamation in Appreciation for Joan Knapp – Friends of the Lake Park Public Library

Mayor DuBois read the proclamation and Library Director Karen Mahnk accepted the proclamation on behalf of Joan Knapp.

PUBLIC COMMENT:

Florence Reed, 501 Lake Shore Drive – reminded the Commission that last year there was an event at Lake Shore Park where the noise levels were relentless and offensive. She asked the Commission if any changes were being made to control noise levels at the parks. Mayor DuBois explained that the Commission has been working with staff and the Palm Beach County Sheriff's Office (PBSO) to develop an Ordinance that would be enforceable.

CONSENT AGENDA:

- 2. Regular Commission meeting minutes of March 18, 2015.**
- 3. Special Call Town Manager Interview Meeting Minutes of March 21, 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. 02-2015 to Abandon a 0.49-Acre Portion of the East Jasmine Drive Right-of-way.

Mayor DuBois asked if the presentations for Ordinances 02-2015 and Ordinance 03-2015 could be combined. Community Development Director DiTommaso stated that both presentations could be combined and that staff and the applicant were prepared to do so. Mayor DuBois tried to sort out the public comment cards received for each Ordinance, so that each person would speak under the correct Ordinance.

Motion: Commissioner O'Rourke moved to combine the public comments for both Ordinance 02-2015 and Ordinance 03-2015 at one time; 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 Baird swore in all witnesses.

Attorney Baird explained that the ex-parte communication disclosures must include any verbal, written, texted, site visits, emails, and any other type of communication about the Ordinances and the nature of those communications.

Ex-parte Communication Disclosures:

Commissioner O'Rourke disclosed that he has had multiple email communications with residents and multiple site visits regarding both Ordinances.

Commissioner Rapoza disclosed that she has had multiple emails with residents regarding these Ordinances.

Commissioner Flaherty disclosed that he has had email communication with residents in which he has acknowledged their concerns. He stated that he has no communication with Earl Stewart.

Vice-Mayor Glas-Castro asked Attorney Baird to clarify what information needs to be disclosed. She asked if the information disclosed could be of a general nature. Attorney Baird explained that the nature of the comments should be disclosed, including the substance of the comments, in a summary manner.

Commissioner O'Rourke further disclosed that all the email communication he has received have been in opposition of the abandonment of the street and the zoning changes, including the site plan.

Commissioner Rapoza further disclosed that all the emails she has received regarding these Ordinances have been in opposition of both Ordinances. She stated that she has had casual discussions with Jason Stewart regarding the parking garage site plan. She read an email from Jason Stewart asking for her support regarding these Ordinances and the project. She stated that she had responded to the email that she was in favor of the project prior to viewing the site plan of the proposed building and the abandonment of E. Jasmine Drive.

Commissioner Flaherty further disclosed that the emails he received had been in opposition of the Ordinances and he responded to the emails acknowledging receipt of emails to the residents and that their concerns would not be overlooked.

Vice-Mayor Glas-Castro disclosed that she had received numerous emails opposing the proposed project, questioning the public benefit, and questioning the compatibility of the residential uses to the adjacent properties. She stated that the Planning and Zoning Board had received a petition dated February 10, 2015, which had been provided to the Commission. One resident's concern was that the applicant was looking to rezone from a Commercial (C)-1 District to a Planned Unit Development (PUD) because the project was too large for the property and that it was not consistent with the goals and objectives of the Town's Comprehensive Plan. She explained that she drove by the site this evening and Anne Booth of Urban Design Studios had called her yesterday to ask if she had any comments regarding the proposed projects. She explained that she did not have any comments at that point to discuss with Ms. Booth. She stated that the site plan was emailed to the Commission yesterday and she had not reviewed the plans until later in the evening.

Commissioner O'Rourke further disclosed that he responded to emails inviting residents to attend the Commission meeting.

Mayor DuBois disclosed that he received multiple emails and phone conversations with residents opposing the projects.

Community Development Director Nadia DiTommaso presented Ordinance No. 02-2015 the abandonment of E. Jasmine Drive and Ordinance No. 03-2015 rezoning of 1017 Federal Highway from Commercial -1 (C-1) to Planned Unit Development (PUD) (see Exhibit "A").

Commissioner O'Rourke asked for clarification as to when the public would have an opportunity to speak. Mayor DuBois stated that the Commission still needs to hear the applicant's presentation before public comment. Attorney Baird explained that since the Commission had agreed to combine both presentations, they could proceed. He stated that the Town Code has outlined a process with a staff presentation, followed by the applicant's presentation, Commission questions to staff and the applicant, followed by public comment. Mayor DuBois suggested that staff continue their presentation.

Chris Barry, Land Planner with Urban Design Kilday Studios presented the project (see Exhibit "B").

Commissioner O'Rourke stated he had a concern that the Town Code was not followed as it pertains to notice being provided to occupants of the properties within 250 feet of the site. He stated that in Section 72-5 (5) of the Town Code it states that "the names and addresses of owners or businesses or occupants of real property bounding and abutting the street, alley, or easements sought to be abandoned, and the property owners located within 250 feet thereof". He stated that there was a property within the 250 feet that was not notified. Community Development Director DiTommaso stated that the applicant provided labels and a list of property owners within 300 square feet of the property and staff prepared certified mail to those property owners based on the labels provided by the applicant. Commissioner O'Rourke asked if the list provided to staff contained the names of the occupants of the properties within 250 feet as the Town Code requires. Community Development Director DiTommaso stated staff does not typically include the list with the names and addresses of the property owners in the packet provided to the Commission. Commissioner O'Rourke asked if occupants of those properties were notified. Community Development Director DiTommaso stated that the list provided by the applicant was of property owners. Commissioner O'Rourke asked if the applicant went out to the occupants to notify them that this project was occurring. Community Development Director DiTommaso stated that she was not provided a list of occupants.

Commissioner O'Rourke stated that in Town Code Section 72-4 (b) "The Town Commission may approve an abandonment application if the applicant demonstrates, by clear and convincing evidence, that a right-of-way is no longer required for a public use and convenience. Any proposed abandonment of a public right-of-way shall demonstrate that such action furthers the health, safety and welfare of the Town's residents". He stated that a traffic study from 2003 was submitted as part of the application. Community Development Director stated that the new traffic study references the previous traffic study conducted in 2003 (see Exhibit "C").

Mayor DuBois asked if the documents were signed and sealed by the engineer. Community Development Director DiTommaso stated "yes". Commissioner O'Rourke asked questions of staff regarding the traffic study that staff was unable to answer. Mr. Barry offered to have additional analysis and traffic studies conducted.

Commissioner O'Rourke stated that in Section 72-7 (b), of the Town Code, it refers to the evaluation of the appraised value of the property. Community Development Director DiTommaso stated that a Florida Licensed Property Appraiser conducted the appraisal. Commissioner O'Rourke stated that two of the four properties appraised were not comparable with E. Jasmine Drive. Community Development Director DiTommaso stated that she did not invite the property appraiser to the meeting to answer questions regarding the methodology of the appraisals done. She suggested that the appraiser be invited to the next meeting to answer questions of the Commission. Attorney Baird stated that if the Commission feels that it would need those professionals in attendance to answer questions regarding their reports, then the Commission could continue the hearings to another date. He reminded the Commission that Ms. DiTommaso did not

write the traffic study reports or the property appraisal reports and therefore all she can do was confirm what was written in those reports. Mayor DuBois asked that all the professionals be invited to the next meeting to answer questions of the Commission.

Vice-Mayor Glas-Castro referenced page two of the staff report (see Exhibit "C"), which includes an affirmative statement that says "it has been determined that the right-of-way is no longer required for public use and convenience", but staff does not explain how that determination was made. Community Development Director DiTommaso stated that the traffic study was used to determine that there would not be a negative impact on E. Jasmine Drive. Vice-Mayor Glas-Castro stated that the staff report indicates that large commercial carriers would not be allowed to use Lake Shore Drive for exiting the dealership, even though there was an access point on Lake Shore Drive. How would the Town be assured that the access point would not be utilized? Community Development Director DiTommaso stated that conditions of approval could be included in the project to assure that the access point would not be utilized. She stated that the Planning and Zoning Board requested that signs be posted prohibiting exiting onto Lake Shore Drive. Vice-Mayor Glas-Castro expressed concern that the signs would not be enough to deter drivers from exiting onto Lake Shore Drive. She stated that in the staff report it states that the abandonment request was consistent with the Town's Comprehensive Plan, but it does not elaborate how it is consistent with the Town's Comprehensive Plan.

Commissioner Rapoza expressed concern with trucks on Lake Shore Drive, upgrading the drainage system on Lake Shore Drive, and the appraiser for the property was too low. She agreed that the consultants that conducted the appraisal and the traffic study should be at the next meeting to answer questions.

Commissioner Flaherty stated had many of his questions were answered during the applicant's presentation.

Mayor DuBois stated that according to the traffic study 500 trips turned onto E. Jasmine Drive and 200 trips onto E. Ilex Drive. He asked if most of the trips onto E. Jasmine Drive were trips going into the Earl Stewart property. Mr. Barry stated that additional analysis were needed to make that determination since the study was conducted in 2004. Mayor DuBois asked if the appraisals done of similar properties encumber. He clarified his question by stating that E. Jasmine Drive was a public right-of-way and has a number of utility easements associated with it, did those encumbers go to the value properties relative to the other higher value properties.

The Commission began their questions regarding the re-zoning of 1017 Federal Highway. See staff report as Exhibit "D".

Commissioner O'Rourke asked if phase three of the development (also known as the parking garage) would have an impact on the properties on Lake Shore Drive. Community Development Director DiTommaso stated that it would have a visual impact than what was currently on the site. Commissioner O'Rourke stated that staff's presentation includes recommendations to improve the esthetics of the area by including buffers. Community Development Director DiTommaso stated that it would improve the temporary use of the property by developing the site with a permanent structure. She

stated that the project includes landscaping buffers to further minimize the impacts on the south side of the project and staff does believe it would be an improvement to the site. Commissioner O'Rourke asked if staff considered the wall that would be built across from the condominiums. Community Development Director DiTommaso stated that the guidelines in the Town Code were all considered and anything further than those guidelines would be the desire of the Commission and discussed at a meeting. Commissioner O'Rourke commended the Planning and Zoning Board for suggesting that the project be a four-story building versus a five-story building. Community Development Director DiTommaso stated that luckily there was a public process where other considerations could be suggested. Commissioner O'Rourke asked if an abandonment progresses would require a PUD zoning change for that section of the property as well. Community Development Director DiTommaso stated that if the overall application was approved then a right-of-way could be abandoned and not incorporated into a PUD. She stated that in this case because the applicant was proposing the expansion of the PUD boundaries to incorporate the E. Jasmine Drive right-of-way, then yes a zoning change for that section of the property would be required. She clarified by saying that if the abandonment was approved it would need to go through the re-zoning and Future Land Use Map amendment process.

Commissioner O'Rourke questioned the public benefit to the residents in the area of the development.

Vice-Mayor Glas-Castro referenced conflicts regarding rezoning to a PUD of 1017 Federal Highway and E. Jasmine Drive between the staff report that was in the agenda packet and the staff report presented this evening. She stated that during tonight's presentation Ms. DiTommaso referred to just the parcel and that the abandonment of the street would be subject to separate rezoning. Community Development Director DiTommaso clarified that the abandonment would first need to be approved through the Ordinance process for the change of the rezoning and land use designations, which was why the application was considered for the 1017 Federal Highway property.

Attorney Baird understood that the right-of-way property and the south parcel would both be added to the PUD. He asked staff why were they both not in the rezoning Ordinance. Community Development Director DiTommaso stated that they were originally, but changed during the review process because the abandonment was not approved yet. Attorney Baird stated that he was not sure how adoption of the PUD could move forward when both of those parcels are not part of the PUD. He questioned how the site plan was contingent on both of those properties being used for development and how could the site plan be approved when the main property has been left out. Community Development Director DiTommaso explained that it would be a condition of approval of the abandonment and site plan.

Vice-Mayor Glas-Castro stated that the Ordinance was written as a simple rezoning from a C-1 to a PUD, which could also be the same as C-1 to C-2. She stated that what it does not take into account is what is required of a PUD as required in Section 78-77. She explained that the PUD should be considered as a package development with a site plan. She expressed concern moving forward legally with the way the project was being presented.

Mayor DuBois expressed concern with the zoning change without considering the site plan.

Vice-Mayor Glas-Castro stated that she reviewed the site plan to try to understand the phasing and could not understand the waivers that were being requested. She expressed concern with what was required in Section 78-77 of the Town Code and did not feel comfortable taking action this evening.

Mayor DuBois recapped the discussion regarding the consolidation of the abandonment into the rezoning and then the consolidation of the site plan into the zoning. Vice-Mayor Glas-Castro stated that both are legal issues that are important.

Commissioner Flaherty asked if the applicant had a “plan B”. Mr. Barry stated that at this point they do not have a “plan B”.

Mayor DuBois asked what was the current height in the C-1 district. Community Development Director DiTommaso stated that the Town Code sets the maximum height at 30 feet. Mayor DuBois asked if the applicant was proposing a three or four story building. Community Development Director DiTommaso stated that the applicant was proposing a four story building. Mayor DuBois asked if the Commission did not approve the road abandonment and the Commission did not approve the rezoning from C-1 to a PUD, then the applicant could propose the same development without the phasing of the projects. Mr. Barry stated “correct”. Mayor DuBois asked what was the total square footage of the project. Community Development Director DiTommaso stated that it was approximately 32,000 square feet per story or approximately 74,000 square feet. Mr. Barry explained that typically garage areas are not calculated in the total gross floor area because it was open space. Mayor DuBois clarified that the building between E. Ilex Drive and E. Jasmine Drive were not included in the gross square footage. He further explained that since the garage is not “under air” it was not included in the total development. Mr. Barry replied, “correct”. Mayor DuBois stated that it would be a total of 200,000 square foot project. He stated that the “by-right” development of that property, even without the unification of the PUD would be double what the applicant was proposing.

Public Comments Opened:

1. Judith Thomas - 204 E. Jasmine Drive, expressed concern with the graphics provided by staff, the explanation of what was included in each phase, and the timelines. She expressed concern with the public benefit, the appraisal, and several other components’ of the project.
2. Jay Krowl – 913 Lake Shore Drive, expressed concern that the residents of Marina Key were not notified of the development project. She expressed opposition to the project.
3. Michael DeSouza, 301 Lake Shore Drive, was opposed to the project.

4. Ben Valle, 1045 Lake Shore Drive, express concern with the tractor-trailers and the noise they generate.
5. Jerry Rapoza, 801 Lake Shore Drive, did not oppose the development.
6. Diane Bernhard, 301 Lake Shore Drive, read a memo sent by the Town Attorney to the Community Development Director regarding the abandonment of E. Jasmine Drive and the public benefit. She suggested leasing E. Jasmine Drive to the applicant instead of the Town abandoning the street.
7. Robert Shelton, 501 Lake Shore Drive, expressed concern with construction for the next six year on Lake Shore Drive, the taxes generated, and suggested the Town purchase property instead of giving it away.
8. John Hash, 1115 Lake Shore Drive, expressed concern with the future land use of the property in that area.
9. Janet Hash, 1115 Lake Shore Drive, expressed concern with the car wash proposed in the development, the trash compactor, storm drains, and public benefit.
10. Can Nguyen, 1155 Lake Shore Drive, expressed concern with the construction noise over the next several years, and the property values.
11. Cat Nguyen, 1155 Lake Shore Drive, expressed concern that the occupant list was not included in the application and the balancing of the Town's Comprehensive Plan and the residents affected by the development. His comments are included as Exhibit "E".
12. Tugen Le, 115 Lake Shore Drive, expressed concern with the landscaping and the project being an eye sore, the traffic study, and maintaining, what she considered this to be, the "land of gold".
13. Angela Kauffman, 1105 Lake Shore Drive, expressed concern with the property values, the constructions, increase noise, pollutions, and the nature resources. She would like to see a "plan B".
14. Sam Baghdady, 12 E. Ilex Drive, provided his concerns in writing and a petition (see Exhibit "F").
15. Joann Webb, E. Ilex Drive, opposed the project.
16. Penny Broda, provided her concerns in writing (see Exhibit "G").
17. Richard Swenson, 10 E. Ilex Drive, expressed concern with the noise, light, and privacy of the development.
18. Philip Bathon, 916 Lake Shore Drive, expressed concern with the expansion of the third phase.

19. Diane Munroe, 722 Hawthorne Drive, asked for clarification regarding the March 2, 2015 Planning and Zoning Board meeting vote on the project. Community Development Director DiTommaso explained that the Planning and Zoning Board made a recommendation to the Town Commission at their March 2, 2015 meeting. Ms. Munroe expressed concern with the rezoning Ordinance, the structure being too large, the increase of traffic, and many other general concerns with the project.

Public Comment Closed:

Vice-Mayor Glas-Castro asked Mr. Barry how long would the vegetation take to mature. Mr. Barry stated that the growth was depicted in the presentation as three year.

Commissioner O'Rourke expressed concern that staff did not take into consideration the effect on property values.

Mayor DuBois expressed concern with how the commercial development works into the residential development around Lake Shore Drive and E. Ilex Drive. He stated that this project has taken so long to develop that everyone has become accustomed to seeing the open space. Mr. Barry stated that there were many concerned raised this evening. He stated that they would need to prepare for a future meeting where additional details are presented.

Motion: Commissioner O'Rourke moved to continue Ordinance No. 02-2015 to the May 20, 2015 Commission meeting; 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.

5. Ordinance No. 03-2015 to Rezone 1017 Federal Highway from Commercial-1 (C-1), Respectively, to Planned Unit Development (PUD)

Motion: Commissioner O'Rourke moved to continue Ordinance No. 03-2015 to the May 20, 2015 Commission meeting; 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.

Mr. Barry clarified that the Town hired the appraiser that was used for the project, but Earl Stewart paid for it. Mayor DuBois suggested getting another appraiser and have the company clarify if the comparable were encumbered in the same way that this property currently is encumbered. Mr. Barry explained that he saw the right-of-way appraiser as separate than the evaluation of the surrounding property impact.

PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:

None

NEW BUSINESS:

6. Approval of Town Manager Contract and Setting a Start Date.

Town Attorney Baird presented the item (see Exhibit “H”). The Commission discussed their concerns with the proposed contract and made the following modifications:

- The Town would not paid for the Town Manager’s spouse’s health coverage. The spouse’s health coverage could be covered under the Town’s Employee Family plan should the Town Manager choose to add the spouse to the coverage.
- The Town shall pay the moving expenses of the Town Manager on a reimbursement basis not to exceed \$5,000. The Town Manager shall provide receipts for any expenses seeking reimbursement. The Commission would not pay of the first and last month’s rent.
- The Commission approved a \$500 a month vehicle stipend.

Public Comment Opened:

None

Public Comment Closed:

Motion: Commissioner O’Rourke moved to offer the Town Manager a contract with the additions and deletions discussed; Commissioner Rapoza seconded the motion.

Mayor DuBois stated that he did not feel that the proposed agreement was unreasonable.

Commissioner O’Rourke stated that he would have agreed to paying the first and last month’s rent.

Vice-Mayor Glas-Castro stated that the Town does not have the budget to provide the big benefits of a big city.

Commissioner O’Rourke amended his motion to include the first and last month’s rent. The motion failed due to lack of a second.

Motion: Commissioner O'Rourke moved to offer the Town Manager a contract with the additions and deletions discussed; 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.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Interim Town Manager Turner announced that the annual Easter Egg Hunt would take place on Saturday, April 4, 2015 from 9:00 a.m. until 11:00 a.m. in Kelsey Park for children 2 years old through 10 years old.

Commissioner Rapoza asked if the Commission would consider hosting a Palm Beach County League of Cities meeting at the community center on Singer Island. Vice-Mayor Glas-Castro explained that when hosting the meeting it should take place within the Town. She stated that the Mirror Ballroom was not large enough to host a League event. Mayor DuBois stated that several years ago, staff did an analysis of the cost of hosting the event. The event is too costly and the Town would need sponsors to pay for the luncheon. Commissioner Rapoza announced that she would not be attending the April 15, 2015 Commission meeting.

Commissioner Flaherty had no comments.

Commissioner O'Rourke thanked everyone for attending the meeting and expressing their opinions on the future of the Town.

Vice-Mayor Glas-Castro stated that on April 15, 2015 there is a Visioning Workshop scheduled. She asked if the workshop should be delayed until the Town Manager was on board. The Commission came to consensus to delay the Visioning Workshop. She stated that at the last Palm Beach County League of Cities General meeting the Mayor was acknowledged for his efforts with the Sober House legislative issue. She stated that at the League meeting they announced that the Palm Beach County Supervisor of Elections (SOE) was causing the qualifying period to be moved up because the State of Florida would be holding its Presidential Preference Primary (PPP) on a different date in March. She deferred to the Town Clerk for additional clarification. Town Clerk Mendez explained that as a result of the Governing signing into legislation that the PPP would be held on the third Tuesday in March, each municipality was strongly encouraged by the SOE to change their municipal election to coincide with the PPP. She explained that the PPP was being conducted on March 15, 2016, which is the third Tuesday in March (the

municipal elections are held on the second Tuesday in March). She explained that the SOE has announced that the equipment could not be updated quickly enough to support two elections in such a short period of time. She explained that an Ordinance would be brought forward at either the April 15th or May 6th Commission meeting changing the qualifying period for the municipal elections that take place on the same year as the PPP. Vice-Mayor Glas-Castro stated that a memorandum was distributed during the League meeting explaining what municipalities would need to do in order to support that legislative change. Town Clerk Mendez explained that the March 2016 municipal election qualifying period would be from Tuesday, November 24, 2015 through Tuesday, December 8, 2015.

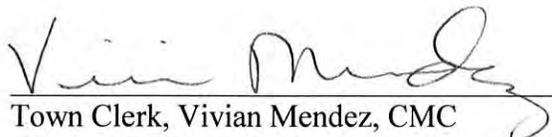
Mayor DuBois stated that he is not sure why the Palm Beach County League of Cities has credited him for the Sober Home issues when former Mayors and Commissioners began the process. He thanked the public for attending and conducting themselves so respectfully during of the process.

ADJOURNMENT

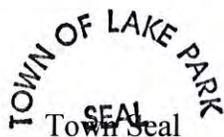
There being no further business to come before the Commission and after a motion to adjourn by Commissioner Flaherty and seconded by Commissioner Rapoza, and by unanimous vote, the meeting adjourned at 10:45 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez, CMC



FLORIDA

Approved on this 15 of April, 2015

See Exhibit "A"

EAST JASMINE DRIVE ABANDONMENT APPLICATION

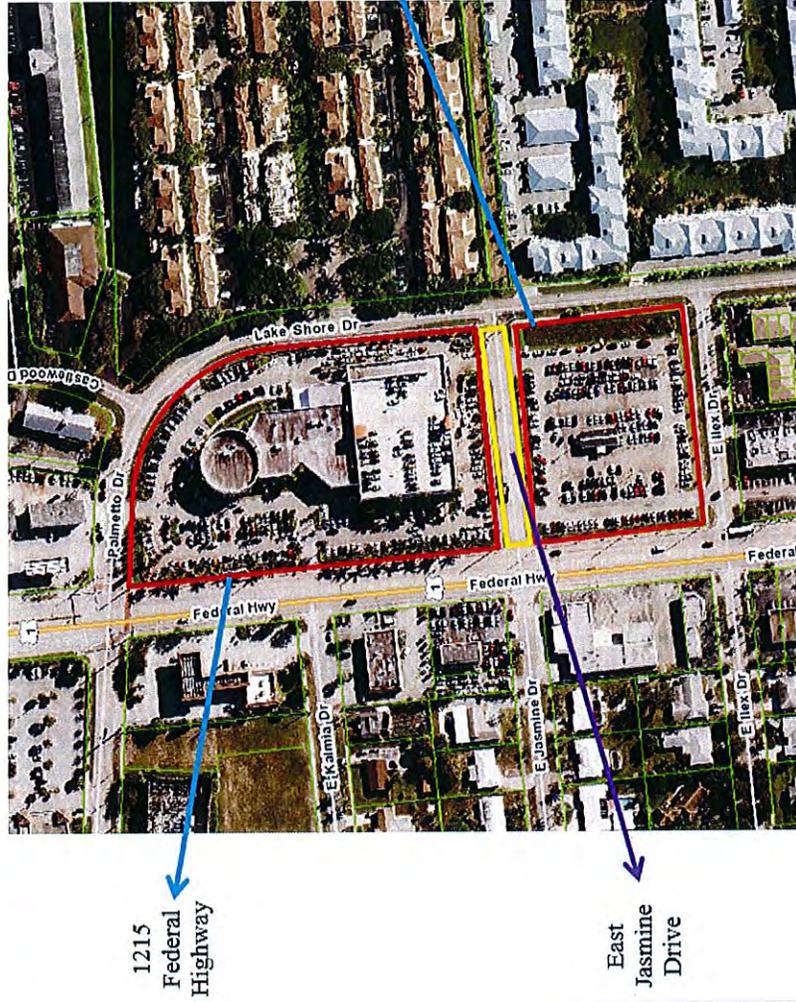
Requested by: Earl Stewart Toyota, LLC and Commercial Investments, LLC

Staff Presentation

TOWN COMMISSION

Wednesday, April 1, 2015

REQUEST

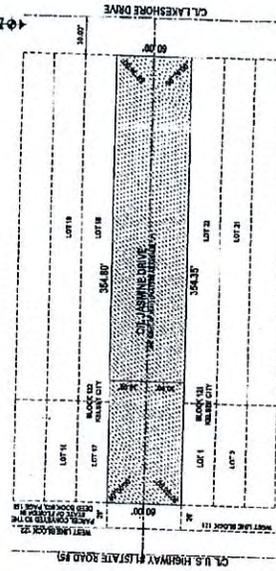


LEGAL DESCRIPTION (Proposed Jasmine Drive Abandonment)

A portion of the existing right of way known as Jasmine Drive and shown as Avenue "J", KELSEY CITY, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, at Plat Book 6, Pages 15 and 35, and more particularly described as follows:

Bounded on the South by the North line of Block 121, said KELSEY CITY; Bounded on the North by the South line of Block 122, said KELSEY CITY; Bounded on the East by the West right of way line of Lake Shore Drive (a 60 foot right of way), said Kelsey City; Bounded on the West by the East right of way line of U.S. Highway # 1 (State Road # 5) as conveyed to the State of Florida in Deed Book 803, Page 158, Public Records of Palm Beach County.

CONTAINING IN ALL, 24,275 SQ. FT. AND/OR 0.49 ACRES.



CODE REQUIREMENTS FOR ABANDONMENT

APPLICATIONS

- Review by the Town Engineer; Public Works Director; Town Attorney; and Community Development Director
- Receipt of no objection letters from the various utility companies
- Posting of notification signs around the property
- Appraisal from a Florida Licensed real estate appraiser and payment
- Determination by the Town Commission as to whether the abandonment will deprive any adjacent businesses or individuals of a reasonable means of ingress or egress; whether the abandonment will reduce adjacent property values; and whether receiving compensation and abandoning the ROW is to the best interest of the community as a whole

STAFF DETERMINATION

Will not negatively impact the community as a whole for the following reasons:

- Traffic analysis results
- Upgrade the site and provide buffering
- Increase in tax revenue
- Confirmation from all utility companies

STAFF RECOMMENDATION

APPROVAL with conditions 1 through 7:

- (1) At the time the Applicant pays the appraised value of the Property to the Town, the Applicant shall remove the traffic signs along East Jasmine and Lakeshore Drive, and provide these signs to the Town of Lake Park's Public Works Department.
- (2) The Applicant shall pay to the Town the appraised value of the Property within 90 days of the effective date of this ordinance. In the event that payment is not received from the Applicant within 90 days of the effective date of this ordinance, the abandonment shall become null and void.
- (3) The Applicant shall be solely responsible for the cost of the reconstruction of the east and west sides of the Property adjacent to Lakeshore Drive and North Federal Highway.
- (4) The drainage design for the Property shall be consistent with the future reconstruction plans for Lakeshore Drive and shall receive the appropriate permit from the Florida Department of Transportation. The Applicant shall submit a copy of the permit to the Community Development Department.
- (5) The Abandonment approval is contingent upon the approval of a site plan for the expansion of the site. The Applicant is also responsible for the rezoning and land use map amendment for the right-of-way once it has been abandoned.
- (6) AT&T requires a utility easement in lieu of the R/W occupancy to maintain the facilities as well as 2-4" PVC conduits crossing the property within the utility easement. These conduits would allow AT&T to place cables through the property without interfering with the business and the Applicant is solely responsible for this requirement.
- (7) The Applicant is solely responsible for the removal of the FPL street lights, poles, and cables as part of abandoning the Right-of-Way. The Town understands there will be a charge for the removal of these facilities, and arrangements have already been made with Earl Stewart for payment of the removal.

THANK YOU

QUESTIONS/COMMENTS

APPLICANT PRESENTATION TO FOLLOW



See Exhibit "A"

REZONING APPLICATION **1017 FEDERAL HIGHWAY**

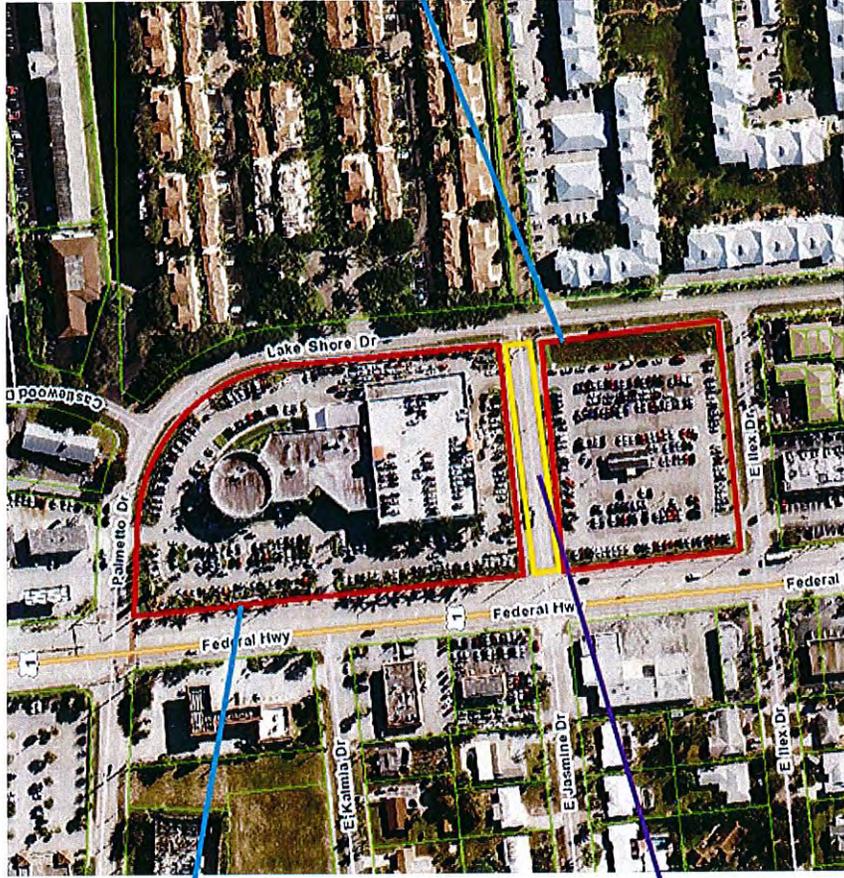
Staff Presentation

TOWN COMMISSION

Wednesday, April 1, 2015



GENERAL LOCATION



1215
Federal
Highway

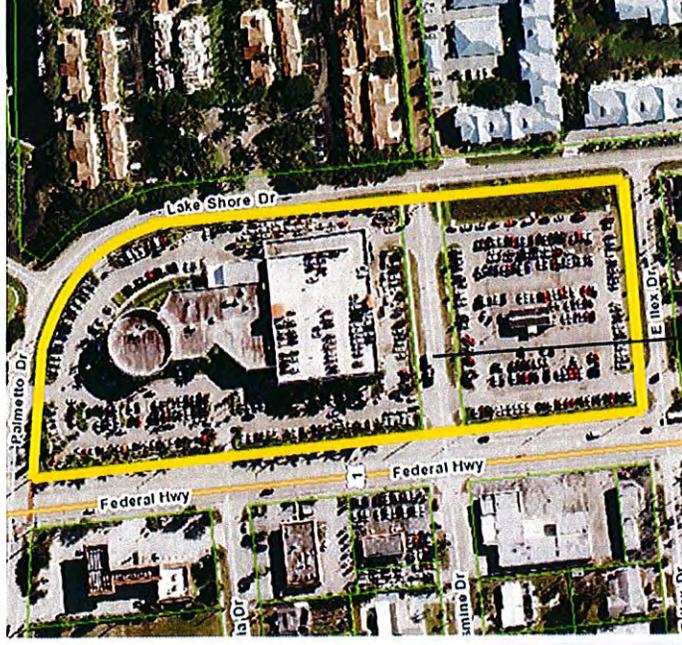
1017
Federal
Highway

East
Jasmine
Drive



REQUEST

- ❖ Applicant: Urban Design Kilday Studios
- ❖ Owner: Commercial Investments LLC
- ❖ Proposal: Dealership Expansion (*requires separate site plan/special exception use approval*) – requires an amendment to the existing PUD boundaries = Rezoning of 1017 Federal Highway



The East Jasmine Drive right-of-way is being considered separately for abandonment. If approved by the Town Commission, a future land use map amendment and rezoning of this area will be brought forward as separate agenda items.

OVERALL SITE HISTORY

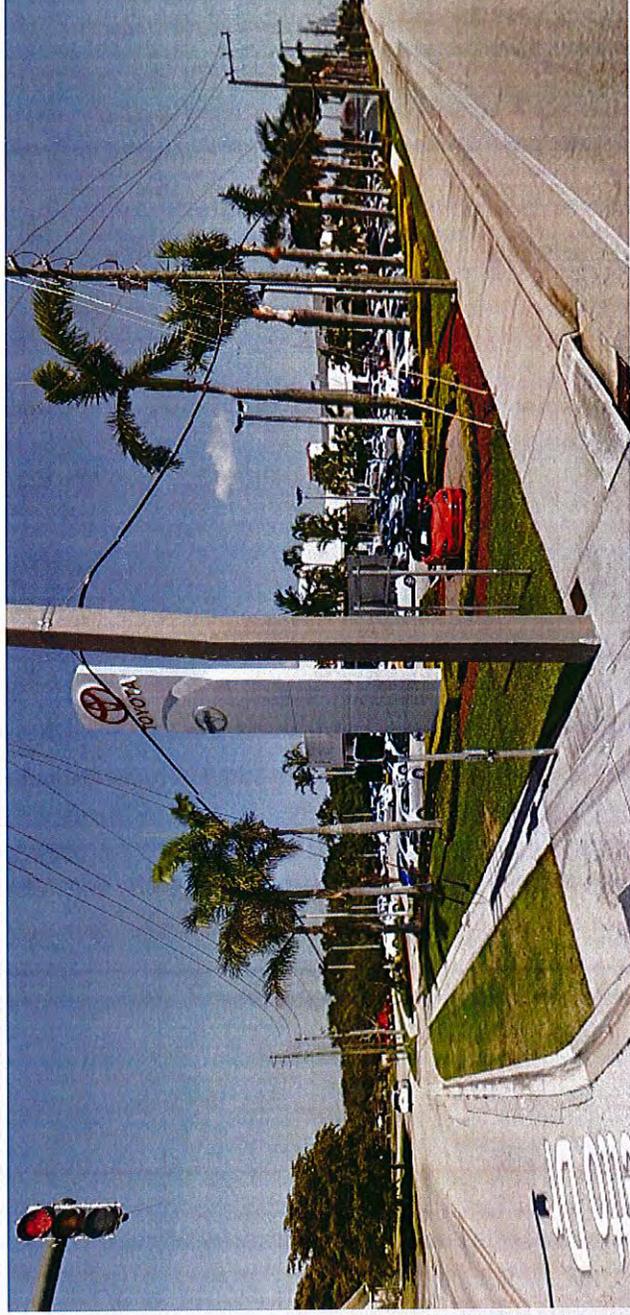
(1215 Federal Hwy)

- ❖ Was constructed in the mid to late 1970's on 4.47 acres
- ❖ Original development of the Site included a 14,200 S.F. Park Center hardware store
- ❖ Planned Unit Development (PUD) was approved in 2003 and approved by RES 14-05-03
- ❖ PUD regulations included:
 - (1) a display parking setback of 15 feet instead of 25 feet;
 - (2) to allow for the spacing of shade trees along Federal Highway to be 30 feet instead of 20 feet;
 - (3) the elimination of wheel stops;
 - (4) no planters on the roof of the garage;
 - (5) to allow a 40-foot freestanding monument sign to replace the then conforming 15-foot freestanding monument sign. The code currently allows a maximum 10-foot height for monument signs; therefore, the application proposes to remove this second existing monument sign and replace it with a 10-foot compliant sign by July 5, 2016 which is prior to the Phase 1 construction completion as proposed and consistent with the Town's compliance schedule for nonconforming signage.

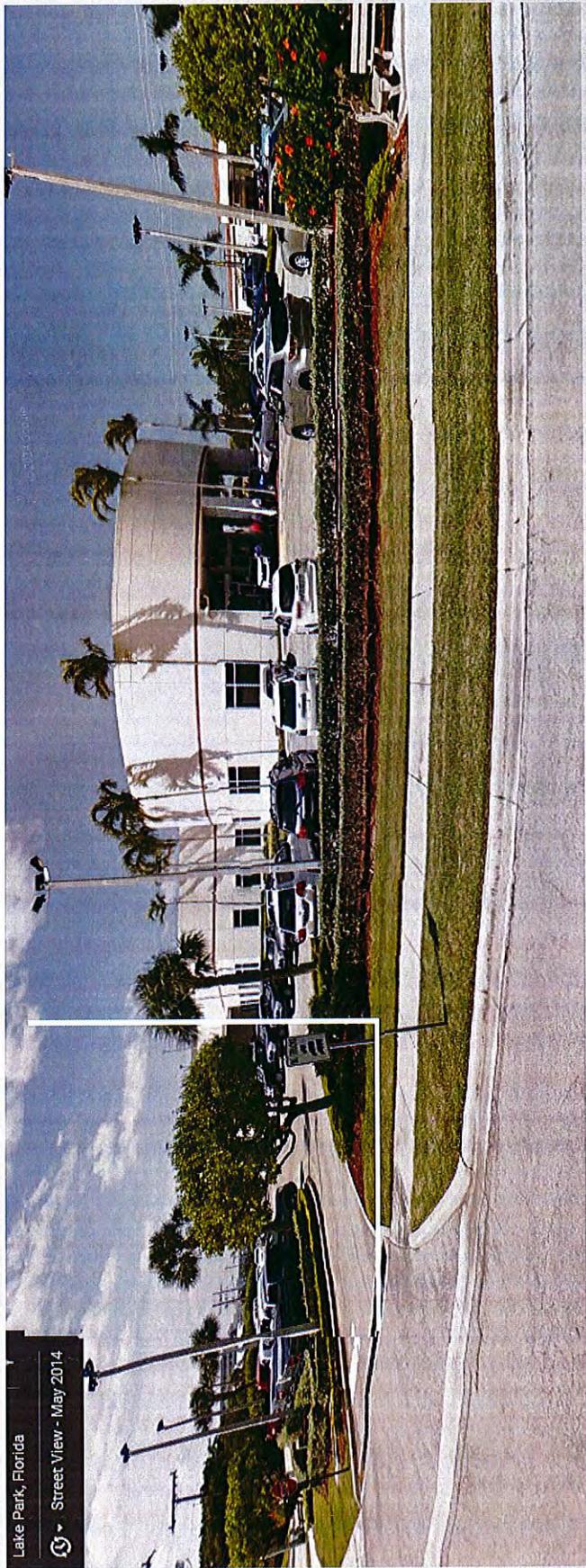
OVERALL SITE HISTORY (1017 Federal Hwy)

- ❖ 1969: 111-unit hotel (Journey's Inn); 2,150 S.F. restaurant known as the El Colonial
- ❖ 2004: application to expand dealership and abandon East Jasmine right-of-way. Abandonment approved by Resolution 43-07-04, but expansion never occurred therefore abandonment approval became null and void
- ❖ 2010: Owner requested permission to demolish structures; pave/landscape lot; and temporarily utilize for storage with office trailer (temporary uses are ongoing with a January 2016 expiration pursuant to Resolution 03-01-15 approved by the Town Commission)

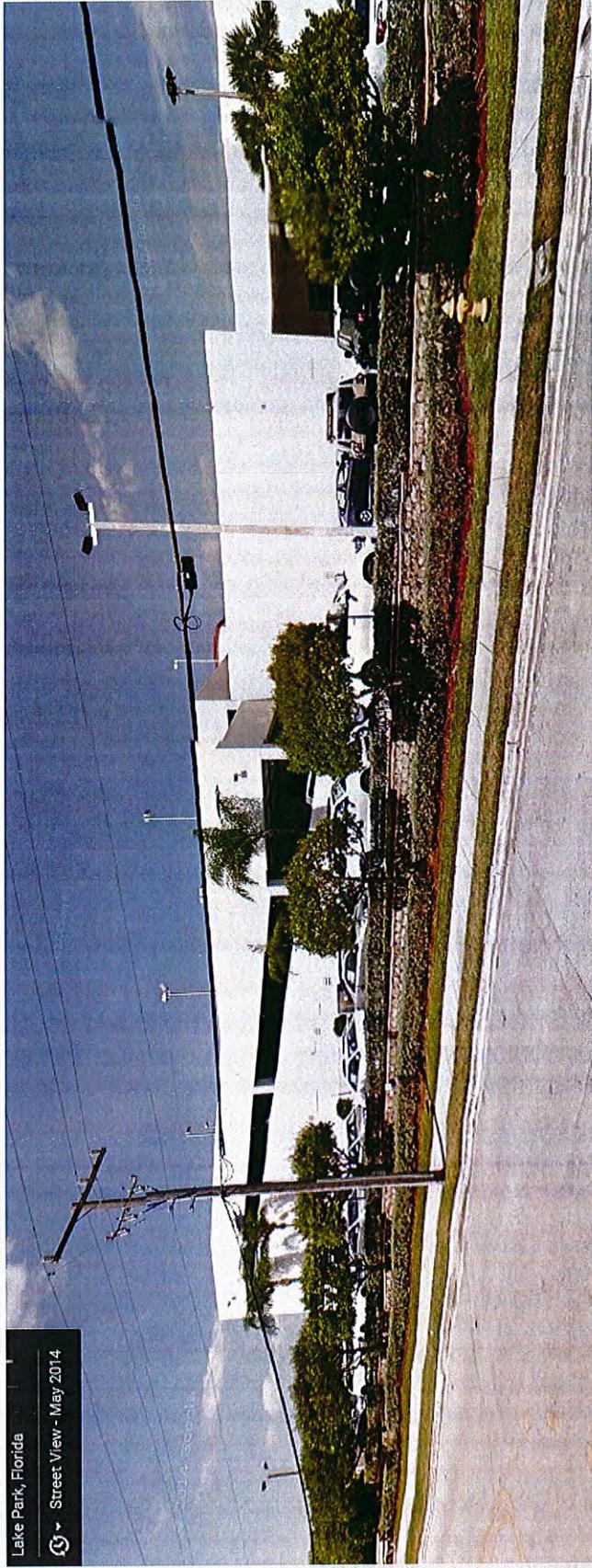
EXISTING CONDITIONS



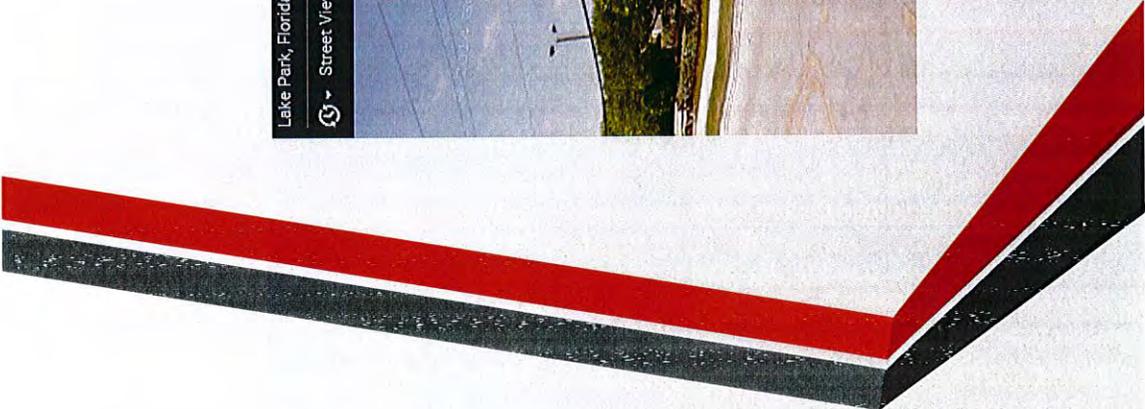
EXISTING CONDITIONS



EXISTING CONDITIONS



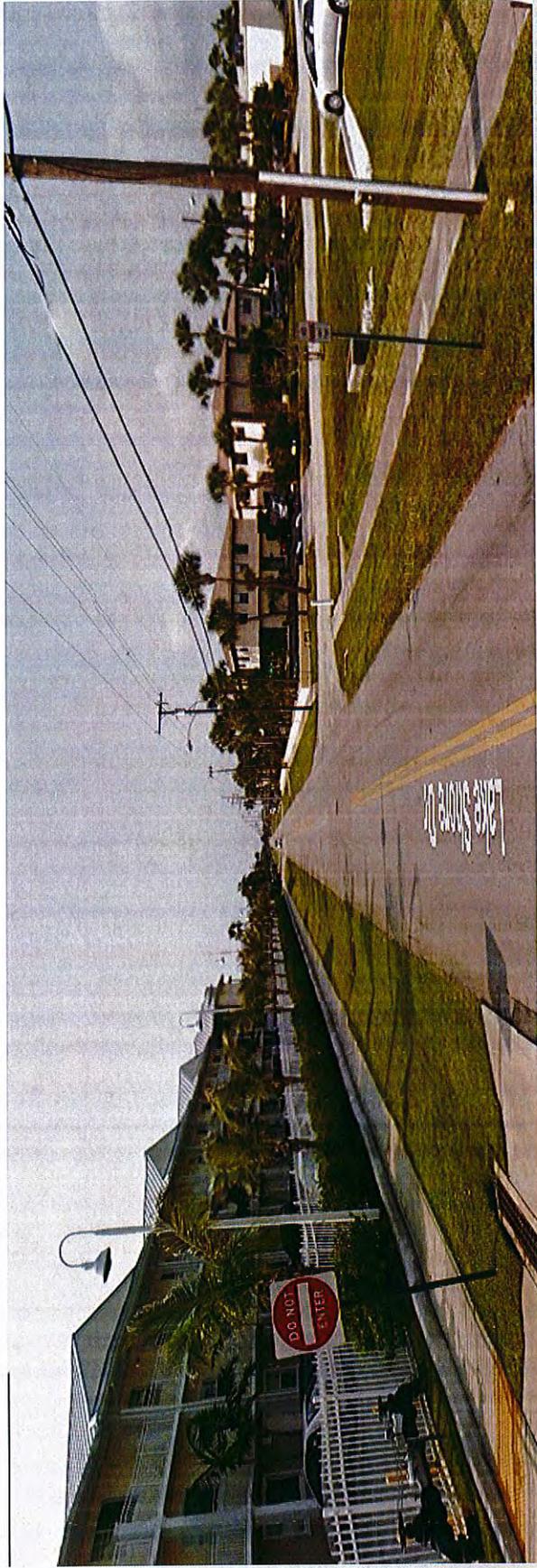
Lake Park, Florida
→ Street View - May 2014



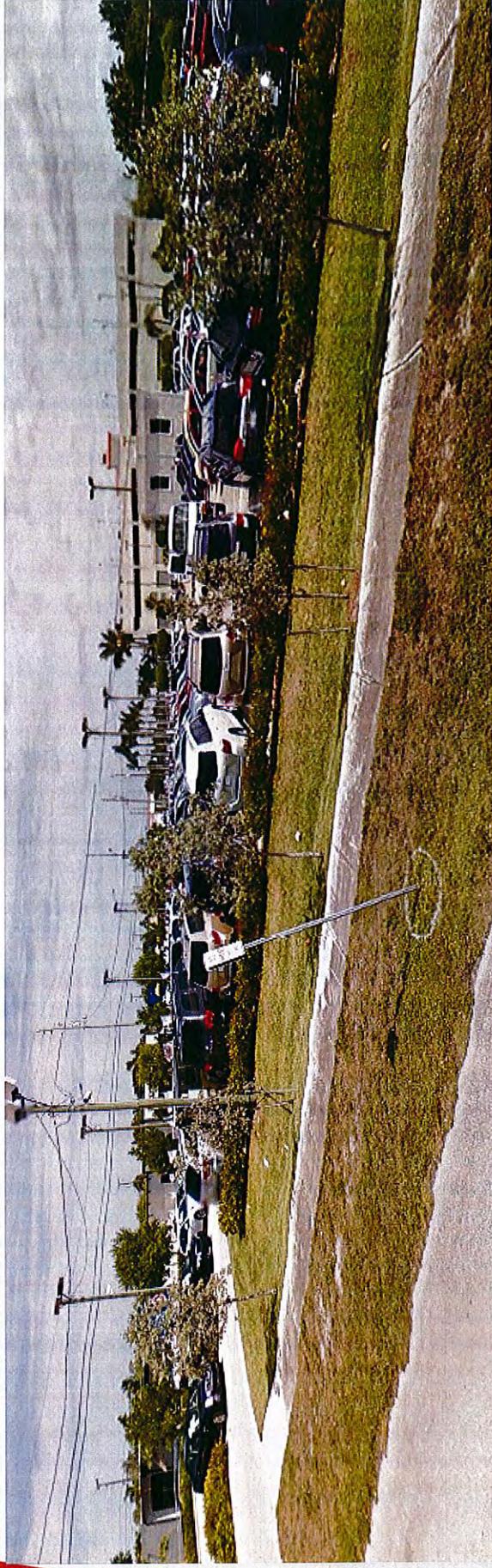
EXISTING CONDITIONS



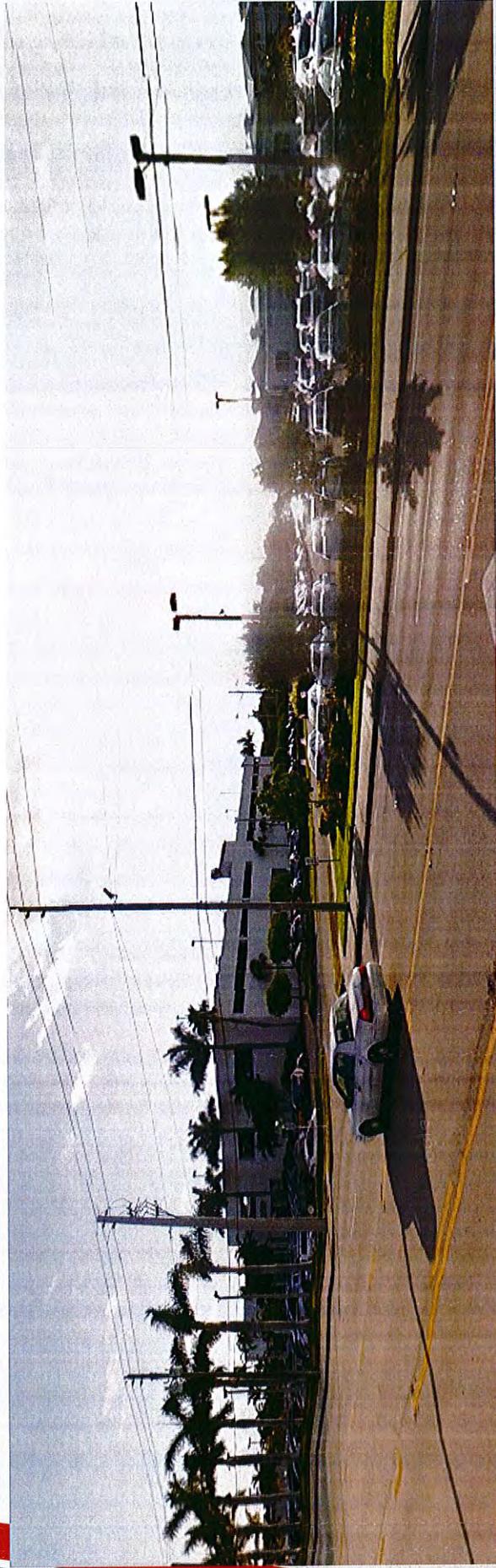
EXISTING CONDITIONS



EXISTING CONDITIONS

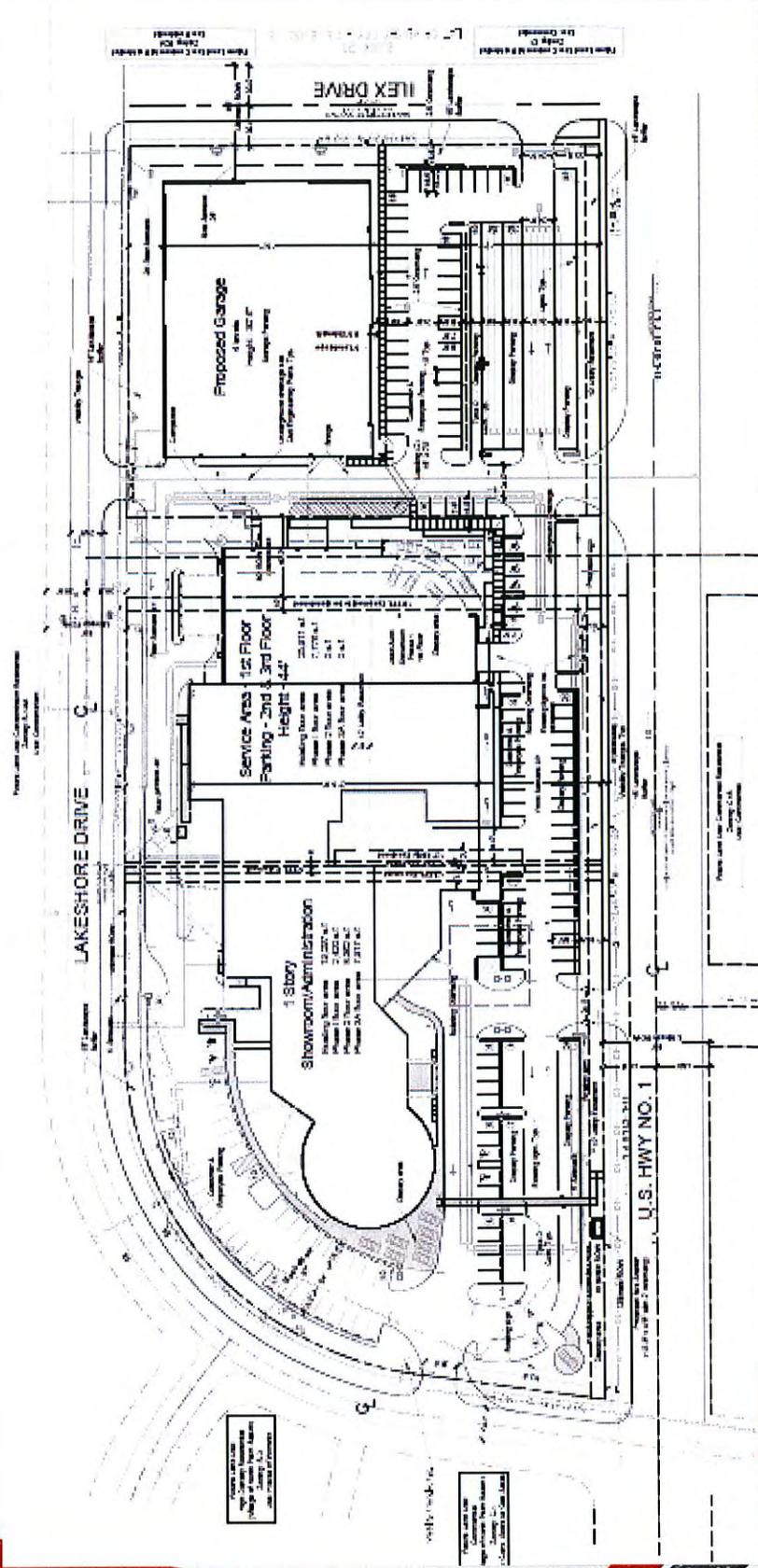


EXISTING CONDITIONS



PROPOSED SITE PLAN

*(will be considered separately at the
April 15, 2015 meeting)*



REVIEW CRITERIA

Consistency with Town Zoning Code:

As part of the proposed development for the site, the Applicant has applied to rezone the parcel immediately south of the right of way, having an address of 1017 Federal Highway. The rezoning is necessary in order to incorporate this property into the PUD zoning district designation which has already been assigned to the Earl Stewart Toyota property located at 1215 Federal Highway.

Additionally, this rezoning includes a separate Master Site Plan application whereby the Applicant proposes a 3-Phase development plan which is a requirement of the PUD and will be considered as a separate agenda item for approval.

a

Consistency with the Town's Comprehensive Plan:

1017 Federal Highway has a future land use designation of "Commercial/Residential" which allows for commercial-only PUD developments without a residential component. The proposed expansion of the vehicle sales dealership with a PUD designation is consistent with this future land use designation.

RECOMMENDATION

PLANNING & ZONING BOARD considered this application at their February 2, 2015 and March 2, 2015 meetings and recommended **APPROVAL (4-1)** to the Town Commission on March 2, 2015.

Staff Recommendation: **APPROVAL** of the proposed ORD on 1st reading.

*****2nd reading of the Ordinance is required and will be considered on the same agenda as the Site Plan/Special Exception Use Resolution, scheduled for April 15, 2015*****

THANK YOU

QUESTIONS/COMMENTS

APPLICANT PRESENTATION TO FOLLOW



See Exhibit "B"

EARL STEWART TOYOTA OF LAKE PARK

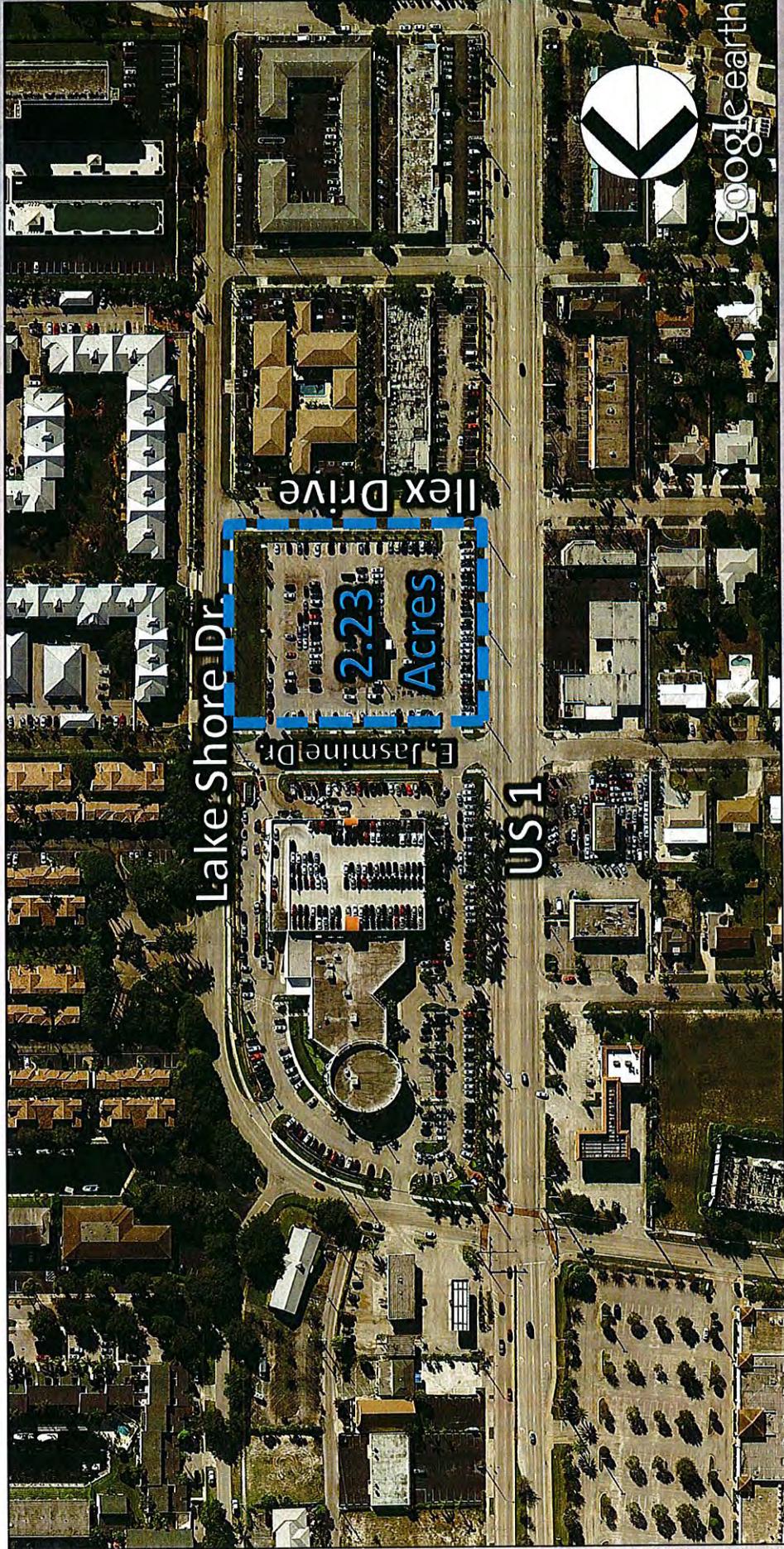
Lake Park Town Commission

April 1, 2015

Earl Stewart Toyota 



Temporary Use



Earl Stewart Toyota 



Urban
design
kilday
STUDIOS

Temporary Use

- ▣ January 21, 2015
 - Commission approved extension of temporary use until:
 - ▣ 30 days from issuance of CO for Phase 1
 - ▣ But no later than January 31, 2016

Earl Stewart Toyota 



Urban
design
kilday
STUDIOS

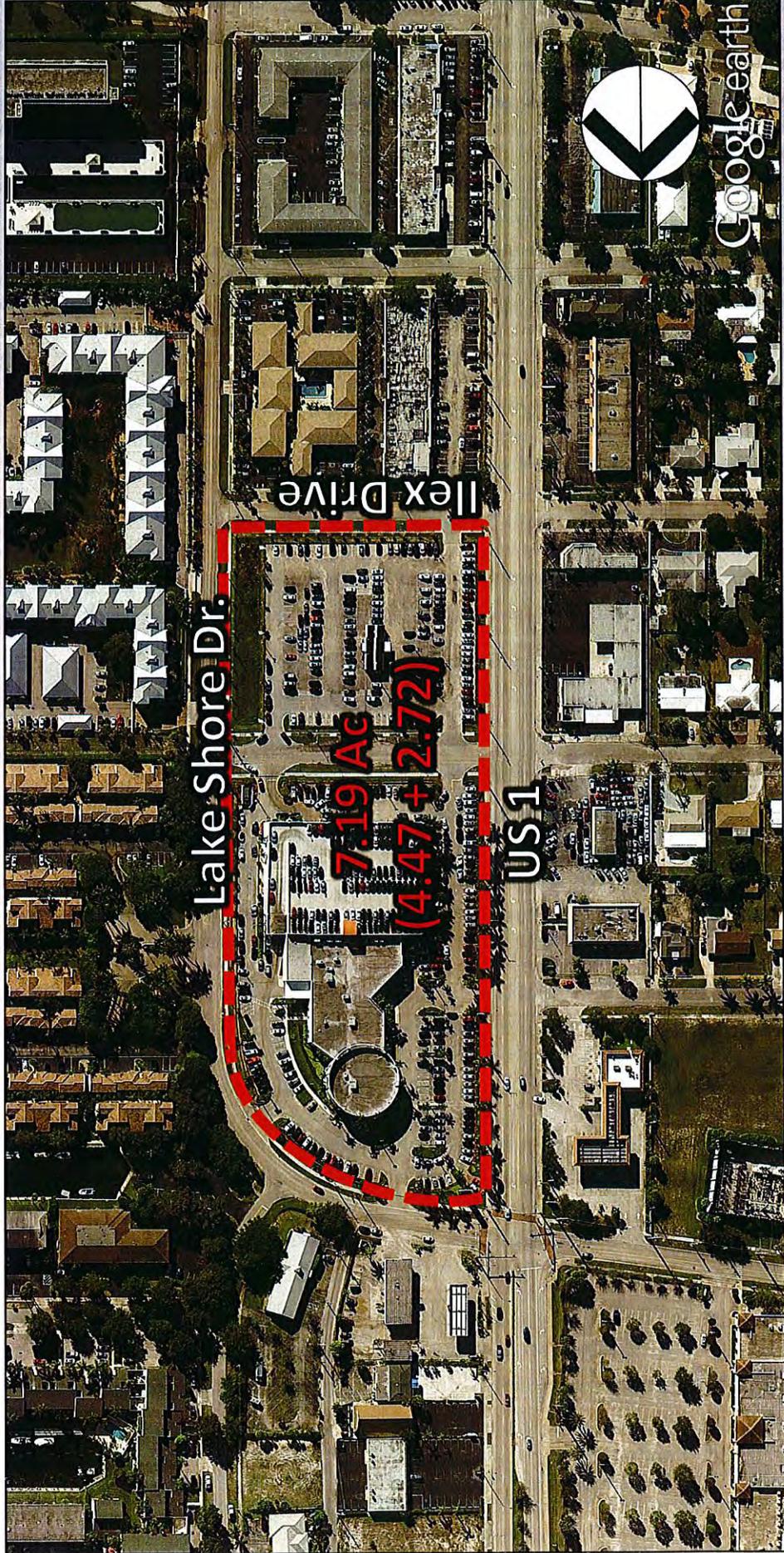
Requests

- ▣ For Consideration This Evening:
 - 1st Reading of Abandonment of East Jasmine Drive
 - 1st Reading of Zoning Map Amendment to PUD for 1017 Federal Highway
- ▣ For Consideration on April 15, 2015:
 - 2nd Reading of Abandonment of East Jasmine Drive
 - 2nd Reading of Zoning Map Amendment to PUD for 1017 Federal Highway
 - Amendment to Earl Stewart Toyota PUD Boundary
 - Special Exception to allow Vehicle Sales

Earl Stewart Toyota 



Site

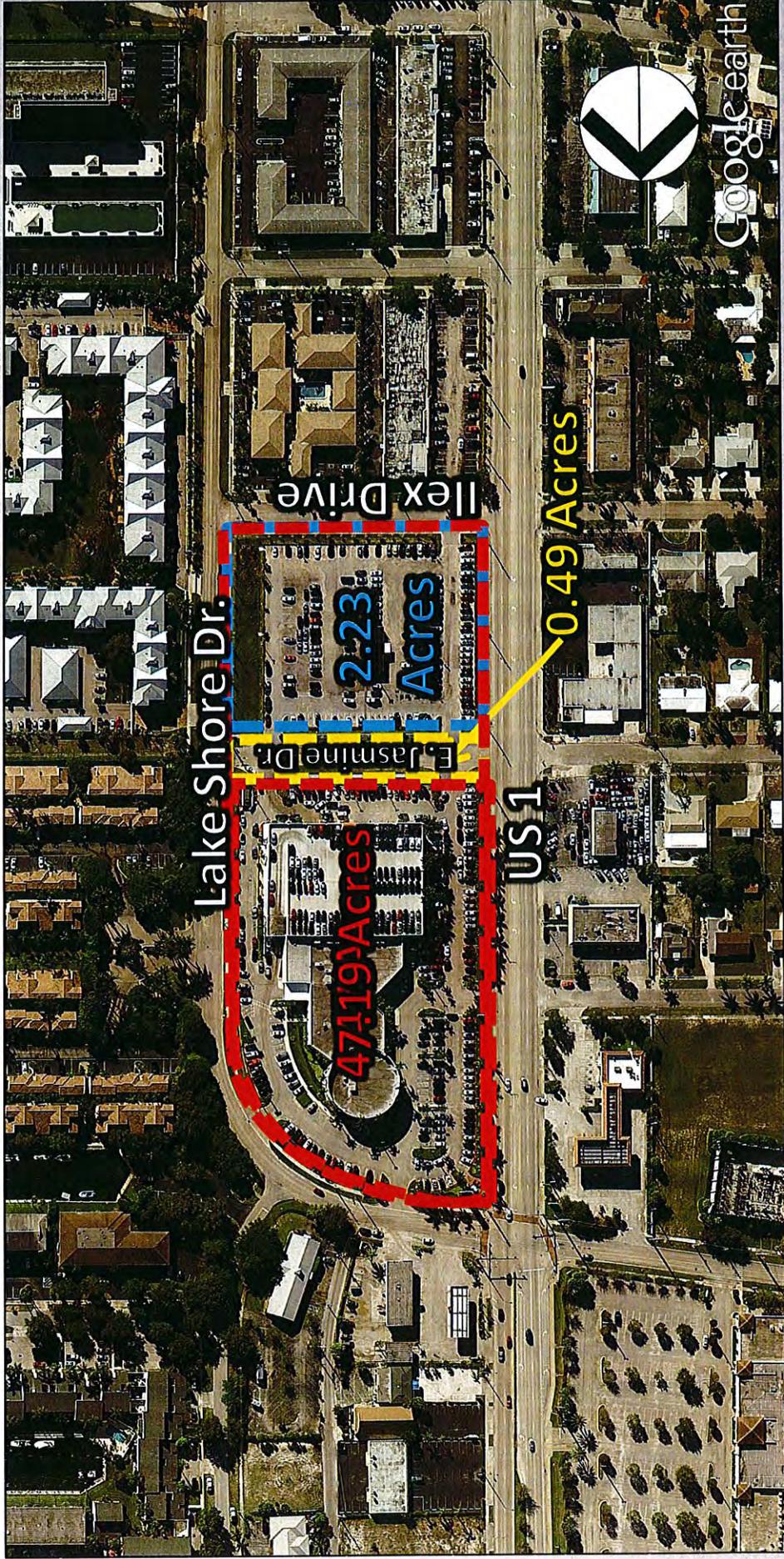


Earl Stewart Toyota 

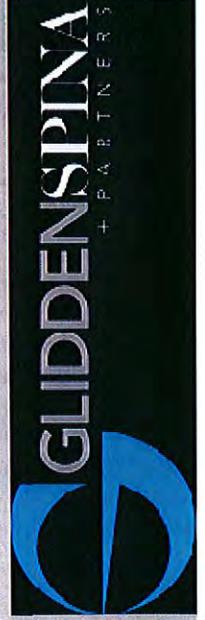


Urban design
kilday
STUDIOS

Acreage Breakdown

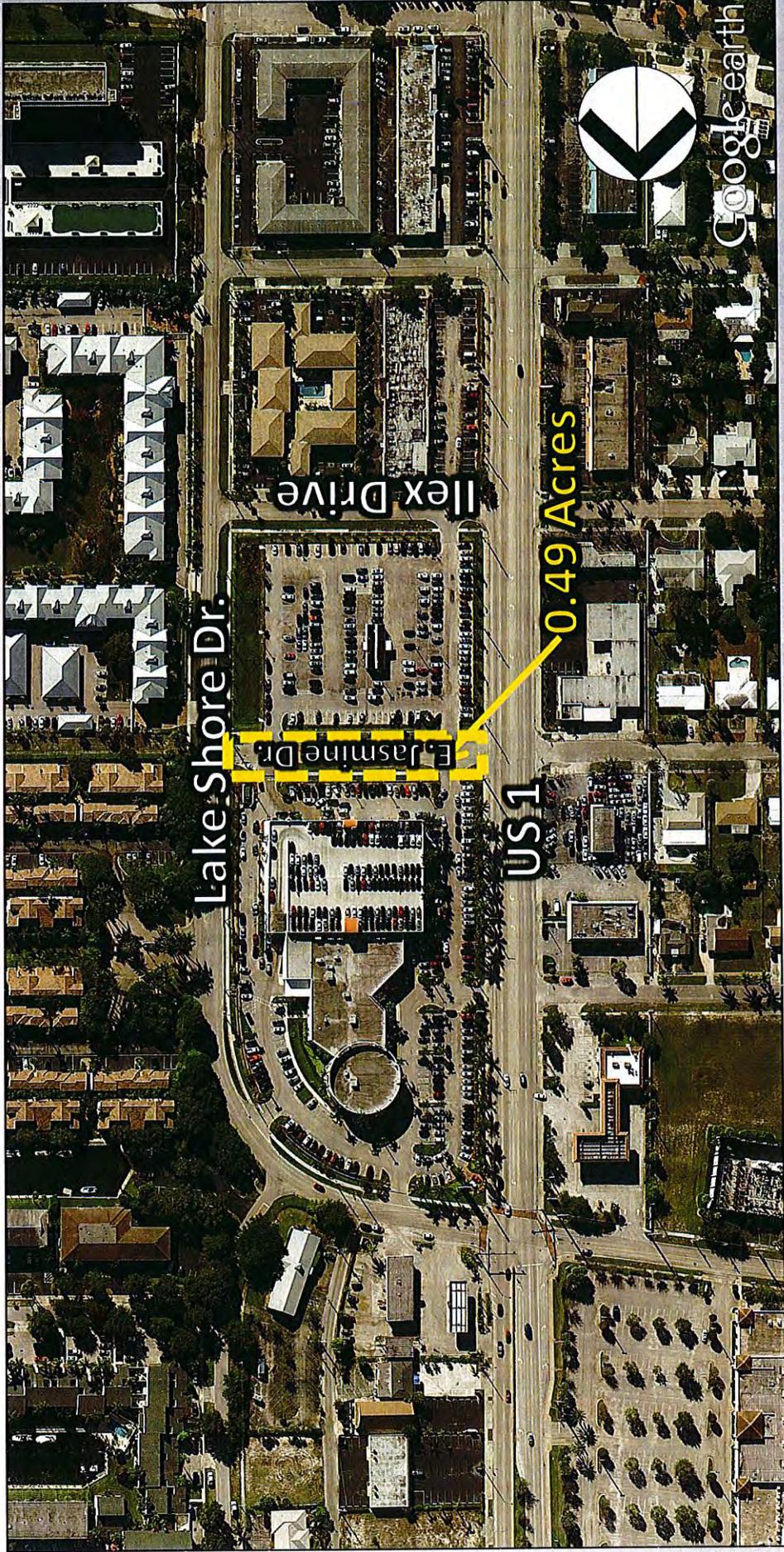


urban
design
kilday
STUDIOS



Earl Stewart Toyota 

Right-of-Way Abandonment



Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Right-of-Way Abandonment

- ▣ Previously abandoned on August 4, 2004
(Resolution No. 43-07-04)
- ▣ Meets required standards
- ▣ From Staff Report:
 - No longer required for the public use and convenience
 - Consistent with Town's Comprehensive Plan
 - Increase in tax revenue
- ▣ Applicant will pay appraised value (\$300,000) within 90 days

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

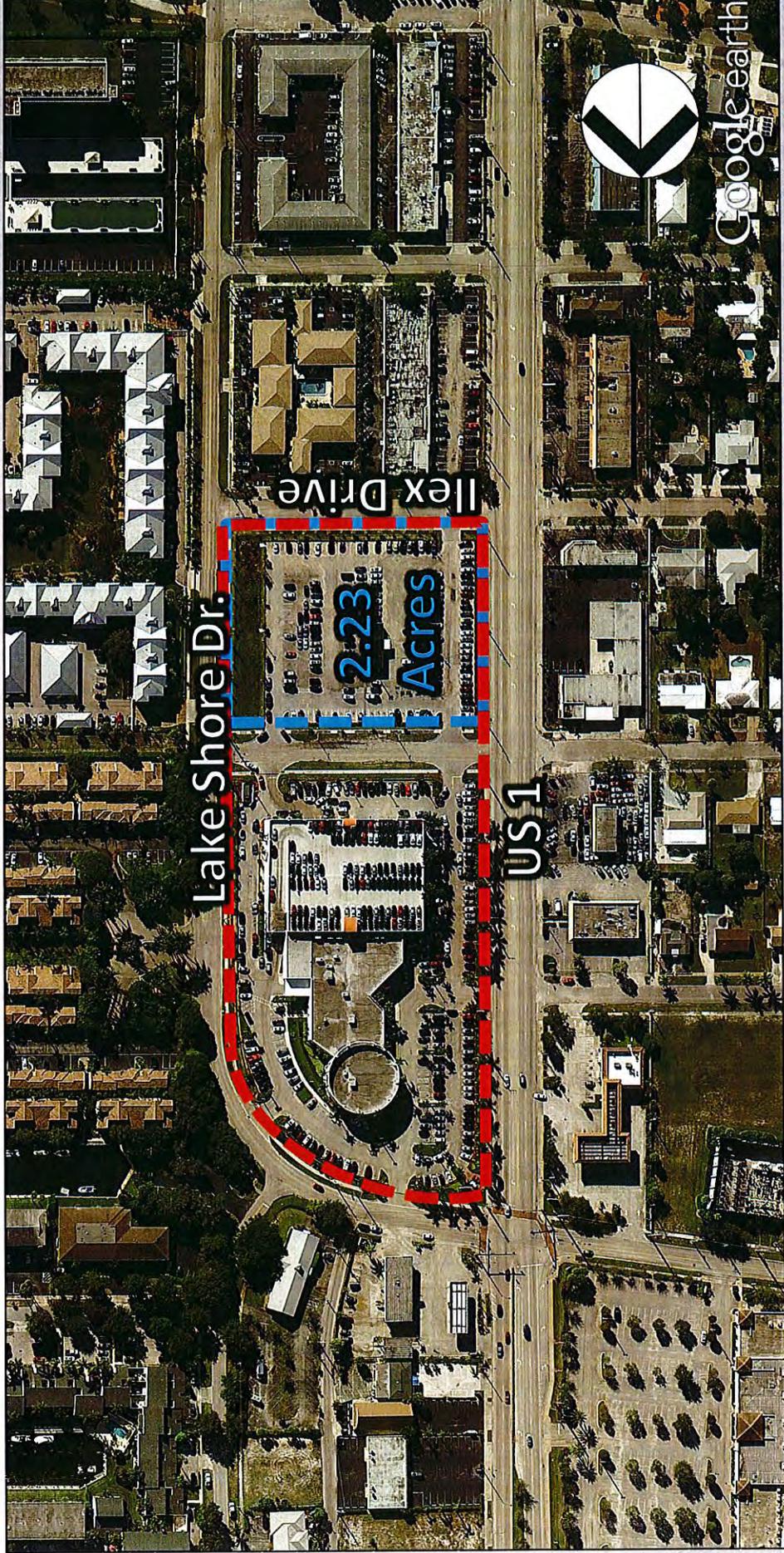
Re-Distribution of Trips

- ▣ Average Daily Trips
 - East Jasmine Drive = 540 ADT's
 - Ilex Drive (current) = 225 ADT's
 - Ilex Drive (proposed) = 540 + 225 = 765 ADT's
- ▣ Adopted LOS D for Ilex Drive = 12,300 ADT's

Earl Stewart Toyota 



Zoning Map Amendment



Earl Stewart Toyota 



Benefits of PUD

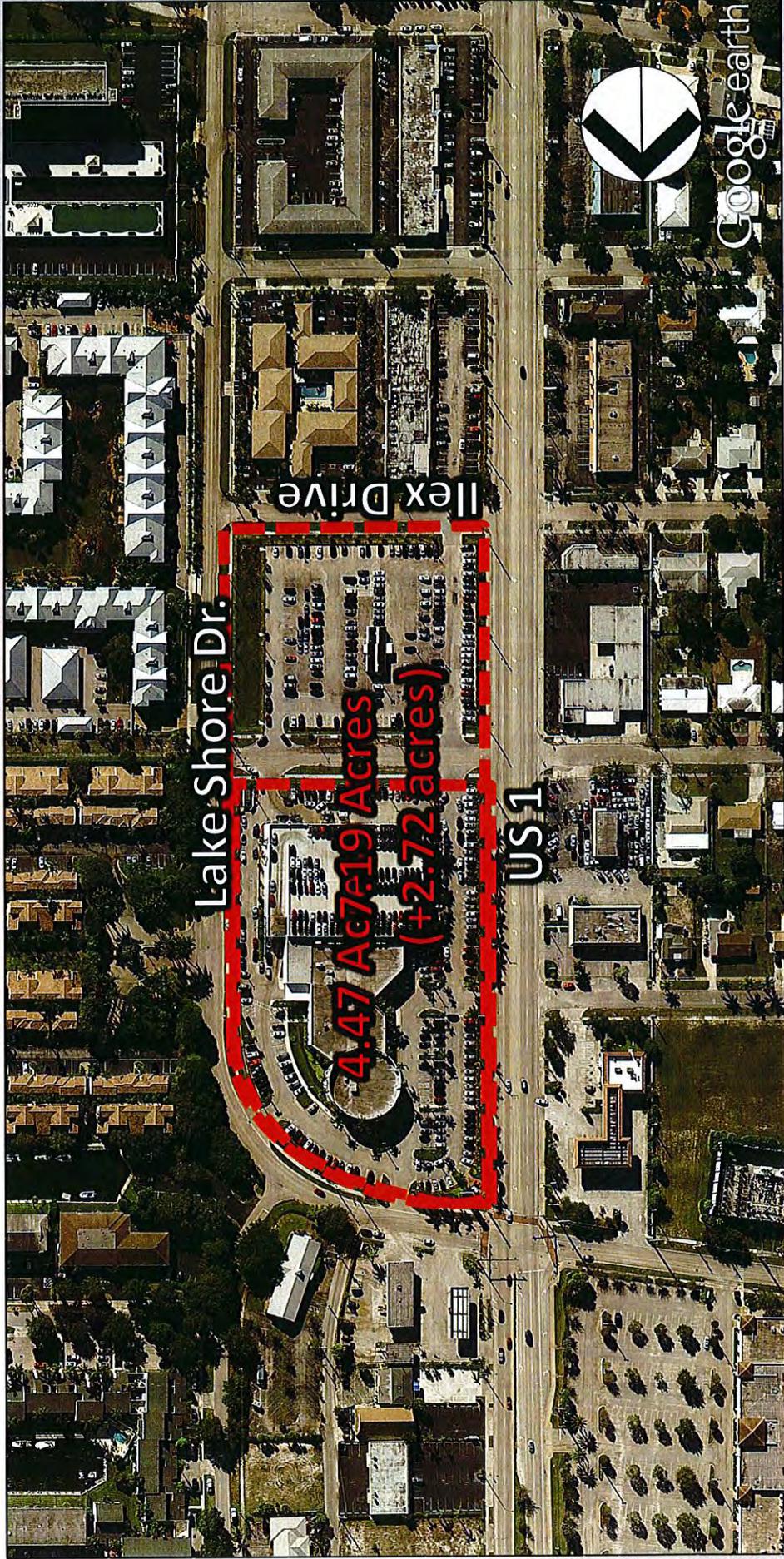
- ▣ Allow Town greater control on overall development
- ▣ Allow a unified development

Earl Stewart Toyota 

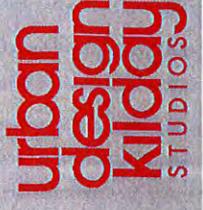


urban
design
kilday
STUDIOS

Special Exception & PUD Amendment



Earl Stewart Toyota 



Phases I & II

- ▣ **Total Square Footage: 63,766 s.f.**
 - **Existing: 45,208 s.f.**
 - **Phase I: 10,196 s.f.**
 - **Phase II: 8,362 s.f.**
- ▣ **Elements**
 - **Enclosing and expanding service bays**
 - **Enclosing auto repair**
 - **Creating indoor bays for storage of damaged cars prior to auto body repair**
 - **Additional parking**
 - **Consolidation of used car operations**

Earl Stewart Toyota 



Proposed Development – Phases I & II

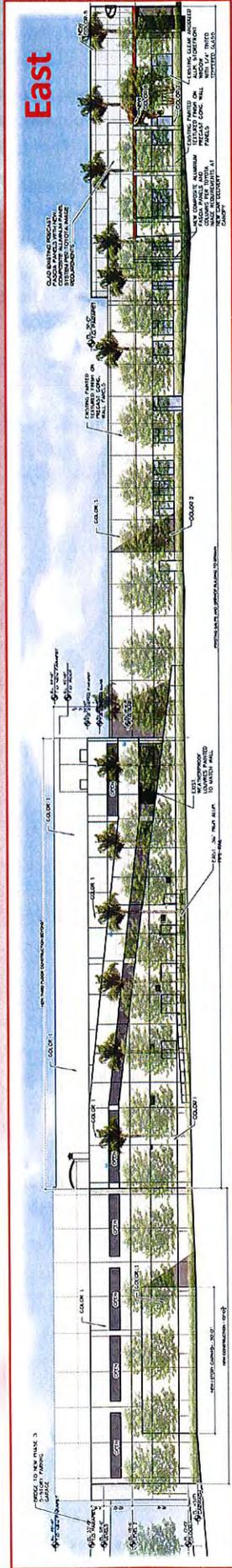
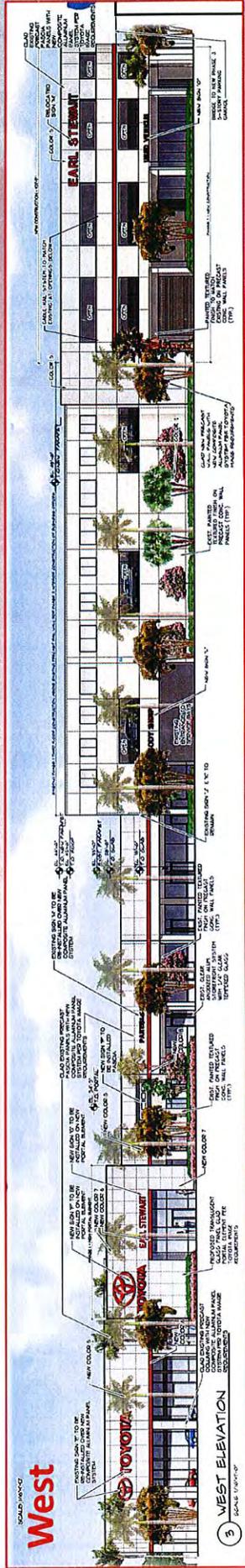


Master Site Plan 
 Scale: 1" = 30'

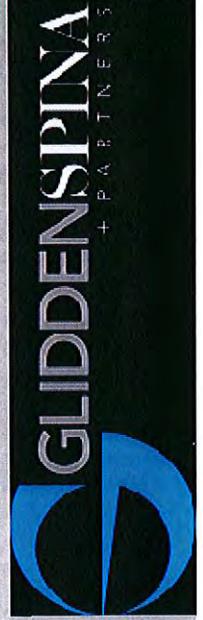


EARL STEWART TOYOTA
 LAKE PARK, FLORIDA

West & East Elevations



Earl Stewart Toyota



urban design kilday STUDIOS

View Looking Northeast from US 1



GLIDDENSPINA
+ PARTNERS

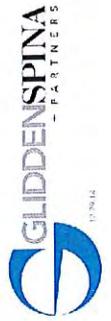
2014

VIEW LOOKING NORTHEAST FROM US HWY 1



EARL STEWART TOYOTA
LAKE PARK, FLORIDA

View Looking Southeast from US 1



VIEW LOOKING SOUTHEAST FROM US HWY 1



EARL STEWART TOYOTA
LAKE PARK, FLORIDA

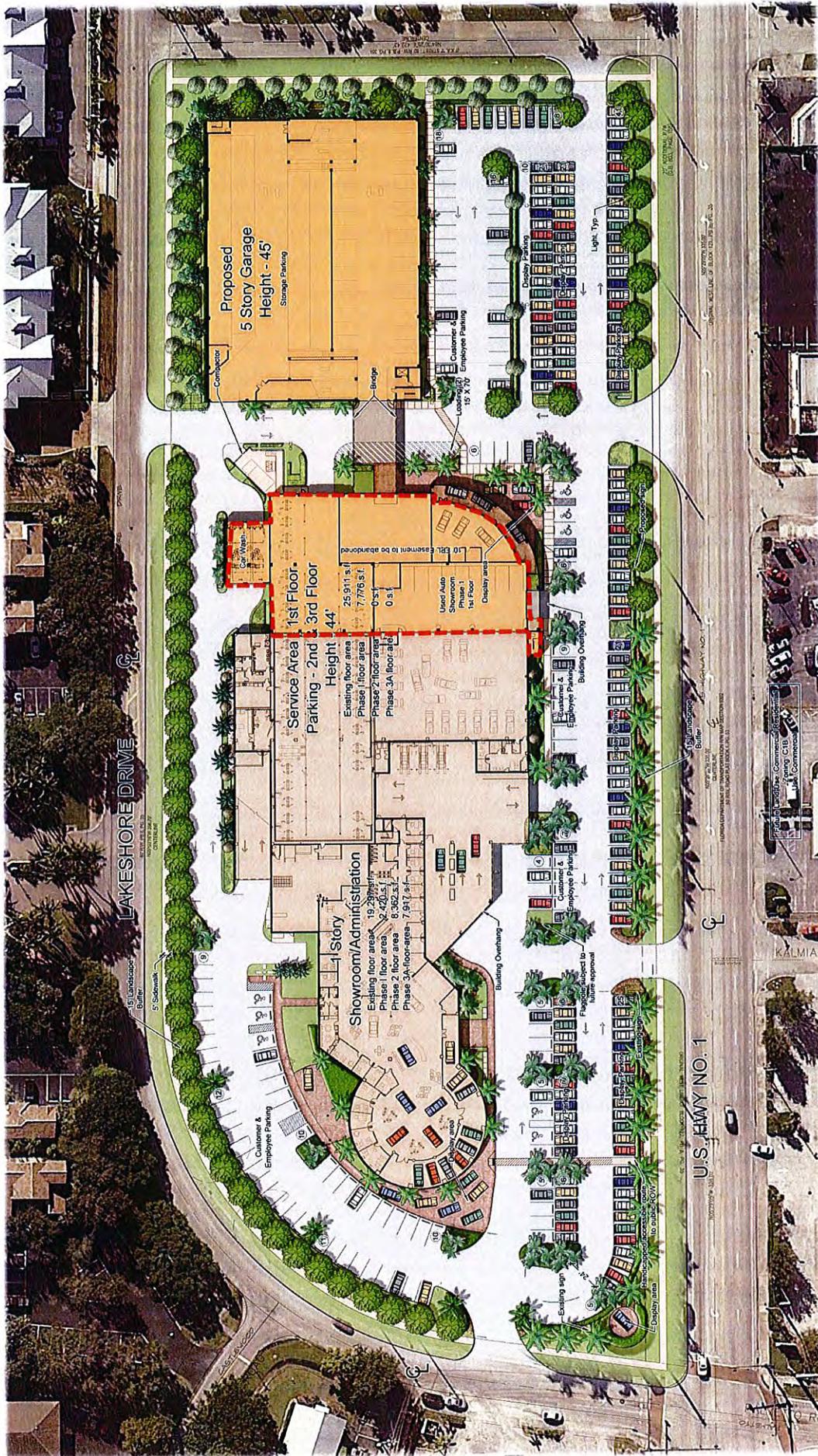
Phase III

- ▣ **Total Square Footage: 71,683 s.f.**
 - **Existing & Previous Phases: 63,766 s.f.**
 - **Phase III: 7,917 s.f.**
- ▣ **Elements**
 - **Adding structured parking**
 - **Providing additional landscape buffers**

Earl Stewart Toyota 



Proposed Development – Phase III

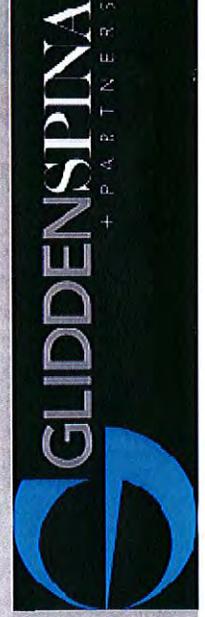


Garage Location

- ▣ Presence on US 1
- ▣ Screening
- ▣ Visibility
- ▣ Safety

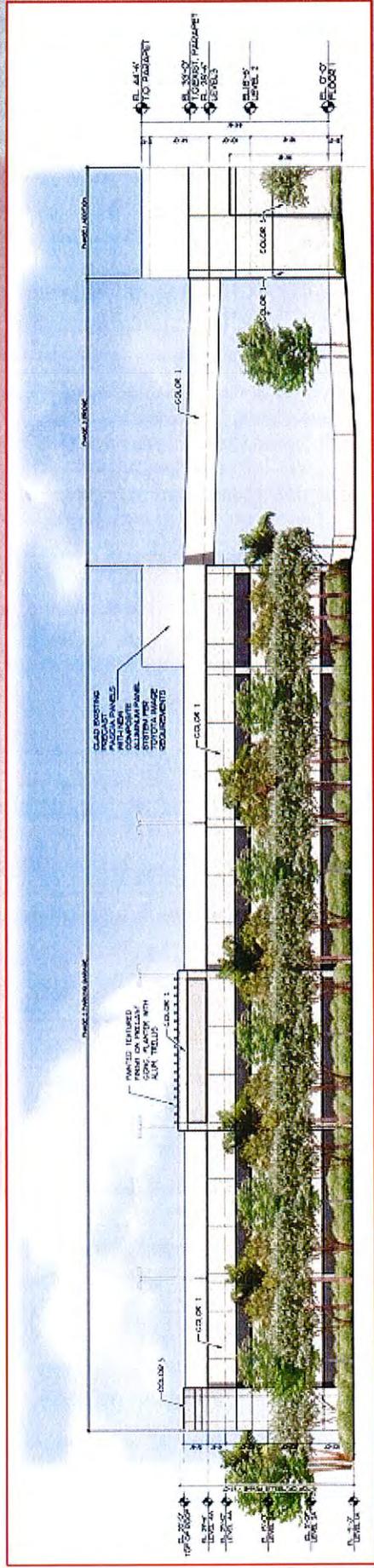


Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Parking Garage – East Elevation



- ▣ 5 feet lower in elevation than west elevation
- ▣ Architectural elements to break up façade
- ▣ Trellis structure to provide architectural detailing
- ▣ Landscaping proposed around base of garage

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Comments From 2/2/15 PZAB

Meeting

- ▣ Height of Parking Garage
- ▣ Location of Parking Garage
- ▣ Access and truck circulation from E. Ilex
- ▣ Delivery times
- ▣ Public Benefit

Earl Stewart Toyota 

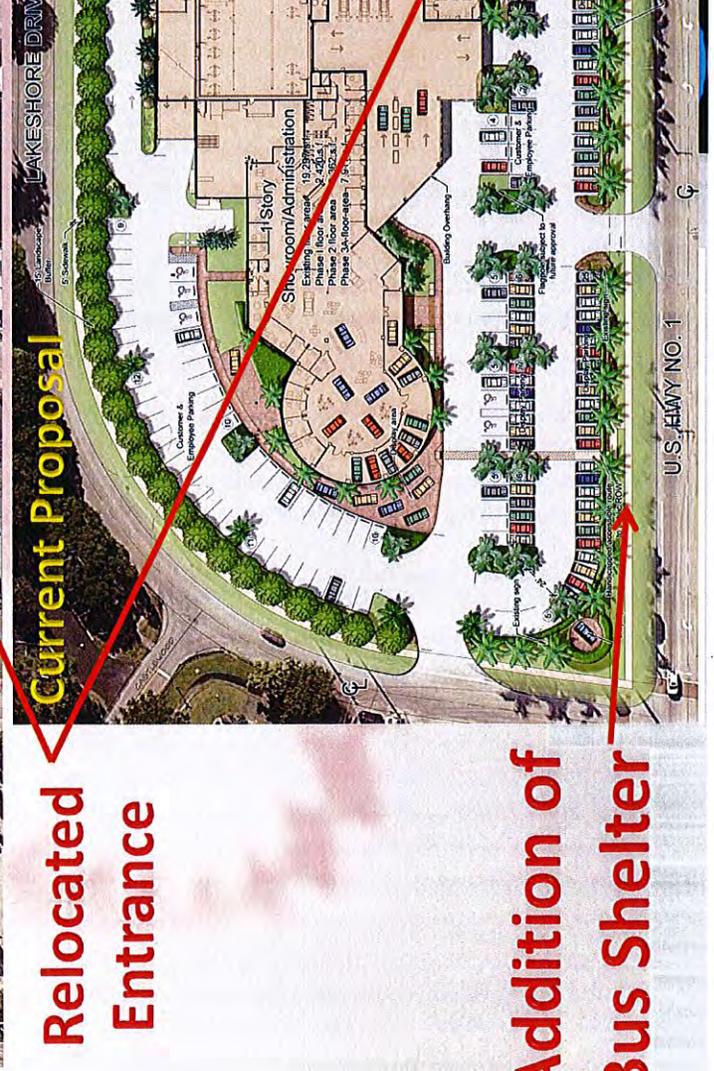


urban
design
kilday
STUDIOS

Proposed Development – Phases I & II



**Additional
Park Seating**



**Relocated
Entrance**

**Addition of
Bus Shelter**

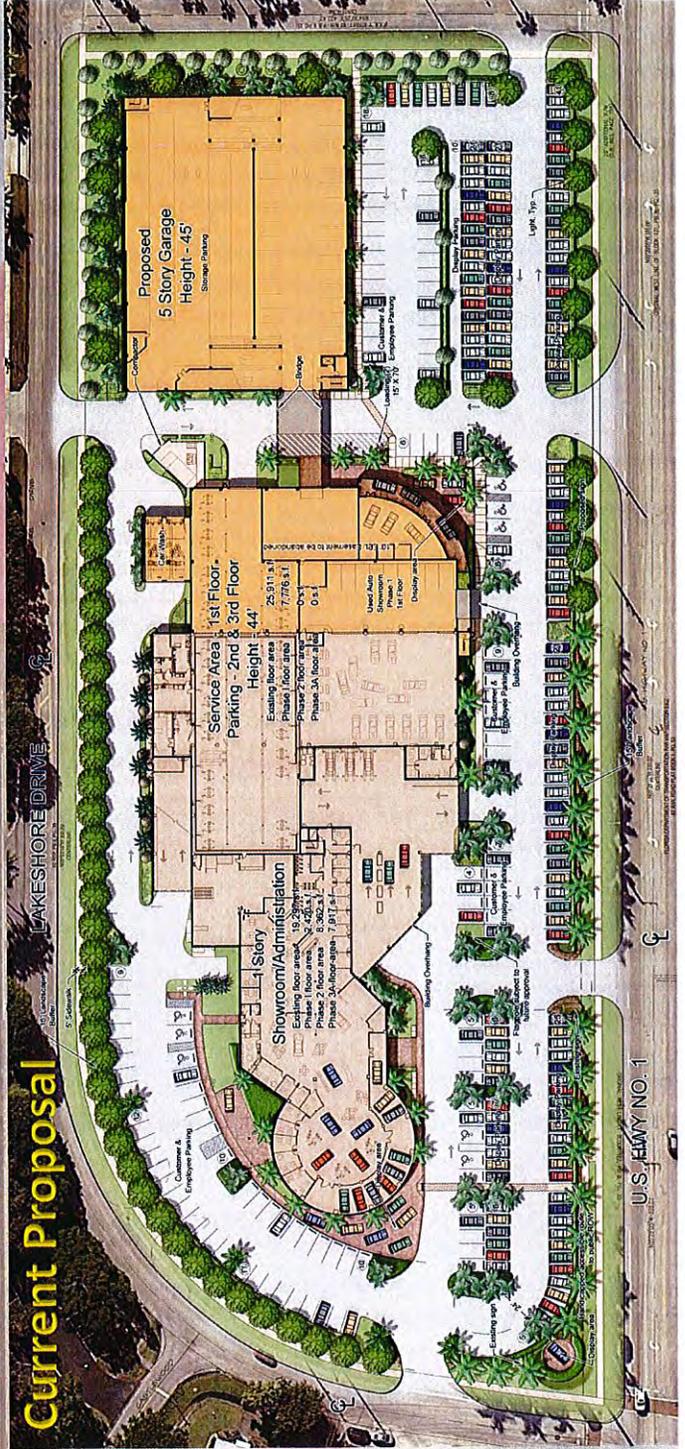
Proposed Development – Phase III

Previous Submittal



25' Buffers –
Improved Screening
Separation from
active uses

Current Proposal



View Looking Southwest from Lakeshore



REAR VIEW



EARL STEWART TOYOTA
LAKE PARK, FLORIDA

View Looking Southwest from Lakeshore



REAR VIEW



EARL STEWART TOYOTA
LAKE PARK, FLORIDA

View Looking Southwest from Lakeshore

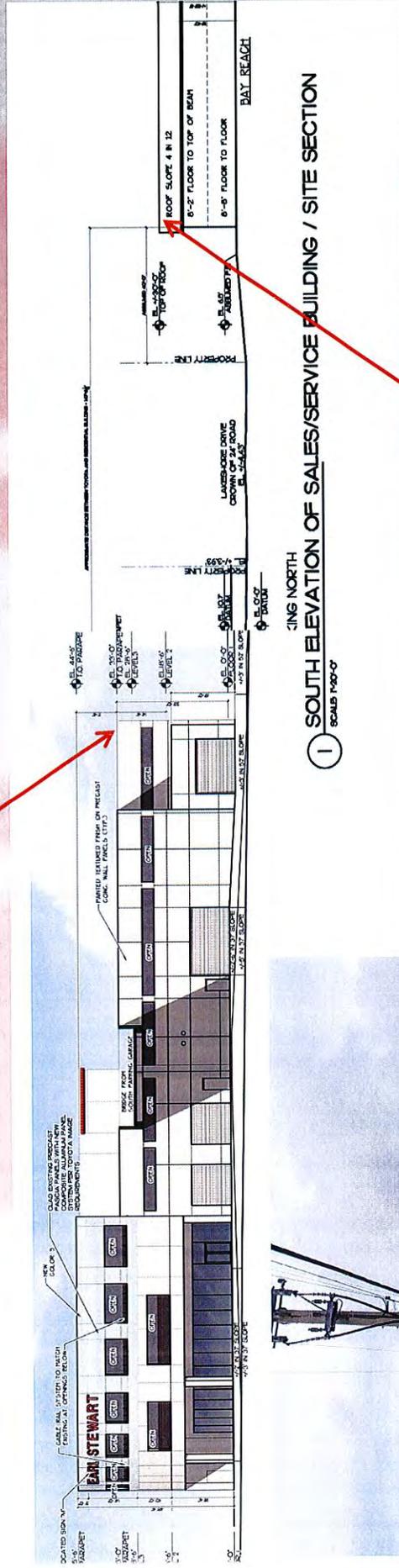


10' Height reduction



View Looking North on Lakeshore

10' Height reduction - 33'



Bay Reach - 30'+/-

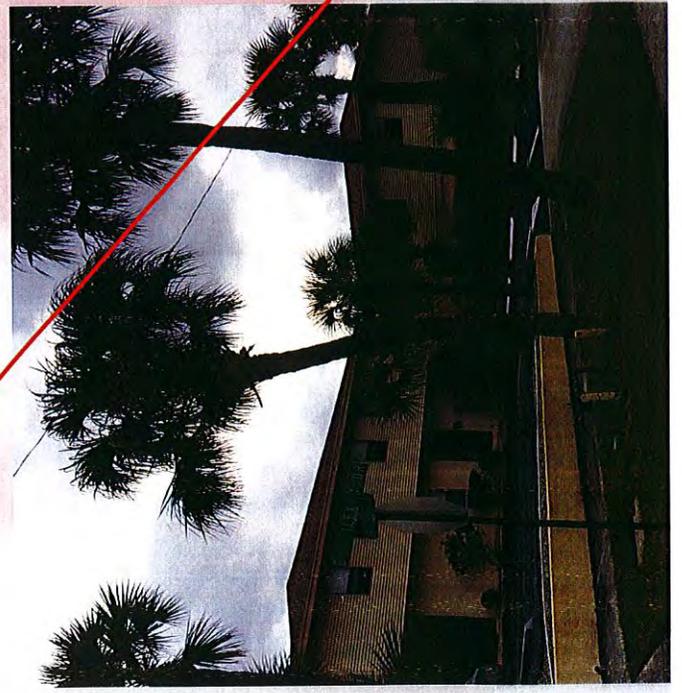


View Looking West from Lakeshore

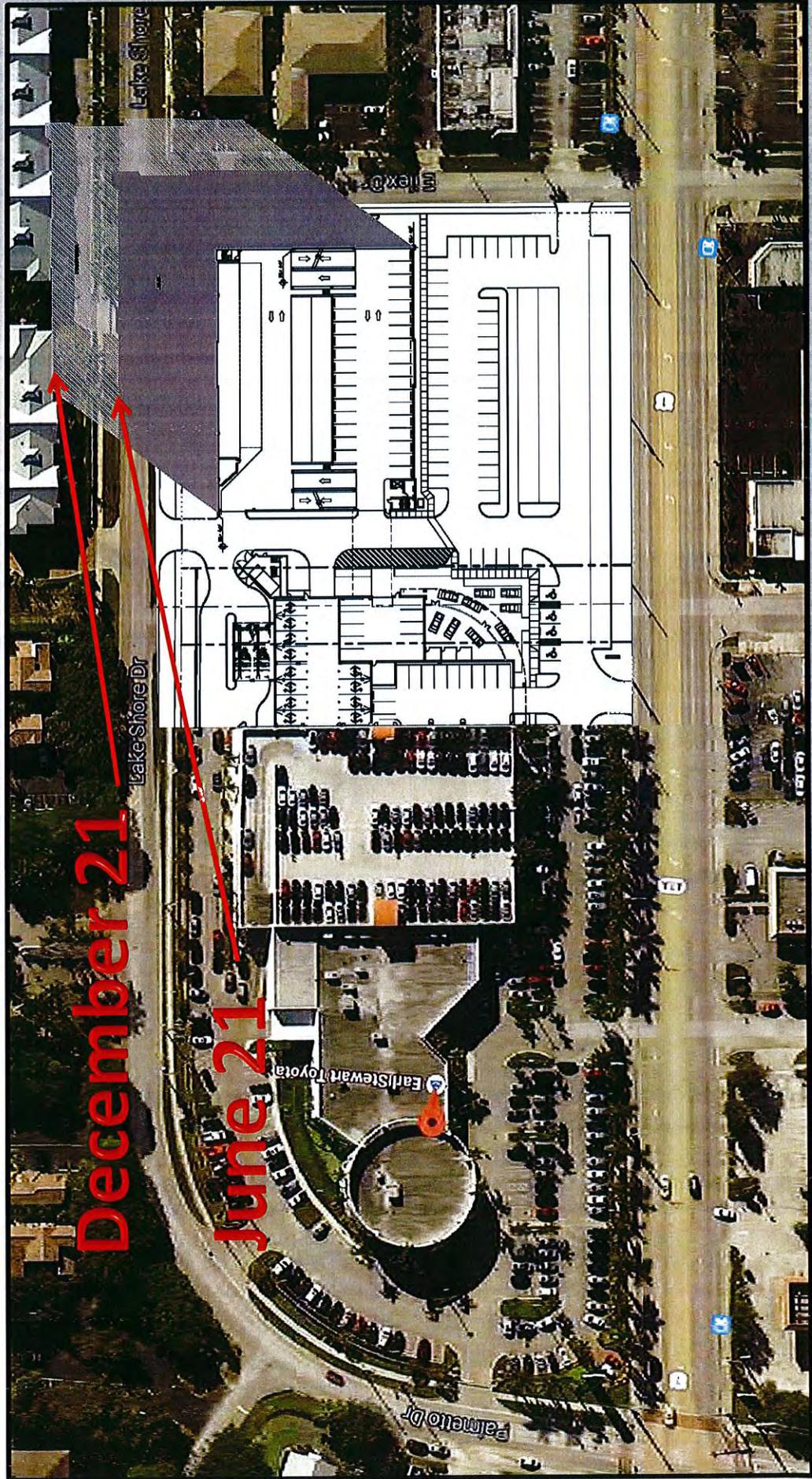
35' to Top of Tower
 29'-6" to Top of Wall



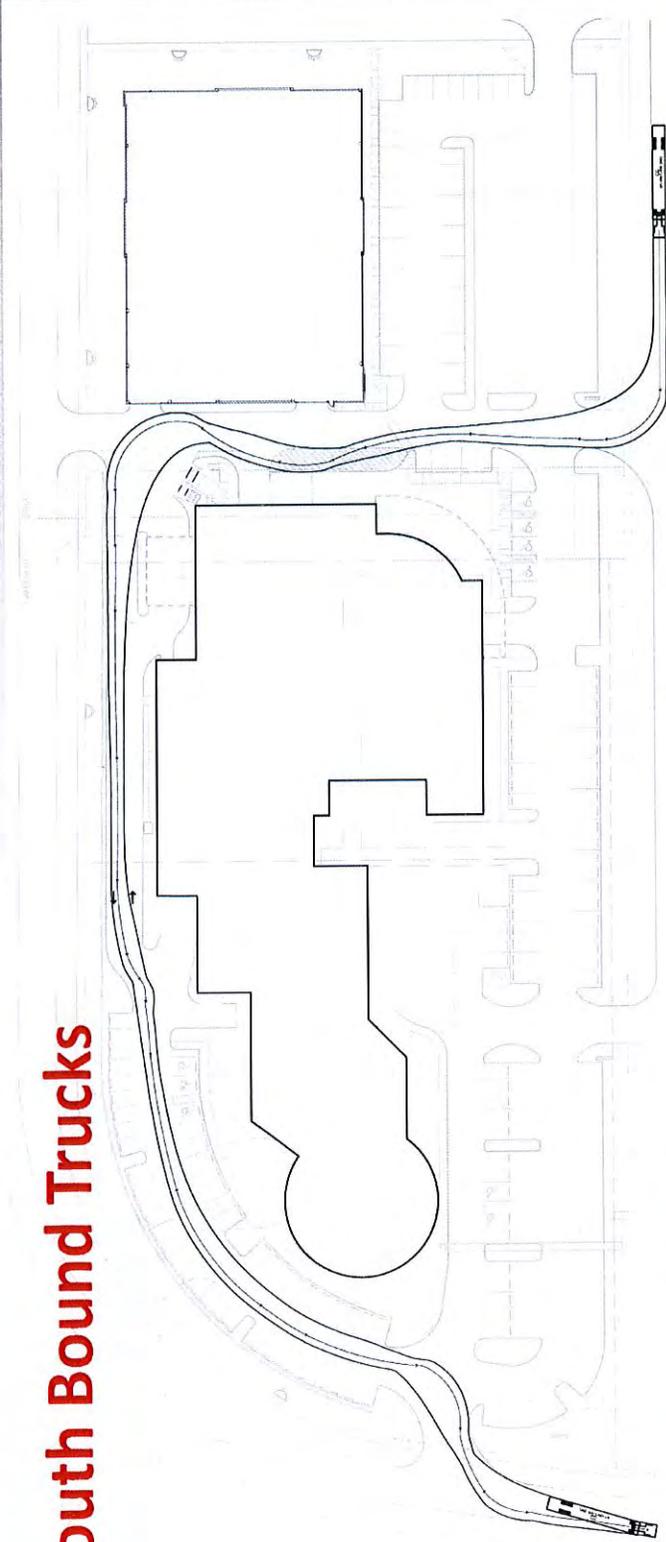
Cedar Crest - 32'4" +/-
 to Top of Roof



Shadow Study



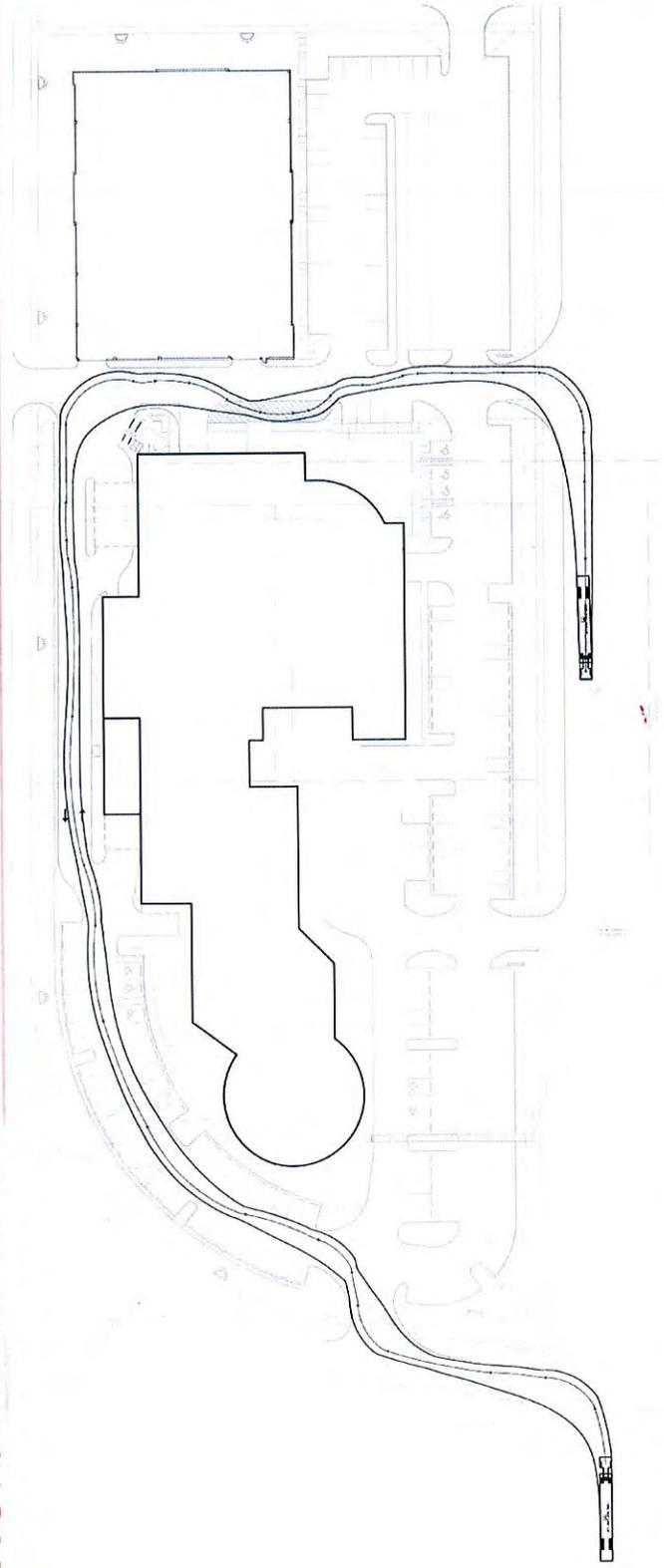
South Bound Trucks



**Deliveries:
During
Normal
Business
Hours**

**Access: No
Access on
E. Ilex or
Lakeshore**

North Bound Trucks



Public Benefits

- ▣ Increased Landscape Buffers
- ▣ Screening and buffering of residents from site activities
- ▣ Reduction of height allowed by PUD
- ▣ Existing non-conformities being corrected
- ▣ Additional seating and bus stop shelter
- ▣ Safety of customers and employees crossing E. Jasmine
- ▣ Reduction of curb cuts access points

Earl Stewart Toyota 



Public Benefits

- ▣ Project exceeds open space and landscape areas required by code
- ▣ Existing commercial development to be improved
- ▣ Increased property value – stabilized economic base for the Town
- ▣ Additional jobs
- ▣ Town is paid for ROW abandonment
- ▣ Enclosure of noise producing activities
- ▣ LEED Certified construction

Earl Stewart Toyota 

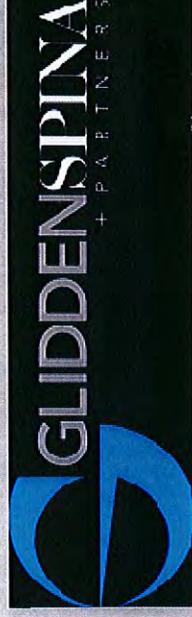


Comments From 3/28/15

Community Meeting

- ▣ Landscaping along south and east sides of property
- ▣ Perspective view from Ilex Drive
- ▣ Additional trellises on top of garage
- ▣ Tax Evaluation
- ▣ Exact Height Dimensions
- ▣ Ongoing Noise & Lighting Concerns
- ▣ Details of Bus Shelters

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Additional Landscaping/Details

- Earl Stewart has committed to providing additional and/or increased landscaping along south and east sides of property as well as some vegetation along the east façade of the existing facility
- Earl Stewart will analyze adding new trellis elements to top of garage
- Additional details/plans, including graphics depicting 5-year growth and perspective view from Ilex Drive, will be provided prior to next hearing

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Approximate Tax Evaluation

- ▣ Current valuation is \$8 million = \$234,984 in annual taxes
- ▣ Approximately \$20 million in new vertical construction = \$315,000 in additional annual taxes
- ▣ Total = \$550,000 in annual taxes

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Proposed Building Heights

BUILDING HEIGHT COMPARISON			
GRADE AT THE EAST PROPERTY LINE IS APPROXIMATELY 5' BELOW THE GRADE AT THE WEST PROPERTY LINE			
<u>HEIGHT ABOVE GRADE ALONG THE EAST PROPERTY LINE</u>	<u>EXISTING BUILDING</u>	<u>PROPOSED EXPANSION</u>	<u>PROPOSED GARAGE</u>
EXISTING SHOWROOM PARKING (3RD LEVEL) ROOF OF ELEVATOR / STAIR ROOF OF 3RD LEVEL OFFICES EAST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE TOP OF EAST STAIR TOWER OF PARKING GARAGE TOP OF EAST TRELLIS OF PARKING GARAGE	36'-0" 38'-0" 49'-6" NA NA NA NA	36'-0" 38'-0" 49'-6" 50'-6" NA NA NA	NA NA NA NA 34'-6" 40'-0" 41'-0"
<u>HEIGHT ABOVE GRADE ALONG THE WEST PROPERTY LINE</u>	<u>EXISTING BUILDING</u>	<u>PROPOSED EXPANSION</u>	<u>PROPOSED GARAGE</u>
EXISTING SHOWROOM WEST PARAPET WALL OF UPPER PARKING (3RD LEVEL) ROOF OF ELEVATOR / STAIR ROOF OF 3RD LEVEL OFFICES WEST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE TOP OF WEST STAIR TOWER OF PARKING GARAGE TOP OF WEST TRELLIS OF PARKING GARAGE	31'-0" 33'-0" 44'-6" NA NA NA NA	31'-0" 45'-6" 44'-6" 44'-6" NA NA NA	NA NA NA NA 34'-6" 40'-0" 41'-0"
<u>HEIGHT ABOVE GRADE ALONG THE SOUTH PROPERTY LINE</u>	<u>EXISTING BUILDING</u>	<u>PROPOSED EXPANSION</u>	<u>PROPOSED GARAGE</u>
SOUTH PARAPET WALL OF TOP LEVEL OF PARKING GARAGE TOP OF EAST STAIR TOWER OF PARKING GARAGE	NA NA	NA NA	PROPOSED GARAGE N34'-6" (EAST)/34'-6" (WEST) 40'-0"

Earl Stewart Toyota 



Noise

- ▣ Have eliminated paging system
- ▣ Have eliminated engaging alarms to locate cars
- ▣ Will be implementing new technology systems to reduce noise
 - **i.e., ear pieces for person-to-person communication**
- ▣ Details for sound reduction in car wash system will be presented at next hearing
- ▣ Delivery of vehicles will be limited from 7:00 AM to 7:00 PM

Earl Stewart Toyota 



Lighting

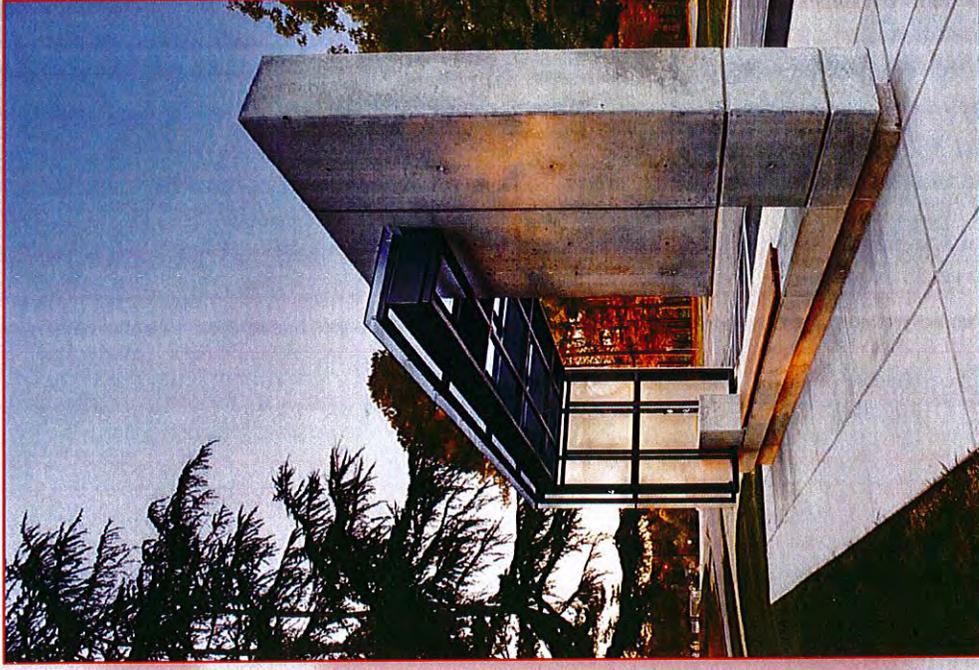
- ▣ All lighting will be placed to absolutely minimize glare off-site (LED fixtures)
- ▣ Will comply with LEED standards

Earl Stewart Toyota 

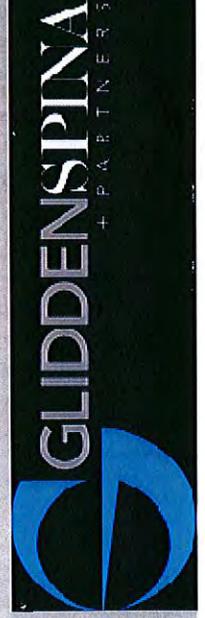


urban
design
kilday
STUDIOS

Bus Shelter Examples



Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Other Positive Elements

- ▣ Reduction in Access Points
- ▣ Replacement of Non-Conforming Sign
- ▣ Increase in Employees

Earl Stewart Toyota 



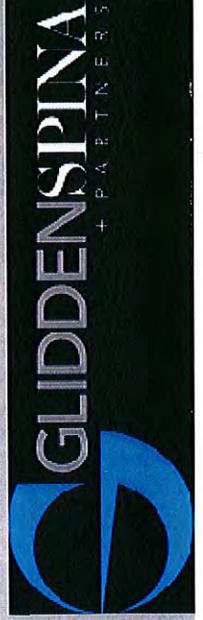
urban
design
kilday
STUDIOS

Non-Conforming Sign

- ▣ Bringing current non-conforming sign into conformance with current code



Earl Stewart Toyota 



Urban design Kilday Studios

Employees

- ▣ Expansions are projected to increase number of employees by approximately 35

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

Thank you

- ▣ **Questions**
- **John Glidden and Danny Brown, Glidden Spina Architects**
- **Todd McLeod, McLeod and McCarthy Engineers**
- **Michael Kubinski, ID Automotive**
- **Stu Stewart, ESTOY**

Earl Stewart Toyota 



urban
design
kilday
STUDIOS

EARL STEWART TOYOTA OF LAKE PARK

Lake Park Town Commission

April 1, 2015

Earl Stewart Toyota 



Drainage

- ▣ Wastewater (sewage) discharges to the Seacoast Utility Authority sanitary sewer system in Lake Shore Drive and is routed to their wastewater treatment plan. The maintenance areas include floor drains which pass through an oil/water separator to skim off pollutants before the water reaches the Seacoast sanitary sewer system.
- ▣ Drainage from rainfall is stored underground in the exfiltration trench system for treatment before it discharges through a water control structure to the Lake Shore Drive storm drainage system. Discharge from the car maintenance areas don't enter this drainage system (and therefore aren't directed to the nearby water bodies); as outlined above, the maintenance area floor drains are directed to the Seacoast sanitary sewer system instead.



Earl Stewart Toyota



urban
design
kilday
STUDIOS



Exhibit "C"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 1, 2015

Agenda Item No. 4

Agenda Title: ORDINANCE TO ABANDON A 0.49-ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT-OF-WAY.

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

Approved by Town Manager *[Signature]* Date: 3/24/2015

Nadia Di Tommaso / Community Development Director *ND*

<p>Originating Department: Community Development</p>	<p>Costs: \$ Certified Letter (Ad will be placed prior to 2nd reading) – signs also posted around the property.</p> <p>Funding Source: Applicant</p> <p>Acct. # 4771</p> <p><input checked="" type="checkbox"/> Finance <u><i>BKR</i></u></p>	<p>Attachments:</p> <ul style="list-style-type: none"> → Ordinance <u>62</u>-2015 → Town Attorney Legal Letter → Applicant's Application Packet (includes application form; justification statement; traffic analysis; utility company letters) → Appraisal → Resident Letters
<p>Advertised: Date: <i>N/A on 1st reading</i> Paper: <input type="checkbox"/> Not Required</p>	<p>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.</p>	<p>Yes I have notified everyone <u><i>ND</i></u> or Not applicable in this case _____</p> <p>Please initial one.</p>

Summary Explanation/Background:

STAFF REPORT

The Town of Lake Park is the fee simple owner ("Owner") of approximately 0.49 acres of the public right-of-way known as East Jasmine Drive ("Subject Property"), which is generally located between North Federal Highway and Lakeshore Drive, within the municipal boundaries of the Town of Lake Park ("Town"). The Subject Property's legal description is listed in **Exhibit "A"** and its general location is shown on **Exhibit "B"**, both of which are attached hereto. The Subject Property is listed as a "Roadway" for the purposes of the Town's Comprehensive Plan.

The Town received a request from Earl Stewart, LLC and Commercial Investments, LLC to purchase the subject site. Part of the abandonment application involves getting an appraisal, at the expense of the Applicant, for the roadway. The Town retained an appraisal company that valued the roadway at

\$300,000. The abandonment application ("Application") was submitted by Mr. Brad Jankowski, P.A. attorney and agent for Earl Stewart, LLC and Commercial Investments, LLC ("Applicant"), requesting that the Town of Lake Park abandon East Jasmine Drive between North Federal Highway and Lakeshore Drive at a sale price of \$300,000, as appraised and required by Town Code. With this abandonment, the Applicant proposes to expand the boundaries of the existing Earl Stewart Toyota Planned Unit Development (PUD) to include an additional sales car showroom with display spaces; additional interior service bays; administrative offices; an enclosed car wash location; as well as a 4 story parking garage structure for additional display spaces and additional landscaping around the entire property. The Master PUD Site Plan approval is contingent on the approval of this abandonment and will be presented as a standalone Resolution at the April 15, 2015 Town Commission meeting.

Town staff reviewed the Application, and determined that the proposed abandonment is for the most part, consistent with the Town's Code of Ordinances dealing with the abandonment of rights-of way in Chapter 72 of the Town Code. Please refer to the Applicant's Justification Statement.

It has been determined that the right-of-way is no longer required for the public use and convenience. More specifically, a traffic analysis rendered by Yvonne Ziel Traffic Consultants (which also references a previous analysis performed by Pinder Troutman Consulting, Inc.) concluded that the closure of East Jasmine Drive between North Federal Highway and Lakeshore Drive will not result in a deterioration of the operations on the adjacent East Ilex Drive. With this abandonment and with the proposal to expand the boundaries of the Earl Stewart Toyota PUD which includes additional landscaping around the property, the result will further insulate the residents living along Lake Shore Drive from the commercial uses, noise, and traffic along North Federal Highway, without limiting their access from Palmetto Road and East Ilex Drive. Large commercial carriers would no longer be allowed to use Lake Shore Drive to enter or exit the dealership through conditions of approval on the site plan application, further minimizing commercial impacts along the residential corridor.

The abandonment request is consistent with the Town's Comprehensive Plan and furthers the health, safety and welfare of the Town's residents by providing a highly-landscaped open-air area around the entire perimeter of the site along with upgrades in the drainage system. By retrofitting this area, the surrounding property values could potentially improve as well. Furthermore, in transferring the ownership of the roadway, the Town would benefit in additional tax revenues from Earl Stewart Toyota as well as eliminate the responsibility of maintaining this roadway. In addition, Policy 1.8 of the Town's Comprehensive Plan states that new development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development. The proposed abandonment with the future intention for development will not deviate from this requirement. The property is already developed with commercial uses, it is not anticipated that there will be any impacts on the existing water and sewer system.

Written confirmation from all public utility companies confirming that the proposed abandonment would not adversely affect the individual utilities have been received and these include, Comcast, American Telephone and Telegraph (AT&T), Seacoast Utility Authority, Florida Public Utilities (FPU), and Florida Power and Light (FPL). AT&T has included a requirement which is listed as condition of approval #6 below and FPL has also included a requirement listed as condition of approval #7 below (also included in the proposed Ordinance).

The proposed abandonment requires a public hearing and notice of the abandonment Ordinance to be published in a newspaper of general paid circulation in the Town and of general readership in the Town, 10 days prior to the adoption hearing. This notice will be placed in Palm Beach Post on April 5, 2015. Certified notices to all owners within 300 feet of the Subject Property were mailed on March 20, 2015.

In addition to the Town staff review, the Town Attorney also prepared a review letter for the Town Commission to consider. In addition to the information provided herein, the Town Commission must determine whether abandoning the right-of-way, with fair compensation, is to the benefit of the community as a whole. The commission may recommend additional conditions as appropriate for the requested abandonment.

Town staff recommends that the Town Commission recommend **APPROVAL** for the abandonment request of East Jasmine Drive between North Federal Highway and Lakeshore Drive, subject to the following conditions:

1. At the time the Applicant pays the appraised value of the Property to the Town, the Applicant shall remove the traffic signs along East Jasmine and Lakeshore Drive, and provide these signs to the Town of Lake Park's Public Works Department.
2. The Applicant shall pay to the Town the appraised value of the Property within 90 days of the effective date of this ordinance. In the event that payment is not received from the Applicant within 90 days of the effective date of this ordinance, the abandonment shall become null and void.
3. The Applicant shall be solely responsible for the cost of the reconstruction of the east and west sides of the Property adjacent to Lakeshore Drive and North Federal Highway.
4. The drainage design for the Property shall be consistent with the future reconstruction plans for Lakeshore Drive and shall receive the appropriate permit from the Florida Department of Transportation. The Applicant shall submit a copy of the permit to the Community Development Department.
5. The Abandonment approval is contingent upon the approval of a site plan for the expansion of the site. The Applicant is also responsible for the rezoning and land use map amendment for the right-of-way once it has been abandoned.
6. AT&T requires a utility easement in lieu of the R/W occupancy to maintain the facilities as well as 2-4" PVC conduits crossing the property within the utility easement. These conduits would allow AT&T to place cables through the property without interfering with the business and the Applicant is solely responsible for this requirement.
7. The Applicant is solely responsible for the removal of the FPL street lights, poles, and cables as part of abandoning the Right-of-Way. The Town understands there will be a charge for the removal of these facilities, and arrangements have already been made with Earl Stewart for payment of the removal.

Recommended Motion: I MOVE TO APPROVE ORDINANCE 02-2015 on 1st READING.



Exhibit "D"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 1, 2015

Agenda Item No. 5

Agenda Title: ORDINANCE TO REZONE 1017 FEDERAL HIGHWAY FROM COMMERCIAL-1 (C-1), RESPECTIVELY, TO PLANNED UNIT DEVELOPMENT (PUD).

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

Approved by Town Manager *Nadia Di Tommaso* Date: 3/24/2015

Nadia Di Tommaso / Community Development Director

Name/Title

Originating Department: Community Development	Costs: \$ Ad will be placed prior to 2 nd reading - signs also posted around the property. Funding Source: Applicant Acct. # 4771 <input checked="" type="checkbox"/> Finance <u><i>BKR</i></u>	Attachments: → Ordinance <u>03</u> -2015 → Applicant Application → Resident Letters
Advertised: Date: <i>N/A on 1st reading</i> Paper: <input type="checkbox"/> 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 <u>ND</u> or Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

STAFF REPORT

(Site Plan Application will be presented by Resolution at the April 15, 2015 Town Commission meeting)

HISTORY: The Earl Stewart Toyota vehicle sales dealership was constructed in the mid to late 1970's on 4.47 acres of property with the address of 1215 Federal Highway (the "Site"). The original development of the Site also included a 14,200 square foot Park Center hardware store. The old dealership and Park Center Hardware remained until 2003 when the Property was approved as a PUD by the Commission's adoption on May 21, 2003 of Ordinance 14-05-03. This resulted in the redevelopment of the Site as it exists today. The Ordinance creating the PUD included these waivers to the land development regulations of the Code: (1) a display parking setback of 15 feet instead of 25 feet; (2) to allow for the spacing of shade trees along Federal Highway to be 30 feet instead of 20 feet; (3) the elimination of wheel stops; (4) no planters on the roof of the garage; (5) to allow a 40-foot freestanding monument sign to replace the then-conforming 15-foot freestanding monument sign. The Code allows a maximum 10-foot height for monument signs; therefore, the application proposes to remove this second existing monument sign and replace it with a 10-foot compliant sign.

In 1969 the Commission approved the development of a 2.23 acre parcel with an address of 1017 Federal Highway. This property is located immediately to south of the Earl Stewart Toyota dealership. The Commission's approval authorized the development of a 111-unit hotel known as the Journey's Inn, and a 2,150 square foot restaurant known as the El Colonial. The applicant agreed to demolish the Journey's Inn and Colonial restaurant in exchange for the "temporary" use of the 2.23-acre parcel for vehicular storage and the placement of an office trailer thereon while the applicant finalized plans for the expansion of the dealership. Since then, this "temporary" use has been extended several times, each time predicated on the applicant's preparation of a site plan for the expansion of the dealership.

Together with the applicant's 2004 application to expand the dealership, an application to abandon East Jasmine Drive as a public right-of-way was submitted. The purpose of the abandonment application was to acquire the right-of-way to allow for the expansion of the dealership on to the property which was formerly occupied by Journey's Inn and the El Colonial restaurant. Resolution 43-07-04 approved the abandonment with conditions. However, the applicant did not meet the conditions associated with the abandonment and as a result the abandonment became null and void. Accordingly, East Jasmine Drive remains a public right-of-way.

OVERALL PROPOSAL: Urban Design Kilday Studios ("Applicant") as the authorized agent for Stewart Toyota LLC and Commercial Investments LLC (together referred to herein as "Owner") is again proposing to expand the dealership onto the 1017 property. The dealership operates out of 1215 Federal Highway, which is owned by Earl Stewart, LLC and 1017 Federal Highway (the former Journey's Inn/Colonial restaurant property), owned by Commercial Investments, LLC ("Property Owner") to store and display vehicles used by the dealership.

The Applicant is requesting to amend the existing PUD to include the East Jasmine right-of-way, once abandoned, and the 1017 Federal Highway property within its boundaries. The applicant then proposes to develop the amended PUD in three development phases. The first phase includes a 3-story extension of the existing dealership building onto part of East Jasmine Drive. The extension will create space for an interior car wash, interior preparation area, interior service bays, interior offices, and vehicle display and parking areas. The second phase is focused on the creation of interior office spaces from the shell area of the 3-story extension to be developed in phase 1. The third phase proposes the development of a new parking garage on the existing 1017 Federal Highway parcel with additional parking and display areas.

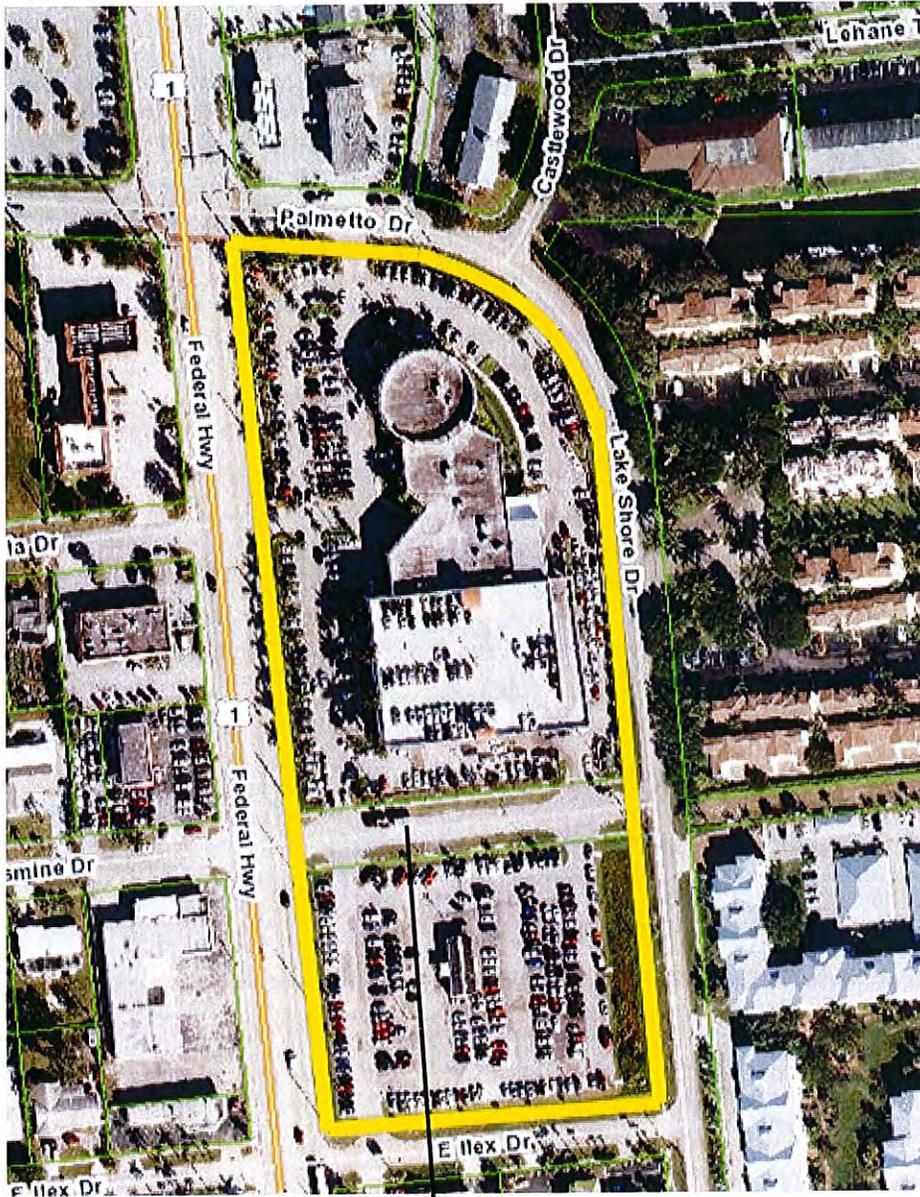
The applicant also submitted an Abandonment Application. Prior to the approval of the PUD, the abandonment of East Jasmine Drive together with its fair market value compensation and public benefit justification will have to be reviewed and approved by the Town Commission.

Since the applicant proposes to extend the boundaries of the existing PUD to other properties, these properties will also need to be rezoned to a PUD. If the abandonment and rezoning are approved, the Applicant may then proceed with the site plan for the PUD which includes the special exception use of "vehicle sales establishment" for the property encompassed within the PUD. Finally, the applicant will be required to replat the Site.

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

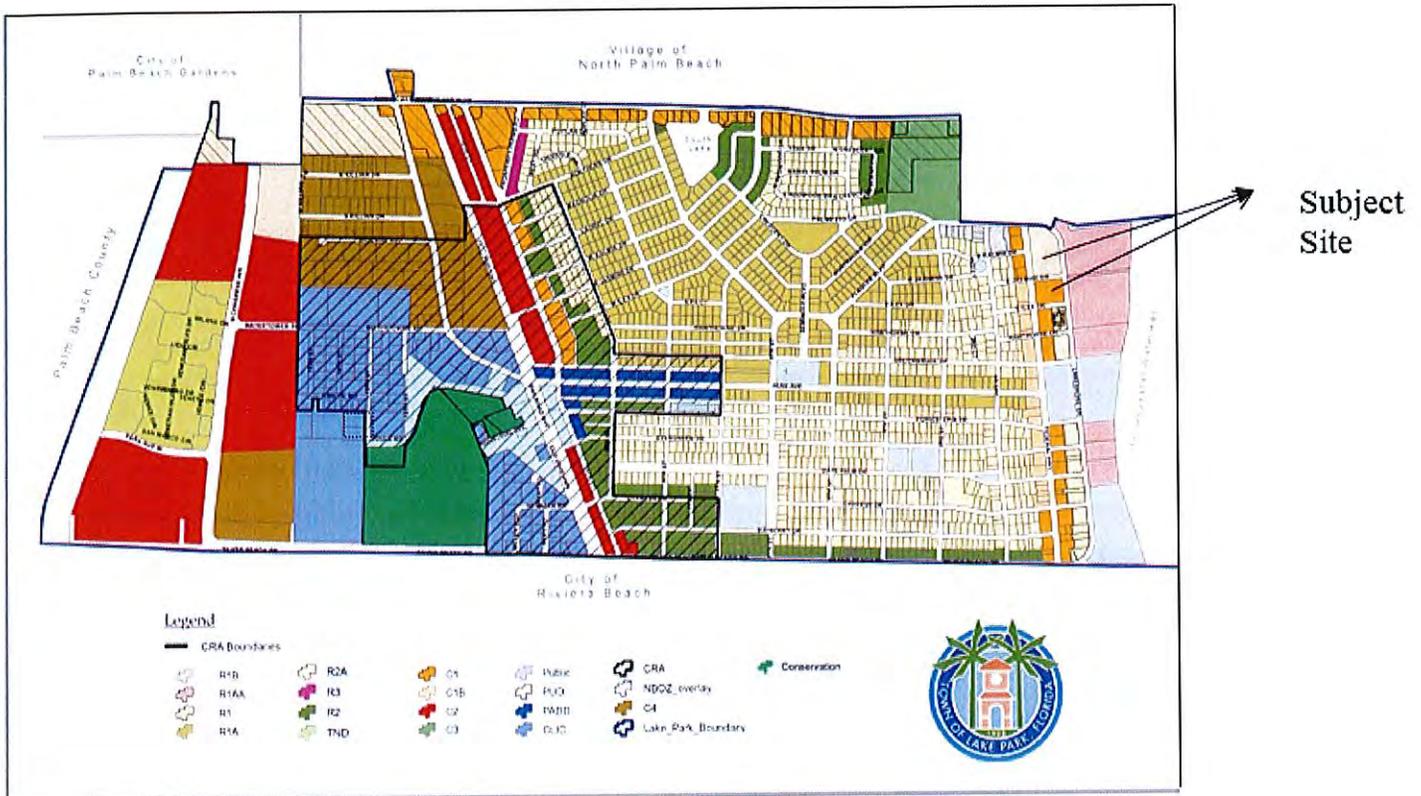


Figure 2: Aerial Image of Site with Proposed Boundaries



The East Jasmine Drive right-of-way is being considered separately for abandonment. If approved by the Town Commission, a future land use map amendment and rezoning of this area will be brought forward as separate agenda items.

LAKE PARK ZONING MAP



Lake Park Zoning Map

0 0.1 0.2 0.4 0.6 0.8 1 Miles

Map & GIS Services
 Planning & Development Department
 City of Lake Park
 101 Park Ave., Lake Park, FL 32909
 888.888.8888 / 407.948.1234
 10/20/2010 09:51:17 AM

- Adjacent Zoning** (1215 Federal Highway):
- North: Village of North Palm Beach
 - South: Commercial 1 (C-1) Business District/Residential-2A
 - East: Residential 1AA
 - West: Commercial 1 (C-1)/Commercial 1B Business District

Existing Zoning:

- 1215 Federal Highway: Planned Unit Development (PUD) with underlying Commercial-1 Business District (C-1)
- 1017 Federal Highway: Commercial-1 Business District (C-1)

APPLICATION FOR REZONING

The Application to expand the PUD boundaries to include the property at 1017 Federal Highway and the East Jasmine Drive right of way (**contingent upon its abandonment**) necessitates the rezoning of these two properties. **The rezoning of the East Jasmine Drive right-of-way will be considered at a separate hearing *following* the approval the abandonment application and consideration by the Local Planning Agency (LPA) for the future land use map amendment of this right-of-way as well.**

Consistency with Town Zoning Code:

As part of the proposed development for the site, the Applicant has applied to rezone the parcel immediately south of the right of way, having an address of 1017 Federal Highway. The rezoning is necessary in order to incorporate this property into the PUD zoning district designation which has already been assigned to the Earl Stewart Toyota property located at 1215 Federal Highway.

Consistency with the Town's Comprehensive Plan:

1017 Federal Highway has a future land use designation of "Commercial/Residential" which allows for commercial only PUD developments without a residential component. The proposed expansion of the vehicle sales dealership with a PUD designation is consistent with this future land use designation.

PLANNING & ZONING BOARD considered this application at their February 2, 2015 and March 2, 2015 meetings and recommended APPROVAL (4-1) to the Town Commission.

Recommended Motion: I MOVE TO APPROVE ORDINANCE 03-2015 on 1st READING WITH THE CONDITION OF APPROVAL AS LISTED IN THE PROPOSED ORDINANCE.

CAT NGUYEN

1155-101 Lake Shore Drive
Lake Park, FL 33403

Exhibit "E"

March 31st, 2015

To Ms Nadia DiTommaso, Community Development Director
535 Park Ave
Lake Park, FL 33403
Re: Stewart Toyota Commercial PUD application - 1017 US Highway No 1

Dear Ms DiTommaso,

I am writing this letter concerning the approval of the PUD application from Stewart Toyota that will not meet ALL the Goals, Objectives and Policies of The Town of Lake Park's Comprehensive plan which reflects The Town's vision for its future.

With the Town's Goal to ensure **the historic small town character** of Lake Park is maintained, while fostering development that is **compatible with existing neighborhoods** of residential, small commercials and green spaces, I requested that you reconsider your recommendation for the PUD application to move forward.

Besides failing the Town's Comprehensive Plan Goals, Objectives and Policies, the application was also not met several key items of The Town's Code of Ordinances per the attached list.

With a history of delay from several resolutions 20-05-10, 40-11-11, 09-0612 through 41-10-13 and so on, I also wondered about the future of this development or just another promise.

Thank you for your consideration.

Sincerely yours,



Cat Nguyen

Attachment

Cc: Mayor James DuBois

Vice-Mayor Kimberly Glas-Castro

Commissioner Erin Flaherty

Commissioner Michael O'Rourke

Commissioner Kathleen Rapoza

Zoning Boards

ARTICLE VI Sec. 78-184. - Application requirements and criteria for the evaluation of special exception uses.

(a)

(b) Criteria for the evaluation of special exception uses. A special exception use shall NOT be approved due to the applicant establishes that the following criteria are NOT met:

- (1) The proposed special exception use is NOT consistent with the objective 5, and policy 5.1 of the town's comprehensive plan.
- (2) The proposed special exception is NOT consistent with the land development and zoning regulations and all other portions of this Code and township comprehensive plan.
- (3) The proposed special exception use is NOT compatible with :
 - a) the character and use (existing and future) of the surrounding properties in its function;
 - b) hours of operation;
 - c) type and amount of traffic to be generated;
 - d) building location, mass, height and setback;
 - e) and other relevant factors peculiar to the proposed special exception use and the surrounding residential and commercial properties.
 - f) Environmental impact :
 - Air pollution
 - Paint odor
 - Petroleum
 - Chemicals
 - Vibration
 - Noise
 - Storm water managements
 - Traffic flow
 - Light
- (4) The establishment of the proposed special exception use in the identified location create a major contrast of zoning uses , which may be deemed detrimental to the development or redevelopment of the area 1 per township's comprehensive plan in which the special exception use is proposed to be developed and will impact property values and indirect impact on township's tax revenue.
- (5) The proposed special exception use have a detrimental impact on surrounding properties based on:
 - a.
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does significantly reduce light and air to adjacent properties.
 - b. Does adversely affect property values in adjacent areas.
 - c. Would be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations and township's comprehensive plan.
 - d. Does negatively impact adjacent natural systems, strom water managements and public facilities, including parks and open spaces.
 - e. NOT Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Exhibit "F"

Hello, my name is Sam Baghdady and I am here representing Cedar Crest Homeowners Association and all the abutters and neighbors who have signed my petition against this project. All of you have received a copy. Currently we have over 100 signatures. This petition represents the people of Lake Park's opinion.

The original intent of Lake Shore Drive was always residential and now to replace it with a 4 story parking garage building is completely going against what this neighborhood and area was suppose to look like and be. Please remember, you are dealing with neighbors who have been here for over 40 years.

The new structure is going to be 37-38 feet tall with roof parking and 45-46 foot tall elevator shaft towers at the ends. The Cedar Crest Townhouse complex across the street only stands 24-25 feet in height. Also, the new dealership is very commercial and industrial looking in the middle of a residential neighborhood. Roof top parking makes the structure look very commercial.

This development will completely overshadow our properties, bringing down our values and make our area less desirable to live in.

The other negative effects include restricting our light and breeze. Noise and bright spotlights at all hours of the day and night. The constant loading and unloading of cars and all the noises associated with it. A car wash constantly running right near the residential properties. Also, heavy traffic and congestion to a residential area.

That being said, I ask this board to please limit the height of the structure by keeping it C-1. This will limit the height of the garage to 30 feet. Also, make all sides of the structure facing residential properties as residential looking as possible. The use of louvers and ivy to hide the cars.

Also, I noticed the setbacks are greater and the heights are less on the older portions of the dealership, where there is less residential. Why are we maximizing the heights and setbacks on the portion of the dealership closest to the residential properties.

Please, I ask this board to put yourselves in our position. There has to be a compromise so that we can all be happy.

All we are doing is accommodating Earl Stewart and Toyota, what about the people.

Please remember, it is the people that make a community, not the businesses.

~~Thank you~~

This project is coming at the expense
of the citizens.

Thank You.

February 10, 2015

To: Lake Park Planning Board
From: Neighbors & Abutters of Earl Stewart/Commercial Investments LLC Property
Subject: Petition Against Planned Unit Development Amendment (Site Plan and Rezoning) and Special Exception Use Approval

Petition

The following is being submitted on behalf of the neighbors and abutters located within 300 feet of the subject property in Lake Park, Florida. Mr. Earl Stewart, the distributor of the Toyota products in South Florida, is currently pushing a plan to annex Town property to his own and convert residential property to commercial in order to erect a five story car storage building adjacent to residences that have existed for a long time. Some of many concerns include: changing the character of the town, the increase in traffic, health problems that can arise from toxic fumes, and possible wind and light issues.

Therefore, we the undersigned, object strongly to the plan and ask the planning board to turn it down due to the nonconformance nature of his request that changes the character of the Town and a total disregard to the people living in the area.

Name

WILLIAM HANKES
MELISSA FICHERT

Address

910 LAKE SHORE DR. 33403
4 E ILEX DR. 33403

✓ Mimi Venable
✓ GARY VENABLE

301 Lake Shore Rd. 33403
301 LAKE SHORE DR

Name

Address

Gary Sipple

910 Lake Shore Dr. 33405

~~Mimi G. Venable~~

4 E. ILEX DR 33403

~~W. J. Sipple~~

9 E. Ilex Dr. 33403

~~Rose Sipple~~

5 Hawthorne Dr. 33403

Vicky Butts

5 Hawthorne Dr.

~~John Erskine~~

C. E. Ilex Dr, Lake Park, FL 33403

Matt Erskine

6 E. Ilex Dr, Lake Park, FL 334

Mechelle Brackens

2 E Ilex Dr, Lake Park, FL 33403

~~John Sipple~~

908 LAKE SHORE DR, LAKE PARK, FL

~~Dan Webb~~

912 Lake Shore Dr, Lake Park, FL

R. J. Swenson

10 E. ILEX DR 33403

W. J. Sipple

904 LAKE SHORE 33403

Penny Boda

8 E. Ilex Dr. Lake Park

~~Rose Sipple~~

904 Lakeshore Dr. L. P. 33403

Math M. Christie Patrick

914 Lake Shore Dr Lake Park 33403

Ph D Bathos

916 Lk Sho Dr Lk Park FL 33403

Laura D. Davis

123 E ILEX DR Lake Park FL 33403

Lj Sam

908 Lakeshore Dr, Lake Park, FL

Claudia Rosa

7 Hawthorne Dr. 33403

Ara Maria Goreschi

7 Hawthorne Dr. 33403

TUDOR CRISTEA

7 HAWTHORNE D 33403

Sam Baghdad

12 E. ILEX Drive

Marc McLastin

5 Hawthorne Dr.

✓ Marjolan Socolovsky

3011 Lake Shore Dr.

✓ Robert Socolovsky

301 Lake Shore Dr

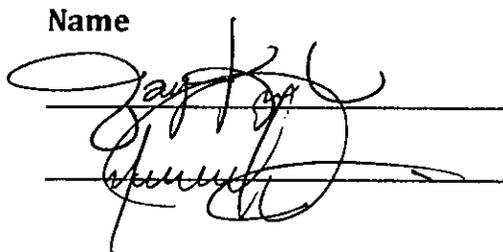
February 10, 2015

To: Lake Park Planning Board
From: Neighbors & Abutters of Earl Stewart/Commercial Investments LLC Property
Subject: Petition Against Planned Unit Development Amendment (Site Plan and Rezoning) and Special Exception Use Approval

Petition

The following is being submitted on behalf of the neighbors and abutters located within 300 feet of the subject property in Lake Park, Florida. Mr. Earl Stewart, the distributor of the Toyota products in South Florida, is currently pushing a plan to annex Town property to his own and convert residential property to commercial in order to erect a five story car storage building adjacent to residences that have existed for a long time. Some of many concerns include: changing the character of the town, the increase in traffic, health problems that can arise from toxic fumes, and possible wind and light issues.

Therefore, we the undersigned, object strongly to the plan and ask the planning board to turn it down due to the nonconformance nature of his request that changes the character of the Town and a total disregard to the people living in the area.

Name


Address
903 Lake Shore Dr

913 Lake Shore Dr.

Name

Alisa Torres

DAN WESTFIELD

Antonio Poshrop

Scott Watson

May Lemg

Gary Sam

Eric GAMES

Yma OToke

Melvin Papp

James Wals

Lisa Pahr

~~MA [unclear]~~

~~Frank [unclear]~~

Robin [unclear]

Louise Smart

Thomas Smart

Barbara J Webster

Patti Hendry

Norma Ripson

Allie Thompson

Scott Thompson

Pauline W

Address

913 Lake Shore Dr, Lake Park

901 KAKAHOE DR 33403

909 Lake Shore Dr 33403

903 Lake Shore Dr 33403

909 Lake Shore Dr 214/33403

909 Lake Shore Dr. 33403

905 Lake Shore Dr 33403

913 Lake Shore Lake

913 Lake Shore Lake.

909 Lakeshore Dr #105 33403

905 Cabonara Dr. #304

901 LAKE SHORE dr. #210

909 Lake Shore Dr #308

909 Lake Shore Dr #308

909 Lake Shore Dr apt 103

909 Lake Shore Dr apt 103

905 Lake Shore Dr. #315 Q

907 Lake Shore Dr #111

903 Lake Shore Dr #111

903 Lake Shore Dr #111

903 Lake Shore Dr #111

909 Lake Shore #307

Name

Address

COURTNEY EGYI

903 Lake Shore Dr. #300

Rick Coulter

903 Lake Shore #101

Alexander E. Turner

903 Lake Shore #314

Yoanica Diaz

" " "

Peter Schrader

909 Lakeshore #105

SILVA FRACIS

907 LAKESHORE DR #305

BROCK FRACIS

" "

Mary Brown

901-107

ERDIA KOSHY

907/104

301 Lake Shore Dr

Michael Thomas

301 Lake Shore #705

Susan Gayle

" " #705

Walter W.

301 Lake Shore #403

Michael DeLong

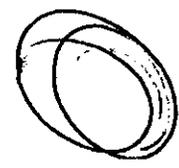
301 LAKE SHORE DR #601

Diana AL Anderson

301 LAKE SHORE DR #507

Julie Sarkozy

301 Lake Shore Dr. #405



Name

Address

Flanna Spear

301 Lake Park, 202

Samuel Kowalick

301 Lake Shore Dr #705

Al Anderson

301 Lake Shore Dr #507

Diane Bernhard

301 Lake Shore Dr #703

Walter Hunsch

301 Lake Shore Dr #33403

Michael S. Tomas

301 L S Dr #28403 #708

Joseph A. Zulafanski
JOSEPH A. ZULAFANSKI SR.

301 L Shore Drive, #508

Bill Miller

301 2 S Dr # 301

Sandy Fells

301 Lake Shore Dr # 300

Bob Socolosky

301 LAKE SHORE DR

MARY ANN Socolosky

301 LAKE SHORE DR

ROGER WOLGAST

301 LAKE SHORE DR.

Noriko Okada

301 Lake Shore Dr #206

Jorge Quintero

301 LAKE SHORE DR #501, #300

Amy Cynan

301 Lake Shore Dr. #706

Donna A.

301 Lake Shore Dr #404

Carol Kelder

301 Lake Shore Dr #208

Harvey Kelder

301 Lake Shore Dr #208

301
Lake
Shore
Drive

Name**ADDRESS**

<u>Kemia M. Lockhart</u>	<u>231 Hawthorne Drive</u> <u>Lake Park, FL 33403</u>
<u>Bob Monroe</u>	<u>990 Old Dixie Dr B Automotive</u>
<u>Erna Wippenman</u>	<u>716 Hawthorne Dr Lake Park</u>
<u>Walt Will</u>	<u>408 Hawthorne</u>
<u>Olen Wynn</u>	<u>731 Hawthorne Dr</u>
<u>Pam Tom</u>	<u>430 E. Ilex Dr Lake Park FL</u>
<u>Alfred Francis</u>	<u>424 E. Ilex Dr.</u>
<u>Walter</u>	<u>905 4th Lake Park FL</u>
<u>AWARO GUTIERREZ</u>	<u>344 E ILEX DR. LAKE PARK.</u>
<u>Antoinette Sorrells</u>	<u>315 E. ILEX DR. L.P. FL. 33403</u>
<u>Sheena Wehr</u>	<u>323 E Ilex Dr.</u>
<u>Erin Dowling</u>	<u>323 E Ilex Dr</u>
<u>Charly Michael</u>	<u>355 East Ilex Dr.</u>

Name**ADDRESS**Alice S. Munn222 Hawthorne Dr. Lake Park FL
33403Guadalupe Lawrence128 E. Ilex Dr Lake Park
33403Anthony Lawrence128 E. Ilex Dr Lake Park FL
33403Joyce Brooks129 E Ilex Dr L-P 33403Erin Diaz136 E. Jasmine Dr. Lake Park FL
33403Mike Albanese135 E. JASMINE DR. 33403Claire McLeod128 E KALMIA DR/17 33403Nick Mayr916 2nd St 33403Roselyn Saunders211 EAST ILEX DR. 33403Michael Brady216 E ILEX DR 33403Andre Arellano246 east ilex Dr lake park 33403GLEN ROBINSON235 E. JASMINE DRIVE LAKE PARK
33403Sharon Brancato137 E Jasmine Dr.

Name**ADDRESS**Willie Shelton306 E. KALMIA DR. L.P. FL. 33403Carl Perhacs221 E. Kalmia Dr.ME Pilia110 HawthorneLabrulle Korman9 HawthorneDina Brown131 Hawthorne DriveJenna Schach815 2nd StreetShakara Rozier306 Hawthorne DriveKevin McMahon318 Hawthorne Dr.Jim347 Flagler Blvd.Joshua Ajiva347 Flagler BlvdAdam Bennett373 Hawthorne dr.Mary Arthur307 HAWTHORNE DR.Dale G. Joffe259 Hawthorne Dr.

Name

ADDRESS

Ros M. Michael

1405 E. Dex Dr Lake Park FL 33403

Chinoha Cooper

415 E. Flow Dr. Lake Park FL 33403

Melba M. Muzzo

354 E. Jasmund Dr. WPB 33403

Michelle B. Price

336 E. Jasmine Dr Lake Park

Barry Price

314 E. Jasmine Dr. 33414

Gwen N. Gills

306 E. Jasmine Dr 33403

[Signature]

337 E. Jasmine Dr 33403

Exhibit "G"

My name is Penny Broda and I am 13 year resident of the Town of Lake Park and reside at 8 East Ilex Drive.

I am here tonite to ask all parties involved to please compromise.

Earl Stewart Toyota would like more parking.

The residents of East Ilex Drive and Lake Shore Drive would like:

1. Less noise than is currently being provided.
2. A parking garage that will not be so invasive of our privacy and similar height to surrounding buildings

NOISE POLLUTION = beeping car horns and loud delivery vehicles at all hours of the nite

The noise pollution is still an issue and as much as Toyota says they are working on eliminating some of these issues, the residents have yet to **"HEAR"** it happen.

PRIVACY = being able to see in my bedroom and bathroom windows from parking garage

As a compromise, I would like to recommend the maximum height of the new parking garage be 30 feet with stair towers maxing out at 35 feet.

(I am NOT in favor of re-zoning the property.)

(Currently the planned garage is at 39 feet with stair towers at 45 feet.)

Stu Stewart mentioned at the "Meet and Greet" on 03.28.15 that he would look into planting the trees/bushes on East Ilex Drive and Lakeshore Drive sooner than later so the 3 year growth plan would basically be in place prior to building the garage and give residents the "forest" look (quote from Stu Stewart) vs. current parking lot and a future parking garage view. **I think this is a GREAT IDEA.**

In closing, I would like to ask each and every one of you to put yourself in my shoes..... How would it make you feel to walk out your front door each day and have a view of 40+ foot concrete parking garage ?

I'm asking for a compromise. I'm asking that the property remain zoned as a C-1.

THANK YOU.

Penny Broda



Exhibit "H"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 1, 2015

Agenda Item No. 6

Agenda Title: Resolution Authorizing and Directing the Mayor to Execute the Town Manager Employment Agreement between the Town of Lake Park and John O. D'Agostino

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON ____ READING
- NEW BUSINESS**
- OTHER: _____

Approved by Town Manager *Frankie M. Johnson* Date: *3/26/2015*
Anten Town Mgr.

Name/Title

<p>Originating Department: Human Resources</p>	<p>Costs: \$117,000 per year plus benefits Funding Source: <i>BUDGET</i> Acct. # <i>104-11000</i> <input checked="" type="checkbox"/> Finance <i>BKR</i></p>	<p>Attachments: Copy of Town Manager Employment Agreement</p>
<p>Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required</p>	<p>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.</p>	<p>Yes I have notified everyone _____ OR Not applicable in this case: <u>BMT</u> Please initial one.</p>

Summary Explanation/Background:

At the March 21, 2015 Special Call Commission meeting, the Commission selected John O. D'Agostino as the candidate for the position of Town Manager for the Town of Lake Park, and directed the Town Attorney to enter into contract negotiations with Mr. D'Agostino. The purpose of this agenda item is to authorize and direct the Mayor to execute the Town Manager Employment Agreement between the Town of Lake Park and Mr. D'Agostino.

A copy of the Town Manager Employment Agreement is attached in redline format.

Recommended Motion: I move to adopt Resolution _____ and to authorize and direct the Mayor to execute the Town Manager Employment Agreement between the Town of Lake Park and Mr. John O. D'Agostino.

Exhibit "H"

TOWN MANAGER EMPLOYMENT AGREEMENT

This Town Manager Employment Agreement (the Agreement), is made and entered into this ____ day of _____, 2015, by and between the Town of Lake Park, a Florida municipal corporation, (hereinafter "Town") and John O. D'Agostino (hereinafter "Town Manager"),

WHEREAS, Article III, Section 1 of the Town Charter establishes a Commission Manager form of government for the Town; and

WHEREAS, pursuant to Article VI, Section 1 the Lake Park Town Commission (hereinafter the "Commission") is required to appoint a Town Manager who shall be the administrative head of the Town under the Commission's general supervision; and

WHEREAS, a majority of the Commission voted to appoint John O. D'Agostino as the Town Manager of the Town;

WHEREAS, the powers and duties of the Town Manager as the chief administrative officer of the Town government are as set forth in Section 2-82 the Code of Ordinances of the Town (hereinafter "Town Code") ; and

WHEREAS, the Commission and the Town Manager intend by this Employment Agreement to set forth the terms, conditions, and compensation and benefits pursuant to which the Town Manager is to be employed by the Commission.

NOW THEREFORE, it is agreed and acknowledged as follows:

SECTION 1: Recitals

The recitals stated above are true and correct and are incorporated herein.

SECTION 2: Appointment

Pursuant to Article V, Section 1, and Section 2-81 of the Town Code, the Commission, appoints John O. D'Agostino as Town Manager.

SECTION 3: Term

The term of this Agreement shall be one (1) year commencing May 1, 2015. This Agreement shall automatically be renewed on its anniversary date for successive one [1] year terms unless either Party provides written notice of termination of this Agreement at least 120 days before the expiration date. All terms, conditions, compensation, and benefits shall remain in effect until the expiration of the term of the Agreement. The Town Manager shall be entitled to all compensation, including salary and the continuation of all benefits, for the remainder of the term of this Agreement.

SECTION 4: Duties and Authority

The Town Commission agrees to employ John O. D'Agostino as Town Manager to perform the functions and duties specified in ARTICLE VI, Section 4 of the Town Charter and Chapter 2, Article III Sections 2-82 and 2-83 of the Town Code.

SECTION 5: Non-Interference

Commission members shall address their questions and concerns regarding the financial condition, operations, personnel and other Town matters directly to the Town Manager. Individual members of the Town Commission shall not, acting alone and without authorization of the Town Commission, direct the Town Manager to enter into or terminate any contract, to grant or withhold funds to any person, or instruct any Town employees under the Town Manager's control to take or refrain from taking any action. Pursuant to Article VI, Section 4 of the Town Charter, the Town Manager has full control over administrative service and those powers and duties set forth in Chapter 2, Article III, Section 2-82 of the Town Code.

SECTION 6: Compensation

The Commission agrees to pay Town Manager an annual base salary of \$117,000, payable in installments at the same time that the other employees of the Town are paid. In the event of any salary adjustments agreed to between the Commission and the Town Manager, this Agreement shall be automatically amended.

The Town Manager may receive an annual salary adjustment as may be agreed to by a majority of the Town Commission. The amount of said increase shall be determined by the Commission.

SECTION 7: Residency

The Town Manager shall establish residency within the Town of Lake Park as of May 1, 2015, and shall maintain residency in the Town of Lake Park, unless a majority the Commission determines otherwise, and this Agreement is amended accordingly.

SECTION 8: Initial Performance Review and Subsequent Annual Reviews

The Town Commission shall conduct an initial review of the performance of the Town Manager six (6) months from the effective date of this Agreement, and shall 6 (six) months thereafter conduct its first annual review to evaluate the performance of the Town Manager. Thereafter, the Commission shall conduct an annual review and evaluation of the Town Manager's performance in accordance with criteria mutually developed and adopted by the Town Commission and the Town Manager which may, among other items, consist of goals and performance objectives which the Commission deems necessary for the proper operation of the Town and the attainment of the Commission's policy objectives. The Commission and Town Manager may establish a

relative priority among the mutually agreed goals and performance objectives. The adopted goals and objectives shall be reasonably attainable within the time limitations specified and within the annual operating and capital budgets as appropriated by the Commission in the applicable fiscal year. The initial goals and performance objectives shall be established within 120 days after commencement of the Town Manager's employment. The goals and objectives shall be re-established thereafter on an annual basis, within 60 days after the annual review and performance evaluation of the Town Manager.

SECTION 9: Hours Per Week

The Town Manager is an exempt employee of the Town as defined in the job description of the position of Town Manager and shall devote whatever time is necessary to properly perform the duties of this position, it being generally understood that substantially more time than 40 hours per week may be required.

SECTION 10: Vacation Leave and Sick Leave

~~During the first year of this Agreement, the Town Manager shall be credited with the same number of days of sick leave as employees of the Town are entitled to per section 6.9 of the Employee Handbook.~~ The Town Manager shall be entitled to four weeks vacation leave per year. Upon termination, the accrual of any vacation time shall be capped at four weeks ~~and sick leave shall be in accordance with section 6.9 of the Employee Handbook.~~

Commented [A1]: THE PREVIOUS 2 TM'S ACCRUED VACATION TIME AT THE SAME RATE AS AN EMPLOYEE WITH 10 YEARS SERVICE TO THE TOWN WHICH EQUATES TO 5 WEEKS VACATION. DALE DID NOT ACCRUE ANY SICK LEAVE AND MARIA ACCRUED TIME AT THE SAME RATE (1.56HRS. PER PAY PERIOD) AS EMPLOYEES.

SECTION 11: Holidays

The Town Manager shall be entitled to the same paid holidays granted to the Town's employees.

SECTION 12: Health Benefits

The Commission shall provide and pay the premiums for comprehensive medical health, dental, ~~and hospitalization, surgical~~, vision, ~~dental and comprehensive medical~~ for the Town Manager and his spouse under the Town's comprehensive Preferred Provider Option Plans. In addition, it shall provide both short term and long term disability coverage for the Town Manager under its current plans. Coverage shall commence in accordance with the terms of the providers' respective contracts, or any exceptions thereto granted by Provider.

Commented [A2]: THE TOWN'S PPO PLAN COVERS HOSPITALIZATION, SURGERY, ETC SO IT IS NOT NECESSARY TO RECITE THE PLAN AS COVERING HOSPITALIZATION AND SURGICAL.

SECTION 13: Life Insurance

The Commission shall provide for a term life insurance policy for the Town Manager under the Town's group life insurance policy which provides for coverage in an amount equivalent to ~~two~~three (23) times the Town Manager's base salary ~~and shall pay the total premiums for this coverage.~~ Coverage shall commence in accordance with the

terms of the provider's contract. The Town Manager ~~shall own the life insurance policy and the life insurance policy shall be in the name of the Town Manager and the Town Manager~~ shall have the right to name the beneficiary of the life insurance policy.

SECTION 14: Retirement

During the first year term of this Agreement, the Town shall contribute into a deferred compensation account or retirement plan chosen by the Town Manager in an amount equal to 10% of the Town Manager's annual base salary plus any salary adjustments. For any subsequent terms of the Town Manager's employment, the Town Commission shall determine the percentage contributed in an amount greater, if any, than this percentage. In such cases this Agreement shall be deemed to be automatically amended to reflect the new percentage of contribution. All such funds shall be owned by the Town Manager and fully transferable upon the termination of the Town Manager's employment to the extent allowed by law.

Within the first thirty (30) days of the Town Manager's employment, the Town shall make all necessary arrangements and approve all necessary documents to allow the Town Manager's direct deposit of earned income in both the ICMA-RC 457 Deferred Compensation Plan and the ICMA-RC 401(a) Defined Contribution Plan.

SECTION 15: Dues and Subscriptions

The Town agrees to pay the Town Manager's professional dues for membership in the International City/County Management Association (ICMA), the Florida City and County Management Association (FCCMA), and the Palm Beach County City Management Association (PBCCMA). The Town shall pay other dues and subscriptions on behalf of the Town Manager provided these dues and/or subscriptions have been appropriated in the Town's budget.

SECTION 16: Outside Activities

With the prior approval of the Commission (which such approval shall not unreasonably be withheld), the Town Manager may engage in additional professional activities separate and apart from Town matters, provided said activities do not conflict or interfere with the performance of the Town Manager's duties and responsibilities to the Town.

SECTION 17: Moving Allowance and Housing Expenses

The Commission agrees to pay \$8,500 for moving expenses plus housing expenses of \$2,400 for the first and last month's rent incurred by the Town Manager.

SECTION 18: Car Allowance, Equipment, General Business Expenses and Professional Development.

The Town Manager shall receive a car allowance of \$500 per month.

The Town shall provide appropriate equipment necessary for the Town Manager to perform the Town Manager's official responsibilities which shall remain the property of the Town.

The Commission agrees to budget for and to pay for reasonable and customary travel and subsistence expenses of the Town Manager for professional and official travel, meetings, and occasions to adequately continue the professional development of the Town Manager and to pursue necessary official functions for the Town, including but not limited to the ICMA annual conferences, the Florida League of Cities annual conferences, and meetings of such other national, regional, state, and local governmental groups and committees in which the Town Manager serves as a member.

The Commission also agrees to budget for and to pay for travel and subsistence expenses of the Town Manager for short courses, institutes, and seminars that are necessary for the Town Manager's professional development, continuing education, and for the good of the Town.

The Commission acknowledges the value of having the Town Manager participate and be directly involved in local civic clubs or organizations. Accordingly, the Commission shall pay for the reasonable membership fees and/or dues to enable the Town Manager to become an active member in local civic clubs or organizations.

Section 19: Indemnify and hold harmless

The Town shall self-insure or otherwise provide and pay for professional liability insurance to fully defend, indemnify and hold harmless the Town Manager against any and all claims, demands, suits, actions or proceedings of any kind or nature, arising out of the performance of the Town Manager's duties and responsibilities as Town Manager.

SECTION 20: Termination for Cause

The employment of the Town Manager may be terminated by a majority vote of the membership of the Commission for cause. The term "for cause" shall be defined to mean:

- 1) Misfeasance, malfeasance and/or nonfeasance in performance of Town duties and responsibilities;
- 2) Conviction of a felony, whether or not adjudication is withheld during the term of this Agreement;
- 3) Willful neglect of duty, including the inability or unwillingness to properly discharge the responsibilities of office;
- 4) Violation of any substantive Town policy, rule, or regulation, which would subject any other Town employee to termination;

- 5) The commission of any act which constitutes moral turpitude;
- 6) A knowing or intentional violation of the Palm Beach County, State of Florida, or the International City/County Management Association's Code of Ethics.

If the Town Manager is terminated for cause, the Parties hereto expressly agree that the Commission is under no legal obligation to pay the Town Manager any severance pay. However, in accordance with Section 10, the Commission shall pay the Town Manager any accrued and unpaid salary and benefits earned prior to the effective date of termination. Other than the payment required by Section 10, the Town shall have no further financial obligation to the Town Manager pursuant to this Agreement.

SECTION 21: Termination without Cause

The Town Manager may be terminated "without cause" provided the Commission gives 120 days advance written notice of its intention to do so.

If the Town Manager is terminated without cause the Town Manager shall be paid a lump sum severance pay consistent with Florida Statutes. The Town shall also compensate the Town Manager the financial value of the health and life insurance coverage it pays for the Town Manager following the date of termination for 20 weeks. After the payments described above are made, the Town shall have no further financial obligations to the Town Manager, and the Town Manager shall execute a general release to that effect.

SECTION 22: Voluntary Resignation

In the event that the Town Manager voluntarily resigns, the Town Manager shall provide to the Commission 120 calendar days advance written notice. The Town Manager shall not be entitled to severance pay; however, the Town Manager shall be entitled to receive accrued unused vacation and sick leave per Section 10 of this Agreement.

SECTION 23: Return of Town Property

Upon the Town Manager's termination of employment, whether voluntary resignation or with or without cause, the Town Manager shall, within three (3) business days, return all Town property to the Town, including but not limited to keys, cell phone, lap top computer, public records not maintained at Town Hall and any other documents or property of the Town.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date set forth below.

ATTEST:

TOWN OF LAKE PARK

By: _____
Vivian Mendez, Town Clerk

By: _____
James DuBois, Mayor

Date

Date

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Thomas J. Baird, Town Attorney

Date

TOWN MANAGER

Date

Bambi Turner

From: Baird, Thomas J. <TBaird@jonesfoster.com>
Sent: Wednesday, April 1, 2015 5:01 PM
To: Bambi Turner
Subject: FW: Your Estimate

You may want to have copies of this available for the Commission. I will be referring to it when I discuss the Contract.

PLEASE NOTE OUR NEW ADDRESS

JONESFOSTER
— JOHNSTON & STUBBS, P.A. —

Thomas J. Baird Florida Bar Board Certified City, County and Local Government Attorney
Direct Dial: 561.650.8232 | Fax: 561.650.5300 | tbaird@jonesfoster.com

Jones, Foster, Johnston & Stubbs, P.A.
4741 Military Trail, Suite 200, Jupiter, Florida 33458
561-659-3000 | www.jonesfoster.com

Incoming emails are filtered which may delay receipt. This email is personal to the named recipient(s) and may be privileged and confidential. If you are not the intended recipient, you received this in error. If so, any review, dissemination, or copying of this email is prohibited. Please immediately notify us by email and delete the original message.

From: John D'Agostino [mailto:jdagostino92257@me.com]
Sent: Tuesday, March 31, 2015 3:06 PM
To: Baird, Thomas J.
Subject: Fwd: Your Estimate

Hi Tom:

This is the latest quote I received after filling out an extensive questionnaire on the furniture and household items I will be moving down to Lake Park.

John D'Agostino
sent from my iPad

Begin forwarded message:

From: movers rare <info@bostonraremovers.com>
Date: March 24, 2015 at 1:16:54 PM EDT
To: jdagostino92257 <jdagostino92257@me.com>
Subject: Your Estimate
Reply-To: movers rare <info@bostonraremovers.com>

- Hello John,

We are tentatively scheduling your move dates for Thursday, April 30, 2015. The services that RARE Moving & Trucking Company, Inc. will provide, via your request, loading the items from 12 Maverick Drive in Mansfield, Massachusetts additional stop at Storage Facility in Pawtucket, Rhode Island and delivering the items to 1 Main Street in Lake Park in Florida. My estimation for your move is based on the shipment weight of \$1.00 per pound, with a minimum weight of 2500 cubic pounds and a fuel surcharge based on the shipments destination:

4/30/2015 4 men & 1 truck Load: 8000 – 10000 lbs. \$9000.00
Materials \$40.00
Fuel Charge \$1100.00
Grandfather Clock Surcharge \$50.00

5/3/2015 3 men & 1 truck Deliver to Lake Park, Florida \$0.00

Total: \$10,190.00

- Thank you,

Velvet Mills
RARE Moving & Trucking Company, Inc.
41 Bailey Street – 2nd Floor
Boston, MA. 02124
617-825-7273
< <http://www.bostonraremovers.com> >

****Note this estimate includes the crews drive time to and from our warehouse. This estimate does not include any additional insurance the customer may want or services such as hoisting or craning. We ask all customers to secure the move date by sending a deposit of \$100 in check or money order to the above address. Or you can call our office to secure your date by debit or credit card. The deposit will be applied to your bill on the day of the move. Gratuities are appreciated.****



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, April 1, 2015,
Immediately Following the
CRA Board Meeting
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
.....		
Bambi McKibbon-Turner	—	Interim 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. Proclamation in Appreciation for Joan Knapp – Friends of the Lake Park Public Library

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 Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

- 2. Regular Commission Meeting Minutes of March 18, 2015 Tab 2
- 3. Special Call Town Manager Interviews Meeting Minutes of March 21, 2015 Tab 3

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

- 4. Ordinance No. 02-2015 to Abandon a 0.49-Acre Portion of the East Jasmine Drive Right-of-Way Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ABANDONING 0.49 ACRE OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED BETWEEN FEDERAL HIGHWAY AND LAKESHORE DRIVE, AND WHICH IS SHOWN AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THIS ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5. Ordinance No. 03-2015 to Rezone 1017 Federal Highway from Commercial-1 (C-1), Respectively, to Planned Unit Development (PUD) Tab 5

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING THE PROPERTY AT 1017 FEDERAL HIGHWAY AND LEGALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" TO THE PLANNED UNIT DEVELOPMENT DISTRICT PROVIDING FOR THE AMENDMENT OF SECTION 78-32 OF THE TOWN CODE TO INCORPORATE THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF A PLANNED UNIT DEVELOPMENT DISTRICT TO THE PROPERTY AT 1017 FEDERAL HIGHWAY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

G. PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:

None

H. NEW BUSINESS:

- 6. Approval of Town Manager Contract and Setting a Start Date Tab 6

I. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

J. ADJOURNMENT

Next Scheduled Regular Commission Meeting will be held on Wednesday, April 15, 2015