



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Regular Commission Meeting  
Wednesday, May 4, 2016, 6:30 PM,  
Lake Park Town Hall  
535 Park Avenue

<b>James DuBois</b>	—	<b>Mayor</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Mayor</b>
<b>Erin T. Flaherty</b>	—	<b>Commissioner</b>
<b>Anne Lynch</b>	—	<b>Commissioner</b>
<b>Michael O'Rourke</b>	—	<b>Commissioner</b>
.....		
<b>John O. D'Agostino</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Town Clerk</b>

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. Palm Beach County/Treasure Coast 2-1-1 Program

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 April 20, 2016

Tab 2

3. Proclamation Recognizing May 1-May 7, 2016 as Municipal Clerk's Week

Tab 3

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

None

**PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:**

None

G. **QUASI-JUDICIAL HEARING(S):**

4. Special Exception Application Filed By NZ Consultants, Inc. For The Special Exception Use of A Substance Abuse Treatment Facility (Detox Component) To Be Located in The R-2 Residence District.

Tab 4

H. **NEW BUSINESS:**

5. Resolution No. 19-05-16 for Approval of the Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach for the 2016 Summer Camp Program

Tab 5

I. **TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

J. **ADJOURNMENT:**

**Next Scheduled Regular Commission Meeting will be held on Wednesday, May 18, 2016**

# **Special Presentations /Reports**

# TAB 1



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 4, 2016

Agenda Item No. *Tab 1*

Agenda Title: Palm Beach County/Treasure Coast 2-1-1 Program

- SPECIAL PRESENTATION/REPORTS
  - BOARD APPOINTMENT
  - PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING
  - NEW BUSINESS
  - OTHER: \_\_\_\_\_
- CONSENT AGENDA
  - OLD BUSINESS

Approved by Town Manager *J. J. Aguirre* Date: 4-18-16

*Vivian Mendez - Town Clerk*  
Name/Title

<b>Originating Department:</b>  <b>Town Clerk</b>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b>  <b>Affiliate Agreement</b>  <b>Informational Flyers</b>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" 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>VM</u> OR Not applicable in this case  <b>Please initial one.</b>

**Summary Explanation/Background:**

The Palm Beach County/Treasure Coast 2-1-1 Program is a community helpline and crisis hotline. The program provides agency site locations and services as a community resource, the Town of Lake Park is currently affiliated.

**Recommended Motion:** No motion is necessary.



**AFFILIATE AGREEMENT**

To ensure continuity of care and support to clients, 211 Palm Beach/Treasure Coast enters into the following agreement with:

Town of Lake Park

CICS1261

(Print or type your agency name here.)

211 Palm Beach/Treasure Coast agrees:

1. To refer callers, who meet the eligibility requirement(s) of the Affiliate, to the Affiliate without regard to race, color, creed, disability, national origin, age, sex, sexual orientation or economic status for assessment/on-going services.
2. To be available as a resource to the Affiliate's clients 24 hours a day for telephone counseling and information and referral to community resources.
3. To be available to the affiliate's staff for information about and referrals to community resources.

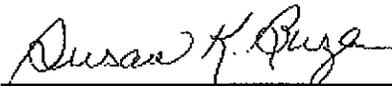
The Affiliate agrees:

1. To receive clients, who meet the eligibility requirement(s), without regard to race, color, creed, disability, national origin, age, sex, sexual orientation or economic status who are referred by 211 Palm Beach/Treasure Coast.
2. To advise clients of the 24-hour availability of 211 Palm Beach/Treasure Coast services.
3. To advise staff of the availability of 211 Palm Beach/Treasure Coast as a resource.
4. To inform 211 Palm Beach/Treasure Coast when changes arise within the Affiliate.
5. That information provided is true and accurate to the best of their knowledge and that this information may be included in published materials and in local or statewide databases.
6. To provide 211 Palm Beach/Treasure Coast a yearly formal update when requested beginning at the start of each calendar year for accuracy, deletion and new content. Agencies can update formally during the year using the online update process proactively on the website.

This letter of agreement will remain in force until terminated by either party contingent upon thirty (30) days written notice.

211 PALM BEACH/TREASURE COAST:

AFFILIATE:



Susan K. Buza, Executive Director



January 3, 2012

Date Signed

July 18, 2012

Date Signed

Fax Cover Sheet

211 Palm Beach/Treasure Coast  
PO Box 3588  
Lantana, FL 33465

To: Judi Hechtman  
Phone: (561) 383-2162  
Email: judi.hechtman@211pbtc.org  
Fax: (561) 383-2172

Date: 7/10/12 Pages: 6

From:  
Agency Name: Town of Lake Park

Contact Name: Dale S. Sugerman

Phone Number: 561-881-3304

I have reviewed the details of our agency/site(s)/service(s), and:

The information is correct                     

We are enclosing corrections           X          

AGENCY

Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

Mailing Address:  
535 PARK AVE  
Lake Park, FL 33403

Agency #: CICS1261  
Last Formal Update: 6/20/2011  
Record Owned By: CICS  
Date Entered: 11/5/2010  
Affiliate Agreement Date: 6/20/2011

Phone Number	EXT	Dept/Contact	Agency Fax
(561) 881-3300			(561) 881-3314

Agency County:	PALM BEACH	Year Incorporated:	
Also Known As:		IRS Status:	
Agency Type:	Municipal Government	Agency FEIN:	59-6000355
Person In Charge:	<del>Marie V. Davis</del> Dale S. Sugerman	License/Accred.:	
In Charge Title:	Town Manager	Annual Budget:	\$0.00
Email:	<del>mdavis@lakeparkflorida.gov</del> dsugerman@lakeparkflorida.gov	Source of Funds:	
Website:	www.lakeparkflorida.gov		
Hours of Operation:	Monday-Friday / 8:30 am-5 pm		
Notes/Description:	Municipal government. Commission meets 1st and 3rd Wednesday / 7 pm.		

Site (Location)

Site Name:	Lake Park Parks and Recreation Department	Site ID:	CICS1261AB
	311 7th Street	Last Formal Update:	6/20/2011
	Lake Park, FL 33403		

**Site Mailing Address:**

311 7th St  
Lake Park, FL 33403

Phone Number	EXT	Dept/Contact	Site Fax
(561) 881-3338			(561) 881-3340

**Also Known As:**

**Person In Charge:** ~~XXXXXXXX~~ Kathleen Carroll  
~~Greg Dowling~~

**In Charge Title:** Director of Parks & Recreation

**Site Accessibility:**

**Site Email:** ~~gdowling@lakeparkflorida.gov~~

**Site Bus Access:**

**Site Website:** www.lakeparkflorida.gov kcarroll@lakeparkflorida.gov

**Site Hours:** Monday-Friday / 8:30 am-5 pm

**Notes/Description:**

**Site Service ID:** CICS010249

**Program Name:**

Taxonomy Code	Site Service
PL-7000	Recreational Activities/Sports

**Target Terms:**

**In Charge:**

Service Phone:	Ext:	Phone 2:	Title:	Fax:

**Site Service Email:** ~~gdowling@lakeparkflorida.gov~~ kcarroll@lakeparkflorida.gov

**Site Service Website:** www.lakeparkflorida.gov

**Site Service Fees:** Varies by activity.

**Site Service Hours:** Monday-Friday / 8:30 am-5 pm

**Service Area:** Town of Lake Park

**Service Intake Process:** Registration - call 561-881-3338.

**Service Eligibility:** Varies by activity.

**Documents Required:**

**Language(s):** English.

**Notes/Description:**

Site (Location)

Site Name: Lake Park Public Library  
529 Park Avenue  
Lake Park, FL 33403

Site ID: CICS1261AD  
Last Formal Update: 6/20/2011

Site Mailing Address:  
529 PARK AVE  
Lake Park, FL 33403

Phone Number	EXT	Dept/Contact	Site Fax
(561) 881-3330			(561) 881-3336

Also Known As:

Person In Charge: Karen Mahnk  
In Charge Title: Library Director

Site Accessibility:

Site Email: kmahnk@lakeparkflorida.gov

Site Bus Access:

Site Website: www.lakepark-fl.gov

Site Hours: ~~Monday - Tuesday / 12-8 p.m., Wednesday - Thursday / 9 a.m. - 5 p.m., Friday - Saturday / 9 a.m. - 1 p.m., Sunday  
Closed~~ Tues./Wed./Thurs. 9 a.m.-8 p.m., Sat. 9 a.m.-4 p.m.

Notes/Description: Closed: Sun./Mon./Fri.

Site Service ID: CICS010253

Program Name:

Taxonomy Code: TJ-4400.5000  
Site Service: Municipal Libraries

Target Terms:

In Charge:

Title:

Service Phone: (561) 881-3330 Ext: Phone 2: Fax: (561) 881-3336

Site Service Email: kmahnk@lakeparkflorida.gov

Site Service Website: www.lakepark-fl.gov

Site Service Fees: Free to residents and non-residents.

Site Service Hours: ~~Monday - Tuesday / 12-8 p.m., Wednesday - Thursday / 9 a.m. - 5 p.m., Friday - Saturday / 9 a.m. - 1 p.m., Sunday~~  
See above hours.

Service Area: Town of Lake Park and the area served by the Library Cooperative of The Palm Beaches

Service Intake Process: Library card.

Service Eligibility: Children under 10 must be accompanied by an adult over the age of 18.

Documents Required:

Language(s): English.

Notes/Description: Copying Services; Photocopying .20 per page  
Laser Copies: .20 per page, >50 per color page  
Access to the internet: Wi-Fi, Public access computers, Facebook and Twitter

ebooks, computer classes, story time, homework & reading help for elementary-age children

Free movies and writing programs for children teens & adults.

Site (Location)

Site Name: Palm Beach County Fire Rescue - Station 68  
1000 Park Avenue  
Lake Park, FL 33403

Site ID: CICS1261AC  
Last Formal Update: 6/20/2011

Site Mailing Address:  
1000 Park Ave  
Lake Park, FL 33403

Phone Number	EXT	Dept/Contact	Site Fax
9-1-1 (561) 840-4581		TO REPORT A FIRE Non-emergency	

Also Known As:

Person In Charge: Mike Wells  
In Charge Title: BattalionChief  
Site Email: mwells@pbcgov.org  
Site Website: www.pbcfr.org  
Site Hours: Every day / 24 hours

Site Accessibility:  
Site Bus Access:

Notes/Description: Local number to contact an individual fire department.

TO REPORT A FIRE, DIAL 911.

Site Service ID: CICS010251

Program Name:

Taxonomy Code: JR-1900.2000  
Site Service: Fire Control/Extinction

Target Terms:

In Charge:

Service Phone: Ext: Phone 2: Title: Fax:  
Site Service Email: mwells@pbcgov.org  
Site Service Website: www.pbcfr.org

Site Service Fees:

Site Service Hours: Every day / 24 hours

Service Area: Town of Lake Park

Service Intake Process:

Service Eligibility:

Documents Required:

Language(s): English.

Notes/Description: Local number to contact an individual fire department.

TO REPORT A FIRE, DIAL 911.

Site (Location)

Site Name: Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

Site ID: CICS1261AA  
Last Formal Update: 6/20/2011

Site Mailing Address:  
535 PARK AVE  
Lake Park, FL 33403

Phone Number	EXT	Dept/Contact	Site Fax
(561) 881-3300			(561) 881-3314

Also Known As:

Person In Charge: ~~XXXXXXXXXX~~ Dale S. Sugerman  
~~Marie A. Davis~~

In Charge Title: Town Manager

Site Accessibility:

Site Email: ~~XXXXXXXXXX~~ dsugerman@lakeparkflorida.gov  
~~XXXXXXXXXX~~

Site Bus Access:

Site Website: www.lakeparkflorida.gov

Site Hours: Monday-Friday / 8:30 am-5 pm

Notes/Description: Municipal government. Commission meets 1st and 3rd Wednesday / 7 pm.

Site Service ID: CICS010248

Program Name:

Taxonomy Code	Site Service
TD-6600.4500	Local Officials Offices

Target Terms:

In Charge: Title:

Service Phone: Ext: Phone 2: Fax:

Site Service Email: ~~XXXXXXXXXX~~ dsugerman@lakeparkflorida.gov  
~~XXXXXXXXXX~~

Site Service Website: www.lakeparkflorida.gov

Site Service Fees:

Site Service Hours: Monday-Friday / 8:30 am-5 pm

Service Area: Town of Lake Park

Service Intake Process:

Service Eligibility:

Documents Required:

Language(s): English.

Notes/Description: Municipal government. Commission meets 1st and 3rd Wednesday / 7 pm.

## **Crisis Intervention & Suicide Prevention**

211 is here for anyone in emotional crisis or thinking of suicide. If you or someone you know

- Has a problem and doesn't know where to turn
- Is thinking of suicide
- Needs to know where to get help
- Wants to talk to someone who really listens

Call 2-1-1. When you don't know where to turn.....we are here!



## **Other Services**

211 Helpline provides advocacy and support to vulnerable populations

**Elder Crisis Outreach** for distressed, overwhelmed or at-risk elders

**Sunshine Telephone Reassurance** for isolated elders and adults with disabilities

**Health Care Advocacy** for adults struggling with health care or insurance issues

**Special Needs Helpline** for families or caregivers of children with special needs

**Help Me Grow** for families with concerns about their child's behavioral, emotional & physical development.



## **AGENCY MISSION:**

211 Palm Beach/Treasure Coast's mission is to connect people to services 24 hours a day by understanding their individual, emotional, financial and community needs and to support the health & human service system as a whole.



*“Entering our 5th decade of quality and caring service for the community!”*

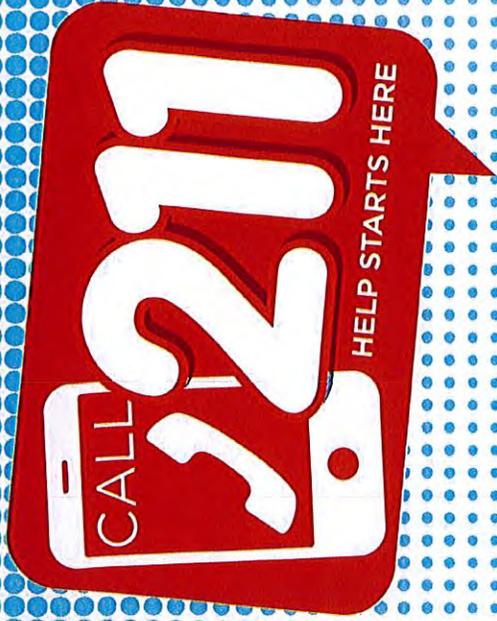
### **National Accreditation:**

Alliance of Information & Referral Systems, American Association of Suicidology and Contact USA-Chat

### **Major Funders include:**

Children's Services Council of Palm Beach County; Palm Beach County Commission; Palm Beach Sheriff's Office; National Suicide Prevention Lifeline; Southeast FL Behavioral Health Network; Town of Palm Beach United Way; United Way of PBC

**211PalmBeach.org**



When you don't know where to turn...

We're Here to Listen, We're Here to Help!  
**FREE • 24/7 • CONFIDENTIAL**



**211PalmBeach.org**

# What is 211?

211 is a community helpline and crisis hotline. Highly trained and accredited Resource Specialists offer guidance and support in helping teens, adults, families, seniors, caregivers and professionals find the services they need.

Free, confidential, available 24 hours a day, 7 days a week.

## Our Resource Specialists will:

- Listen as you explain your situation
- Assess your problems and needs
- Help you find answers to your questions
- Provide you with options

## Se Habla Español Nou Pale Kreyòle

To Chat via Text Message,  
Text your zipcode to:

**898211**



## Your Partner In Locating Community Resources

For everyday needs and  
in times of crisis . . .

**SIMPLY CALL 2-1-1** to find out about and get connected to the following types of services and more:

### Basic Human Needs:

Food, clothing, emergency shelter and rent/mortgage/utility assistance.

### Physical & Mental Health:

Crisis intervention, victim services, domestic violence, health services, drug/alcohol treatment, mental health counseling, Medicare/Medicaid, support groups.

### Employment Related:

Job training, resume assistance, educational programs, transportation assistance, day care.

### Support for Children, Youth, & Families:

Tutoring, advocacy, summer camps, child care.

### Support for Older Adults:

Home delivered meals, senior centers, home health care, transportation, volunteer opportunities.

CHAT ONLINE DAILY  
10am-8pm

**211PalmBeach.org**

# Real People, Real Problems...

*"You saved my life. If you hadn't convinced me to give my gun to my sister, I don't think I'd be here today. I am so grateful that you were there for me last night." 30-year-old veteran*

*"I just needed to talk, and you really listened to what I had to say."*

*14-year-old girl who is unhappy in school and feels alone*

*"Thank you for working with me. I was having trouble paying my bills, and you connected me with an agency that's helping me get back on my feet." Single Mom*

*"My husband was starting to have memory problems, and I didn't know where to turn. I don't know what I would have done without your support." 75-year-old wife*

*My three year old has recently been diagnosed with a disability and you listened to me and let me know that I was not alone and there are services to help my son." Overwhelmed parent*

# NEED TO TALK?



211\_HelpLine



f 211 HelpLine





*Help Me Grow Florida promotes healthy development for every child, birth through age eight, in our state.*

**Help Me Grow Florida** promotes early identification of developmental, behavioral or educational concerns, then links children and families to community-based services and supports at no cost to parents and caregivers. Help Me Grow provides:

- ✓ Development and behavioral screenings
- ✓ Information, resources and materials
- ✓ Referrals with follow-up and care coordination
- ✓ Enrollment assistance in community programs
- ✓ Networking opportunities for families, service providers and community partners



**Who is eligible for Help Me Grow?**

Help Me Grow serves Florida families with young children, birth to age eight. To see if Help Me Grow is active in your community, visit: [www.helpmegrowfl.org](http://www.helpmegrowfl.org).

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**We Connect Families with Community-Based Programs for Developmental, Behavioral, Educational and Health Services**

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**Did you know** that skills such as:

- standing up,
- scribbling,
- babbling, and
- pointing to body parts

are **developmental milestones?**

Children reach milestones in how they play, learn, speak, behave, and move!

See back page for a quick glance at developmental milestones.



**Call 2-1-1**

AND ASK FOR **Help Me Grow**

THE NUMBER EVERY PARENT NEEDS TO KNOW

Help Me Grow Florida is an affiliate of the Help Me Grow National Network





# HOPE

WHEN YOU NEED IT MOST

211PalmBeach.org

SPONSORED BY:  
**Palm Healthcare**  
 FOUNDATION, INC.

FREE • CONFIDENTIAL • HERE FOR YOU 24/7



## PALM BEACH COUNTY- HEALTHCARE RESOURCES

MEDICAL EMERGENCY	9-1-1	MENTAL HEALTH CRISIS	2-1-1
<b>CLINIC/HEALTH CENTER</b>		<b>DOMESTIC ABUSE/RAPE CRISIS</b>	
Caridad Center (Boynton)	(561) 737-6336	Abuse Hotline- Florida	(800) 962-2873
Children's Medical Services, FLDOH	(877) 822-5203	Aid to Victims of Domestic Abuse	(800) 355-8547
Community Health Center of West Palm Beach	(561) 840-8681	Mary Rubloff YWCA Harmony House	(800) 973-9922
FAU Community Health Center (plus mental health)	(561) 803-8880	Rape/Violent Crime Hotline	(561) 833-7273
Florida Community Health Center (Pahokee)	(561) 924-6100	Victim Services (Palm Beach County) press 3	(561) 355-2418
FL Dept.of Health- CL Brumback Health Ctr- Glades	(561) 996-1600	<b>HEALTH INSURANCE/HEALTHCARE</b>	
FL Dept.of Health- Delray Beach Health Center	(561) 274-3100	211 Health & Mental Health Advocate	2-1-1
FL Dept.of Health- Lantana/Lk Worth Health Center	(561) 547-6800	Enroll America	(561) 400-3726
FL Dept.of Health- West Palm Beach Health Center	(561) 514-5300	Health Care District of Palm Beach County	(866) 930-0035
FoundCare Health Center (WPB)	(561) 432-5849	Medicaid	(866) 762-2237
Genesis Community Health (Boynton)	(561) 735-6553	Medicare (via Social Security)	(800) 772-1213
Health Care District- C.L. Brumback Primary Care Clinics:		<b>HIV</b>	
Belle Glade, Delray Beach, Lake Worth,		Compass-Community Center	(561) 533-9699
Lantana, West Palm Beach. Call ...	(561) 642-1000	FL Health Dpt. PBC HIV/AIDS Screening and Info	(561) 804-7900
MyClinic (Jupiter)	(561) 203-7511	FoundCare HIV/AIDS Program (WPB)	(561) 472-2466
<b>COUNSELING/MENTAL HEALTH</b>	2-1-1	Hibiscus Haven (Subst. treatment women & HIV)	(561) 833-6826
Alpert Jewish Family & Children's Service	(561) 684-1991	TOPWA- Families First outreach- pregnant women	(561) 721-2887
AMIGOS Drop-In Center (Jeff Industries)	(561) 582-7424	<b>MEDICAL EQUIPMENT</b> Clinics Can Help	(561) 640-2995
Association for Community Counseling	(561) 638-0908	<b>MENTAL HEALTH- CRISIS INTERVENTION</b>	
Boys Town South Florida	(561) 366-9400	Mobile Crisis Team (Jerome Golden Center) Glades	(561) 992-8707
Catholic Charities, Diocese of PBC	(844) 848-6777	Mobile Crisis Team (Jerome Golden Center)	(561) 383-5777
Center for Family Services of PBC	(800) 404-7960	Mobile Crisis Team (South County Mental Health)	(561) 637-2106
Center for Trauma Counseling	(561) 444-3914	<b>PRENATAL/PREGNANCY CONCERNS</b>	
Faulk Center for Counseling	(561) 483-5300	Healthy Mothers/Healthy Babies	(888) 414-4642
Jerome Golden Center for Behavioral Health	(561) 383-8000	<b>SUBSTANCE ABUSE</b>	
Multicultural Community Mental Health Center	(561) 653-6292	AA Palm Beach County Intergroup	(561) 655-5700
National Alliance on Mental Illness of PBC	(561) 588-3477	Central Florida Treatment Center	(561) 439-8440
Peer Place Drop-In Center (MHA)	(561) 712-0584	Drug Abuse Foundation of Palm Beach County	(561) 278-0000
Ruth & Norman Rales Jewish Family Service	(561) 852-3333	Drug Abuse Treatment Association (Youth)	(561) 743-1034
<b>DENTAL</b>	2-1-1	Gratitude House (Pregnant women accepted)	(561) 833-6826
Caridad Center (Boynton)	(561) 737-6336	PANDA (Mothers w/children)	(561) 993-8082
FoundCare (West Palm Beach)	(561) 432-5849	Parent-Child Center (Community Partners)	(561) 841-3500
HCD- C.L. Brumback Primary Care & Dental Clinics	(561) 642-1000	Tobacco & Smoking – Quit Now!	(877) 822-6669
Riviera Beach Dental (HIV/AIDS patients served)	(561) 804 -7950	Wayside House (Women)	(561) 278-0055



This guide was funded through the generous support of Palm Healthcare Foundation  
 Also encouraging 5-2-1-0 Let's Go! Healthy Habits for Life @ [www.5210letsgo.com](http://www.5210letsgo.com)

**CLOTHING**

Extended Hands Com. Outreach (work cloths)	(561) 315-5463
Farmworker Coordinating Council of PBC	(561) 533-7227
Oasis Compassion Agency (Lake Worth)	(561) 967-4066
Revival Community Outreach (Riviera Beach)	(561) 201-7152
Salvation Army Social Services (Boca Raton)	(561) 391-1344
Salvation Army Social Services (Lake Worth)	(561) 968-8189
Salvation Army Social Services (WPB)	(561) 686-3530
True Fast Outreach Ministry (WPB)	(561) 594-5689

**CREDIT COUNSELING/MONEY MANAGEMENT**

Clear Point Credit Counseling Service	(888) 835-8398
Consolidated Credit Counseling Service	(800) 210-3481
DebtHelper.com	(800) 920-2262
Financial Empowerment- budget/credit-repair/resume	(561) 833-1461
Prosperity Center (Belle Glade) also free VITA tax help	(561) 996-2479
Prosperity Center (WPB) also free VITA tax help	(561) 655-7581

**DISABILITY SERVICES**

211 Help Me Grow-developmental screenings & more	2-1-1
211's Special Needs HelpLine (children 0-22)	2-1-1
Agency for Persons with Disabilities	(561) 837-5564
ARC of the Glades	(561) 996-9583
ARC of Palm Beach County	(561) 842-3213
Center for Autism and Related Disabilities (FAU)	(561) 297-2055
Coalition for Independent Living Options	(561) 966-4288
Disability Rights Florida	(800) 342-0823
Division of Blind Services	(866) 225-0794
EEOC-Disabilities & Accessibility Specialist	(800) 669-4000
Lighthouse for the Blind of the Palm Beaches	(561) 586-5600
United Way's Special Needs Equipment Fund	(561) 375-6650
Your Aging and Disability Resource Center (AAA)	(866) 684-5885

**EDUCATION**

Adult Education Center	(561) 616-7800
Literacy Coalition of PB County Hotline	(800) 273-1030
Palm Beach State College	(561) 868-3350

**EMPLOYMENT**

CareerSource	(561) 340-1060
El Sol Jupiter Neighborhood Resource Center	(561) 745-9860
Florida DOE Div. Voc. Rehab (Disabled)	(561) 650-6804

**FINANCIAL ASSISTANCE**

Information and Referral to local providers (assistance based on income and other qualifications)	2-1-1
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**FOOD ASSISTANCE**

Food Stamps/SNAP (DCF ACCESS)	(866) 762-2237
Food Pantries/ Soup Kitchens/ Food Stamps/SNAP	2-1-1

**FORECLOSURE CONCERNS**

DebtHelper.com	(561) 472-8000
Florida's Hardest Hit Mortgage Assistance	2-1-1
Foreclosure Mitigation Counseling/Urban League	(561) 833-1461
REACH-foreclosure & first time home buyer help	(561) 491-1670

**HOMELESS ASSISTANCE INFO**

**LEGAL SERVICES**

American Civil Liberties Union of Florida	(786) 363-2700
Catholic Charities (Immigration program)	(561) 345-2003
Florida Rural Legal Services	(800) 284-4588
Legal Aid Society of PBC (Civil Court)	(561) 655-8944
Legal Aid Society of PBC (Domestic Violence)	(561) 655-8944
Public Defender (Early Probation Termination-eligible only)	(561) 355-7500
Public Defender (Sealing/Expunction/Civil Rights Restore)	(561) 355-7500

**PARENT & FAMILY**

Boys Town South Florida	(561) 366-9400
Bridges -Housing Partnership	(561) 740-7017
Bullying	2-1-1
Compass-Gay/Lesbian (LGBT) family support	(561) 533-9699
Early Learning Coalition-childcare & other programs	(561) 514-3300
Healthy Beginnings (Prenatal & birth to 5 years)	(888) 634-7900
Mentoring Center -United Way of PBC	(561) 375-6600
National Single Parents Resource Center	(561) 441-8557
Parent-Child Center/Community Partners-counseling	(561) 841-3500
PBC Substance Awareness Coalition-parent resources	(561) 844-5952
Toby Center for Family Transition-divorce/separation	(561) 244-0010
Unified Family Court (15th Judicial Circuit)	(561) 355-2431
Youth Services Dept. (Palm Beach County)	(561) 242-5700

**TRANSPORTATION**

Palm Tran Bus Information	(877) 930-4287
Palm Tran CONNECTION Door-to-Door	(877) 870-9849
Medicaid Transportation (Non-Emergency Medical)	(866) 726-1457
Tri-Rail	(800) 874-7245

**VETERAN'S CRISISLINE**

**1- (800) 273-TALK**

**VETERAN'S SERVICES**

First Stop Veteran's Center-FHLC	(561) 968-1612
Florida National Guard Family Assistance Center	(305) 906-1191
Jupiter Vet Center	(561) 422-1220
Palm Beach Vet Center	(561) 422-1201
VA Medical Center WPB	
Veteran's Court-VA Medical Center WPB	(561) 662-5283
Veterans Resource Center (Homeless)	(561) 422-8223
Woman Veterans Health Programs-VA Medical Ctr	(561) 422-6881

**WATER SAFETY/DROWNING PREVENTION** (561) 616-7068

This is a partial listing of frequently requested information maintained by 211 HelpLine and is the most current available as of the date of submission to the printer for publication May 2016. Inclusion on this guide does not imply endorsement nor does omission imply a lack of endorsement by 211 HelpLine. For more info call 2-1-1.



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## SENIOR GUIDE TO COMMUNITY SERVICES - PALM BEACH COUNTY

### MEDICAL EMERGENCY 9-1-1 MENTAL HEALTH CRISIS 2-1-1

#### ABUSE - ADULT & DOMESTIC

- Abuse Hotline-Florida (800) 962-2873
- Aid to Victims of Domestic Abuse (800) 355-8547
- Victim Services (also Rape Crisis) (561) 833-7273
- Long-Term Care Ombudsman (888) 831-0404

#### ADULT DAY CARE 2-1-1

#### ALCOHOL & DRUG ABUSE 2-1-1

#### ALZHEIMER'S CRISISLINE (800) 394-1771

#### ALZHEIMER'S DISEASE

- Alzheimer's Association 24-hour helpline (800) 272-3900
- Alzheimer's Care Resource Center (855) 476-7600
- Alzheimer's Community Care (561) 683-2700
- Memory Disorder Ctr- St. Mary's Medical (561) 882-6363
- Memory & Wellness Center at FAU (561) 297-0502

#### CARE MANAGERS/HOME CARE 2-1-1

#### CONSUMER COMPLAINTS

- Better Business Bureau (561) 842-9278
- Condo Ombudsman (954) 202-3234
- Consumer Affairs Division of PBC (561) 712-6600
- Florida Division of Consumer Services (800) 435-7352

#### CREDIT COUNSELING/MONEY MGT

- ClearPoint Credit Counseling Solutions (800) 251-2227
- Consolidated Credit Counseling (800) 210-3481
- Debthelper.com (800) 920-2262
- PBC Cooperative Extension Service (561) 233-1742
- Prosperity Center-Housing Partnership (561) 655-7581

#### CRIME/FRAUD-Don't Become A Victim!

- Consumer Helpline (insurance fraud) (800) 378-0445
- Division of Victim Services (561) 355-2418
- Economic Crimes: Crimes Against Elderly (561) 355-7394
- Seniors vs. Crime (800) 203-3099
- Your Aging & Disability Resource Ctr (866) 684-5885
- Victim Services (Office of Attorney Gen) (561) 837-5000
- Victim Services (State Attorney's Office) (561) 355-7100

#### CRISIS INTERVENTION-MENTAL HEALTH

- Mobile Crisis Team (Jerome Golden) North (561) 383-5777
- Mobile Crisis Team (South Co Mental Health) (561) 637-2102

#### DEATH/DYING/GRIEF

- Hospice & HomeCare By The Sea (800) 392-3188
- Hospice of Palm Beach County (888) 848-5200
- VITAS Innovative Hospice Care (800) 938-4827

#### DISABILITY SERVICES

- Audiology With A Heart (561) 366-7219
- Coalition for Independent Living Options (561) 966-4288
- Division of Blind Services (866) 225-0794
- FL Alliance for Assistive Services & Tech. (888) 788-9216
- Florida Relay Service (800) 676-3777
- Lighthouse for the Blind (561) 586-5600

#### DISABLED PARKING PERMITS (561) 355-2264

#### EDUCATION-ADULT

- Adult Education School District of PBC (561) 616-7800
- Literacy Coalition of Palm Beach County (800) 273-1030

#### EMPLOYMENT-ELDER

- AARP's SCSEP (Sr. Employment) (561) 471-9828
- CareerSource (800) 556-5627

#### FINANCIAL/UTILITY ASSISTANCE 2-1-1

#### FOOD ASSISTANCE/CONGREGATE MEAL SITES

- Access Food Stamps/Food Pantries/Meal Sites 2-1-1
- Boca Helping Hands (561) 417-0913
- Ruth & Norman Rales JFS & limited financial (561) 852-3333
- Congregate Sites: also see Senior Centers listed back page**
- Greenacres Leisure Services- meal site (561) 642-2090
- Lindsay Davis Center-Riviera Bch-meal site (561) 840-3166
- Morselife-(Kosher) West Palm Bch- meal site (561) 623-2922
- St Andrews Residence-West Palm Bch meal site (561) 655-1504
- Riverview Apartments-Lake Worth meal site (561) 585-9196
- Village of Royal Palm Cultural Arts-meal site (561) 790-5149
- Volen Center (Kosher)Boca/Delray meal sites (561) 395-8920



Sunshine is a free program of 211, PBC's community helpline and crisis hotline. Sunshine is made possible through the support of the Town of Palm Beach United Way and the Jim Moran Foundation. Calls to 211 are free, confidential and 24/7.



# SENIOR GUIDE TO COMMUNITY SERVICES - PALM BEACH COUNTY

## FORECLOSURE CONCERNS

2-1-1

## GRANDPARENTS RAISING GRANDKIDS

Kin Support Project-Families First PBC (561) 721-2887  
 Relative Caregivers-Legal Aid Society ext.275 (561) 655-8944  
 PBC Extension Services/UF (GRANDS) (561) 233-1742  
 MorseLife (561) 289-8578

## GUARDIANSHIP

Clerk of the Court 15th Judicial Circuit (561) 355-2996

## HEALTH CONCERNS

American Cancer Society (561) 616-9370  
 American Diabetes Association (800) 342-2383  
 American Heart Association (800) 242-8721  
 American Lung Association SE Florida (800) 330-5864  
 Lupus Foundation of America-FL Chapter (855) 905-8787  
 National Parkinson Foundation Chapter (561) 379-4593

## HOME DELIVERED MEALS/HEALTH CARE 2-1-1

## HOME IMPROVEMENT

Rebuilding Together-Solid Waste Authority (561) 697-2700

\*Based on qualifying income guidelines

## HOSPITALS

Bethesda Memorial Hospital (561) 737-7733  
 Boca Raton Regional Hospital (561) 395-7100  
 Delray Medical Center (561) 498-4440  
 Good Samaritan Medical Center (561) 655-5511  
 JFK Medical Center (South) (561) 965-7300  
 JFK Medical Center (North) (561) 842-6141  
 Jupiter Medical Center (561) 747-2234  
 Palm Beach Gardens Medical Center (561) 622-1411  
 Palms West Hospital (561) 798-3300  
 St. Mary's Medical Center (561) 844-6300  
 Wellington Regional Medical Center (561) 798-8500  
 West Boca Medical Center (561) 488-8000  
 West Palm Beach Veterans Medical Center (800) 972-8262

## INSURANCE

211 Health Care Advocate 2-1-1  
 DCF Access Florida (Medicaid) (866) 762-2237  
 Health Care District (866) 930-0035  
 Health Insurance Marketplace [www.HealthCare.gov](http://www.HealthCare.gov)  
 Medicare Information (800) 633-4227  
 SHINE-help with Medicare concerns (866) 684-5885

## LEGAL SERVICES

Florida Rural Legal Services (800) 284-4588  
 Florida Senior Legal Helpline (888) 895-7873  
 Legal Aid Society-Elder Law Project ext. 228 (800) 403-9353

## MEDICAL SUPPLIES/EQUIPMENT

Clinics Can Help (561) 640-2995  
 Southeast Mobility (561) 364-2600

## MENTAL HEALTH/ COUNSELING

Center for Trauma Counseling (561) 444-3914  
 Different Like Me-South Coastal PBC (561) 289-2545  
 Glades Crisis Stabilization Unit (561) 993-8022  
 Mental Health Association of PBC (561) 832-3755  
 NAMI-National Alliance for the Mentally Ill (561) 588-3477  
 Ruth & Norman Rales JFC (Senior Counseling) (561) 852-3333

## PRESCRIPTION ASSISTANCE

2-1-1

## SENIOR CENTERS (also PBC D.O.S.S. Meal sites)

Boynton Beach Senior Center (561) 742-6570  
 Mid County Senior Center (Lake Worth) (561) 357-7100  
 North County Senior Center (PBG) (561) 694-5435  
 The Volen Center (Boca Raton) (561) 395-8920  
 West County Senior Center (Belle Glade) (561) 996-4808

## SERVICE DOGS-Canine Companions

(800) 572-2275

## SOCIAL SECURITY ADMIN

(800) 772-1213

## SUPPORT GROUPS

2-1-1

## TRANSPORTATION

Community Coach/ LIFT-South County (561) 395-8920  
 Palm Tran CONNECTION Door-to-Door (877) 870-9849  
 Palm Tran Bus Information (877) 930-4287  
 Tri-Rail (800) 874-7245

## VETERAN'S CRISISLINE

1-(800) 273-TALK

## VETERAN SERVICES

FL Dept. of Veterans Affairs-benefits counseling (561) 422-8204  
 Funeral/Burial Benefits-Dept. of Veteran Affairs (800) 827-1000  
 Jupiter Vet Center (561) 422-1220  
 Palm Beach Vet Center (561) 422-1201  
 Veteran Services-Palm Beach County (561) 355-4761  
 West Palm Beach VA Medical Center (800) 972-8262  
 Women Vets Health Programs (561) 422-1236

## VETERANARIAN

Paws 2 Help-clinic & pet care at low cost (561) 712-1911

## VOLUNTEER OPPORTUNITIES

211's Sunshine Daily Telephone Calls to Seniors 2-1-1  
 United Way of Palm Beach County (561) 375-6600



This is a partial listing of frequently requested information maintained by 211 HelpLine and is current as of May 2016. Inclusion does not imply endorsement nor does omission imply lack of endorsement by 211. For more information call 211.

# **Consent Agenda**

# TAB 2



**Town of Lake Park Town Commission**

**Agenda Request Form**

**Meeting Date:** May 4, 2016

**Agenda Item No.** *Tab 2*

**Agenda Title: Regular Commission Meeting Minutes of April 20, 2016**

- SPECIAL PRESENTATION/REPORTS  **CONSENT AGENDA**
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_ READING
- NEW BUSINESS
- OTHER: \_\_\_\_\_

**Approved by Town Manager** *[Signature]* **Date:** *4-25-16*

*Vivian Mendez - Town Clerk*  
**Name/Title**

<b>Originating Department:</b>  <p style="text-align: center;"><b>Town Clerk</b></p>	<b>Costs: \$ 0.00</b> <b>Funding Source:</b> <b>Acct. #</b> <input type="checkbox"/> Finance _____	<b>Attachments:</b> <b>Agenda meeting minutes Exhibits "A - C"</b>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> <b>Not Required</b>	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <i>UM</i> <b>Please initial one.</b>

**Summary Explanation/Background:**

**Recommended Motion:**

To approve the Regular Commission Meeting Minutes of April 20, 2016.



**Minutes**  
**Town of Lake Park, Florida**  
**Regular Commission Meeting**  
**Wednesday, April 20, 2016, 6:30 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, April 20, 2016 at 6:30 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch and Michael O'Rourke, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

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

Mayor DuBois announced that Senator Clemens and House Representative Powell would arrive shortly. He stated that Deputy Greg Newborn would give the quarterly update report for the Palm Beach County Sheriff's Office Citizens on Patrol.

**SPECIAL PRESENTATIONS/REPORTS**

**1. Palm Beach County Sherriff's Office Citizens On Patrol Quarterly Update Report.**

Deputy Greg Newborn gave the Citizens on Patrol update report. He explained that in January there were a total of 93 hours patrolled in Lake Park; in February, there were a total of 105 hours; and in March, there were a total of 139 hours. He updated the Commission on the recruitment efforts that were conducted at the Easter Egg Hunt. He announced that on April 27, 2016 they would be conducting a recruitment presentation at the Lake Park Library.

Vice-Mayor Glas-Castro asked how the event was advertised. Deputy Newborn stated that the information was sent to the Town Manager for uploading to the Town's Twitter and Facebook accounts. He stated that there are poster board in Town Hall and the Library announcing the recruitment efforts. Town Manager D'Agostino explained that he sent an email to the Commission asking that they place the recruitment information on their Twitter and Facebook accounts.

Commissioner Lynch explained that she spoke with Colonel Fennel regarding reaching out to the Haitian community.

Deputy Newborn asked the Commission if there were any events taking place in Town that they could participate. Town Manager D'Agostino stated that the Sunset Celebration would be held on Friday, April 29, 2016 from 6:00 p.m. – 9:00 p.m. at the Marina. Mayor DuBois stated that the Chili Cook-Off would be held on Saturday, April 30, 2016 from 11:00 a.m. until 5:00 p.m. at Kelsey Park. Deputy Newborn asked that the specifics regarding each event be emailed to him.

Commissioner Flaherty asked that the information be posted on the message board outside of Town Hall. Town Manager D'Agostino agreed. Commissioner Flaherty asked if the information could be posted on Channel 18. Town Manager D'Agostino agreed.

Lt. Vassalotti reminded the Commission that if the Town had 15 volunteers then the Town would have its own Rover Unit. Deputy Newborn stated that Lake Park has three (3) volunteers. Commissioner Lynch asked what the youngest age limit was to be a volunteer. Deputy Newborn stated 21 years old.

## **2. Legislative Update Senator Clemens and House Representative Powell**

Senator Jeff Clemens introduced himself and House Representative Bobby Powell. He thanked the Commission for the invitation to the meeting. He explained that the Legislative Session was the most bipartisan session they had. He explained that the budget passed. He explained some of the legislation that did not pass, such as local governments cannot band the sale of Styrofoam; when local elections would be held; and fracking. He stated that the Governor did not approve water funding for the Town. He explained that the most water funding that was granted was less than a few million per project. He apologized for not being able to get the request in the Legislative budget this year. He suggested phasing the project, seeking funding from multiple sources, and requesting smaller amounts.

House Representative Powell thanked the Commission for their continued efforts. He explained that the Legislature passed an \$82.7 million budget. He explained that there were items on the tax cut that were eliminated, such as a tax-free holiday on ammunition, a back to school tax-free holiday was cut from 10 days to three (3). He explained that bad legislation was not approved due to the assistance on the Senate side. He explained that some items moved through the House side, but not on the Senate side (such as guns on campus, open carry, and stand your ground). He explained that education funding has not reached where it was in 2008 and 2009, but they continue to improve funding. He explained that the expansion of healthcare continues to struggle. He stated that overall they had a good session.

Commissioner O'Rourke asked if the water funding initiatives were driven by the Governors election. Senator Clemens stated that this was an election year and explained that the Fair Districts Amendment also contributed. He explained how the District boundaries throughout the State were drawn. He announced that as a result of the redistricting he would not be representing the Town of Lake Park. He stated that a new Senate seat would run from south on Southern Blvd to Jupiter and House Representative Powell would be running for that seat. Commissioner O'Rourke thanked and appreciated Senator Clemens for his service to the Town of Lake Park.

Vice-Mayor Glas-Castro recapped that Senator Clemens stated that the Town should start early in speaking to representatives and asked if there were key members that the Commission should be speaking with during the next session. House Representative Powell stated that it would be a challenge to start meeting with representatives now because Committees had not been formed yet, or who would be elected. He suggested preparing early for the session by deciding which portions of the water project could be

done and getting additional funding sources. He offered to provide the list of the water funded projects. Senator Clemens explained that water projects typically are not funded in large amounts.

Town Manager D'Agostino thanked the Senator and House Representative for their efforts. He explained that staff would be working with a Federal representative to review funding options at the Federal level. He explained that if the Town could get Federal funding, then the Town could go to the Legislature to request the match for the funding. Senator Clemens agreed with following that path.

Senator Clemens explained that when they realized that the Sober House legislation was not being approved, they were instrumental in placing \$275,000 in the budget for State Attorney Ehrenberg to form a working group to recommend changes and to do test prosecution. He encouraged the Town to contact State Attorney Ehrenberg if the Town has any Sober Homes that may be right for such a thing.

**PUBLIC COMMENT:**

1) **Joseph Soroto**, owner of 940 Park Avenue explained the dumpster collection issues and fines associated with the issues on his property. He asked the Commission for an adjustment on the fines owed on the property. Mayor DuBois explained that the Commission could not make that determination; the Special Magistrate would hold a hearing to determine the fine adjustment. Town Attorney Baird explained that the Town has a pending foreclosure against the property. He explained that there was a meeting scheduled for tomorrow to discuss what it would take the property to come into compliance. Mayor DuBois stated that the Commission would not interfere with the process. He suggested that the full amount owed be paid to the Town.

2) **Derrick Dursett**, introduced his new business at 1400 10<sup>th</sup> Street called Kangaroo House Subs & More. He explained that they are a non-profit organization called Gods Loving Hands Feeding the Homeless, which he co-owns with a family member. He explained how the non-profit works out of the Kangaroo shop and how the proceeds go back to the community. He explained that their program would expand to include breakfast on Saturday mornings.

**CONSENT AGENDA:**

- 3. Regular Commission meeting minutes of April 6, 2016.**
- 4. Proclamation Recognizing April 29, 2016 a National Arbor Day**
- 5. Proclamation for Water Conservation and Water Reuse**

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

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner O'Rourke	X		

Vice-Mayor Glas-Castro	X		
Mayor DuBois	X		

Motion passed 5-0.

**OLD BUSINESS:**

**6. Next Visioning Session**

Town Manager D’Agostino explained the history of the Visioning sessions. The Commission came to consensus to hold the next Visioning session on Wednesday, June 15, 2016 at 6:00 p.m.

**NEW BUSINESS:**

**7. Resolution No. 18-04-16 to Amend the Town of Lake Park Uniform Classification System to Create the Job Description For the Position of Special Events Director; to Revise the Job Descriptions For the Positions of Recreation Supervisor and Special Events Coordinator; and, to Change the Name of the Parks and Recreation Department to the Special Events Department.**

Town Manager D’Agostino explained the item (see Exhibit “A”). Commissioner O’Rourke asked if the facility rentals function would be included. Town Manager D’Agostino agreed. Commission O’Rourke asked if the responsibilities would include working with outside event organizers to hold events in the Town. Town Manager D’Agostino agreed and gave an example of how a Special Events Director would work with event organizers. Commissioner O’Rourke asked if the responsibilities would include summer programs. Town Manager D’Agostino explained that the Recreation Supervisor would report to the Special Events Director and would have the opportunity to work closely with promoting programs. Commissioner O’Rourke asked if the Director responsibilities would include working with other entities. Town Manager D’Agostino explained that the Town would be presenting an Interlocal Agreement with the Village of North Palm so that Lake Park children could attend the Village’s summer camp program. He stated that depending on how that partnership turns out, staff would then determine how to move forward. Commissioner O’Rourke pointed out that the Town would still have the opportunity to continue programs.

**Motion: Commissioner Lynch moved to approve Resolution 18-04-16; Vice-Mayor Glas-Castro seconded the motion.**

Commissioner Flaherty was in favor of the Special Events Director and expressed concern moving away from a Recreation Director. Town Manager D’Agostino suggested trying the new position of a Special Events Director for one year and reevaluating programs in the future.

Vice-Mayor Glas-Castro gave an example of how the Village of Palm Springs has a Leisure Services Department, which has a Special Events Coordinator and a Recreation Supervisor. She explained that they work together so much that you do not notice that the responsibilities are different because the activities were intertwined. She understands how difficult it has been for the Town to solicit volunteers for program to be successful. She agreed with focusing on Special Events for the upcoming year.

Commissioner O'Rourke agreed with the Special Events Director position and work towards a recreation program in the future. He stated that the Special Events Director could utilize Town facilities rentals and generate revenue for programs.

Commissioner Lynch commented on what the Special Events Director in the short term could do for the Town.

Mayor DuBois agreed with viewing the position differently through Special Events, which could improve programs for the Town. He agreed with trying a Special Events Director.

Commissioner Lynch stated that programs are needed for the elderly as well.

Vote on Motion:

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

Motion passed 5-0.

**8. Selection of Date, Time, Location, Type of Event and Invitees for the Volunteer Recognition Reception.**

Town Manager D'Agostino explained the item (see Exhibit "B"). Mayor DuBois suggested removing the Treasure Coast Regional Planning Council from the organization invitee list. Mayor DuBois suggested that the Diversity Council be included in the invitee list. The Commission came to consensus to have a reception at the Art on Park Gallery on Friday, June 17, 2016 at 6:00 p.m.

**Motion: Commissioner Flaherty moved to host the Volunteer Recognition Reception on Friday, June 17, 2016 at 6:00 p.m. at the Art on Park Gallery; Commissioner O'Rourke seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

**Public Comment:**

Town of Haverhill Vice-Mayor Lawrence Gordon introduced himself as a candidate for the Palm Beach County Board of County Commissioner representing District 7. The Commission thanked Vice-Mayor Gordon for coming to visit the Town.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

**Town Attorney Baird** would appreciate the Commission’s support in becoming a part of State Attorney Ehrenberg’s working group on the Sober Home issue. He explained that he originated the draft legislation regarding Sober Homes. He felt he could contribute to the working group. He suggested drafting a letter for the Mayor’s signature to be considered for the working group.

**Motion: Vice-Mayor Glas-Castro moved to have the Mayor prepare the letter; Commissioner O’Rourke seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

Town Attorney Baird explained that the Town filed a foreclosure action on the Sorota property at 940 Park Avenue. He stated that an amendment was created, which would be filed next week. He explained that Mr. Joseph Sorota’s son (Mr. Sorota) was representing Mr. Joseph Sorota and that the liens on the property are approximately \$800,000, with the Palm Beach County Property Appraiser listing the property at \$600,000. He explained that Mr. Joseph Sorota and Mr. Sorota (the son) have requested a meeting with the Community Development Director, the Building Official, and himself to review the violation on the property from as far back as 2009, which are still accruing fines. He explained that the repairs necessary to bring that property into compliance are extensive for either the property owner or the Town, depending on the outcome of the foreclosure case. He asked the Commission how diligently they wanted him to peruse a settlement. He suggested that the Town explore the settlement option, establish tight timeframes for compliance, and require that contractors be prepared to move forward with the project. He would update the Commission at the next meeting.

Commissioner Lynch asked what name was on the property. Attorney Baird explained that the property was under Joseph Sorota Trustee and the amendment that would be filed next week would include the word Trustee.

**Town Manager D’Agostino** referred to a letter from Palm Beach County Board of County Commissioner Paulette Burdick (see Exhibit “C”). Mayor DuBois does not agree with the letter. Vice-Mayor Glas-Castro provided additional information such as that Commissioner Burdick was the lone dissenting vote on these Comprehensive Plan Amendments. She explained that additional information was not included in the letter. She was hesitant with putting the Town in the middle of the situation considering the land was not near the Town. Commissioner O’Rourke pointed out that the issue was regarding Palm Beach County lands and did not want to get involved. Mayor DuBois corrected that

it was private property. He felt that Palm Beach County staff were conscious of what agriculture mean to the County and this particular part of the County was very valuable to agriculture means and did not feel that staff would whole-heartily would hold off the agricultural value of these properties for commercial uses. He would put some faith in Palm Beach County with this regard. The Commission did not support it.

Town Manager D'Agostino announced that the Art on Park Gallery would be holding an exhibit called "Images of the Heavens" from May 16, 2016 until June 30, 2016. The open reception would be held on Friday, May 20, 2016 from 5:00 p.m. until 8:00 p.m. Submission deadline was Wednesday, April 27, 2016 with a reception afterwards at the Brew House Gallery beginning at 8:00 p.m. He announced that Greg Jackson and the Bossa Groove Band would perform at the Sunset Celebration on Friday, April 29, 2016 from 6:00 p.m. until 9:00 p.m. at the Lake Park Harbor Marina. He announced that Palm Beach County had denied the Community Development Block Grant to be used for the message board outside of Town Hall. He stated that the Town would resubmit the grant for additional park benches instead. He announced that Lt. Vassalotti would be retiring at the end of May. The new Lieutenant would be training with Lt. Vassalotti over the next few weeks. He introduced and welcomed Shaquita Edwards, Administrative Assistant in the Town Clerk's Office. He stated that Ms. Edwards has been a wonderful addition to the Town Hall family and staff.

**Commissioner Lynch** had no comments.

**Commissioner Flaherty** congratulated and welcomed Shaquita Edwards on-board. He congratulated Lt. Vassalotti on his retirement and thanked him for all he has done for the Town.

**Commissioner O'Rourke** recognized that the tile in Town Hall looked wonderful and thanked the Public Works staff for following through.

He stated that Lake Park Elementary School were interested in starting a Pre-K program and would need a portable. He directed them to speak with the Town Manager.

He asked for an update regarding the Tennis Center. Town Manager D'Agostino explained that staff has been working on a Request for Proposal (RFP), but he had to give notice to Mr. Fornatora's family because under the contract the family had the right to fill the position. He wants to be very sensitive to this situation. Mayor DuBois asked if the contract could end for non-fulfillment. Attorney Baird stated that if they wanted to be harsh it could be a breach of contract. Town Manager D'Agostino stated that it has been a difficult time for the family and wanted to proceed respectfully. He stated that they would be going through the RFP process and getting someone hired by the middle of May.

Commissioner O'Rourke asked if there was any status on the murder on Silver Beach Road. Town Manager D'Agostino stated that there was an on-going investigation and as a result of the incident additional resources have been dedicated to deal with gang, drug, and violence issues across three (3) jurisdictions.

Commissioner O'Rourke asked if the Town had any Ordinances regarding massage parlors during late hours. Town Manager D'Agostino stated that he would get back to the Commission with that information.

Commissioner O'Rourke suggested hosting monthly coffee meet & greets and speaking with residents. Town Manager D'Agostino would like to participate with staff. He stated that he has done meet & greets at his former municipalities. He asked how would the information be shared with residents, and where would they meet. Vice-Mayor Glas-Castro explained that when the Town was trying to sell the Bond Referendum, they would bring a pop-up tent and place it near a corner of a property, they advertised it, and people that saw the tent would just stop by to find out what was going on. Town Manager D'Agostino asked if they would want to host the events on a Saturday morning. The Commission agreed and would have staff work on a process to inform residents.

Commissioner O'Rourke announced that the Chili Cook-Off would be held on Saturday, April 30, 2016.

**Vice-Mayor Glas-Castro** reminded everyone that the Palm Beach County League of Cities meeting would be held next Wednesday, April 27, 2016 hosted by the City of Riviera Beach at their new Marina facility. She stated that after the meeting they would hold the Elected Officials Workshop. She asked for the Arbor Day information. Town Manager D'Agostino stated that the Arbor Day celebration would be held on Friday, April 29, 2016 at 10:30 a.m. at Latte Mae Park on 2<sup>nd</sup> Street and Date Palm Drive. Public Works has purchased a tree and the elementary school children had been invited.

Vice-Mayor Glas-Castro announced that she would be attending the Business Development Board (BDB) Economic Development Forum. She announced that the Palm Beach County League of Cities Gala would be held on May 18, 2016 and encouraged everyone to attend. She announced that Earl Stewart Toyota would be entering into their next expansion phase and wanted to let staff know that she continues to receive emails complaints regarding trucks parking on Lake Shore Drive. She reminded everyone to come out and vote for her chili during the Chili Cook-Off on Saturday, April 30, 2016.

**Mayor DuBois** thanked Public Works Director Dave Hunt and the "Stormwater Raiders" for taking care of issues for some of his neighbors. He announced that on Tuesday, April 26, 2016 at 9:00 a.m. at the Florida Atlantic Jupiter Campus the Northern Palm Beach Chamber of Commerce would be unveiling the branding efforts that they have been working on for the past few years. He stated the Town has been invited to attend the debut. He encouraged everyone to attend. The new slogan was "Palm Beach North". He announced that the Chili Cook-Off would be held on Saturday, April 30, 2016; Arbor Day celebration was at 10:30 a.m. on Friday, April 29, 2016 at Latte Mae Park.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Flaherty and seconded by Commissioner Lynch, and by unanimous vote, the meeting adjourned at 8:46 p.m.

\_\_\_\_\_  
Mayor James DuBois

\_\_\_\_\_  
Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2016



Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 20, 2016

Agenda Item No. Tab 7

**Agenda Title:** Resolution to Amend the Town of Lake Park Uniform Classification System to Create the Job Description for the Position of Special Events Director; to Revise the Job Descriptions for the Positions of Recreation Supervisor and Special Events Coordinator; and, to Change the Name of the Parks and Recreation Department to the Special Events Department

- SPECIAL PRESENTATION/REPORTS
  - BOARD APPOINTMENT
  - PUBLIC HEARING ORDINANCE ON \_\_\_\_ READING
  - NEW BUSINESS**
  - OTHER: \_\_\_\_\_
- CONSENT AGENDA
  - OLD BUSINESS

Approved by Town Manager [Signature] Date: 4-5-16

Name/Title HUMAN RESOURCES DIRECTOR

<b>Originating Department:</b> Human Resources	<b>Costs:</b> \$ -0- <b>Funding Source:</b> Acct. # <input checked="" type="checkbox"/> Finance <u>BKR</u>	<b>Attachments:</b> Resolution; Copy of New Special Events Director Job Description; Copy of New Job Description for Recreation Supervisor; Copy of Current Job Description for Recreation Supervisor; and Copy of Revised Job Description for Special Events Coordinator in Redline Format
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" 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 _____ or <b>Not applicable in this case</b> <b>BMT</b> Please initial one.

**Summary Explanation/Background:**

**Creation of the Special Events Director Job Description:**

Currently, a job description exists in the Town's Uniform Classification System entitled Recreation Director and among the essential functions of this position is the coordination and management of all aspects of events including the planning and development of event site plans, recruitment of all vendors and entertainment, and the management of all event logistics. Such responsibilities include the coordination of the Town's recreation program with outside recreation organizations, schools and various community-based organizations. Inasmuch as the current focus of the Town's recreation program is on the development and marketing of community events, the purpose of this agenda item is to create the new job description of Special Events Director and to change the name of the Parks and Recreation Department to Special Events Department. The job description of Recreation Director will remain in the Town's Uniform Classification System; however, it will remain unfilled.

There will be no additional financial burden placed on the budget of the Town of Lake Park as a result of this action as the annual salary range for this position will remain the same as it is for the Recreation Director position, which is \$52,915.20 to \$82,118.40.

**Revision of the Recreation Supervisor Job Description:**

A job description exists in the Town's Uniform Classification System entitled Recreation Supervisor. The purpose of this action is to revise this job description to reflect that this position will assist the Special Events Director in overseeing the activities of the Special Events Department, and will also plan, organize and schedule recreational activities including the Town's summer camp program.

The annual salary range for this position will be \$36,025.60 to \$56,867.20 which will be budgeted for in the Fiscal Year 2017 budget.

A redline version of this revised job description could not be provided as the current job description does not exist in electronic format. A clean copy of the current job description is attached and the new job description are attached.

**Revision of the Special Events Coordinator Job Description:**

There also exists a job description in the Town's Uniform Classification System entitled Special Events Coordinator. The purpose of action is to revise this job

**There will be no additional financial burden placed on the budget of the Town of Lake Park as a result of this action as the hourly rate for this position will remain the same, which is \$15.00 per hour.**

**Recommended Motion:** I move to approve Resolution 18-04-2016.



Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 20, 2016

Agenda Item No. Tab 8

Agenda Title: Selecting a Date, Location, Type and Invitees for the Volunteer Recognition Reception.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON FIRST READING
- NEW BUSINESS**
- OTHER: \_\_\_\_\_

CONSENT AGENDA

OLD BUSINESS

Approved by Town Manager  Date: 4-5-16

Vivian Mendez - Town Clerk  
Name/Title

<b>Originating Department:</b>  <p style="text-align: center;">Town Clerk</p>	Costs: \$ 2,000.00 Funding Source: <b>Promotional Activities</b> Acct. # 100-48000 <input type="checkbox"/> Finance _____	<b>Attachments:</b>  Invitee list
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" 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 _____ OR Not applicable in this case <u>V.M</u> <b>Please initial one.</b>

**Summary Explanation/Background:** Each year the Commission honors its volunteers with a Volunteer Appreciation Reception or dinner. Over the years different venues have been used to host the event. The Mirror Ballroom, Lake Shore Park Indoor Pavilion, Marina Meeting room, and most recently the Art on Park Gallery.

The purpose of this agenda item is for the Commission to discuss the date & time, location, type of event, and invitee list of the event.

**Date of the event:** Staff is proposing to host the event on Friday, June 3, Friday, June 10 or 17 beginning at 6:00 p.m.

**Location:** The Commission has several locations available for the event, the Mirror Ballroom, the Lake Shore Park Indoor Pavilion, Marina meeting room, or the Art on Park Gallery.

**Type of Event:** Would the Commission wish to have a meet & greet type of event such as last year at the Art on Park Gallery?

Would the Commission wish to have a picnic at Lake Shore Park or the Marina, where guest are invited to enjoy the inter-coastal?

Would the Commission wish to have a sit down dinner, where guest can gather for food, drinks, and light music in the background?

**Invitee list:** Attached is the most current Town organizational list maintained by the Town Manager's office.

**Recommended Motion:** I move to:

Select the date and time of the Volunteer Recognition Reception as \_\_\_\_\_.

Select the location \_\_\_\_\_.

Select the type of event \_\_\_\_\_.

Select the invitees for the event \_\_\_\_\_.

## TOWN OF LAKE PARK COMMUNITY ORGANIZATIONS

ORGANIZATION	CONTACT	E-MAIL	WEBISTE	NOTES
<b>A.E.M. FOR THE HEART, INC.</b> Angela Englich, President 1 114 N. Federal Highway Lake Park, FL 33403	561-881-8581 561-644-6888 Cell 561-881-8581 Fax	<a href="mailto:aemfortheheart@gmail.com">aemfortheheart@gmail.com</a>	<a href="http://www.aemfortheheart.org/home.html">www.aemfortheheart.org/home.html</a>	Free camps and music lessons for Autistic and Haitian children in the Lake Park community.
<b>ARTISTS OF PALM BEACH COUNTY</b> Joseph Freidman, President Art on Park Gallery 2 800 Park Avenue, Lake Park, FL 33403	561-345-2842 561-345-2842(Fax) 561-845-2333	<a href="mailto:artistsofpbc@gmail.com">artistsofpbc@gmail.com</a>	<a href="http://www.artistsofpalmbeachcounty.com">www.artistsofpalmbeachcounty.com</a>	Open Monday-Saturday, 12-6 p.m.
<b>BETHLEHEM HAITIAN BAPTIST CHURCH</b> Vilnet Vilse, Pastor 3 425 Crescent Drive, Lake Park, FL 33403	561-324-4175 561-541-0342 (Cell)	<a href="mailto:wilse45@gmail.com">wilse45@gmail.com</a>	n/a	Bethlehem Community Empowerment Center
<b>BRIDGES AT LAKE PARK</b> Ricky Petty, Director 4 1411 10th Street, Lake Park, FL 33403	561-881-5060 (Office) 561-635-8785 (Cell) 561-840-5065 (Fax)	<a href="mailto:ricky.petty@chsfl.org">ricky.petty@chsfl.org</a>	<a href="http://www.chsfl.org">www.chsfl.org</a>	Monthly Staff Meetings held second Wednesday of every month, 2 p.m. at Bridges at Lake Park.
<b>BRIGHT FUTURES ACADEMY CHARTER SCHOOL</b> Kendall Artusi, CEO Bright Futures Academy Network 5 10350 Riverside Drive, Palm Beach Gardens, FL 33408	561-253-7504 (Office) 561-254-2997 (Cell)	<a href="mailto:kendall.arutusi@brightfuturesacademy.com">kendall.arutusi@brightfuturesacademy.com</a>	<a href="http://www.brightfuturesacademy.com">www.brightfuturesacademy.com</a>	Quarterly Board Meetings
<b>CLUB 100 CHARITIES, INC.</b> Harry Drier, Director (Lake Park Community Outreach Center) 6 5380 Ocean Drive, 6D, Riviera Beach, FL 33404	561-842-4335 (Office) 561-601-8211 (Cell) 561-844-3082 (Fax)	<a href="mailto:drierh@aol.com">drierh@aol.com</a>	<a href="http://www.club100usa.org/lake-park-community-center/">www.club100usa.org/lake-park-community-center/</a>	Quarterly Member and Board Meetings- not on a scheduled basis. Director of Lake Park Community Outreach Center on the campus of the Bethlehem Baptist Haitian Church.
<b>FIRST BAPTIST CHURCH OF LAKE PARK</b> John Thompson, Senior Pastor 7 625 Park Avenue, Lake Park, FL 33403	561-844-1609 561-848-8310 (Fax)	<a href="mailto:john@fbclakepark.com">john@fbclakepark.com</a>	<a href="http://www.lakeparkbaptist.org/church">www.lakeparkbaptist.org/church</a>	Office Hours: Monday-Friday, 8:30 a.m.-4:30 p.m.
<b>FRIENDS OF THE LAKE PARK PUBLIC LIBRARY</b> Sue Duchene, Treasurer (Contact) Lake Park Public Library 8 529 Park Avenue, Lake Park, FL 33403	561-881-7207 561-801-2007 (Sue Cell) 561-881-3336 (Fax)	<a href="mailto:s.duchene@att.net">s.duchene@att.net</a>	<a href="http://www.lakepark-fl.gov/friends-library">www.lakepark-fl.gov/friends-library</a>	Meetings: First Tuesday monthly unless otherwise scheduled. Marie Michaud, President, Anne Lynch, Vice-President, Sue Duchene, Treasurer, Dianne Sophinos, Secretary.

**TOWN OF LAKE PARK  
COMMUNITY ORGANIZATIONS**

ORGANIZATION	CONTACT	E-MAIL	WEBISTE	NOTES
<b>HOLY GROUND SHELTER FOR HOMELESS, INC.</b> Janet Kranich, President 9 200 W. 20th Street, Riviera Beach, FL 33404	561-355-5040 (Office) 561-512-2650 (Cell)	<a href="mailto:holygroundshelter@msn.com">holygroundshelter@msn.com</a>	<a href="http://www.holygroundpbc.org/">www.holygroundpbc.org/</a>	Meetings: Third Saturday at 10 a.m., 200 W. 20th Street, Riviera Beach. Note: Organization does not have an official office in Lake Park. Operates out of Riviera Beach but rents apartments in Lake Park for families in their program.
<b>KIWANIS OF LAKE PARK</b> Roger Michaud, President 10 355 E. Ilex Drive, Lake Park, FL 33403	561-863-5356 (Office) 561-512-3914 (Cell)	<a href="mailto:michaud_r@bellsouth.net">michaud_r@bellsouth.net</a>	<a href="http://www.floridakiwanis.com">www.floridakiwanis.com</a>	Meetings: Every week Thursday Noon for lunch at Tall Trails Restaurant. Programs for children. Works with elementary schools in Lake Park. Facebook Page: <a href="https://www.facebook.com/pages/Kiwanis-Club-of-Lake-Park/153905924642974">https://www.facebook.com/pages/Kiwanis-Club-of-Lake-Park/153905924642974</a>
<b>LAKE PARK CITIZENS ON PATROL (COP)</b> Dan Martin, Volunteer Lieutenant 11 193 Lone Pine Drive, Palm Beach Gardens, 33410	561-568-1827 (cell)	<a href="mailto:dkmartinnn@comcast.net">dkmartinnn@comcast.net</a>	<a href="http://www.pbso.org/index.cfm?fa=COP">www.pbso.org/index.cfm?fa=COP</a>	Lake Park Unit #68 Delta Car Meetings: Second Thursday of each month at 7 p.m., PBSO District 10, 700 6th Street, Lake Park.
<b>LAKE PARK COMMUNITY DEVELOPMENT CORPORATION - SEEDS OF HOPE COMMUNITY GARDEN</b> Erin T. Flaherty, Director 12 639 Evergreen Drive, Lake Park, FL 33403	561-252-7179	<a href="mailto:erintflaherty@gmail.com">erintflaherty@gmail.com</a> OR <a href="mailto:seedsofhopecommunitygarden@gmail.com">seedsofhopecommunitygarden@gmail.com</a> OR <a href="mailto:Lakeparkcdc@gmail.com">Lakeparkcdc@gmail.com</a>	<a href="http://www.lakeparkcdc.com">www.lakeparkcdc.com</a>	Meetings: Every 3rd Thursday, 6:30 p.m., Lake Park Public Library or the Community Garden, 725 Foresteria Drive, Lake Park.
<b>LAKE PARK COMMUNITY WATCH</b> Lynn Dutaud, Chair/Director/Registered Agent 13 430 Evergreen Drive, Lake Park, FL 33403	561-543-4123	<a href="mailto:dutaud@bellsouth.net">dutaud@bellsouth.net</a>	n/a	Meetings: The second Wednesday of every second month (Even Months) at 6:30 p.m. at Lake Park Public Library
<b>LAKE PARK HISTORICAL SOCIETY</b> L.J. Parker, President, Archivist, Publisher 3661 Bahama Road, Palm Beach Gardens, FL 33410- 14 2368	Evergreen House: 561-840-4870 (Leave Message) L.J. Parker: 561-622-0383 (Home)	<a href="mailto:olelj@yahoo.com">olelj@yahoo.com</a> OR <a href="mailto:LPHS_1@yahoo.com">LPHS_1@yahoo.com</a>	n/a	Archive Work: Tuesday's 10 a.m.-1 p.m. (Usually 5:30 a.m.) Meetings: Fourth Monday of Each Month, 7 p.m. (except December) at Evergreen House, 601 Federal Highway, Lake Park, FL.

**TOWN OF LAKE PARK  
COMMUNITY ORGANIZATIONS**

	<b>ORGANIZATION</b>	<b>CONTACT</b>	<b>E-MAIL</b>	<b>WEBISTE</b>	<b>NOTES</b>
15	<b>LAKE PARK VFW - Donald Ross Post 9610</b> Jack McDermott, Quarter Master Robert McQuaid, Commander 354 10th Street, Lake Park, FL 33403	561-842-9110	<a href="mailto:vfw9610@att.net">vfw9610@att.net</a>	<a href="http://www.vfw.org">www.vfw.org</a>	Meetings: Third Thursday of Each Month, 7:30 p.m. VFW Hours: Monday-Sunday 11 a.m.-10 p.m. Facebook: <a href="http://www.facebook.com/VFW-Post-9610-Lake-Park-Florida-200858263302019/">www.facebook.com/VFW-Post-9610-Lake-Park-Florida-200858263302019/</a>
16	<b>OPERATION HOPE, INC.</b> Ken Bowers, Executive Director 1253 10th Street, Lake Park, FL 33403	561-249-1552 (Office) 561-396-7969 (Cell)	<a href="mailto:operationhopeinc@yahoo.com">operationhopeinc@yahoo.com</a>	<a href="http://www.operationhope.org">www.operationhope.org</a>	Meetings: Board meetings every other Tuesday, 10 a.m.
17	<b>ST. JOHN'S EVANGELICAL LUTHERAN CHURCH</b> Gary Leopard, Pastor 241 Cypress Drive, Lake Park, FL 33403	561-848-3142	<a href="mailto:stjohnschurch561@gmail.com">stjohnschurch561@gmail.com</a>	<a href="http://www.st-johns-church.com">www.st-johns-church.com</a>	
18	<i>Remove from list</i> <b>TREASURE COAST REGIONAL PLANNING COUNCIL</b> Michael J. Busha, Executive Director 421 SW Camden Avenue, Stuart, FL 34994	772-221-4060 772-221-4067 (Fax)	<a href="mailto:mbusha@tcrpc.org">mbusha@tcrpc.org</a> Kim DeLaney: <a href="mailto:kdelaney@tcrpc.org">kdelaney@tcrpc.org</a> Dana Little: <a href="mailto:dlittle@tcrpc.org">dlittle@tcrpc.org</a>	<a href="http://www.tcrpc.org">www.tcrpc.org</a>	Council Meetings: Third Friday of each month, 9:30 a.m. Wolf High Technology Center Indian River State College Chastain Campus, 400 SE Salerno Road, Stuart, FL 34997 Working Contacts: Kim Delaney, Director of Strategic Development and Policy Dana Little, Urban Design Director

Greetings,

On Thursday, April 27<sup>th</sup> the Board of County Commissioners will consider a number of amendments, which will result in highly productive agricultural land being converted to residential property.

All residents of Palm Beach County should be concerned with preserving this invaluable agricultural land. This is not an ordinary stretch of rural space, however enticingly it may to a developer's eye. It is the No. 1 winter vegetable area east of the Mississippi River. It has produced more than 80 varieties of vegetables and a dozen types of fruit. Houses can go just about anywhere, but frost-free farmland, capable of reliably offering up bushels of locally grown produce in a world that should be increasingly concerned about food security, makes our limited agricultural land a unique and invaluable resource that must be protected.

The uniqueness of this land has been recognized for many years. The Ag Reserve master plan is one of the most successful undertakings of our county, preserving the land and promoting agriculture. In 1998, the county commission adopted an Ag Reserve Master Plan. In March 1999, Palm Beach County **overwhelmingly approved** a \$150 million bond issue - \$50 million for the acquisition of conservation lands, water resource lands, and lands for open space, and **\$100 million for acquisition of agricultural lands to preserve and protect farming in the Ag Reserve**. The citizens of PBC voted to **limit the land use with the express goal of preventing over development, safeguarding our water supply and guaranteeing a source of fresh vegetables**.

Now, however, the vision of the original Ag Reserve Master Plan and the bond issue are under attack. Once lost, the agricultural land will never be recovered and a historical treasure will be lost forever negatively impacting our residents and future generations.

As the population of PBC increases so does the demand for food. Worldwide, it has taken 12,000 years for world population to reach 7 billion, but in the next 25 years the population is expected to increase by 2 billion more. This will result in higher prices for fresh fruit and vegetables, which will have the greatest impact on our lower income residents.

PBC is a "Tale of Two Cities" - we have the wealthiest and the poorest residents in the nation. Nearly 100,000 (57%) children in our schools qualify for a free and reduce lunch and our ALICE residents (Asset Limited Individuals). All too many of our households are living from paycheck to paycheck.

27% of our residents earn less than \$25,000 a year; our low-income elderly are the hidden face of hunger. This is a significant problem because 200,000 residents in PBC are on social security. The average monthly Social Security check is only \$1,200 and they, therefore, must live on less than \$15,000 per year. They must make hard choices. Do they pay their rent or do they visit their doctor? Do they purchase medication or buy food? Fire rescue personnel are dismayed when they respond to a call and look into a person's refrigerator to find it empty.

Our local growers meet the demand for high quality produce for hotels, restaurants and Green Markets and also assist with food security at reasonable prices for all our residents. They add to the quality of life for our residents and visitors adding to better nutrition and health.

Today, I am requesting that you add your voice and support by writing to the PBC Board of County Commissioners or E-mail them [BCC-AllCommissioners@pbcgov.org](mailto:BCC-AllCommissioners@pbcgov.org) as a city leader or an individual to keep to the promise to Preserve Our Agricultural Reserve.

Thank you for your consideration of this important issue.

Paulette Burdick

# TAB 3



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 4, 2016

Agenda Item No. *Tab 3*

**Agenda Title: Proclamation Recognizing May 1 through May 7, 2016 as Municipal Clerks Week.**

- SPECIAL PRESENTATION/REPORTS  CONSENT AGENDA
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING
- NEW BUSINESS
- OTHER: \_\_\_\_\_

Approved by Town Manager *[Signature]* Date: *4-14-16*

*Shaquita Edwards - Administrative Assistant*  
Name/Title

<b>Originating Department:</b>  <p style="text-align: center;">Town Clerk</p>	<b>Costs: \$ 0.00</b> Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b>  <ul style="list-style-type: none"> <li>• Proclamation</li> <li>• Municipal Clerks Duties</li> </ul>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" 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 _____ or Not applicable in this case <u><i>S.E.</i></u> <b>Please initial one.</b>

**Summary Explanation/Background:**

The Proclamation extends appreciation to all Municipal and Deputy Clerks for the services which they provide their communities. Specifically, the Proclamation cites that the Clerk "serves as the professional link between the citizens, the local governing bodies and agencies of government at other levels."

**Recommended Motion:** I move to approve May 1 through May 7, 2016 as Municipal Clerks Week.

**PROCLAMATION  
IN HONOR OF MUNICIPAL CLERKS WEEK**

**WHEREAS**, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and;

**WHEREAS**, The Office of the Municipal Clerk is the one of the oldest among public servants, and;

**WHEREAS**, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and;

**WHEREAS**, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and;

**WHEREAS**, The Municipal Clerk serves as the information center on functions of local government and community, and;

**WHEREAS**, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, province, county and international professional organizations, and;

**WHEREAS**, the Town of Lake Park wishes to publicly recognize the accomplishments of the Office of the Municipal Clerk.

**NOW, THEREFORE**, on behalf of the citizens and Commission of the Town of Lake Park, I, James DuBois, Mayor of the Town of Lake Park, do hereby recognize the week of May 1 through May 7, 2016 as Municipal Clerks Week, and further extend appreciation to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

**IN WITNESS WHEREOF**, I have hereto set my hand and caused the official Seal of the Town of Lake Park, Florida to be affixed this 4<sup>th</sup> day of May, 2016.

BY:

ATTEST:

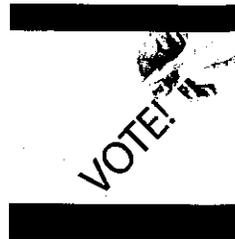
\_\_\_\_\_  
Mayor James DuBois

\_\_\_\_\_  
Vivian Mendez, Town Clerk



# MUNICIPAL CLERKS WEEK

May 1 - 7 2016



Although it is one of the oldest positions in local government, few people realize the vital services Municipal and Deputy Clerks perform for their community. Primarily, they act as the cornerstone of their council. Do you know what your Municipal Clerk does for your Community? Here's just a few of the many duties your Municipal Clerk may do:

- Maintains the official council minutes, ordinance books, records and documents.
- Indexes all official actions of council.
- Issues licenses and permits.
- Processes contracts and agreements.
- Keepers of community history and vital records.
- Receives, distributes and files correspondence from citizens and other governmental agencies.
- Administers elections, registration and voting. It takes Municipal Clerks months to organize and prepare this key element in the democratic process which must be done correctly for the whole system to work!
- Acts as a key liaison between local government and its citizens.
- Handles significant financial responsibilities including preparation of tax rolls, special assessments and budgets.
- Provides central services such as personnel, purchasing, etc.



One of local government's deep-rooted titles is the Municipal Clerk, and their duties have expanded over the years. Today, modern technology assists them with their increasing responsibilities. IIMC provides the tools to be sure your Municipal and Deputy Clerks can properly operate new computer applications, are current regarding the latest records management techniques and other relevant information, and they may return to the classroom to increase their knowledge of these issues, to learn new material and sharpen old skills- all in order to give you the best service possible!



IIMC has sponsored Municipal Clerks Week since 1969. In 1984 and in 1994, Presidents Ronald Reagan and Bill Clinton, respectively, signed a Proclamation officially declaring Municipal Clerks Week the first full week of May and recognizing the essential role Municipal Clerks play in local government. During this week, Municipal Clerks throughout the world will host open houses and tours of the Municipal Clerk's office, visit local schools and participate in other various events.



*Ask your Clerk about it today!*



**Public  
Hearing  
Quasi-  
Judicial**

# TAB 4



**Town of Lake Park Town Commission  
Agenda Request Form**

Meeting Date: May 4, 2016

Agenda Item No. Tab 4

**Agenda Title:** SPECIAL EXCEPTION APPLICATION FILED BY NZ CONSULTANTS, INC. FOR THE SPECIAL EXCEPTION USE OF A SUBSTANCE ABUSE TREATMENT FACILITY (DETOX COMPONENT) TO BE LOCATED IN THE R-2 RESIDENCE DISTRICT.

- |                                     |  |                          |                |
|-------------------------------------|--|--------------------------|----------------|
| <input type="checkbox"/>            | SPECIAL PRESENTATION/REPORTS           | <input type="checkbox"/> | CONSENT AGENDA |
| <input type="checkbox"/>            | BOARD APPOINTMENT                      | <input type="checkbox"/> | OLD BUSINESS   |
| <input checked="" type="checkbox"/> | <b>PUBLIC HEARING (QUASI-JUDICIAL)</b> |                          |                |
| <input type="checkbox"/>            | NEW BUSINESS                           |                          |                |
| <input type="checkbox"/>            | OTHER                                  |                          |                |

Approved by Town Manager *J. Di Tommaso* Date: 4-19-16

Nadia Di Tommaso / Community Development Director ND  
Name/Title

<p><b>Originating Department:</b>  Community Development</p>	<p>Costs: \$ <b>Application; Legal Ads &amp; Certified Mail; Review Costs</b>  Funding Source: <b>Applicant Escrow Account</b>  Acct. # <b>4943</b>  [ ] Finance _____</p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>→ Staff Report</li> <li>→ Certified Letter and Advertisements</li> <li>→ NZ Consultants Application and Associated Documents</li> <li>→ P&amp;Z Board (DRAFT) Meeting Minutes of April 4, 2016, including a property owner email received by Staff and the Applicant's PowerPoint presentation</li> </ul>
<p><b>Advertised:</b> Date: <b>March 25, 2016 and April 22, 2016</b> Paper: <b>Palm Beach Post</b> [ ] 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>ND</u> or Not applicable in this case _____  <b>Please initial one.</b></p>

**Summary Explanation/Background:** PLEASE REFER TO THE STAFF REPORT.

**Recommended Motion:** Staff recommends denial. If the Town Commission entertains a motion to approve this item, Staff has made recommendations for conditions of approval in the enclosed Staff Report. If approved, a Resolution will then be prepared by the Town Attorney and presented to the Town Commission for final execution at the next regularly scheduled meeting.



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Staff Report

**SPECIAL EXCEPTION APPLICATION FILED BY NZ CONSULTANTS, INC. FOR THE SPECIAL EXCEPTION USE OF A SUBSTANCE ABUSE TREATMENT FACILITY (DETOX COMPONENT) TO BE LOCATED IN THE R-2 RESIDENCE DISTRICT**

*\*\*A Certified Notice was mailed to all property owners within 300 feet on March 24, 2016. An ad was also placed in the Palm Beach Post on March 25, 2015 and April 22, 2016. (Copies are enclosed)\*\**

**BACKGROUND INFORMATION:**

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**Applicant:** NZ Consultants [Applicant]  
**Site:** 143 Silver Beach Road [Site]  
**Owner of Site:** Ashwin Bhatt  
**Net Acreage:** .30  
**Legal Description:** KELSEY CITY LTS 21 TO 24 INC BLK 37  
**Current Zoning:** R-2 Residence District  
**FLUM land use category:** Commercial/Residential

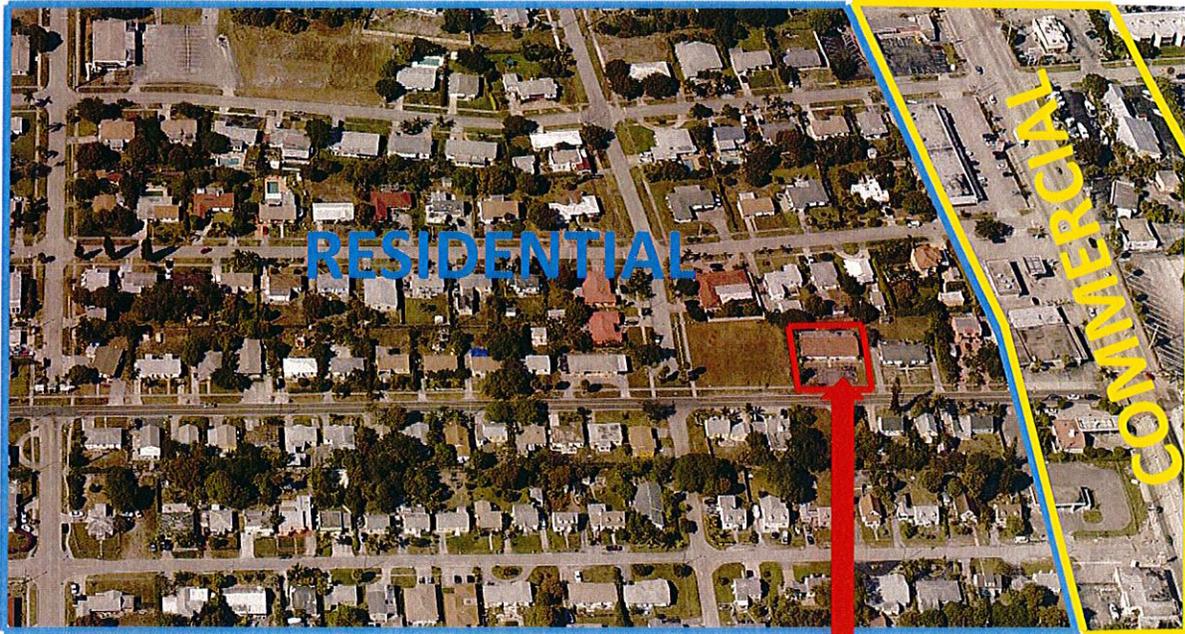
**Adjacent Zoning**  
**North:** R-1 Residence District  
**South:** City of Riviera Beach, R-6 Residence District  
**East:** R-2 Residence District  
**West:** R-2 Residence District

**Adjacent Existing Land Use**  
**North:** Single Family  
**South:** City of Riviera Beach, Single Family  
**East:** Commercial/Residential  
**West:** Commercial/Residential



Town of Lake Park  
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FIGURE 1: Aerial View of Site

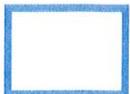


The Site





**FIGURE 2: Aerial View of Site within Town with general zoning districts**



Blue outlined areas are RESIDENTIAL DISTRICTS



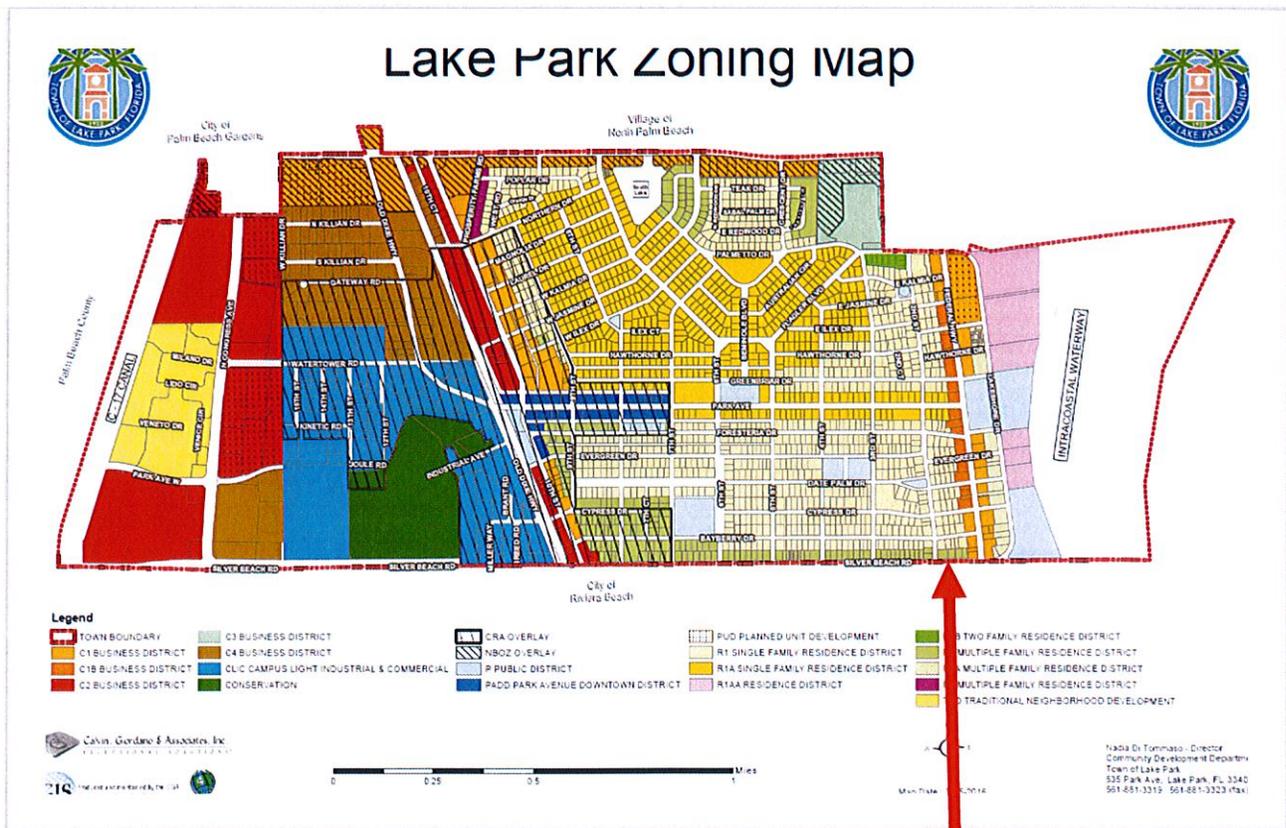
Yellow outlined areas are COMMERCIAL DISTRICTS

**The Site**



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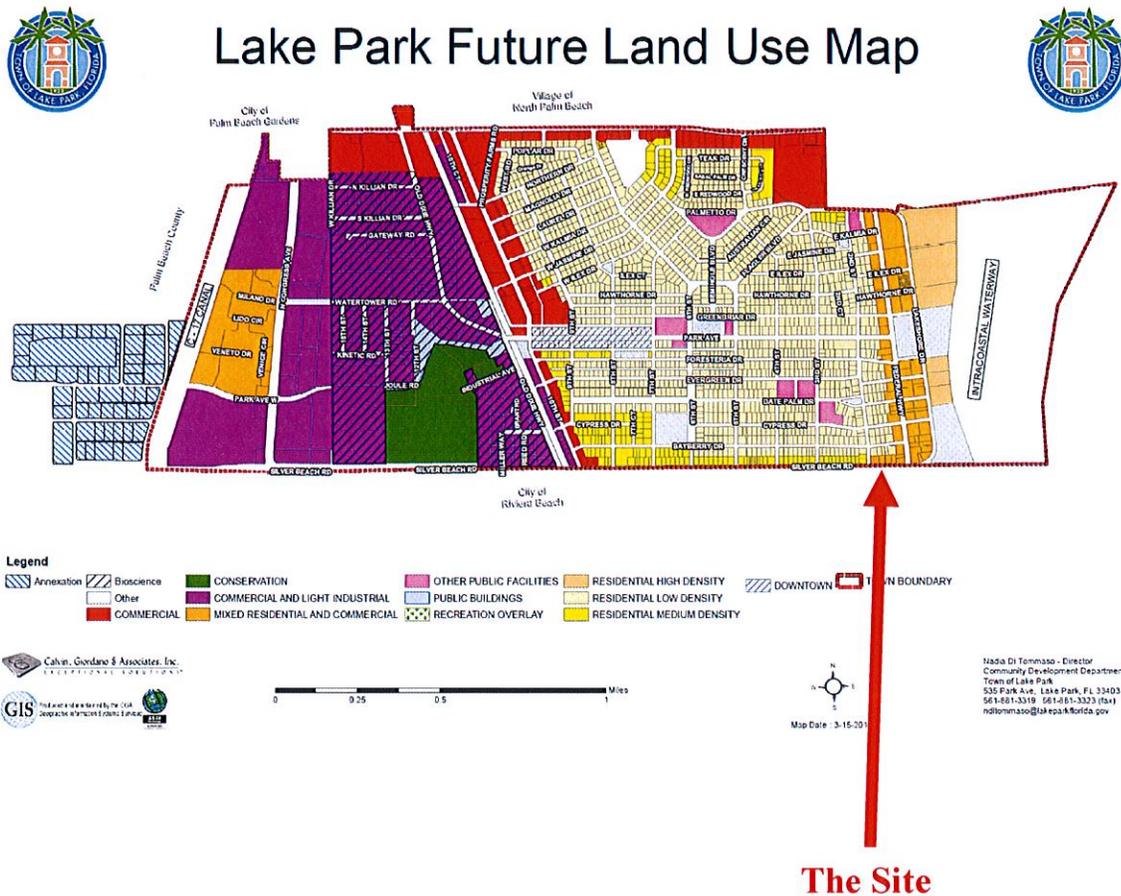
**FIGURE 3: Town Zoning Map**





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**FIGURE 4: Town Future Land Use Map (FLUM)**





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**FIGURE 5:** View of Site on Silver Beach Road





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**SUMMARY OF REQUEST:**

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The Applicant proposes to develop a licensed substance abuse treatment facility (the Facility), which includes a licensed component of which is medical detoxification. As is the nature of a medical detoxification Facility, patients will be required to reside on the property for a transitory period. The facility will serve up to 12 clients on site while they receive medical treatment during the time of their detoxification from drugs and/or alcohol. The average patient stay is 5 to 7 days. The Facility provides only the licensed medical detoxification component of treatment. It does not provide additional rehabilitation, therapy, or intensive in patient or outpatient treatment. The Facility will be operated by 1 registered nurse and 1 nurse's assistant on each daily shift. The Facility is staffed with this medical personnel 24 hours a day, 7 days a week. Essentially, the Facility will be staffed by two nurse practitioners, who will rotate daily as part of three, eight hour shifts. Accordingly the Facility will be staffed with a total of 6 medical professionals over 24 hours. A Medical Doctor will be on call. Since 2 employees will be on Staff for every shift, this equates to a total of 14 persons, working or residing on Site (patients + Staff) daily and at any given time.

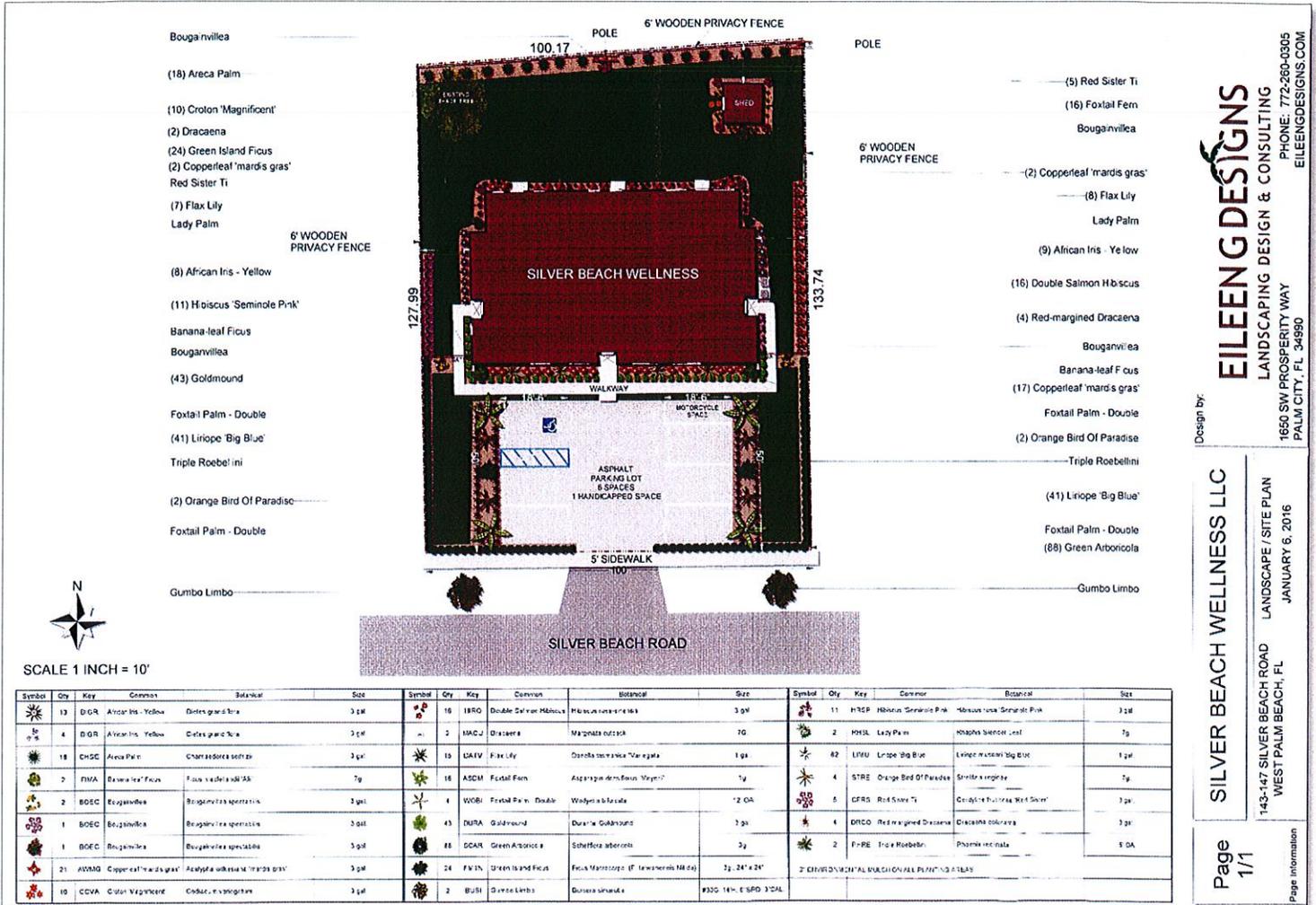
**Existing Conditions**

The Site is within the R-2 Residential Zoning District and is located on the north side of Silver Beach Road between Federal Highway and 2<sup>nd</sup> Street. It is approximately 313 feet west of Federal Highway. The structure was constructed in 1975 as multi-family rental housing, which is a permitted use in the R-2 zoning district. The structure currently has three rental units, each having 2 bedrooms and 1 to 2 bathrooms. The Applicant does not propose to expand the structure's footprint; rather it proposes to convert the interior floor plan to provide a kitchen, two offices, and rooms for the temporary stays of patients. The Applicant proposes to provide landscaping on the exterior of the structure.



Town of Lake Park  
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Figure 6: PROPOSED Site Plan



Design by:  
**EILEENGDESIGNS**  
LANDSCAPING DESIGN & CONSULTING  
PHONE: 772-280-0305  
EILEENGDESIGNS.COM  
1650 SW PROSPERITY WAY  
PALM CITY, FL 34980

SILVER BEACH WELLNESS LLC  
143-147 SILVER BEACH ROAD  
WEST PALM BEACH, FL  
LANDSCAPE / SITE PLAN  
JANUARY 6, 2016

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Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size
[Symbol]	13	BIGR	African Iris - Yellow	Ornithoglossum	3 gal	[Symbol]	16	IBRO	Double Salmon Hibiscus	Hibiscus	3 gal	[Symbol]	11	HTSP	Hibiscus Seminole Pink	Hibiscus	3 gal
[Symbol]	4	BIGR	African Iris - Yellow	Ornithoglossum	3 gal	[Symbol]	2	DRAC	Dracaena	Marginalia	2 gal	[Symbol]	2	KLSP	Lady Palm	Chlorophytum	7 gal
[Symbol]	18	CHSC	Areca Palm	Chorizanthe	3 gal	[Symbol]	19	FLAX	Flax Lily	Diandra	1 gal	[Symbol]	82	LFLU	Liriope Big Blue	Liriope	1 gal
[Symbol]	2	FINA	Banana-leaf Ficus	Ficus	7 gal	[Symbol]	18	ASDM	African Bird of Paradise	Asparagus	7 gal	[Symbol]	4	STRE	Orange Bird of Paradise	Strelitzia	7 gal
[Symbol]	2	BOEC	Bougainvillea	Bougainvillea	3 gal	[Symbol]	4	WDBI	Foxtail Palm - Double	Wodyetia	2 gal	[Symbol]	5	CRFS	Red Sister Ti	Cordyline	3 gal
[Symbol]	1	BOEC	Bougainvillea	Bougainvillea	3 gal	[Symbol]	43	DMRA	Goldmound	Duranta	3 gal	[Symbol]	4	DRCO	Red-margined Dracaena	Dracaena	3 gal
[Symbol]	1	BOEC	Bougainvillea	Bougainvillea	3 gal	[Symbol]	88	GCAN	Green Arborescens	Scaevola	3 gal	[Symbol]	2	TRPE	Triple Roebelinii	Phoradendron	5 gal
[Symbol]	21	ADMG	Copperleaf 'mardi gras'	Asclepias	3 gal	[Symbol]	24	FINV	Green Island Ficus	Ficus	2 gal	[Symbol]	2	GENV	Green Limbo	Guisea	100' 18" x 30" 3 GAL
[Symbol]	10	CCVA	Clusia Virgata	Clusia	3 gal	[Symbol]	2	BUSI	Green Limbo	Guisea	100' 18" x 30" 3 GAL						



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Figure 7: PROPOSED Exterior Improvements

**SILVER BEACH WELLNESS LLC**

Design by: **EILEENGDESIGNS**  
LANDSCAPING DESIGN & CONSULTING  
PHONE: 772-260-0305  
EILEENGDESIGNS.COM  
1650 SW PROSPERITY WAY  
PALM CITY, FL 34990

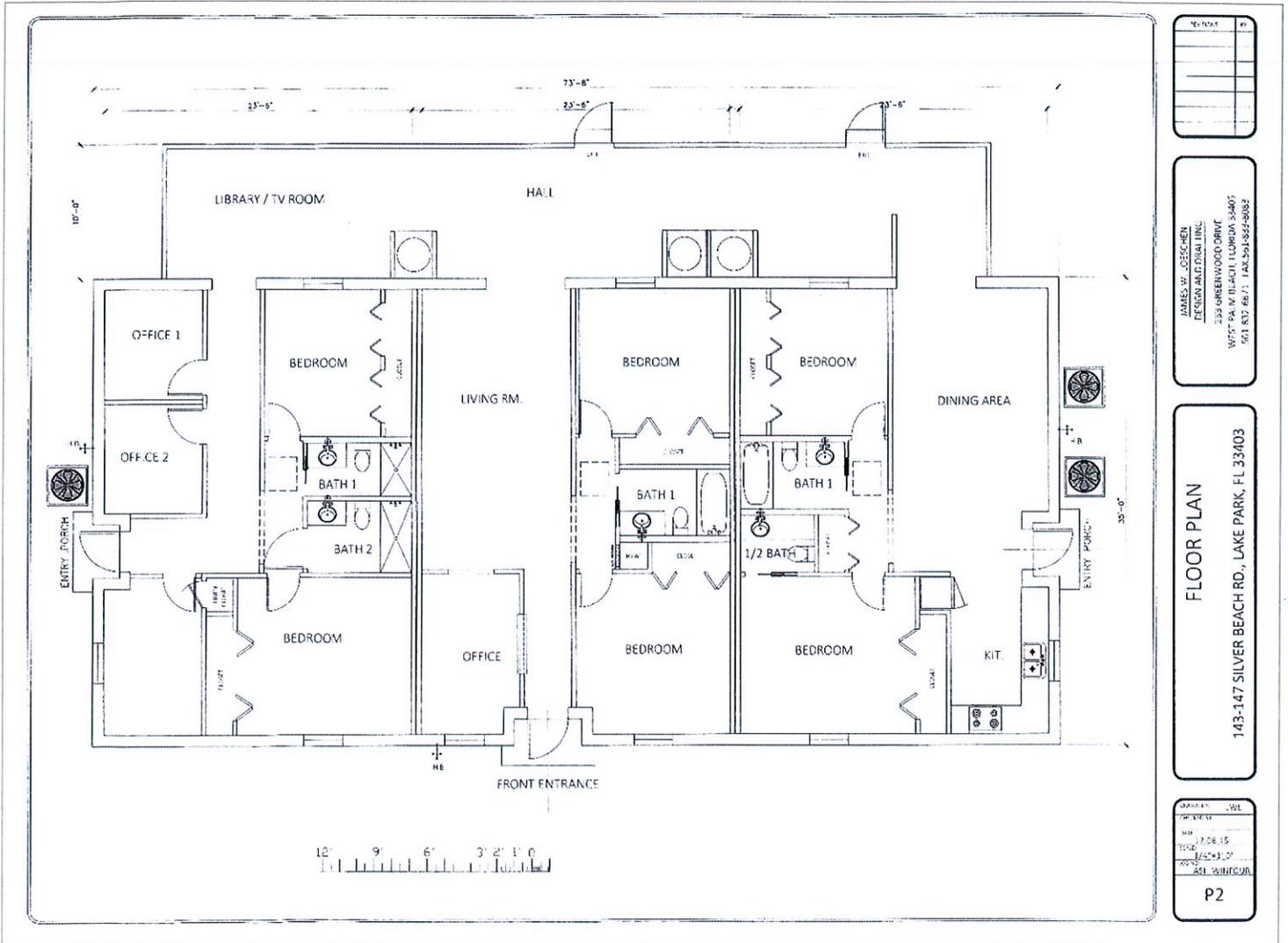
**SILVER BEACH WELLNESS LLC**  
LANDSCAPE / SITE PLAN  
JANUARY 6, 2016  
143-147 SILVER BEACH ROAD  
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Figure 8: **PROPOSED** Floor Plan





## ANALYSIS OF SPECIAL EXCEPTION CRITERIA

*The six criteria required for the granting of a Special Exception as set forth in Code Section 78-184 and Staff's analysis of same:*

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### Criteria 1

*The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.*

#### Applicable Goals and Objectives:

*Staff Comments:*

Goal 3.4.1

Ensure that the historic small town character of Lake Park is maintained, ***while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas.*** The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) a diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, ***while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatibles land uses and environmental degradation.***

3.4, Objective 1, Policy 1.1(b):

Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

b. Regulate the ***use*** and intensity of land development consistent with this element to ***ensure the compatibility of adjacent land uses;***

3.4, Objective 1, Policy 1.5:

The Town shall encourage the development and redevelopment of activities which will substantially increase the tax base ***while minimizing negative impacts on natural and historic resources, existing neighborhoods and development,*** and adopted Levels of Service standards.

3.4, Objective 4:

The Town shall ***coordinate with appropriate governments and agencies*** to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

3.4, Objective 5:

As a substantially built-out community in an urbanized area, the Town



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shall *promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses*, the built and natural environments, *and neighboring jurisdictions*.

3.4, Objective 5, Policy 5.1: *The Town shall protect, preserve, maintain and improve its core residential neighborhoods* and historic resources, and protect these areas from physical degradation and the *intrusion of incompatible uses*.

3.4, Objective 9, Policy 9.4: A Commercial or multifamily (including duplexes) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.

*Staff Note:* A Substance Abuse Treatment Facility catering to detoxification and having a live-in component is still a commercial use that is being proposed to be developed onto the subject Site.

**STAFF COMMENTS:**

The proposed special exception use is **not** consistent with the Goal, Objectives and Policies of the Town's Comprehensive Plan recited above based upon the following staff analysis:

Policy 9.4 of the Future Land Use Element of the Comprehensive Plan has established the future land use and vision for parcels, including the Site, which extend more than 175 feet west of Federal Highway under Policy 9.4. This policy states that a commercial use may only be developed in this area as part of a unified mixed use redevelopment project. As part of any redevelopment, the policy envisions that the commercial component of the mixed use project would be on Federal Highway. The use proposed by the Applicant is exclusively a commercial facility which includes offices and temporary housing serving the patients of the Facility. It would not be reasonable to suggest that the temporary housing of patients makes the Facility "mixed use" even if the Site fronted Federal Highway, or was part of a mixed use development that extended west from Federal Highway.

Per Objective 1, Policy 1.1(b) and 1.5, the proposed Facility is **not** consistent with Policy 1.1(b) of the Future Land Use Element. Specifically, the use and intensity of the Facility is not compatible with the adjacent residential neighborhood to the north and west. The character of this general area is predominantly single family residential. To the extent the Facility could be considered to have a residential component to it, this component is *overly* transient and will result in the turnover of patients every 3-5 days. The nature of the Facility is likely to result in increased calls for law enforcement services, and ambulatory activity at the Site, as demonstrated by the statistical data produced by PBSO based upon its experience with similar facilities elsewhere in the County. See **Appendix 'A'**. The transient use by patients of the Facility is markedly different from the residential use permitted in the R-2 Zoning District. The R-2 zoning permits the use of "a dwelling that has a turnover in occupancy of more two times a year..." The nature of this zoning district is to accommodate short term rentals of not less than six months, or seasonal residential rental properties. In comparison, the proposed use is more in the nature of a medical facility (like a hospital, but not nearly



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at the same scale) and has a potential turnover of 624-876 patients annually (12 patients having an average stay of 5-7 days).

The proposed use is **not** consistent with Objectives 4 and 5 of the Intergovernmental Coordination Element of the Comprehensive Plan. Pursuant to these Objectives, the Town is required to communicate and coordinate land use with adjacent jurisdictions. The purpose of these objectives is to ensure that potential land uses in the Town do not adversely impact adjacent jurisdictions, in this case the City of Riviera Beach (City). Silver Beach Road is the boundary line between the Town and the City. The Town contacted the City regarding the proposed Facility when the Applicant made its initial application to the Town. The City responded on June 12 and June 29, 2015 indicating that it did not support the proposed use. The Applicant submitted a subsequent application on January 20, 2016. Staff provided the City with the new application and the City again responded on February 16, 2016, and maintained its objection to the proposed use. The City's letters are attached as **Appendix 'B'**.

***FINDING: CRITERIA NOT MET***



**Criteria 2**

*The proposed special exception is consistent with the land development and zoning regulations and all other portions of this code.*

Parking 78-145(g)	<p>Section 78-142(c)(5)(f) states that if a particular land use is not included within Section 78-142 that the community development director may assign parking standards for a similar use. Since this section does not contain specific parking standards for the term ‘substance abuse treatment facility’, Staff has applied standards for “convalescent and nursing homes”, the most similar (for parking-related purposes ONLY given the patient beds/staff environment) use to this proposal.</p> <p>Parking spaces for this use are calculated as follows:</p> <table border="1" data-bbox="451 730 1455 972"> <thead> <tr> <th>Requirement</th> <th>Calculation</th> <th>Required parking spaces</th> </tr> </thead> <tbody> <tr> <td><i>One space per four beds of patient capacity plus one space per employee at maximum shift</i></td> <td>Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons</td> <td>3 Spaces 2 Spaces</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>TOTAL</b></td> <td><b>5</b></td> </tr> </tbody> </table> <p>The Applicant is providing 6 parking spaces, inclusive of 1 ADA space, and therefore would meet the minimum required parking spaces for a proposed commercial facility of this size.</p>	Requirement	Calculation	Required parking spaces	<i>One space per four beds of patient capacity plus one space per employee at maximum shift</i>	Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons	3 Spaces 2 Spaces	<b>TOTAL</b>		<b>5</b>
Requirement	Calculation	Required parking spaces								
<i>One space per four beds of patient capacity plus one space per employee at maximum shift</i>	Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons	3 Spaces 2 Spaces								
<b>TOTAL</b>		<b>5</b>								
Paving 78-142(c)(10)(f) & Striping 78-142(c)(10)(a)(i):	<p>The proposed Facility would be able to meet the minimum paving standards; however, in order to accommodate the commercial nature of the Facility it would have to be restriped in accordance with current dimensional standards of the Town’s Code.</p> <p>➤ The Applicant proposes sealcoat and restripe the front parking lot pursuant to Site Plan submitted on 1/20/16 (improvements have been made in advance of this approval to simply bring the paving up to Code).</p>									
Parking screening 78-253(1):	<p>The Applicant’s Site Plan meets the parking screening requirements of Section 78-253(c).</p>									
Landscaping 78-253(a):	<p>The Applicant’s Site Plan meets landscape requirements of Section 78-253(b) (improvements have been made in advance of this approval).</p>									
Signage 70-103(5):	<p>The Applicant is not proposing signage; therefore, this section of code is not applicable.</p>									
Building Height, Building Site Area, Minimum Floor Area & Setbacks 78-71(2),(3), (4), & (5):	<p>The structure on the Site meets the requirements of the R-2 Zoning District as it relates to building height, building Site area, minimum floor area, and setbacks.</p>									

**STAFF COMMENTS:**

Criteria 2 is met if the Applicant improves the Site consistent with the plans submitted on 1/20/16.

**FINDING: CRITERIA MET**



**Criteria 3**

*The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.*

Zoning & Future Land Use:  
**(Not Satisfied)**

The Site is located in the R-2 Residential District, which is comprised of single and multi-family residences. It is abutted by the R-1 Residential District to the North, the R-6 Residential District to the South (Riviera Beach’s jurisdiction), and the R-2 District to the east and west. This area is comprised solely of residential uses. The proposed Facility is not consistent with the R-2 Zoning District due to its predominately commercial use. To the extent there is a “residential component” to the Facility, this component is substantially different in its function from the adjacent residential uses. Moreover, the Facility’s residential component is not for purposes of residential living, rather its purpose is for medical treatment purposes.

While the Future Land Use Map assigns a Residential/Commercial future land use to the Site, it does so contemplating that future redevelopment of properties west of Federal Highway will be developed as mixed-use with the commercial uses fronting Federal Highway and the mixture of commercial and residential uses extending west along Silver Beach Road for 175 feet.

The Town is believed to be Florida’s first zoned community, and as such was designed in a manner that separated commercial, residential, and industrial uses into separate districts. This plan remains evident today. The map below depicts the division of uses today. There is a strong core residential district made up primarily of single family and some multi-family housing. Surrounding the core residential district are lands zoned commercial and industrial. The current Zoning Map clearly separates commercial uses away from the residential core uses. The application and redevelopment of the multi-family residential use to a commercial use is not consistent with the historical vision of the Town nor with the current zoning.



Hours of Operation:  
**(Not Satisfied)**

Furthermore, while a component of the proposed Facility is described as “residential style”, the proposed use, in particular its business operation being 24/7, is not consistent with the residential character of this area of the Town or the City. This is



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	highlighted by the fact that the business will require 6 staff persons changing shifts three times a day, the arrival and departure of patients, and the deliveries of food and medical supplies. Additionally, based on experience, PBSO anticipates that there will be emergencies requiring an increased need for police assistance. (See <b>Appendix ‘A’</b> – PBSO Statistics).
Traffic: (Not Satisfied)	The Applicant submitted a traffic statement to the County. Although the County confirmed that the proposed use will not impact the level of service (LOS) for Silver Beach Road, this review is only concerned with the actual capacity of the roadway to accommodate traffic. It is a quantitative measure, not qualitative. Evaluating the Facility based upon a qualitative planning perspective, Staff has concluded that the proposed Facility will introduce increased traffic from commercial delivery vehicles, employees, and perhaps neighboring ambulatory and police emergencies into the surrounding residential neighborhoods in the Town and the City. <u>Therefore, the proposed special exception use <b>will</b> have a detrimental impact on surrounding properties based on the amount and flow of traffic in the vicinity around the clock.</u>  See <b>Appendix ‘A’</b> – PBSO & PBCFR Information
Location\Mass\ Setbacks\Other: (Satisfied)	The proposed use would not require any modifications to the structure’s massing, or its location on the Site. Thus, it meets these standards.
<p><b>STAFF COMMENTS:</b> Staff finds that the proposed special exception use is <b><i>not</i></b> compatible with the character and use of the surrounding properties based on the hours of operation and existing and future land use.</p> <p><b>FINDING: CRITERIA <u>NOT MET</u></b></p>	

**Criteria 4**

*The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.*

**STAFF COMMENTS:**

While there are no other substance abuse treatment facilities located within a 1,200 foot radius of the Site, Staff is of the opinion that the introduction of this medical facility into this residential area could lead to the proliferation of other licensed substance abuse components and the proliferation of recovery residences to serve the patients of these facilities as they progress through various treatment protocols. The Town has struggled with the proliferation of recovery residences because the housing stock in the Town is attractive to investors. Therefore, to the extent the proposed Facility might accelerate the concentration and proliferation of medical facilities and recovery residences in the Town, staff is of the opinion that the nature of the Facility would be incompatible with the predominately single family residential character of the Town west of Federal Highway.

**FINDING: CRITERIA NOT MET**



### Criteria 5

*The proposed special exception use does not have a detrimental impact on surrounding properties based on:*

*(a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and, (c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.*

- (a) The Site is 0.3 acres (13,068 s.f.). The existing use is a three-family dwelling. The proposed Facility would have 14 individuals using, temporarily residing (for treatment purposes), or working on the Site (patients + Staff). As previously noted, the proposed Facility would have a potential turnover of patients and staff resulting in 624-876 persons per year coming and going from the Site. This turnover is out of character with the turnover of persons using the current three-family dwelling, and is not compatible with the surrounding residential uses and intensities.

Therefore, the proposed Facility **would** have a detrimental impact on, and be out of character with, the surrounding residential properties because of the number of persons working, using and residing at the Site.

- (b) Noise:

Based on the nature of the medical services provided and the known potential for emergencies requiring police assistance and possible ambulatory services (see Exhibit 'A'), noise is likely to increase and not be consistent with the surrounding residential uses. The potential for 624-876 patients per year and the coming and going of, 2,190 employees annually, is also likely to generate substantially more noise for neighboring residential uses. Therefore, the proposed special exception use **would** have a detrimental impact on surrounding properties based on noise generated activities at the Site.

Odor:

The proposed Facility **would not** have a detrimental impact on surrounding properties based on odor that is generated by the activities on Site.

Visual:

From outside appearances, the proposed Facility **would not** have a detrimental impact on surrounding properties based on visual nuisance.

- (c) See the response to Criteria # 3 under "Traffic." Based upon this analysis, Staff finds that the proposed Facility **would** have a detrimental impact on surrounding properties based on the amount and flow of traffic in the vicinity.

#### **STAFF COMMENTS:**

Staff finds that the proposed special exception use **would** have a detrimental impact on surrounding properties based on the number of persons using, residing or working on the property; **would** have a detrimental impact on surrounding properties based on the degree of noise; **would** have a detrimental impact on surrounding properties based on the effect on the amount and flow of traffic generated by the use; but **will not** have a detrimental impact on the surrounding area based on the degree of odor or visual nuisance created by the proposed special exception use.

**FINDING: CRITERIA NOT MET**



### Criteria 6

*That the proposed special exception use: (a) Does not significantly reduce light and air to adjacent properties, (b) Does not adversely affect property values in adjacent areas, (c) Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations, (d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces, (e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.*

- (a) The proposed special exception use **would not** reduce light or air to adjacent properties since the application does not propose any additions or renovations to alter building height and mass.
- (b) The Applicant submitted a market analysis with its application that was prepared by LRM, Inc. (LRM). The LRM report demarcates the neighborhood boundaries as: “Bayberry Drive to the north, West 37<sup>th</sup> Street to the south, Federal Highway to the east and 2<sup>nd</sup> Street to the west.”

The boundary used by LRM with its inclusion of the strip commercial parcels along Federal Highway should be differentiated from the residential core of the Town which extends from Federal Highway west along Silver Beach Road where the Site is located. The Site is actually four parcels west of Federal Highway, or approximately 313 feet. This area is entirely residential in nature. Staff finds the inclusion of the commercial uses on Federal Highway is from a market analysis perspective, inconsistent with the properties west of Federal Highway along Silver Beach Road.

Further, the LRM market analysis mistakenly identifies the beginning of the R-2 District’s eastern boundary as Federal Highway, not 115 Silver Beach Road. The commercial parcels located along Federal Highway included in the LRM market analysis are actually located in the C-1 Business District (and applicable Commercial District of Riviera Beach) and not the R-2 Residence District. Therefore, Staff is of the opinion that the boundaries demarcated in the LRM market analysis should not have included the predominantly commercial neighborhoods.

- (c) Based on the LRM market analysis, Staff finds the proposed Facility **would** be a deterrent to the improvement, development or redevelopment of surrounding properties because, as the LRM report observes: “...the introduction of a dissimilar land use within a homogenous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact...”
- (d) The Facility **would not** have an impact on natural systems or public facilities.
- (e) The Facility **would not** include pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

***FINDING: CRITERIA NOT MET***



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## **PLANNING & ZONING BOARD RECOMMENDATION**

**PLEASE REFER TO THE ENCLOSED P&Z BOARD MINUTES.** The Planning and Zoning Board concluded that the Application did not meet the Special Exception Use Criteria and has recommended that the Commission deny the special exception use of a substance abuse treatment facility to be located at 143 Silver Beach Road.

## **STAFF RECOMMENDATION**

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In order for an application for a special exception use to be approved, the Commission must determine that each of the six criteria set forth in Code Section 78-184 have been met. Staff's analysis concludes that the application for the special exception use of a substance abuse facility does not meet Criteria 1, 3, 4, 5 and 6 of Code Section 78-184. Therefore, Staff recommends **denial.**

Should the Town Commission determine that all six criteria have been met, Staff recommends the Commission incorporate the following as conditions of the Development Order:

1. The site plan dated 1/20/16 shall be fully adhered to; and,
2. Seacoast Utility Authority will require a review of the change in land use at the Site.

## Appendix 'A'

### PBSO & PBCFR Statistics

#### Palm Beach County Sheriff's Office (PBSO)

##### Nursing Home and Detox Facility

Palm Beach County Sheriff's Office (PBSO) provided statistics of police activity for two sites in the County for a period covering one year. One site, Sunrise Detox, a 33 bed detoxification facility located at 3185 Boutwell Road in Lake Worth, and the second site, Northlake Rehabilitation and Health, an 85 bed nursing home that is located at 750 Bayberry Drive in Lake Park.

The average number of police activity incidents were similar for both sites (the nursing home has 3 times the amount of beds) over the period, but the distinguishing factor, however, is the nature of the incidents requiring police assistance. PBSO **responded to 11 additional categories of calls that can, according to PBSO, be considered to be a threat or nuisance to the general safety and welfare of the community immediately adjacent to or nearby the site.** Those categories of calls are highlighted in **red** in the table below.

Staff met with Lieutenant Vassalotti on March 22, 2016 to review these statistics and to talk about comparisons between the types of police activity and the volume that is associated with a substance abuse treatment facility (particularly the Applicant's application for a detox center), a nursing home, and residential sites. Lieutenant Vassalotti stated that the nature and volume of calls received from a substance abuse treatment facility is very different and not comparable to the type of calls received from a nursing home or even a residential site. Further, it was his opinion that a substance abuse treatment facility was not a compatible use to be located within a residential neighborhood and should be located in a purely commercial zoning district because it is not a residence, but a for-profit business that will generate a level of police activity not consistent with what is found in a residential area.

Sunrise Detox (Detoxification Facility) 3185 Boutwell Road, Lake Worth – 33 Beds			Northlake Rehabilitation and Health (Nursing Home) 750 Bayberry Drive, Lake Park – 85 Beds		
Type	Type of Call Received	Number	Type	Type of Call Received	Number
S/13P	Suspicious Person	1	S/31	Assault	5
S/19	Misdemeanor	1	S/81	Verbal Threat	2
S/20	Mentally Disturbed Person	1	S/78	Obscene/Harassing Phone Call	1
S/22	Disturbance	5	10-14	Convoy Escort	3
S/22IP	Disturbance in Progress	2	10-38	Roadblock or Obstruction	1
S/30	Theft/Larceny	2	10-63	Business/Residence Check	1
S/36	Fight	1	10-73	Open Gate	3
S/66	Civil Matter	13	S/16A	Adult Abuse/neglect	5
S/79	Suspicious Incident	2	S/32A	Suicide Attempt	1
S/80	Unwanted Guest	4	S/67	Accidental Injury	1
S/8	Missing Person	3	S/68	Police Service Call	8
S/68	Police Service Call	10	S/76	Assist to Another Dept.	4
S/73	Man Down/Sick Person	3	S/84	Welfare Check	2
S/87	Welfare Check	4	10-20	Location	3
S/11	Abandoned Vehicle	1	10-53	Coming by Office (paperwork)	1
S/76	Assist to Another Dept.	1	10-22	Disregard	7
S/32A	Suicide Attempt	3	n/a	911	11
S/14	Information	3		<b>TOTAL</b>	<b>55</b>
10-67	Serving Civil Process	1			
n/a	911	4			
	<b>TOTAL</b>	<b>65</b>			

# Appendix 'A'

## PBSO & PBCFR Statistics

### Residential Properties on Silver Beach Rd.

Staff also requested records of four single and multi-family properties that are adjacent to the Site of the proposed special exception use to compare with above findings. During the same one-year period the three multi-family and one single family properties had just two incidents requiring police assistance that did not appear to be a result of the activity of the actual residents, since both incidents were burglary of the residence.

<b>Police Activity by PBSO</b>			
<b>Period March 22, 2015 through March 19, 2016</b>			
<b>Adjacent Residential Sites</b>			
Address	Type	Type of Call Received	Number
115 Silver Beach Road	n/a	n/a	0
135 Silver Beach Road	S/21R	Burglary - Residence	2
143 Silver Beach Road	n/a	n/a	0
205 Silver Beach Road	n/a	n/a	0
<b>TOTAL</b>			<b>2</b>

### All Sites Comparative Table

<b>Activity by PBCFR</b>		
<b>Period March 22, 2015 through March 19, 2016</b>		
<b>All Sites</b>		
Type/Name	Address	Number
Single Family Residential	115 Silver Beach Road	0
Residential Duplex	135 Silver Beach Road	2
Residential Triplex	143 Silver Beach Road	0
Residential Duplex	205 Silver Beach Road	0
Sunrise Detox	3185 Boutwell Road, Lake Worth	65
Northlake Rehab. Nursing Home	750 Bayberry Drive, Lake Park	55

### **Palm Beach County Fire Rescue (PBCFR)**

Staff requested call statistics from PBCFR for the same sites and they were not able to release data on private residences due to HIPPA Regulations. At the time this report was released, Fire Rescue was still preparing a statement regarding the differences in Fire Rescue activity among single/multi-family homes vs. substance abuse facilities and nursing homes. Based on our verbal communications, PBCFR indicated there is a difference. Staff hopes to present their official statement at the Town Commission meeting on May 4<sup>th</sup>.

### **Conclusion**

Sunrise Detox was selected for review because no detox facility existed with the Town and since it was providing the same or similar services as the proposed special exception use. The nursing home at 750 Bayberry Dr. was selected because it has one of the lowest bed capacities in the County, per the Florida Agency for Health Care Administration (AHCA). While these two samples both have a higher bed capacity than the proposed special exception use, the data sample does, however, confirm the comparative type of police activity and the comparative potential volume that is associated with each land use. While the actual numbers cannot be predicted for this proposal, and while the total numbers may be lower since the proposal is for a 12 bed facility, it will be greater than your standard residential or nursing home type of use. PBSO confirmed with staff that the data they provided regarding the type of calls and volume are all consistent with the policing needs of this type of facility and they fully anticipate, should it be approved, that the Town will see an increase in calls for assistance that is consistent with this data. This is also clear when comparing the sample location statistics to those of single and multi-family residential. PBCFR statement is also forthcoming.



OFFICE OF  
COMMUNITY DEVELOPMENT

## Appendix 'B'

# CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT  
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
(561) 845-4060 FAX: (561) 845-4038

February 16, 2016

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

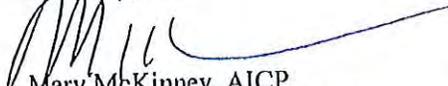
Dear Mr. Schultz:

On February 16, 2016, the City of Riviera Beach received a request from the Town of Lake Park to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. On June 12, 2015, the City provided comments on the proposed special exception application. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application and confirms the original comments as follow:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse facility. The City also has a major concern with the parking needed to support a facility such as a substance abuse facility on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse facility located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,



Mary McKinney, AICP

Director of Community Development



OFFICE OF  
COMMUNITY DEVELOPMENT

# Appendix 'B'

## CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT  
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
(561) 845-4060 FAX: (561) 845-4038

June 29, 2015

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

Dear Mr. Schultz:

On June 2, 2015, the City of Riviera Beach was requested to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. On June 12, 2015, the City provided comments on the proposed special exception application. On June 23, 2015, the City received a letter from the applicant Ashwin Bhatt regarding the City's comments. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application and confirms the original comments as follow:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse clinic. The City also has a major concern with the parking needed to support a facility such as a substance abuse clinic on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse clinic located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,

Mary McKinney, AICP  
Director of Community Development



OFFICE OF  
COMMUNITY DEVELOPMENT

# Appendix 'B'

## CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT  
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404  
(561) 845-4060 FAX: (561) 845-4038

June 12, 2015

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

Dear Mr. Schultz:

On June 2, 2015, the City of Riviera Beach was requested to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application. The City is responding to the Special Exception application with the following comments:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse clinic. The City also has a major concern with the parking needed to support a facility such as a substance abuse clinic on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse clinic located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,

Mary McKinney, AICP  
Director of Community Development

**Certified Letter and Palm  
Beach Post Advertisements**



**Town of Lake Park**  
Community Development Department

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

March 24, 2016

**Re: 143 Silver Beach Road - Special Exception Use**

Dear Property Owner:

Please be advised that the property owner of 143 Silver Beach Road has filed an application for a Special Exception use for a “Substance Abuse Treatment Facility” at the above address. The **Planning and Zoning Board** will consider this application on **Monday, April 4<sup>th</sup>, 2016 at 7:00 p.m., or as soon thereafter as can be heard** and the Town Commission will tentatively hold a public hearing at the **Town Commission Meeting on Wednesday, May 4, 2016 at 6:30 p.m., or as soon thereafter as can be heard.** **Both meetings will be held** in the Town Hall Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida.

If you have any questions, or would like to view any files related to this proposal, please do not hesitate to call the Community Development Department at (561) 881-3318.

Location Map:

143 Silver Beach Road



Sincerely,

Scott Schultz, Planner

535 Park Avenue, Lake Park, Florida 33403 – Phone: 561-881-3320 Fax: 561-881-3323  
Web Site: [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov) Email: [dabraham@lakeparkflorida.gov](mailto:dabraham@lakeparkflorida.gov)

**LEGAL NOTICE OF PUBLIC HEARINGS**  
**TOWN OF LAKE PARK, FLORIDA**

Please take notice and be advised that the Planning and Zoning Board will hold a public hearing on **Monday, April 4, 2016, at 7:00 p.m., or as soon thereafter as can be heard**, and the Town Commission will hold a public hearing at the **Town Commission Meeting on Wednesday, May 4, 2016 at 6:30 p.m., or as soon thereafter as can be heard**, in the Town Hall Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider an application for a Special Exception Use to approve a "Substance Abuse Treatment Facility" for the property located at 143 Silver Beach Road in the Town of Lake Park. This application is being brought forward by NZ Consultants (Agent), who is acting on behalf of Ashwin Bhatt (Owner). Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Planning and Zoning Board, or the Town Commission, with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

**Town Clerk:** Vivian Mendez

**PUB:** The Palm Beach Post – Friday, March 25, 2016

**LEGAL NOTICE OF PUBLIC HEARINGS**  
**TOWN OF LAKE PARK, FLORIDA**

Please take notice and be advised that the Town Commission will hold a quasi-judicial public hearing at the **Town Commission Meeting on Wednesday, May 4, 2016 at 6:30 p.m., or as soon thereafter as can be heard**, in the Town Hall Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider an application for a Special Exception Use to approve a "Substance Abuse Treatment Facility" (Detox Component) for the property located at 143 Silver Beach Road in the Town of Lake Park, FL. This application is being brought forward by NZ Consultants (Agent), who is acting on behalf of Ashwin Bhatt (Owner). Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Town Commission, with respect to this hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

**Town Clerk:** Vivian Mendez

**PUB:** The Palm Beach Post – Friday, April 22, 2016

# **NZ Consultants Application and Associated Documents**



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: NZ Consultants, Inc.

Address: 1851 W. Indiantown Road, Suite 100, Jupiter, FL 33458

Telephone: 561-758-2252 Fax: \_\_\_\_\_

E-mail: nilsa@nzconsultants.net

Owner  Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant) Ashwin Bhatt

Address: P.O. Box 10133, West Palm Beach, FL 33149

Telephone 561-389-7868

E-Mail: Ashwinfour@comcast.net

Property Location: 143 Silver Beach Road

Legal Description: KELSEY CITY LTS 21 TO 24 INC BLK 37

Property Control Number: 36-43-42-20-01-037-0210

Future Land Use: Residential and Commercial Zoning: R-2 Residential District

Acreage: 0.30 Square Footage of Use: 3250

Proposed Use: Residential Substance Abuse Treatment Facility

**Zoning/Existing Use of Adjacent Properties**

North: Residential-1 (R-1) South: City of Riviera Beach — Residential 6 (RS-6)

East: Residential-2 (R-2) West: Residential-2 (R-2)

**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

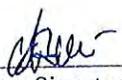


Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs nit he processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES storm water review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 56-881-3318.

I, ASHWIN BHATT, have read and understand the regulations above regarding cost recovery.

  
Property Owner Signature

1/19/16  
Date



TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

**AGENT AUTHORIZATION FORM**

**Owner(s) of Record:**

Ashwin D. Bhatt

BEFORE ME, the undersigned authority, personally appeared:

Ashwin D. Bhatt

Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

KELSEY CITY LTS 21 TO 24 INC BLK 371

the street address of which is 143 Silver Beach Road

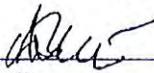
**AND DO HEREBY DESIGNATE:**

Name: NZ Consultants, Inc.

Address: 1851 W. Indiantown Road, Suite 100, Jupiter, Florida, 33458

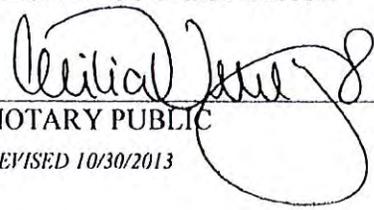
Telephone: 561-758-2252

To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

  
Owner of Record Signature

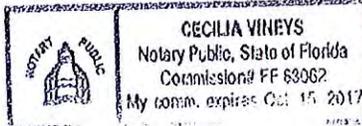
\_\_\_\_\_  
Owner of Record Signature

STATE OF FLORIDA  
COUNTY OF PALM BEACH

  
NOTARY PUBLIC

REVISED 10/30/2013

NOTARY STAMP



**WARRANTY DEED WITH AFFADAVIT**



THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Pamela Van Woerkom  
Sage Title & Escrow  
2809 Poinsettia Avenue  
West Palm Beach, FL 33401  
Property Appraisers Parcel Identification (Folio) Number: 36-43-42-20-01-037-0210  
File No. 14-192

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of December, 2014 by Alfred Francois and Marie D. Francois, husband and wife, whose post office address is 424 E. Hex Drive, Lake Park, FL 33403 herein called the Grantors, to Aswin D. Bhatt, a married man, whose post office address is P.O. Box 10133, West Palm Beach, FL 33419, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

Lots 21, 22, 23 and 24, Block 37, PLAT OF KELSEY CITY (now known as LAKE PARK) according to the Plat recorded in Plat Book 8, Page 15 as recorded in the Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Pamela Vanuwerkerk

Witness #1 Printed Name

Marguerite Youngman

Witness #2 Signature

MARGUERITE YOUNGMAN

Witness #2 Printed Name

Alfred Francois

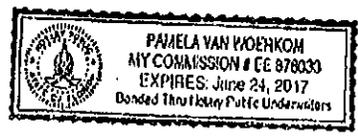
Marie D. Francois  
Marie D. Francois

Certified

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of December, 2014 by Alfred Francois and Marie D. Francois who are personally known to me or have produced drivers licenses as identification.

SEAL



Pamela Vanuwerkerk  
Notary Public

Pamela Vanuwerkerk  
Printed Notary Name  
My Commission Expires:

AFFIDAVIT

To Whome it may concern.

I Ashwin D. Bhatt, is current owner of the property 143 Silver Beach Road Lake Park, FL 33403

Property Control No. 36 43 42 20 01 037 0210

*Ashwin*  
Ashwin D. Bhatt

For Ashwin D. Bhatt

FDPL B300 004 44 0440

et. 2:4-2022



CAROL K. ANDERSON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF135413  
Expires 6/23/2018

*Carol K. Anderson*

1-13-2016

## LOCATION MAP



Location Map



Subject Property  
143 Silver Reach Road



Gary R. Nikolits, CFA  
**Property Appraiser**  
 Palm Beach County

Homestead Exemption **E-file**



Location Address 143 SILVER BEACH RD

Municipality LAKE PARK

Parcel Control Number 36-43-42-20-01-037-0210

Subdivision KELSEY CITY IN PB 8 PCS 15 TO 18, 23, 27 & 34 TO 37 INC

Official Records Book 27392

Page 1699

Sale Date MAR-2015

Legal Description KELSEY CITY LTS 21 TO 24 INC BLK 37

**Owners**

BHATT ASHWIN D

**Mailing address**

PO BOX 10133

WEST PALM BEACH FL 33419 0133

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2015	\$10	27392 / 1699	WARRANTY DEED	BHATT ASHWIN D
DEC-2014	\$180,000	27196 / 0998	WARRANTY DEED	BHATT ASWIN D
MAR-1994	\$85,000	08185 / 0552	WARRANTY DEED	FRANCOIS ALFRED &
MAR-1991	\$83,000	06746 / 1273	WARRANTY DEED	
FEB-1991	\$100	06746 / 1272	QUIT CLAIM	

No Exemption Information Available.

Number of Units 3

\*Total Square Feet 3250

Acres 0.30

Use Code 0800 - MULTIFAMILY < 10 UNITS

Zoning R2 - Multiple Family Residential ( 36-LAKE PARK )

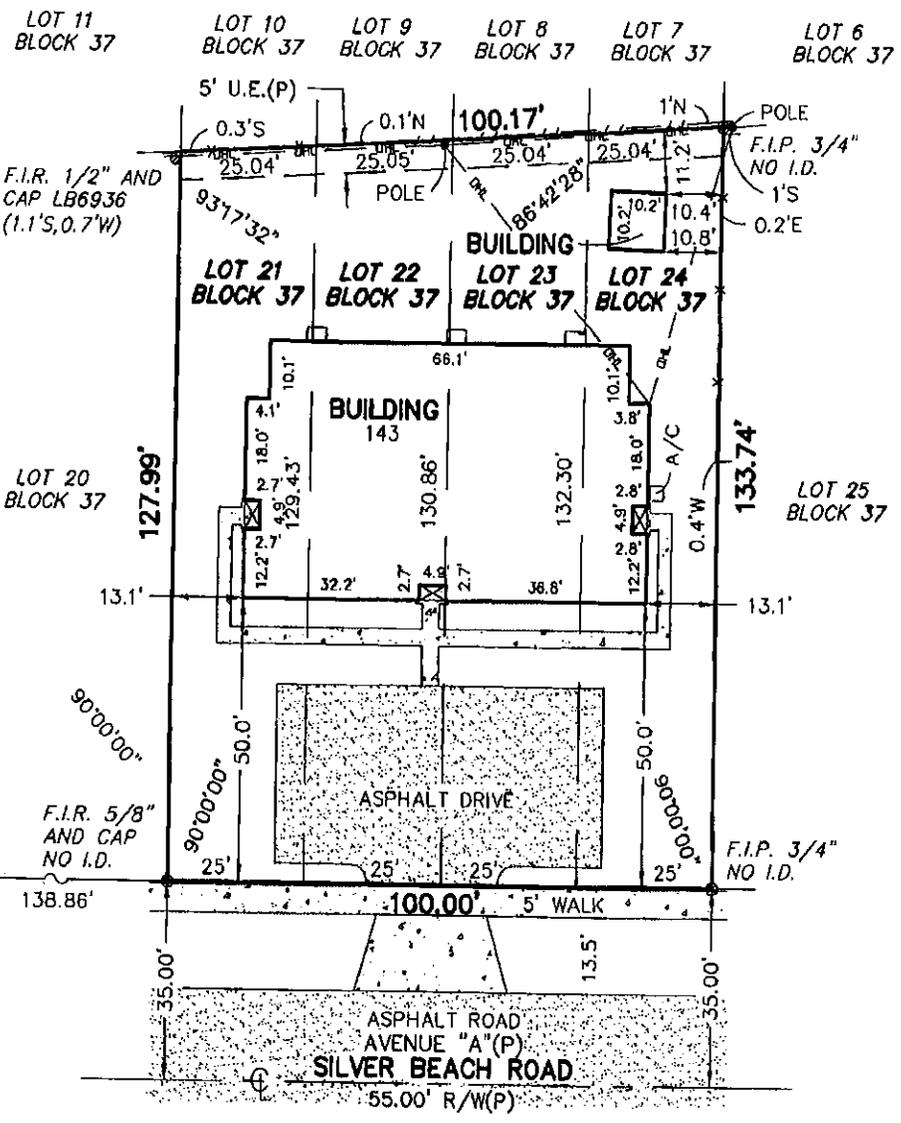
Tax Year	2015	2014	2013
Improvement Value	\$102,955	\$85,171	\$71,501
Land Value	\$51,779	\$43,150	\$43,150
Total Market Value	\$154,734	\$128,321	\$114,651

All values are as of January 1st each year

Tax Year	2015	2014	2013
Assessed Value	\$154,734	\$105,807	\$96,188
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$154,734	\$105,807	\$96,188
Tax Year	2015	2014	2013
Ad Valorem	\$3,850	\$2,838	\$2,578
Non Ad Valorem	\$1,171	\$1,180	\$1,036

# **SURVEY**



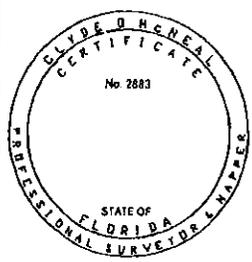


- SURVEY NOTES:**
- NO I.D. DENOTES NO IDENTIFICATION.
  - THERE ARE FENCES NEAR THE PROPERTY LINES.
  - THERE ARE POLES NEAR THE NORTH PROPERTY LINE.
  - THE DRIVE CROSSES THE SOUTH PROPERTY LINE.

PAGE 2 OF 2 PAGES

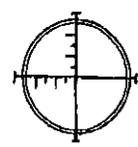
**BOUNDARY SURVEY**

LB #7893



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



**TARGET SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

(SIGNED) *Clyde O. McNeal*

**Clyde O. McNeal**  
 Digitally signed by  
 Clyde O. McNeal  
 DN: CN = Clyde O. McNeal, C = US  
 Date: 2014.09.03 14:16:20 -0400'

8250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 FACSIMILE (561) 640-0576  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576

Clyde O. McNeal, Professional Surveyor and Mapper #2883

Lots 21 through 24, Block 37, KELSEY CITY, according to the Plat thereof, as recorded in Plat Book 8, Page 15, of the Public Records of PALM BEACH County, Florida.

Community Number: 120212 Panel: 0005 Suffix: B Flood Zone: C Field Work: 9/2/2014

ertified To:  
ASHWIN D. BHATT; SAGE TITLE AND ESCROW; FIRST AMERICAN TITLE INSURANCE COMPANY; VELOCITY COMMERCIAL CAPITAL, LLC

Property Address:  
143 SILVER BEACH ROAD  
LAKE PARK, FL 33403

Survey Number: 212281

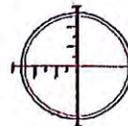
**LEGEND:**

A.C.	AK C/O NOTICER	XX.XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCHMARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
C.	CENTERLINE	F.D.	FOUND	U.E.	UTILITY EASEMENT	T.O.P.	TOP OF BANK
C.C.	CALCULATED	W.	WELL	P.C.P.	PERMANENT CURVATURE POINT	W.M.	WATER METER
C.R.V.	CABLE RISER	W.C.	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	W.P.	WAGE
C.B.	CATCH BASIN	W.P.	WITNESS CORNER	T.B.M.	TEMPORARY BENCHMARK	P.	PLAT
O.H.	ORAL HOLE	F.P.N.	FOUND PARKER-KMLOW NAIL	TEL.	TELEPHONE FACILITIES	P.B.	PLAT BOOK
O.E.	ORAINAGE EASEMENT	F.C.M.	FOUND CONCRETE MONUMENT	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
R.W.	DRIVEWAY	F.I.R.	FOUND IRON ROD	P.O.C.	POINT OF COMMENCEMENT	M.	FIELD MEASURED
A.	CENTRAL ANGLE DELTA	L.	LENGTH	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	L.A.E.	LIMITED ACCESS EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	M.E.	MAINTENANCE EASEMENT	P.R.C.	POINT OF REVERSE CURVATURE	P.	PROPERTY LINE
D.	DESCRIPTION OR DEED	M.H.	MANHOLE	P.T.	POINT OF TANGENCY	CH	CHORD
E.S.M.T.	EASEMENT	F.N.	FOUND NAIL	●	PROPERTY CORNER	C.A.	CURVED AREA
E.O.W.	EDGE OF WATER	N.B.	NAIL & DISC	R.O.E.	ROOF OVERHANG EASEMENT	C.	CONCRETE
		N.R.	NON RADIAL	R.	RADIUS (RADIAL)	H-H	WOOD FENCE
		N.T.S.	NOT TO SCALE			X-X	METAL FENCE

**GENERAL NOTES:**

**LEGAL DESCRIPTION AND CERTIFICATION**

LB #7893



**TARGET**  
**SURVEYING, LLC**

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
FACSIMILE (561) 640-0576  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER REQUIRED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND OR LOT LINES
- 10) IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

## **SPECIAL EXCEPTION USE CRITERIA**



**Silver Beach Wellness LLC  
143 Silver Beach Road  
A Residential Medical Detoxification Facility**

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**SPECIAL EXCEPTION USE APPLICATION**

**STATEMENT OF USE**

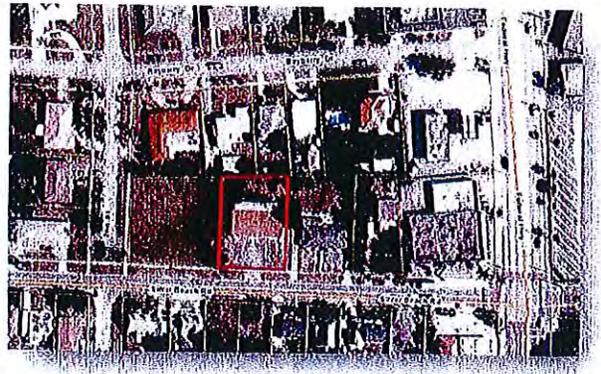
Addiction recovery usually follows three core steps: detoxification (detox), rehabilitation (rehab), and intensive outpatient treatment (IOP). All three are crucial steps on the road to recovery. During detox and rehab, individuals with alcohol and substance dependence are weaned off their addiction. During these stages, the patients usually live in the facility. IOP helps reintroduce these individuals to the outside world. The treatment can include therapy sessions, prescription medication, and drug testing. In the IOP phase, patients usually live in sober homes, also known as recovery residences.

According to the Substance Use and Mental Health Estimates from the 2013 National Survey on Drug Use and Health: Overview of Findings, "[a]n estimated 24.6 million individuals aged 12 or older were current illicit drug users in 2013, including 2.2 million adolescents aged 12 to 17. In 2013, 60.1 million individuals aged 12 or older were past month binge drinkers, including 1.6 million adolescents. Of the estimated 22.7 million individuals aged 12 or older in 2013 who needed treatment for an illicit drug or alcohol use problem, 2.5 million received treatment at a specialty facility."

Silver Beach Wellness LLC (proposed facility) will occupy an existing 3-unit residential building (triplex) converted to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for alcohol and/or substance dependence.

*Silver Beach Wellness LLC is not a rehabilitation or a sober home facility.* All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and be monitored 24 hours, 7 days a week. The average length of stay is 5 to 7 days. The patients will not have vehicles.

The Silver Beach Wellness LLC detox facility will be licensed and regulated by the Florida Department of Children and Families (DCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. DCF regulates facility capacity (i.e. number of residents), which, in concert with local zoning requirements, insures neighborhood compatibility and prevents overcrowding.



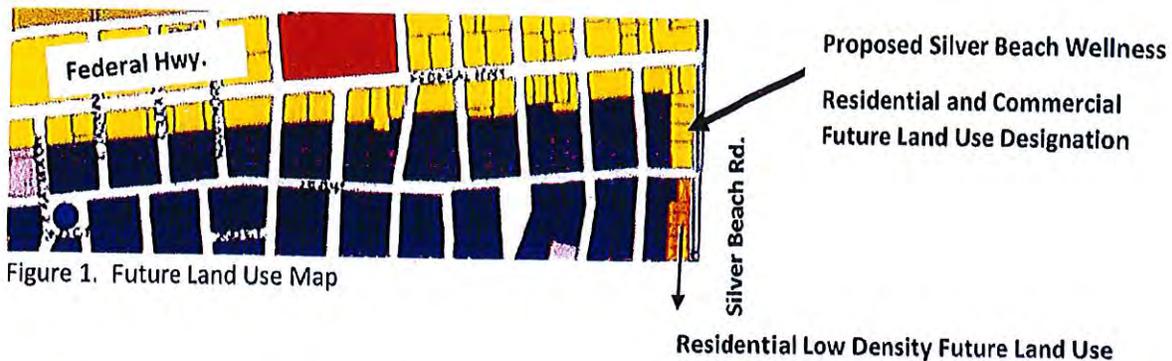
**Location of Proposed Facility: 143 Silver Beach Rd.**

Silver Beach Wellness LLC will provide a service to individuals seeking treatment for alcohol and/or substance dependence. *Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.*

## SPECIAL EXCEPTION USE CRITERIA

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

The proposed Silver Beach Wellness development is a 12-Bed residential medical detoxification facility licensed by the State of Florida Department of Children and Families (DCF) under Florida Statute 397, Chapter 65D-30. As indicated in Figure 1, the subject residential detoxification facility located at 143 Silver Beach Road has a Future Land Use (FLU) designation of Residential and Commercial.



The proposed development is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan as follows:

#### FUTURE LAND USE ELEMENT

- A. The proposed Silver Beach Wellness LLC development, a residential medical detoxification facility located in an area with a Residential and Commercial Future Land Use (FLU) designation, is in accordance with Town Goal Statement 3.4.1 (see below). The proposed development will be located on the block that serves as a "transitional area" between Federal Hwy. and the Residential Low Density FLU designation located south of 2<sup>nd</sup> Street on Silver Beach Road. The proposed use is compatible with the existing uses and will improve the neighborhood. It will contribute to the transitional character between the commercial nature of Federal Hwy. and the residential neighborhood on Silver Beach Road.

The proposed residential medical detoxification facility will provide important services to disabled individuals, contribute diversity to existing housing alternatives within a residential neighborhood, and will strengthen economic development by increasing the Town's tax base.

#### *3.4.1 Town Goal Statement*

*Ensure that the historic small town character of Lake Park is maintained, while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas. The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) a diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while*

*minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.*

- B. The proposed development is consistent with Objective 3. The Silver Beach Wellness facility complies with the required level of service standards.

*OBJECTIVE 3: All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to final project approval.*

- C. The proposed development is consistent with Objective 4. Silver Beach Wellness LLC will provide a service to disabled individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.

*Objective 4: The Town shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.*

- D. The proposed development is consistent with Objective 5. The proposed Silver Beach Wellness facility contributes to the neighborhood by improving the aesthetics of the existing structure. The proposed redevelopment enhances the landscaping, lighting, parking area, and the building structure. It will have a positive impact on surrounding properties.

*OBJECTIVE 5: As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.*

- E. The proposed development is consistent with Policy 5.1. Silver Beach Wellness, is compatible with the Residential and Commercial Future Land Use designation. The proposed facility will extend the type of services offered by the Town, and it also combines the commercial and residential characteristics that provide a transition component to the contiguous residential area.

*Policy 5.1: The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.*

The proposed development is consistent with Policy 5.2. The Silver Beach Wellness facility provides a positive impact on the neighborhood by improving the aesthetics of the subject underutilized parcel. The proposed redevelopment enhances the landscaping, lighting, parking area, and the building structure.

*Policy 5.2: The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

- G. The proposed development is consistent with Policy 5.3. The Silver Beach Wellness facility is located on Silver Beach Road one block from Federal Hwy., a key corridor. Silver Beach Road constitutes the southern

- corporate limit of the Town and is classified as a County urban collector. Currently, the Town does not provide standards for design unified criteria.

*Policy 5.3: The Town shall foster the redevelopment of key corridors and target areas. Compact mixed use development, defined as a mixture of at least two different land uses in a design-unified, vertically and or horizontally integrated, pedestrian-friendly environment, should be the preferred form of development and redevelopment.*

- E. The proposed development is consistent with ~~Policy 1.5~~. Silver Beach Wellness will occupy a currently underutilized parcel. The subject facility will increase the Town's tax base while improving the current conditions of the existing neighborhood. The proposed substance abuse treatment facility includes structural and landscaping improvements that will have a positive effect on the existing neighborhood.

*Policy 1.5: The Town shall encourage the development and redevelopment of activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development, and adopted Levels of Service standards.*

#### TRANSPORTATION ELEMENT

The proposed development is consistent with Policy 1.1, 1.3, and 1.4. The Silver Beach Wellness facility is located on Silver Beach Road which constitutes the southern corporate limits of the Town and is classified as a County urban collector.

A trip generation analysis was conducted to predict the impact of the proposed development on AM Peak Hour and PM Peak Hour conditions, resulting in one (1) net new peak hour trip for the conversion. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.

The proposed project is in compliance with the Palm Beach County Traffic Performance Standards, and the Town's Level of Service.

*Policy 1.1: The Town hereby adopts the following Level of Service (LOS) standards for each listed facility type:*

*a. Collector roadways – LOS Standard D*

*6. Urban Minor Arterial roadways – LOS Standard D*

*7. Urban Major Arterial roadways – LOS Standard D*

*8. Strategic Intermodal System roadways – LOS Standard D.*

*Policy 1.3: The Town shall adopt a Traffic Performance Standard ordinance for ensuring that adequate roadway capacity is available or is planned when needed by a development. The Town will continue to utilize the County's Traffic Performance Standards.*

*Policy 1.4: The Town shall review all proposed development and coordinate and cooperate with the responsible agencies to assure that roadway improvements are planned in accordance with the LOS Standards.*

**HOUSING ELEMENT**

The proposed development is consistent with Objective 3 and Policy 4.3. Silver Beach Wellness LLC will provide a service to individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12131), which prohibits discrimination on the basis of disability by public entities.

*Objective 3: Adequate affordable housing, consistent with the current character of the Town shall be provided for the existing population and anticipated population growth, including housing to accommodate the defined specialized needs of low and moderate income, elderly or handicapped or displaced residents."*

*Policy 4.3: The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.*

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

The proposed facility is consistent with the land development and zoning regulations. The subject facility is located in the R-2 Zoning District.

Per section 78-66 (1) (m) *"By special exception, substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility, and further provided that the operator of any such facility obtains a business tax receipt from the town."*

Per the Town's Code definition "Substance abuse treatment facility means a facility having one or more service components that are not otherwise permitted by right by the governing zoning district and that are operated by service providers licensed by the state as defined in F.S. ch. 397."

The proposed Silver Beach Wellness facility is a conversion of an existing 3-unit residential building (triplex) to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for substance abuse.

The proposed treatment facility will be licensed and regulated by the Florida Department of Children and Families (FDCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. FDCF permits facility capacity (i.e., the number residents), which, in concert with local zoning requirements, insures: (1) neighborhood compatibility; and (2) prevents overcrowding. Per Section 78-66 within the R-2 residential district, the proposed facility meets the Zoning Code requirements for Parking, Building Height, Parcel Size, Minimum Floor Area, and Setbacks as follows:

ZONING	Maximum Building Height	Maximum Number of Stories	Minimum Building Site Area	Minimum Floor Area	Minimum Setback Regulations		
					Front	Side	Rear
Required	30 feet	2	12,000 sq. ft.	1,980 sq. ft.	30 ft.	10 ft.	7 ft.
Provided	20 feet	1	13,068 sq. ft.	3,250 sq. ft.	50 ft.	10.4 ft.	11.2 ft.

The proposed development, a Substance Abuse Treatment facility, is a special exception use in the R-2 zoning district. Section 78-142, off-street parking regulations, does not provide standards for this specific use.

Per Town Code Sec. 78-142(c)(5) *Calculating minimum number of required off-street parking spaces, (f) Uncertainty or indefiniteness about a land use: If the standard for the number of parking spaces for a particular land use is not included in this section, the standards for the most nearly comparable land use shall be applied by the community development director. In making this determination, the community development director may consult the community development department, and shall consider such factors as evidence of actual parking demand for similar land uses and such other reliable traffic engineering and planning information which may be available.*

The attached Silver Beach Wellness business plan indicates that the proposed development will be a private 12-bed medically supervised detoxification facility for individuals seeking treatment for alcohol and substance dependence. The clients will be transported to and from the facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care. The proposed development will not operate as a clinic/hospital where patients might drive themselves to be treated at the facility. Therefore, the required number of parking spaces should be based on the use and mode of operation.

In terms of staffing, under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have one Registered Nurse (R.N.) and one nursing support staff on-site at all times. A physician must be available 24/7 days per week on-call to address any medical problems and to provide guidance and support. A Registered Nurse (R.N.) supervisor must also be on call 24/7 days a week. An R.N. or L.P.N must be on-site 24/7 days per week. There will be two full-time staff on duty at the facility at all times.

Pursuant to the Town's required parking regulations, and according to Code Sec. 78-142(c)(5), Calculating minimum number of required off-street parking spaces, (f) Uncertainty or indefiniteness about a land use, the proposed facility most closely resembles a **congregate living facility** with respect to parking demand. Pursuant to Code Sec. 78-145—Supplemental Parking Requirements for Congregate Living facilities: "A minimum of one parking space shall be provided for each four residents, plus one space for each employee on the shift of greatest employment."

The proposed facility has six parking spaces plus one motorcycle parking space. A maximum of three (3) spaces will be required for 12 residents, leaving three spaces for staff members. There will be a maximum of two full-time staff members on duty at any time. Furthermore, the patients will be transported to and from the facility by licensed carriers and will not have their private vehicles at the facility. Thus, ample parking for visitors and staff is available at the site.

PARKING	Minimum 1 Space per 4 Residents	Minimum 1 Space per Employee	Total
Required	3	2	5
Provided	3	3	6

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

The proposed Special Exception use, a residential medical detoxification facility, is compatible with the character and use (existing and future) of the surrounding properties.

#### Market Analysis

In compliance with the Town of Lake Park's requirement for a "market analysis," the applicant prepared the attached study "Neighborhood Impact Analysis." The objective of the analysis is to: (1) define the character of the "neighborhood" in which the proposed facility is located; and (2) assess the proposed facility's impact upon the "neighborhood."

The surrounding neighborhood ("neighborhood") is defined as bounded by Bayberry Drive (north), West 37th Street in Riviera Beach (south), Federal Highway/Broadway (east), and 2nd Street in Lake Park/Avenue "E" in Riviera Beach (south). The 7.2 acre "neighborhood" contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. Using Table 1, the "neighborhood" is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential - 5 (18%); Commercial - 5 (18%); and Vacant - 3 (11%).
2. Residential Tenure: The "neighborhood" contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.
3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).
4. Recent Sales Activity: Eight residential properties have sold within the "neighborhood" during the past 3 years (2013 - 2015). Of those involving an "arm's length" transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.
5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the "neighborhood" is described as a mixture of uses, consisting of owner- and renter-occupied residential units and commercial properties, as opposed to a single use.

From the previous analysis, the "neighborhood" is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter- and owner-occupied single-family and multiple-family residential, commercial and vacant properties. Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values. Finally, age and condition of proximate structures can have an effect upon neighboring property values. "Neighborhood" residential structures within the City of Riviera Beach, according to Palm

Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

It is concluded that property values are currently affected by the current characteristics of the "neighborhood," including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, it is further concluded that **the proposed facility will not result in an undesirable use that negatively impacts the "neighborhood," including property values.** Rather, the general character of the "neighborhood" itself is the principal factor determining property values.

Hours of Operation

The proposed facility will operate 24/7, with a staff of two, working three eight-hour shifts. The impact of the proposed facility on the surrounding residential properties will not be significantly more intense than that of a multi-family residence where the occupants might work different shifts, and where visitors and deliveries would be expected.

Type and Amount of Traffic to be Generated

The proposed development is located on Silver Beach Road which constitutes the southern corporate limit of the Town. Silver Beach Road is classified as a County urban collector. Clients will be transported to and from the proposed facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

A trip generation analysis was conducted to predict impact on AM Peak Hour and PM Peak Hour conditions. The result is one (1) net new peak hour trip for the conversion. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.

The proposed project is in compliance with the Palm Beach County Traffic Performance Standards, and the Town's Level of Service.

Building Location, Mass, Height, and Setback

Per Section 78-66, which applies to the R-2 residential district, the proposed facility meets the Zoning Code requirements for Parking, Building Height, Parcel Size, Minimum Floor Area, and Setbacks as follows:

ZONING	Maximum Building Height	Maximum Number of Stories	Minimum Building Site Area	Minimum Floor Area	Minimum Setback Regulations		
					Front	Side	Rear
Required	30 feet	2	12,000 sq. ft.	1,980 sq. ft.	30 ft.	10 ft.	7 ft.
Provided	20 feet	1	13,068 sq. ft.	3,250 sq. ft.	50 ft.	10.4 ft.	11.2 ft.

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

The proposed Special Exception use, a residential medical detoxification facility, will *not* create a concentration or proliferation of the same or similar type of special exception uses because there are no other substance abuse treatment facilities in the adjacent residential neighborhood or the commercial area along Federal Hwy. The proposed facility is in compliance with Code section 78-66 (1) (m) which permits, *by special exception, a substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and a substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility, and further provided that the operator of any such facility obtains a business tax receipt from the town.*

Compliance with Code Section 78-66(1)(m) will prevent the concentration of substance abuse treatment facilities in the area. The findings of the market study, the Residential and Commercial Future Land Use designation, and the R-2 zoning district regulations support the proposed location for a residential medical detoxification facility. The proposed use is compatible with the character of the neighborhood as was indicated in the market study (Neighborhood Impact Analysis). In addition, Criteria 1 presented an extensive analysis of how the proposed facility is consistent with goals, objectives and policies of the Town's Comprehensive Plan. Criteria 2 presented a detailed analysis of how the proposed Special Exception use is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

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

The proposed Special Exception use, a residential medical detoxification facility, will *not* have a detrimental impact on surrounding properties based on:

- (a) The number of persons anticipated to be using, residing, or working on the property as a result of the *Special Exception use.*

As described in the attached Business Plan, the average stay required for effective treatment at the proposed facility is between five and seven days. Clients will be transported to and from the facility by a transportation service. The residents will not be driving or parking private vehicles at the facility, and the mode of transfer will be regulated and supervised by round-the-clock staff. The facility will be a private 12-bed medically supervised detoxification facility for individuals seeking treatment for alcohol and substance dependence. All care and protocols will be designed and provided by a board certified physician who will act as the medical director.

In terms of staffing, under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have one nurse and one nursing support staff on-site at all times. A physician must be available on-call

24/7 days per week to address any medical problems and to provide guidance and support. A Registered Nurse (R.N.) supervisor must also be on call 24/7 days a week. An R.N. or L.P.N must be on-site 24/7 days per week. There will be two full-time staff on duty at the proposed facility at any given time.

*(b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use.*

The proposed residential medical detoxification facility will not create noise, odor, or visual nuisances that impact the character of the neighborhood. As defined in the attached Market Study (Neighborhood Impact Analysis), the nature of the neighborhood is a mix of residential (multi- and single- family) and commercial uses.

Silver Beach Wellness LLC is not a rehabilitation or a sober home facility. All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and be monitored 24 hours, 7 days a week. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

In terms of safety, outdoor lighting and monitoring cameras will be installed at the facility in accordance with Crime Prevention Through Environmental Design (CPTED) principles and as recommended by the Palm Beach County Sheriff's Office.

*(c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.*

The proposed development is located on Silver Beach Road which constitutes the southern corporate limit of the Town. Silver Beach Road is classified as a County urban collector. Clients will be transported to and from the proposed facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

A trip generation analysis was conducted to predict impact on AM Peak Hour and PM Peak Hour conditions. The result is **one (1) net new peak hour trip for the conversion**. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). **Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.**

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

The proposed Special Exception use, a residential medical detoxification facility, meets the following requirements:

a) *Does not significantly reduce light and air to adjacent properties.*

Silver Beach Wellness will occupy an existing 3-unit residential building (triplex) converted to a private-pay 12-bed licensed medically supervised residential detoxification facility. The proposed facility is in compliance with required setbacks and lighting requirements for R-2 zoning. The proposed facility will *not* reduce light or air to adjacent properties.

b) *Does not adversely affect property values in adjacent areas:*

In compliance with the Town of Lake Park requirement for a "market analysis," the applicant prepared the attached study "Neighborhood Impact Analysis." The objective of the analysis is to: (1) define the character of the "neighborhood" in which the proposed facility is located; and (2), assess the proposed facility's impact upon the "neighborhood."

The surrounding neighborhood ("neighborhood") is defined as bounded by Bayberry Drive (north), West 37th Street in Riviera Beach (south), Federal Highway/Broadway (east) and 2nd Street in Lake Park/Avenue "E" in Riviera Beach (south). The 7.2 acre "neighborhood" contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. From Table 1, the "neighborhood" is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential – 5 (18%); Commercial – 5 (18%); and Vacant – 3 (11%).
2. Residential Tenure: The "neighborhood" contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.
3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).
4. Recent Sales Activity: Eight residential properties have sold within the "neighborhood" during the past 3 years (2013 – 2015). Of those involving an "arm's length" transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.
5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the "neighborhood" is described as a mixture of uses, consisting of owner- and renter-occupied residential units and commercial properties, as opposed to a single use. From the previous analysis, the "neighborhood" is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter- and owner-occupied single-family and multiple-family residential, commercial and vacant properties.

Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values. Finally, age and condition of proximate structures can have an effect upon neighboring property values. "Neighborhood" residential structures

within the City of Riviera Beach, according to Palm Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

It is concluded that property values are currently affected by the current characteristics of the "neighborhood," including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, **it is further concluded that the proposed facility will not result in an undesirable use that negatively impacts the "neighborhood," including property values.** Rather, the general character of the "neighborhood" itself is the principal factor determining property values.

*c) Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations*

As presented in Criteria 4, the proposed facility is in compliance with Code section 78-66(1)(m) which permits, by special exception, a substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and a **substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility**, and further provided that the operator of any such facility obtains a business tax receipt from the town.

Based on the market study and compliance with the Residential and Commercial Future Land Use designation and the R-2 zoning district regulations, the proposed facility will *not* negatively impact future improvements, development, or redevelopment of surrounding properties. In fact, aesthetic improvements such as landscaping, parking lot paving, and painting of the existing structure will have a positive impact on the surrounding properties and the character of the neighborhood. These improvements will create an incentive for redevelopment of existing surrounding properties, and contribute to a more attractive environment for new development.

*d) Does not negatively impact adjacent natural systems of public facilities, including parks and open spaces; and provides pedestrian amenities, including, but not limited to benches, trash receptacles, and/or bicycle parking:*

The proposed Special Exception use, a residential medical detoxification facility, will *not* impact adjacent natural systems of public facilities, including parks and open spaces. The additional landscaping and screening proposed for the facility will enhance the public walkway that abuts the front of the subject property. Silver Beach Wellness LLC will provide a service to disabled individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.

# **BUSINESS PLAN**



**SILVER BEACH WELLNESS, LLC**  
**143 Silver Beach Road**  
**Lake Park, FL 33403**

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**OBJECTIVE:** Develop a 12-Bed residential medical detoxification facility licensed by the State of Florida Department of Children and Families (DCF) under Florida Statute 397, Chapter 65D-30.

**FACILITY OWNER:** Silver Beach Wellness, LLC d/b/a Silver Beach Wellness & Detox

**PROPERTY OWNER:** Ashwin Bhatt

**PROPERTY ADDRESS:** 143-147 Silver Beach Road, Lake Park, FL 33403

**CONSULTANT:** Ash Bhatt, MD  
Diplomate, American Board of Addiction Medicine  
Diplomate, American Board of Psychiatry and Neurology, Adult Psychiatry  
Diplomate, American Board of Psychiatry and Neurology, Child and Adolescent Psychiatry

**OVERVIEW:** The facility will be a private 12-bed medically supervised detox for individuals seeking treatment for alcohol and substance dependence. All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and monitored 24/7 days a week, with an average length of stay of 5-7 days. Clients being admitted will have transportation coordinated to the facility by transportation service. After arriving, they will be initially triaged by one of the on-site nursing staff for medical stability and suitability for admission. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care. They will receive medical and nursing assessments and evaluation, medical detoxification and stabilization, education and case management, and discharge planning during the course of their stay. Clients will benefit from amenities such as nutritious, well-balanced catered in meals, home-like appointed rooms, and an overall comfortable and caring environment. Clients will participate in group and individual therapy, with the ability to participate in yoga, relaxation therapies, and educational groups for future healthy living. Clients seeking treatment are insured and are seeking privacy and confidentiality. The clients who seek treatment will seek anonymity and will not be transient during their stay at the facility.

**LICENSURE:** The facility will be licensed by the Florida Department of Children and Families and will abide by all state and governing laws. The facility will go through a rigorous process of licensing by the State of Florida that is essential to provide state specific standardized care for our clients.

**STAFFING:** Under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have 1 nurse and 1 nursing support on-site at all times. A physician shall be available 24/7 days per week on-call to address any medical problems and to provide guidance and support. A nurse supervisor, R.N., shall also be on call 24/7 days a week. An R.N. or L.P.N shall be on-site 24/7 days per week. At any given time, there will be two full-time staff on-site.

**CLIENT PROFILE:** Our clients will have diverse backgrounds, coming from various walks of life, professions, and socio-economic classes. These are persons seeking help from the cycles of alcohol or drug dependence, who are seeking medical detoxification treatment to safely and comfortably avoid the withdrawal symptoms often associated with cessation of their substance. We are not a public facility. Clients who will be admitted will have the financial means to pay for their services, not originating from public funds, state or federal programs, Medicaid or Medicare. Our clients will often be employed individuals or individuals with families who are able to afford their treatment through private commercial insurance plans or private pay. Our clients will be VOLUNTARY. Clients will not be involuntary or court-ordered.

**WHAT WE ARE NOT:** This is not an acute care facility. This is not an inpatient psychiatric facility. This is not a residential substance abuse *rehabilitation facility (defined as for those patients not requiring detoxification or acute medical services and whose programming, based on the American Society of Addiction Medicine (ASAM) and the Department of Children and Families (DCF), shall be structured to serve clients who need a safe and stable living environment in order to develop sufficient recovery skills for the transition to a less restrictive level of care or reintegration into the general community in accordance with placement criteria requiring a longer term of care)*. This is not a partial hospitalization program (PHP). This is not an intensive outpatient program (IOP). This is not a hospital. This is not a surgical center. This is not a facility designed to care for individuals who are acutely psychiatric or medically unstable. This is not a facility designed to care for the chronic or persistently mentally ill. This is not a methadone clinic. This is not an ambulatory care center. This is not an outpatient treatment center. This is not a pain management clinic.

**CONSULTANT BACKGROUND:** Dr. Ash Bhatt, MD is a triple-board certified physician licensed in the state of Florida and Arizona. Dr. Bhatt grew up in South Florida. He is recognized as one of South Florida's leaders in psychiatry and addiction treatment. Dr. Bhatt has been working over 12 years in this field and has served in prominent roles such as the Chief Medical Officer for a nationally recognized behavioral health organization, overseeing their operations within the state of Florida, also as Medical Director of multiple inpatient hospital units, detox units and treatment centers, as well as served as academic teaching faculty at the University of Miami and University of Florida. Dr. Bhatt is also actively involved in the community, and speaks locally, regionally and nationally regarding education to medical professionals and layman alike, to erase the negative stigma, discrimination and misconceptions

**SILVER BEACH WELLNESS, LLC**  
**143 Silver Beach Road**  
**Lake Park, FL 33403**

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associated with addiction and mental illness. Dr. Bhatt currently serves as the national Chief Medical Officer for a large behavioral health and addictions treatment group which has 8 facilities in the states of California, Arizona, Utah, and Florida.

## **MARKET ANALYSIS**





ZONING & URBAN PLANNING  
MARKET RESEARCH & ANALYSIS  
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.  
2240 PALM BEACH LAKES BLVD. • SUITE 103  
WEST PALM BEACH, FLORIDA 33409  
TEL: (561) 686-2481 • FAX: 681-1551

January 4, 2016

Ashwin Bhatt  
P.O. Box 10133  
West Palm Beach, FL 33437

**Re:** "Market" Analysis for the proposed Wellness and Detox facility to be located at 143 Silver Beach Road in the Town of Lake Park, Palm Beach County, Florida.

Dear Mr. Bhatt:

Per our Services Agreement dated December 17, 2015, Land Research Management, Inc. is pleased to submit the enclosed analysis, entitled: "Silver Beach Wellness LLC Neighborhood Impacts Analysis".

The analysis is tailored to meet the Town market study requirement associated with the Town of Lake Park special exception approval process.

If you have any questions, regarding the analysis, or its conclusions, please contact this office at: (561) 686-2481.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jim Fleischmann', is written over the typed name.

Jim Fleischmann, Vice President  
Land Research Management, Inc.

encl (1) - Silver Beach Wellness LLC Neighborhood Impacts Analysis

## SILVER BEACH WELLNESS LLC NEIGHBORHOOD IMPACTS ANALYSIS

### Purpose and Objective

The purpose of this analysis is to meet the Town of Lake Park requirement for a "market analysis" in support of a proposed residential detoxification facility located at 143 Silver Beach Road. The objective of the analysis is to: (1) define the character of the "neighborhood" in which the proposed facility is located; and (2) assess the proposed facility's impact upon the "neighborhood".

### Site and Neighborhood Description

The 0.3 acre Subject Site contains an existing residential triplex building constructed in 1975. In total, the existing building contains 6 bedrooms and 4½ bathrooms. The property fronts on the north side of Silver Beach Road, an Urban Collector roadway, approximately 360 feet west of Federal Highway, an Urban Minor Arterial roadway, in the Town of Lake Park.

The surrounding neighborhood ("neighborhood") is defined as bounded by Bayberry Drive (north), West 37<sup>th</sup> Street in Riviera Beach (south), Federal Highway/Broadway (east) and 2<sup>nd</sup> Street in Lake Park/Avenue "E" in Riviera Beach (south). The 7.2 acre "neighborhood" contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. From Table 1, the "neighborhood" is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential - 5 (18%); Commercial - 5 (18%); and Vacant - 3 (11%).
2. Residential Tenure: The "neighborhood" contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.
3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).
4. Recent Sales Activity: Eight residential properties have sold within the "neighborhood" during the past 3 years (2013 - 2015). Of those involving an "arms length" transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.

Map 1 – Delineation of the Surrounding Neighborhood

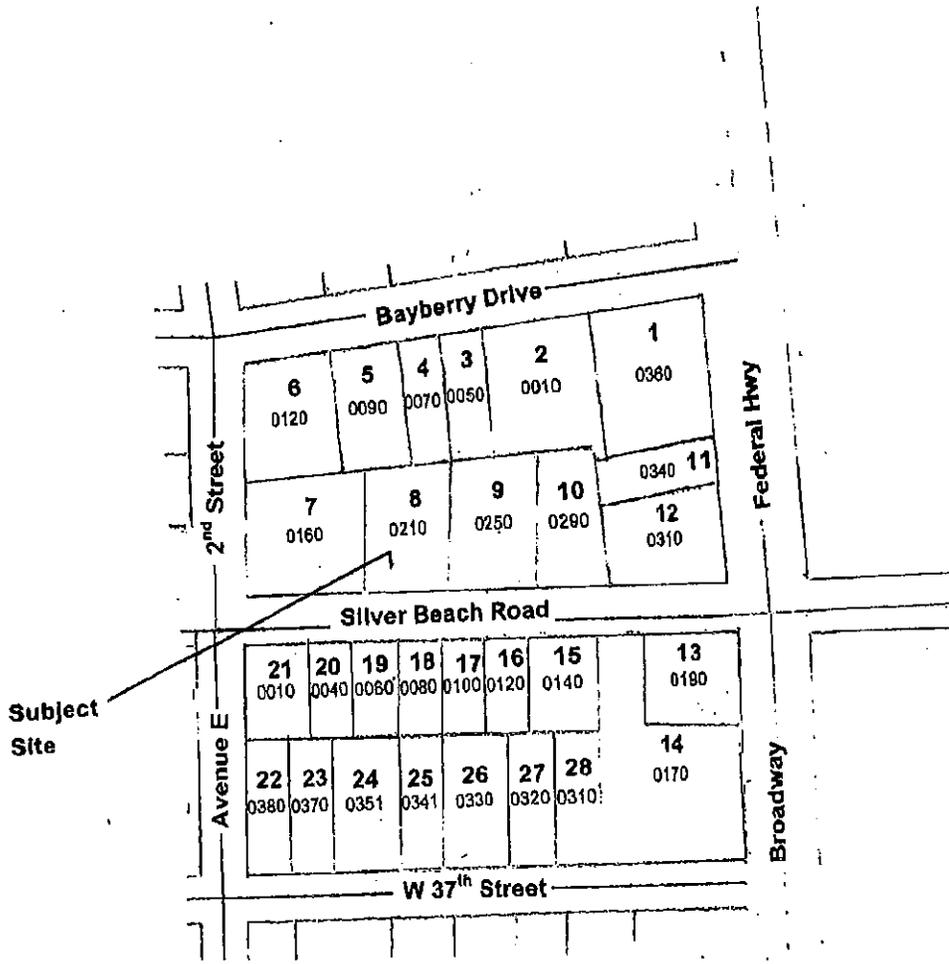


Table 1 – Surrounding Neighborhood Characteristics

Map #	Street Address	Size	Use Code	Homestead	Taxable Value (\$)	Year Built	Recent Sale Date	Selling Price (\$)
1	140 Federal Highway	0.46	Valero Gas/Conv.	No	373,617	1960	10/28/2009	100
2	114 Bayberry Drive	0.39	Single-Family	Yes	268,934	1926	3/18/2015	100
3	120 Bayberry Drive	0.16	Single-Family	No	121,803	1967	3/20/2014	152,500
4	130 Bayberry Drive	0.15	Single-Family	No	84,337	1957	1/23/2013	55,000
5	140 Bayberry Drive	0.22	Single-Family	NA	115,054	1987	1/25/2011	83,000
6	Confidential	0.30	Single-Family	No	199,389	NA	12/31/2001	155,000
7	Silver Beach Road	0.39	Vacant	No	67,264	NA	7/21/2015	75,000
8	143 Silver Beach Road	0.30	MF 3 du	No	154,734	1975	2/10/2015	10
9	135 Silver Beach Road	0.31	MF 2 du	No	89,463	1955	2/19/2013	86,000
10	115 Silver Beach Road	0.22	MF 2 du	No	70,223	1931	7/25/2003	103,000
11	112 Federal Highway	0.16	GL Staffing	No	223,678	1956	12/27/2007	10
12	100 Federal Highway	0.30	Green Touch Ind.	No	456,900	1959	1/23/2003	390,000
13	3343 Broadway	0.26	DHAKA Gas/Conv.	No	254,930	1978	10/31/2012	10
14	3701 Broadway	0.65	Financial/Vacant	No	393,091	1975	2/14/2013	10
15	31 Silver Beach Road	0.17	Single-Family	Yes	37,012	1946	5/25/2001	45,000
16	41 Silver Beach Road	0.11	Single-Family	No	47,567	1946	12/12/2013	41,500
17	49 Silver Beach Road	0.11	Single-Family	No	30,708	1946	7/1/1993	20,100
18	59 Silver Beach Road	0.11	Vacant	No	5,999	NA	2/2/2010	10,000
19	67 Silver Beach Road	0.11	Vacant	No	5,999	NA	11/1/1980	33,000
20	75 Silver Beach Road	0.11	Single-Family	No	43,790	1946	5/29/2015	20,000
21	87 Silver Beach Road	0.17	MF 2 du	No	87,015	1946	5/2/2014	115,000
22	84 W. 37th Street	0.16	Single-Family	No	50,101	1946	11/25/2005	10
23	80 W. 37th Street	0.16	Single-Family	Yes	65,001	1946	5/16/2013	66,000
24	68 W. 37th Street	0.24	Single-Family	Yes	38,812	1946	12/10/2003	1
25	56 W. 37th Street	0.16	MF 2 du	No	7,756	1946	6/1/1986	53,000
26	44 W. 37th Street	0.24	Single-Family	No	34,527	1946	10/29/2014	49,000
27	36 W. 37th Street	0.16	Single-Family	Yes	30,377	1946	11/3/1999	50,000
28	28 W. 37th Street	0.16	Single-Family	No	35,589	1946	3/4/2015	20,000

Source: Palm Beach County Property Appraiser, Land Research Management, Inc.; 12/2015.

5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the "neighborhood" is described as a mixture of uses, consisting of owner and renter-occupied residential units and commercial properties, as opposed to a single use.

### **Proposed Facility Description**

Silver Beach Wellness LLC (facility) is a conversion of an existing 3-unit residential building (triplex) to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for alcohol and/or substance dependence.

The facility, as opposed to sober homes and halfway houses, will be licensed and regulated by the Florida Department of Children and Families (FDCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. FDCF permits facility capacity (i.e. residents), which, in concert with local zoning requirements, insures: (1) neighborhood compatibility; and (2) overcrowding will not occur.

As part of the licensing process, FDCF requires the following documentation:

1. Proof of compliance with local land development regulations.
2. Proof of compliance with fire and safety inspections.
3. Current Business Tax Receipt (BTR).
4. Proof of property and liability insurance.
5. Verification of professional qualifications and background checks of staff.
6. Proof of financial ability and organizational capacity of the applicant to operate in compliance with state requirements.

Compliance with the above requirements will insure a compliant, safe and professionally managed facility.

Clients, referred to the facility by licensed medical providers including hospitals, will reside within the facility on a 24 hour basis with an average stay of 5 to 7 days. Once admitted, clients will arrive via transportation services generally supplied another treatment component provider. Use of the 6 on-site parking spaces by clients for their personal use will not be permitted during their stay thus eliminating potential vehicular trips and providing adequate spaces for full-time and on-call staff.

Clients will remain on the premises for the duration of their stay unless it becomes necessary for delivery to outpatient appointments or an alternative facility providing a higher level of care. Per state requirements, clients must be visible or accessible to on-site staff at all times.

In addition to residential accommodations (6 bedrooms and 4½ bathrooms), laundry facilities or services, and three meals per day, the facility will provide stabilization and detoxification services. Stabilization services, to be detailed in the required daily schedule, will include supportive counseling, and recreation and education activities.

F.A.C. Chapter 65-30 requires a residential detoxification facility with a licensed capacity of 1 - 15 beds to have at least one nurse and one nursing support on-site at all times. In compliance with state requirements, the facility will provide 2 staff members on a 24-hours per day/7 days per week basis. Daily staffing will consist of three 8-hour shifts (i.e. 6:00 a.m. to 2:00 p.m.; 2:00 p.m. to 10:00 p.m.; and 10:00 p.m. to 6:00 a.m.). In addition to full-time staff, a physician and Registered Nurse will be available on-call 24 hours per day/7 days per week to address medical problems and to provide guidance and support.

## Neighborhood Impacts

### A. Analysis

There are several negative property characteristics that can create an undesirable land use and result in negative impacts upon neighborhood property values. The determination of whether or not a land use is undesirable and result-in-a-negative impact is partially a function of the characteristics of the neighborhood itself. For example, the introduction of a dissimilar land use within a homogeneous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact, while the introduction of the same use in a mixed neighborhood may have significantly less or no impact. As a result, an initial step in an impact analysis is to define the characteristics of the neighborhood in which a proposed development is to be located.

From the previous analysis, the "neighborhood" is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter and owner-occupied single-family and multiple-family residential, commercial and vacant properties. Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values.

In addition, an urban collector (Silver Beach Road) bisects the "neighborhood" and encourages higher passing traffic volumes than would normally occur on a local street. It was observed that substantial vehicle stacking occurs on Silver Beach Road during afternoon peak hours; often extending from the traffic signal at Federal Highway to the west, past 2<sup>nd</sup> Street, temporarily blocking access to the subject site. High passing traffic volumes that impede

access can have a negative effect on adjacent property values.

Finally, age and condition of proximate structures can have an effect upon neighboring property values. "Neighborhood" residential structures within the City of Riviera Beach, according to Palm Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

Among the potentially negative characteristics that can result in the proposed facility being classified as an undesirable land use include overcrowding, inadequate parking, traffic generation, hours of operation and visual appearance.

**1. Overcrowding:** The existing building is a residential triplex containing a total of 6 bedrooms and 4½ bathrooms. The proposed detoxification facility will contain 6 bedrooms (maximum of 12 clients) and 4½ bathrooms and comply with Lake Park and Florida Department of Children and Families requirements. Maximum occupancy of the proposed facility should not exceed that of the current triplex use.

**2. Adequate Parking:** Six parking spaces will be provided to accommodate the needs of the proposed facility. As clients will not be allowed to park their vehicles at the facility, parking spaces will be used solely by staff and on-call medical professionals when needed. As staff will consist of two professionals at any given time, the 6 provided spaces should be adequate to accommodate needs.

**3. Traffic Generation:** As clients are not allowed to have personal vehicles on-site during the duration of their stay, vehicular trips will be generated by staff and visiting medical professionals. Daily staffing will consist of three 8-hour shifts (i.e. 6:00 a.m. to 2:00 p.m.; 2:00 p.m. to 10:00 p.m.; and 10:00 p.m. to 6:00 a.m.) and shift changes will occur at off-peak hours. As a result, peak-hour traffic impacts will likely be less than the current triplex use.

**4. Hours of Operation:** As a residential facility, hours of operation is not a serious concern as it is with commercial facilities such as gas/convenience stores. Per Florida Department of Children and Families requirements, all clients must be visible or accessible to on-site professional staff at all times.

**5. Visual Appearance:** The proposed facility must obtain site plan approval from the Town of Lake Park. During that process, the Town will insure compliance with local codes, including landscaping, lighting and appearance. The process allows the Town to impose conditions of approval to specifically address issues of concern. Further, the Town will not allow signage along the Silver Beach Road frontage. Compliance with Town codes through the site plan approval process will result in an appearance upgrade to the property.

## **B. Conclusion**

It is concluded that property values are currently affected by the current characteristics of the "neighborhood", including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, it is further concluded that the

proposed facility will not result in an undesirable use that negatively impacts the "neighborhood", including property values. Rather, the general character of the "neighborhood" itself is the principal factor determining property values.

## **TRAFFIC ANALYSIS**





January 5, 2016

Ms. Rebecca J. Mulcahy, P.E.  
PTC Transportation Consultants  
2005 Vista Pkwy, Suite 111  
West Palm Beach, FL 33411-6700

**Department of Engineering  
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

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**Palm Beach County  
Board of County  
Commissioners**

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

**County Administrator**

Verdenia C. Baker

**RE: Silver Beach Wellness Center  
Project #: 161208  
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the Traffic Statement for the above referenced project, dated December 11, 2015, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project involves converting an existing 3-Unit apartment complex to a 12-Bed Detox facility. The project is summarized as follows:

**Municipality:** Town of Lake Park  
**Location:** On Silver Beach Rd, W of US 1  
**PCN #:** 36-43-42-20-01-037-0210  
**Existing Uses:** Apartment=3 DU  
**Proposed Uses:** Nursing Home=12 Beds  
**Access:** NA  
**New Daily Trips:** 10  
**New PH Trips:** -3 (0/-3) AM and 1 (0/1) PM  
**Build-Out:** December 31, 2018

Based on the review, the Traffic Division has determined that the traffic study meets the Traffic Performance Standards of Palm Beach County.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email to qbarl@pbcgov.org.

Sincerely,

Quazi Bari, P.E.  
Professional Engineer – Traffic Division

QAB:saf

cc: Addressee  
Marla Tejera, P.E. – Senior Professional Engineer – Traffic Division  
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\MUNICIPALITIES\APPROVALS\2015\11\51208 - SILVER BEACH WELLNESS CENTER.DOCX

"An Equal Opportunity  
Affirmative Action Employer"



Transportation Consultants



2005 Vista Parkway, Suite 111  
West Palm Beach, FL 33411-6700  
(561) 296-9698 Fax (561) 684-6336  
Certificate of Authorization Number: 7989

December 11, 2015

Ms. Maria Tejera  
Palm Beach County Traffic Division  
2300 North Jog Road, 3<sup>rd</sup> Floor  
West Palm Beach, FL 33411-3745

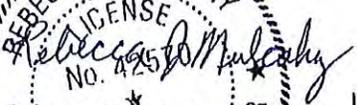
Re: **Silver Beach Wellness Center - #PTC15-092**

Dear Ms. Tejera:

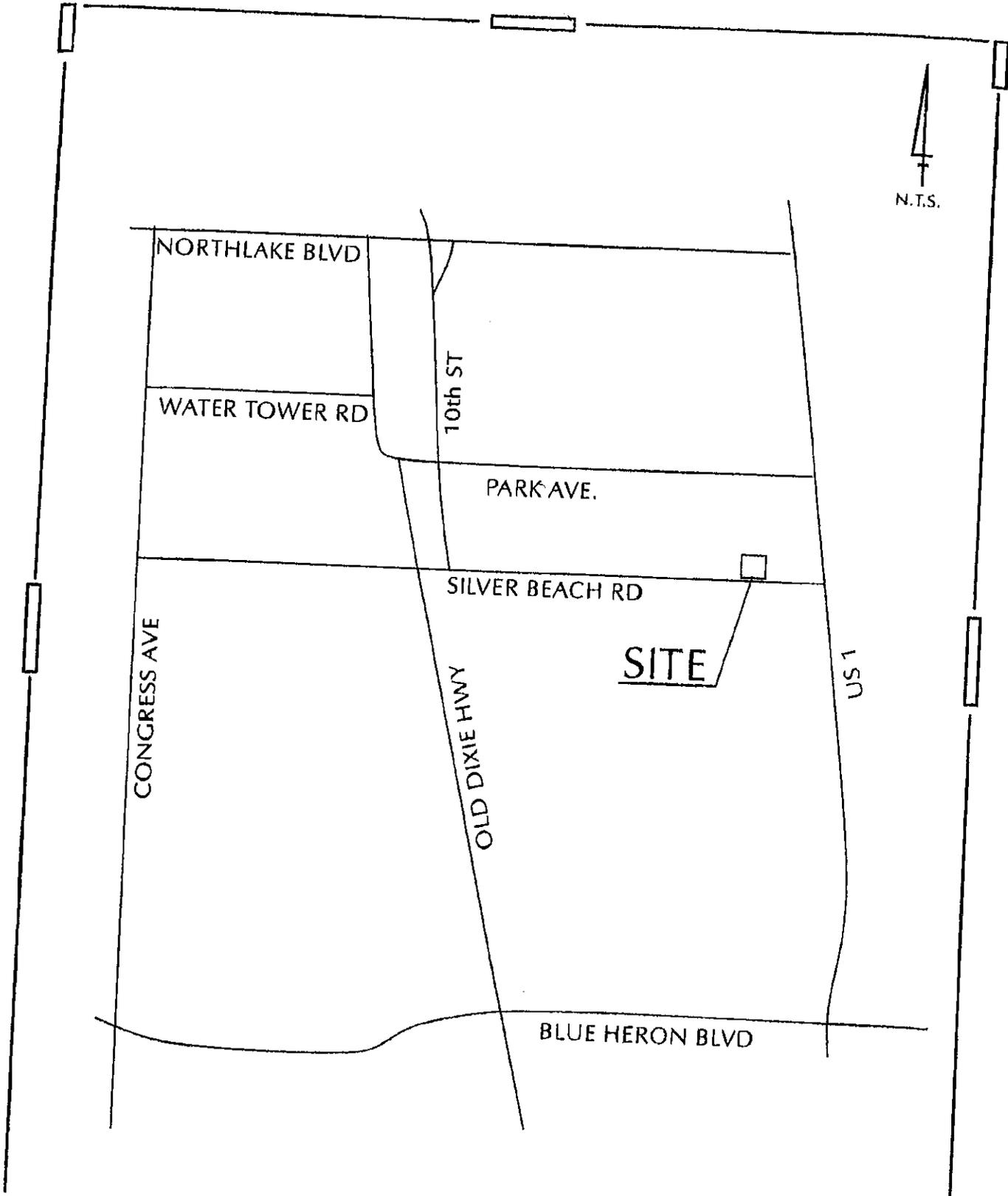
The purpose of this letter is to provide a traffic statement for the above-referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). It is proposed to convert three residential apartments to a 12-bed detox facility located on Silver Beach Road west of US 1 in the Town of Lake Park, as shown on Attachment 1. The existing apartment building was built in 1975. The Property Control Number is 36-43-42-20-01-037-0210. The proposed Buildout year for the conversion is 2018.

A trip generation analysis is provided on Attachment 2 for the Daily, AM Peak Hour and PM Peak Hour conditions. There is one (1) net new peak hour trip for the conversion. Because the project generates fewer than 20 Peak Hour trips, a traffic study is not required. Therefore, the proposed project is in compliance with the Palm Beach County Traffic Performance Standards.

If you have any questions, please do not hesitate to contact this office.

Sincerely,  
  
REBECCA J. MULCAHY  
LICENSE  
No. 425  
Rebecca J. Mulcahy, P.E.  
Florida Registration # 2070  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
12/11/15  
Attachment

cc: Ashwin Bhatt



SILVER BEACH  
WELLNESS CENTER

ATTACHMENT 1  
PROJECT LOCATION

12/11/15  
15-092  
**PTC**

**Attachment 2  
Silver Beach Wellness Center  
Trip Generation**

**Daily  
Existing Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips	
				In	Out	Total	In	Out	Total	
Residential Apartments	220	3 DU	6.65 /DU			20	-	0%		20
<b>TOTAL</b>						20	-			20

**Proposed Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips	
				In	Out	Total	In	Out	Total	
Nursing Home / Rehab Center	620	12 Beds	2.74 /Bed			33	3	10%		30
<b>TOTAL</b>						33	3			30

**Net Increase in Trips** 10

**AM Peak Hour  
Existing Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total	In	Out	In	Out	Total
Residential Apartments	220	3 DU	$T = 0.49 (X) + 3.73 (20/80)$	1	4	5	-	0%	1	4	5
<b>TOTAL</b>				1	4	5	-		1	4	5

**Proposed Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total	In	Out	In	Out	Total
Nursing Home / Rehab Center	620	12 Beds	0.17 /Bed (69/31)	1	1	2	-	10%	1	1	2
<b>TOTAL</b>				1	1	2	-		1	1	2

**Net Increase in Trip** - (3) (3)

**PM Peak Hour  
Existing Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total	In	Out	In	Out	Total
Residential Apartments	220	3 DU	0.62 /DU (65/35)	1	1	2	-	0%	1	1	2
<b>TOTAL</b>				1	1	2	-		1	1	2

**Proposed Use**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total	In	Out	In	Out	Total
Nursing Home / Rehab Center	620	12 Beds	0.22 /Bed (33/67)	1	2	3	-	10%	1	2	3
<b>TOTAL</b>				1	2	3	-		1	2	3

**Net Increase in Trip** - 1 1

(1) Source: Palm Beach County and the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



Gary R. Nikolits, CFA  
**Property Appraiser**  
 Palm Beach County

Homestead Exemption 



Location Address 143 SILVER BEACH RD  
 Municipality LAKE PARK  
 Parcel Control Number 36-43-42-20-01-037-0210  
 Subdivision KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC  
 Official Records Book 27392 Page 1699  
 Sale Date MAR-2015  
 Legal Description KELSEY CITY LTS 21 TO 24 INC BLK 37

**Owners**  
 BHATT ASHWIN D

**Mailing address**  
 PO BOX 10133  
 WEST PALM BEACH FL 33419 0133

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2015	\$10	27392 / 1699	WARRANTY DEED	BHATT ASHWIN D
DEC-2014	\$180,000	27196 / 0998	WARRANTY DEED	BHATT ASWIN D
MAR-1994	\$85,000	08185 / 0552	WARRANTY DEED	FRANCOIS ALFRED &
MAR-1991	\$83,000	06746 / 1273	WARRANTY DEED	
FEB-1991	\$100	06746 / 1272	QUIT CLAIM	

No Exemption Information Available.

Number of Units 3      \*Total Square Feet 3250      Acres 0.30  
 Use Code 0800 - MULTIFAMILY < 10 UNITS      Zoning R2 - Multiple Family Residential ( 36-LAKE PARK )

Tax Year	2015	2014	2013
Improvement Value	\$102,955	\$85,171	\$71,501
Land Value	\$51,779	\$43,150	\$43,150
Total Market Value	\$154,734	\$128,321	\$114,651

All values are as of January 1st each year

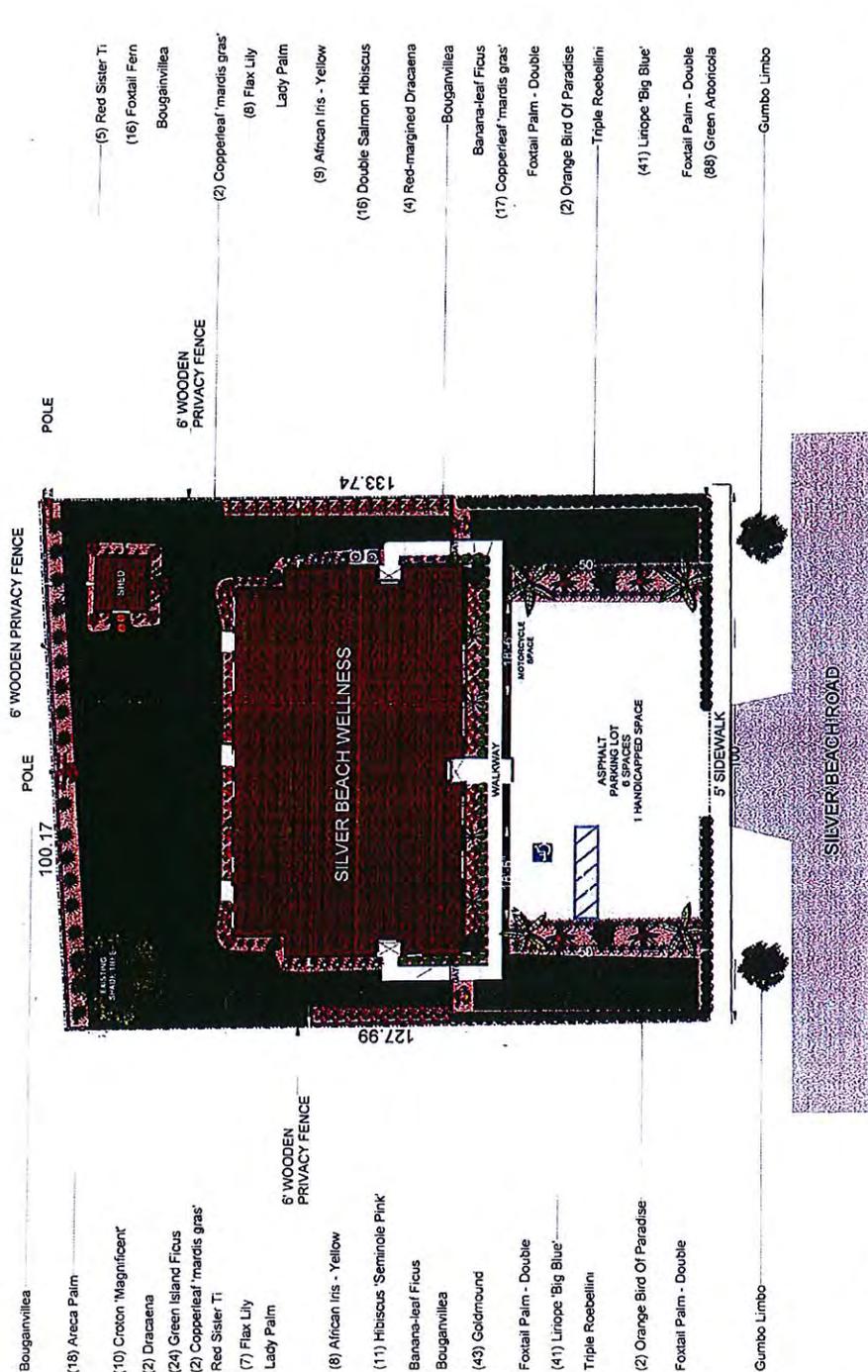
Tax Year	2015	2014	2013
Assessed Value	\$154,734	\$105,807	\$96,188
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$154,734	\$105,807	\$96,188

Tax Year	2015	2014	2013
Ad Valorem	\$3,850	\$2,838	\$2,578
Non Ad Valorem	\$1,171	\$1,180	\$1,036
Total tax	\$5,021	\$4,018	\$3,614



**SITE/LANDSCAPING PLAN, AND FLOOR PLAN**



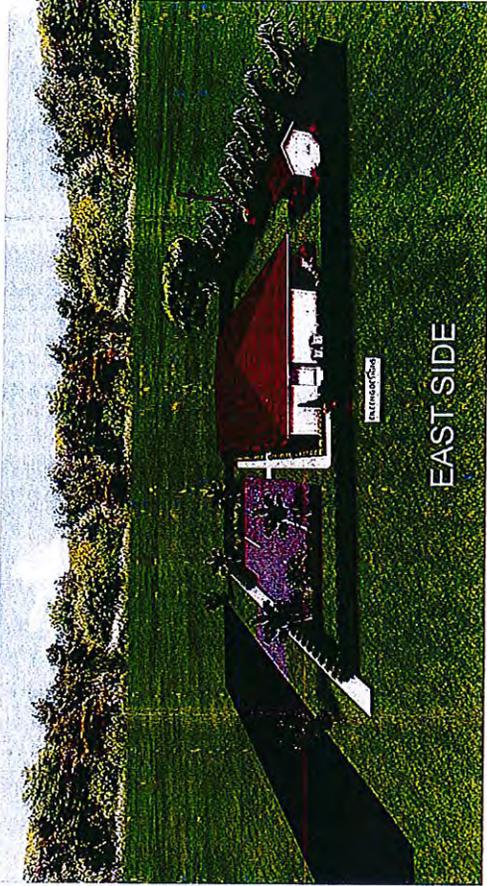


- Bougainvillea
- (18) Areca Palm
- (10) Croton 'Magnificent'
- (2) Dracaena
- (24) Green Island Ficus
- (2) Copperleaf 'mardis gras'
- Red Sister Ti
- (7) Flax Lily
- Lady Palm
- (8) African Iris - Yellow
- (11) Hibiscus 'Seminole Pink'
- Banana-leaf Ficus
- Bougainvillea
- (43) Goldmound
- Foxtail Palm - Double
- (41) Liriope 'Big Blue'
- Triple Roebellini
- (2) Orange Bird Of Paradise
- Foxtail Palm - Double
- Gumbo Limbo
- (5) Red Sister Ti
- (16) Foxtail Fern
- Bougainvillea
- (2) Copperleaf 'mardis gras'
- (8) Flax Lily
- Lady Palm
- (9) African Iris - Yellow
- (18) Double Salmon Hibiscus
- (4) Red-margined Dracaena
- Bougainvillea
- Banana-leaf Ficus
- (17) Copperleaf 'mardis gras'
- Foxtail Palm - Double
- (2) Orange Bird Of Paradise
- Triple Roebellini
- (41) Liriope 'Big Blue'
- Foxtail Palm - Double
- (88) Green Annonacia
- Gumbo Limbo

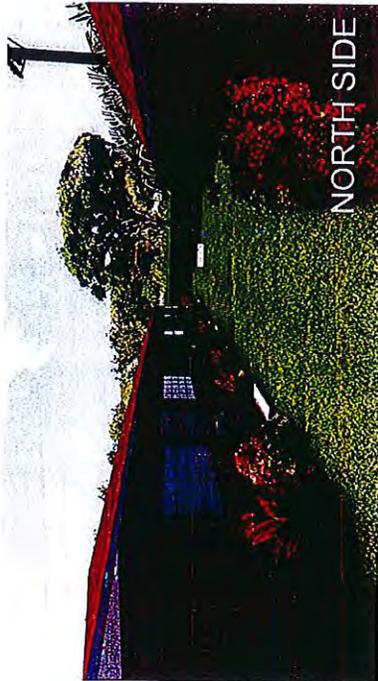
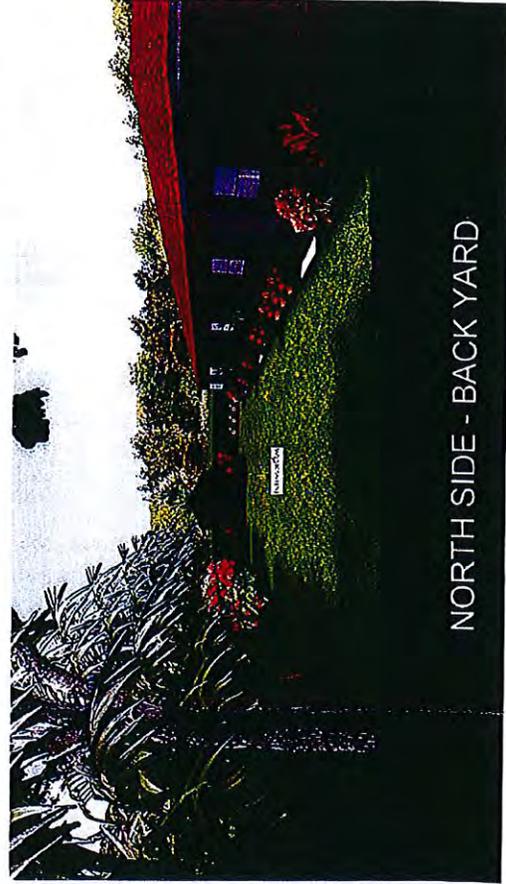
SCALE 1 INCH = 10'

Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Acq	Common	Botanical	Size
	13	DGR	African Iris - Yellow	Dites grandiflora	3 gal		11	HRSP	Hibiscus 'Seminole Pink'	Hibiscus rosa 'Seminole Pink'	3 gal		2	WPCU	Lady Palm	Rhapis Sharlot Leyl	7b
	4	DGR	African Iris - Yellow	Dites grandiflora	3 gal		82	LMU	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	1 gal		4	STRE	Orange Bird Of Paradise	Strelitzia reginae	7b
	18	CHBE	Areca Palm	Chamaedorea seitzii	3 gal		6	CFRS	Red Sawn Ti	Cordia alliodora 'Red Sawt'	3 gal		4	DRCO	Red-margined Dracaena	Dracaena colorama	3 gal
	2	FMA	Banana-leaf Ficus	Ficus vaxillifera 'AM'	7b		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA
	2	BOGC	Bougainvillea	Bougainvillea spectabilis	3 gal		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA
	1	BOGC	Bougainvillea	Bougainvillea spectabilis	3 gal		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA		2	PHRE	Triple Roebellini	Phoraria roebellii	5 GA
	21	AWWD	Copperleaf 'mardis gras'	Acropora verticillata 'mardis gras'	3 gal		2	BUSI	Gumbo Limbo	Bursera simaruba	3 gal		2	BUSI	Gumbo Limbo	Bursera simaruba	3 gal
	18	COVA	Croton 'Magnificent'	Croton variegatum	3 gal		2	BUSI	Gumbo Limbo	Bursera simaruba	3 gal		2	BUSI	Gumbo Limbo	Bursera simaruba	3 gal

2' ENVIRONMENTAL MATCH ON ALL PLAN AND AREAS  
 #300 1471, #319D, #304L



SILVER BEACH WELLNESS LLC





**P&Z Board DRAFT Meeting**  
**Minutes of April 4, 2016**

**(including a property owner email  
received by Staff and the Applicant's  
PowerPoint Presentation)**



**TOWN OF LAKE PARK  
PLANNING & ZONING BOARD  
MEETING MINUTES  
APRIL 4, 2016**

**DRAFT**

**CALL TO ORDER**

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Michele Dubois	Present

Also in attendance were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Board Secretary.

**APPROVAL OF AGENDA**

Chair Thomas requested a motion for the approval of the Agenda as submitted. Vice-Chair Schneider made the motion for approval, and it was seconded by Board Member Dubois. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Martin Schneider	X	
Judith Thomas	X	
Michele Dubois	X	

**The Motion carried 3-0, and the Agenda was approved as amended.**

**APPROVAL OF MINUTES**

Chair Thomas requested a motion for the approval of the February 1, 2016, Planning & Zoning Board Meeting Minutes as submitted. Vice-Chair Schneider made a motion for approval with the correction of one typo, and the motion was seconded by Board Member Dubois. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Martin Schneider	X	
Judith Thomas	X	
Michele Dubois	X	

**The Motion carried 3-0, and the Minutes of the February 1, 2016, Planning & Zoning Board Meeting were approved.**

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## **PUBLIC COMMENTS**

Chair Thomas reviewed the Public Comments procedure.

## **ORDER OF BUSINESS**

Chair Thomas outlined the Order of Business.

## **NEW BUSINESS**

### **A) A SPECIAL EXCEPTION USE APPLICATION FOR A SUBSTANCE ABUSE TREATMENT FACILITY TO BE LOCATED AT 143 SILVER BEACH ROAD IN THE R-2 RESIDENTIAL DISTRICT. APPLICANT: NZ CONSULTANTS, INC.**

## **STAFF PRESENTATION**

The Town Planner, Scott Schultz, addressed the P&Z Board and explained this Application is for a Special Exception Use for a substance abuse treatment facility. The Applicant is NZ Consultants, Inc., on behalf of the property owner, Mr. Ashwin Bhatt. The site is located at 143 Silver Beach Road, which is located within the R-2 Residential Zoning District and has a Future Land Use Designation of Commercial/Residential. The adjacent zoning to the north is R-1 Residential; to the south is the R-6 Residence District of the City of Riviera Beach, and to the east and west is the R-2 Residential District.

Mr. Schultz stated that Applicant is proposing to open a substance abuse treatment facility whose primary function will be to provide medical detoxification. The facility will serve up to 12 clients who will be housed on site during treatment, which lasts 5-7 days. The facility will be operated by one (1) registered nurse and one (1) nurse's assistant, for a total of 2 employees per shift. Mr. Schultz pointed out an error in the Summary of the Staff Report which states the employees will be nurse practitioners, however, the employees will actually be a nurse and nurse's assistant. The facility will be open 24 hours a day, 7 days a week, and the nurse and nurse's assistant positions will each have an 8 hour shift which rotates three times over the 24 hour period, for a total of 6 employees during 24 hours. A doctor will not be onsite, but will be on-call should his or her services be required by the nurse and/or nurse's assistant. A total of fourteen (14) persons will be working or residing on site at any one time during the 24-hour period.

Mr. Schultz showed a map and reviewed the existing conditions on site, indicating:

- The Site is located on the north side of Silver Beach Road between Federal Highway and 2<sup>nd</sup> Street, approximately 313' from Federal Highway.
- The structure at the Site was built in 1975 and has historically served as multi-family rental housing
- The Applicant does not propose any additions to the structure that would expand its footprint, but does propose to convert two of the three kitchens into offices and to remove walls within the rear patio so that the three units have joined access.

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Mr. Schultz stated, in summary, Policy 9.4 states that commercial uses should front Federal Highway and uses along Silver Beach road should be residential.

Policy 1.1(b) states the Town shall regulate the use and intensity of land development to ensure compatible adjacent land uses and to minimize negative impacts to existing neighborhoods. This proposed Special Exception Use is *overly* transient in nature since it will result in an annual potential turnover, as follows:

- 2,190 Staff persons, based on 6 person staff during a 24-hour period
- 624-876 patients, based on 12 patients with a 5-7 day treatment
- Police activity at the Site which is not consistent with the nature of the surrounding permitted single and multi-family residential uses. *(To be discussed more under Criteria 5)*
- A potential increase in ambulatory activity over what is expected within permitted single and multi-family residential uses.

Mr. Schultz stated that transient residential uses are allowed in the R-2 Zoning District, however this use is defined as “a dwelling that has a turnover in occupancy of more than two times a year...” and its intent is to accommodate turnover produced by seasonal residential rental units and other similar residential-type rental properties. In comparison, the proposed Special Exception Use is not a transient residential use nor is it a housing alternative, but a commercial business requiring patients to stay in-house for the 5-7 day treatment period, similar to an inpatient treatment facility.

Mr. Schultz further stated that regarding Objectives 4 & 5, the City of Riviera Beach responded to the Town’s request for comments that they do not support the proposed Special Exception Use due to the following reasons:

- Compatibility with adjacent single family residential zoning and future land use designations;
- Intensity of the use that is not consistent with surrounding permitted residential uses;
- Increase in traffic along Silver Beach Road associated with the type of land use;
- Parking on site;
- Operating a 24/7 facility in a residential area;
- Perceived safety concerns.

Mr. Schultz stated that in regards to Criteria 2, Staff finds the proposed Special Exception Use is consistent with the Land Development and Zoning Regulations as it relates to parking, since six (6) spaces are provided and only five (5) are required; paving and striping; landscaping; signage, for which none is proposed; and building height, setbacks and massing, for which no improvements are proposed.

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Mr. Schultz stated that Staff finds Criteria 3 is not met since the proposed Special Exception Use is not compatible with the character and use of the surrounding properties in its function; hours of operation; and type and amount of traffic to be generated.

Mr. Schultz stated in regards to the compatibility of surrounding properties, the area where the proposed Special Exception Use is located is comprised solely of residential uses and its boundaries are as follows: the Site is located in the R-2 Residential District and is abutted by the R-1 Residential District to the North, the R-6 Residential District to the South (in the City of Riviera Beach's jurisdiction), and the R-2 District to the east and west. These zoning districts are all west of Federal Highway and contain no commercial uses. He further stated that the proposed Special Exception Use is not consistent with this zoning district since it is a request to operate a for-profit commercial facility. Mr. Schultz noted that a substance abuse treatment facility can have a live in requirement and this Application is strictly proposing a live in component as part of the 5-7 day treatment program, and therefore, it is not considered a residential use or housing alternative. Mr. Schultz further explained that the Future Land Use for the Site is Residential/Commercial; however, the Comprehensive Plan identifies the intent of those parcels along Silver Beach Road as having a residential/commercial Future Land Use as remaining residential and those in this Future Land Use fronting Federal Highway as having the ability to introduce a commercial component that may extend west for 175'. Mr. Schultz stated the proposal is inconsistent since it is a commercial facility not fronting Federal Highway.

Regarding the hours of operation, Mr. Schultz stated the Applicant's proposed operating hours are 24-hours a day, 7 days a week, during which time:

- 6 staff persons will change shifts three times a day or more;
- Clients will arrive and depart from the facility every 5 to 7 days;
- Related deliveries will occur such as food, medical and office supplies;
- Emergencies requiring ambulatory care will produce activity; and
- Issues requiring police assistance will generate activity at any time.

Consequently, all of these activities will create a transient environment which is inconsistent with the residential character of the area.

Regarding traffic, Mr. Schultz stated the proposed Special Exception Use will generate an increased amount of traffic that is arriving and departing from the Site, more than a permitted residential use in the surrounding area, based on the staff and patient turnover, deliveries, police services and potential ambulatory emergencies.

Mr. Schultz stated Staff finds Criteria 4 is not satisfied because the proposed Special Exception Use may create a concentration and proliferation of the same or similar uses that is detrimental to the development or redevelopment of the area where it is being proposed. Similar uses such as recovery residences, inpatient rehabilitation aftercare facilities, or more substance abuse treatment facilities may increase due to the affordability and availability of property within the Town.

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Staff finds Criteria 5 is not met because the proposed Special Exception Use will have a detrimental impact on surrounding properties based on the number of persons working, using and residing at the Site based on the degree of noise produced, and based on the amount and flow of traffic generated, as follows:

*Number of persons using/residing/working at site:* Subsection (a) of Criteria 5 asks for an analysis of the number of persons using, residing or working at the property of the proposed special exception use against what is normally permitted in that zoning district. Staff's findings are as follows:

- The Site is 0.3 acres for which the zoning code allows up to a three-family dwelling unit having a maximum of 9 unrelated persons.
  - In comparison, the proposed Special Exception Use proposes up to 14 individuals using, working and residing at the site at any given time. This exceeds the intent of the lot/area by a 55% increase.
  
- Annually, the site will exceed use intensities of surrounding permitted residential uses as follows:
  - 2,190 Staff turnover based on 6 staff during a 24-hour period
  - 624-876 patient turnover based on 12 patients with a 5-7 day stay
  - Regular deliveries of office & medical supplies and food
  - Police activity at the Site that is not consistent with surrounding permitted single and multi-family residential uses
  - Potential ambulatory activity.
  
- For purposes of comparison: A substance abuse treatment facility is not a permitted use in the R-2 zoning district, whereas a nursing or convalescent home is. Please note the differences in these two uses as follows:
  - Nursing and convalescent homes have an average length of stay of 835 days and up to 5 years for Alzheimer patients.
  - Unlike a substance abuse treatment facility, Nursing and convalescent homes are a housing alternative because the stay intent upon move-in is to stay long term.
  - The move-in intent is also different than this substance abuse treatment facility as follows:
    - Individuals move into a nursing home to receive assistance with daily living functions that may not be available at home, such as dressing, eating, mobility issues and the like.
    - Individuals move into a convalescent home with the intent to receive therapeutic or physical therapies following a surgery and major illness. However, both are long term housing options.
  
- In contrast, individuals would enter this proposed substance abuse treatment facilities not to live, but for treatment that has a predetermined stay. In this case it is 5-7 days.

For the Board's understanding, Mr. Schultz explained the next stage in the recovery process would likely be for an individual leaving detox treatment to enter a living environment known as a recovery residence or sober home. This proposal is for a clinical detoxification facility and not a living environment.

*Noise:* Based on the nature of the medical services provided, deliveries and staff and patient activity, the known need for police assistance, and the possible increase in ambulatory activity, this proposed Special Exception Use is not consistent with the surrounding permitted uses and will have a detrimental impact of surrounding properties based on the noise generated at the site.

- Staff met with PBSO Lieutenant Vassalotti to review statistics his Department provided of Sunrise Detox, a substance abuse treatment facility, and Northlake Care Center, a nursing home. While both facilities had a larger bed count than what this Applicant is proposing, the information indicated that substance abuse treatment facilities require police services that are inconsistent with nursing homes and residential sites. Specifically, a need for police services for the following type of calls were identified:

- Suspicious persons
- Disturbance in progress
- Misdemeanor
- Mentally disturbed persons
- Theft & larceny
- Fights
- Civil matters
- Suspicious incidents
- Unwanted guests
- Missing persons

Lieutenant Vassalotti confirmed these types of calls are expected with substance abuse facilities, while not as readily expected from nursing homes or residential uses.

*Traffic:* The proposed Special Exception Use will generate an increase in traffic that is arriving and departing from the Site than will the surrounding permitted residential uses based on staff and patient turnover, deliveries, police services, and ambulatory emergencies.

Mr. Schultz stated Staff finds that Criteria 6 of the proposed Special Exception Use will adversely affect property values in adjacent areas and be a deterrent to the improvement, development or redevelopment of surrounding properties. In their Application, the Applicant states in a report prepared by its consultant, Land Research Management, Inc. that the site is located in an area comprised of mixed uses, which encompasses properties along Federal Highway to the east, and residential uses from Bayberry Drive to the North, West 37<sup>th</sup> Street to the south, and 2<sup>nd</sup> Street to the West. Staff disagrees with the consultant's statement that this area is comprised of mixed uses because the only commercial facilities in this area are found fronting Federal Highway and everything west of Federal highway in the area defined by LRM consists only of single and multi-family housing. Staff believes that the site is located in a purely homogenous residential

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neighborhood, because no commercial uses are found west of Federal Highway, and those uses on Federal Highway are in the C-1 Business District, unlike the properties to the west, which are all zoned R-1 and R-2 Residential. Therefore, the statement made by the Applicant's consultant, found on page 5 and paragraph 4 of the report does apply here, which reads: "...the introduction of a dissimilar land use within a homogenous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact..."

### **STAFF RECOMMENDATION**

Mr. Schultz summarized that the Application for Special Exception Use meets Criteria 2, but does not meet Criteria 1, 3, 4, 5 and 6. Because the Application does not meet all of the six (6) Criteria required for the granting of a Special Exception Use, Staff is recommending denial. Furthermore, the proposed Special Exception Use is not consistent with the Town's Comprehensive Plan, and pursuant to Section 163.3194(1)(a) of the Florida Statutes, a Development Order for this use cannot be recommended for approval.

Mr. Schultz stated should the Planning and Zoning Board recommend approval, Staff strongly recommends the following Conditions of Approval:

1. The site plan dated 1/20/16 shall be fully adhered to
2. Seacoast Utility Authority will require a review of the change in land use at the Site.

Mr. Schultz provided for the record an e-mail which Staff received from Michael D. Mason, a Federal Highway property owner, in which Mr. Mason stated his opposition to the proposed facility as he feels it will have a negative impact on the residents of the area. (Attached to these Minutes).

### **APPLICANT PRESENTATION**

Ms. Nilsa Zacarias, a principal of NZ Consultants, Inc. addressed and thanked the Planning & Zoning Board Members for considering their Special Exception Use Application. She stated NZ Consultants is representing Silver Beach Wellness, LLC, who is proposing a medical detoxification facility for alcohol/substance dependence at 143 Silver Beach Road.

Ms. Zacarias provided a Power Point Presentation (attached to these Minutes) and showed the location of the site, as well as the existing conditions on the property. Ms. Zacarias stated she wanted to address how critical the drug and alcohol problem is in our Nation. She stated 22.7 million individuals aged 12 or older need treatment for a drug or alcohol use problem and 2.5 million will receive treatment at a facility. The Federal Government has acknowledged that substance abuse is a national problem and a priority as there has been an increase in deaths due to overdoses – 28,648 deaths in 2014, per the Center for Disease Control and Prevention (CDC). She stated that just last week, \$1.1 Billion of new funding was approved for the upcoming fiscal year to help individuals seek treatment and successfully complete and sustain recovery.

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Ms. Zacarias explained addiction recovery consists of three (3) core steps: 1) Detoxification (Detox); 2) Rehabilitation (Rehab) and 3) Intensive Outpatient Treatment (IOP-Sober Homes). Ms. Zacarias explained that Silver Beach Wellness will be a residential medical detoxification facility and not a sober home for individuals seeking treatment for alcohol and substance dependence. The facility will occupy the existing 3-unit residential building with twelve (12) private beds and will be licensed and regulated by F.S. Chapter 397 and Florida Administrative Code 65-30. The facility will be medically supervised by an on-call Physician/Medical Director and the nursing staff will consist of one (1) nurse and nursing support staff which will be on site at all times. Ms. Zacarias stated the average length of stay is 5-7 days, and the patients will be monitored 24 hours per day, 7 day per week inside the facility. Ms. Zacarias also stated that the patients in the facility will not have access to vehicles and there is no mobility for the patients. She stated the patients are individuals recovering from substance abuse and are persons with a disability under Title II of the Americans with Disabilities Act (ADA). The ADA prohibits discrimination on the basis of disability by public entities.

Ms. Zacarias reviewed the site plan and pointed out proposed landscape improvements and six (6) parking spaces and one (1) ADA parking space. She showed the proposed interior layout which consists of a total six (6) bedrooms and five (5) bathrooms.

Ms. Zacarias reviewed the six (6) Special Exception Use Criteria, as follows:

*Criteria 1: Consistency with Comprehensive Plan:* Silver Beach Wellness meets the Goals and Objectives Policies of the Comprehensive Plan and is therefore consistent with the Comprehensive Plan.

*Criteria 2: Consistency with Land Development and Zoning Regulations:* Silver Beach Wellness is consistent with the Zoning Regulations of the R-2 Zoning District; substance abuse treatment facilities are permitted by Special Exception Use per Code Section 78-66(1)(m); parking requirements are met.

*Criteria 3: Compatibility with Character and Use of Surrounding Properties:* Silver Beach Wellness is compatible with the surrounding properties as it blends in and is consistent with the neighborhood character, which a mix of uses of owner/renter occupied; residential single and multi-family units; commercial properties, not single uses; in proximity to high impact commercial uses; older residential structures with a lack of maintenance and existing low property values. Ms. Zacarias stated a recent market analysis indicates the proposed facility will not negatively impact the neighborhood, including property values.

*Criteria 4: Does not Create Concentration or Proliferation:* Silver Beach Wellness is in compliance and does not create concentration or proliferation, pursuant to Code Section 78-66(1)(m), as it is not within a radius of 1,200 feet of another such existing substance abuse treatment facility.

*Criteria 5: Impact to Surrounding Properties:* Silver Beach Wellness is in compliance as the patients will be transported to and from the proposed facility by a transportation service and will not have vehicles; has been reviewed by the Palm Beach County Traffic Division and meets the

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Traffic Performance Standards of Palm Beach County; a Trip Generation Analysis shows there is one (1) net new peak hour trip.

*Criteria 6: Effects on Adjacent Property:* Silver Beach Wellness is in compliance; the proposed facility will not reduce light or air to adjacent properties and will not negatively impact the neighborhood, including property values. Ms. Zacarias stated the facility would actually contribute to a more attractive environment by new development and aesthetic improvements to the parking lot; landscaping; lighting and painting.

Ms. Zacarias showed photos of substance abuse facilities in other Palm Beach County municipalities which are compatible with residential neighborhoods and are not detrimental to their surroundings.

Mr. Jim Fleischmann, Vice-President of Land Research Management, Inc., addressed the Planning & Zoning Board. He stated his task was to perform a market analysis (as contained within the *Application for Special Exception Review*) to assess the project's impact on the neighborhood which was difficult because the Town has no criteria in terms of what a market analysis is or for what constitutes a strong neighborhood. He stated his background is in planning and market feasibility analysis. Mr. Fleischmann explained he defined the search area/surrounding "neighborhood" as bounded by Bayberry Drive to the north; West 37<sup>th</sup> Street in Riviera Beach to the south; Federal Highway/Broadway to the east and 2<sup>nd</sup> Street in Lake Park/Avenue "E" in Rivera Beach to the south, and which is bisected by Silver Beach Road. Silver Beach Road is defined as an Urban Collector Roadway which accommodates substantially higher traffic volumes than normal residential roads. His opinion therefore is that this is not a calm, typical residential neighborhood. Mr. Fleischmann reviewed his findings, as follows:

- 1) Land Use: 53% Residential; 18% Duplex/Triplex; 18% Commercial and 11% Vacant (very mixed neighborhood)
- 2) Residential Tenure: 26 residential units (single and multi/family), of which 5 are currently assigned a Homestead Exemption by Palm Beach County, indicating a high percentage of renter-occupancy with a high turnover rate as compared to a more stable homeowner occupied neighborhood.
- 3) Commercial Uses: 2 gasoline stations and a business (A vehicle storage rack manufacturing business) and a vacant commercial lot which is fenced off and totally overgrown.
- 4) Recent Sales Activity: Eight residential properties have sold within the neighborhood during the past 3 years (2013-2015), ranging from \$20,000 - \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.

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Mr. Fleischmann stated that when all of these factors are combined this is a mixed use neighborhood that is bisected by a heavily traveled roadway with a high percentage of renters and low property values. He stated that it is his conclusion that the property values in this area are already adversely affected by the characteristics of the area itself and not by the use which is being proposed. Mr. Fleischmann stated that within his market analysis he assessed some of the potentially negative impacts that this type of facility might have such as overcrowding; adequate parking; traffic generation; hours of operation and visual appearance. In conclusion, based upon the analysis within an appropriately defined neighborhood using the criteria that is used by property appraisers, they have concluded that the property will have no to minimal negative impacts on the area.

Ms. Zacarias summarized the proposed facility meets all of the six (6) Special Exception Use Criteria; is compatible with the surrounding residential neighborhoods; provides a service for a serious national problem of drug/substance abuse; and the use is part of the Town Code and is consistent the Town's Comprehensive Plan.

Ms. Zacarias stated that she respectfully disagrees with the Staff Report which includes several facts which are not correct, "cherry picked" and includes inconsistent analysis with regard to the Comprehensive Plan. She further stated there is no doubt that this proposal is compatible with its surroundings, Town Zoning Regulations and will have no impact on traffic.

Chair Thomas questioned Staff regarding the noticing requirement. Ms. DiTommaso relied the certified mail notice was sent out 10 days prior to the P&Z Meeting to all residents within a 300' radius of the proposed facility.

### **PUBLIC COMMENTS**

Michael Cunningham – a 30-year Silver Beach Road resident – addressed the P&Z Board. He stated that he is concerned because Silver Beach Road already has enough problems. He stated the police presence is not as visible as it was when the Town of Lake Park had its own Police Department. He thinks the proposed facility is needed, but not on Silver Beach Road. There are problems on Silver Beach Road with a lot of low income tenants on drugs.

Vincent V. Osborne – a Lake Park Resident – resides directly behind the proposed facility. His concern is this is a residential area with a lot of children and families and a substance treatment facility will not fit into the neighborhood, will increase traffic and decrease property values.

### **BOARD DISCUSSION**

Board Member Dubois questioned the Applicant why they picked this particular site rather than a commercial area. Ms. Zacarias replied that the property owner, Mr. Bhatt, chose this property because Town Code allows this use as a Special Exception Use in this area. Board Member Dubois asked the Applicant why there would be such a high staff turnover. Ms. Zacarias responded that this is a 24-hour, 7-day monitored facility. She stated the patients will be inside and monitored at all times. Board Member Dubois questioned why there are only two (2) staff members. Ms. Zacarias responded it is the first step in the detox medical facility and there will also be a daytime medical director on-call.

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Vice-Chair Schneider asked the Town Attorney whether this is in fact a permitted special exception or a non-permitted use. The Town Attorney responded legally there is a distinction between a permitted use and a special exception use - a special exception use is allowed in a zoning district provided it meets the criteria established for special exception uses in the Code, whereas with a permitted use there are no extra criteria established. Vice-Chair asked if it meets every criteria then it would be allowed, and if it doesn't meet every criteria then it is not allowed. The Town Attorney responded it does have to meet all the special exception criteria, and if it does not meet one of the six criteria, that can be a basis for denial. Vice-Chair Schneider stated that substance abuse treatment is a special exception use in the R-2 District, so what type of substance abuse treatment would that refer to if not this type, and where would we look for this in the R-2 if not in this area. Mr. Schultz responded the substance abuse treatment facility definition covers a broad range of treatment facility types. Ms. DiTommaso added there are several components to a substance abuse treatment facility and detoxification is one of them. She referred to the Zoning Map and pointed out the R-2 residential areas within the Town and stated because there are so many different components to substance abuse treatment facilities, there are some residential type components that would be suitable in the parcels that are located more central in the residential core of the R-2 District. As we push closer to Federal Highway those areas would be more appropriate for the commercial type substance abuse treatment facility components. Ms. DiTommaso stated there is a lengthy list of the various components which is available to the Board. Ms. DiTommaso stated that Staff based their analysis on this proposal which is a 5-7 day treatment facility which Staff did not consider to be a residential alternative. Vice-Chair Schneider asked Staff if under the umbrella of substance abuse treatment would a longer term treatment facility be more appropriate in an R-2 type setting. Ms. DiTommaso replied yes, if the residential facility is compatible and mirrors the residential nature of the surrounding properties. The Town Attorney clarified the list Ms. DiTommaso is referring to is F.S. Chapter 397 which lists the different components of substance abuse facilities. On the bottom scale of the components is a facility that gets licensed, called an outpatient with residential, in which patients may live in the facility and get their services off-site. The proposed type of facility is further up the scale because it is a detox facility with medical services and is staffed 24/7 with medical personnel. He explained that both types of facilities are licensed by the State, in contrast to sober homes which are not licensed by the State and are purely residential facilities with no medical or counseling component but just a living facility for individuals in recovery. Vice-Chair Schneider stated there was no map indicating where other substance abuse treatment facilities are located within the area. Mr. Schultz responded there are two facilities on Northlake Boulevard, one on Prosperity Farms Road, one in Riviera Beach and one on Singer Island. Ms. DiTommaso stated that none of the mentioned facilities are within 1200' of the proposed facility.

Vice-Chair Schneider questioned Staff what is going on directly west of the proposed. Ms. DiTommaso replied it is multi-family residential construction (5 residential units which is the maximum allowed under the Code). Vice-Chair Schneider asked the Applicant how the no-vehicle rule for the clients will be enforced. Ms. Zacarias stated there will be a contract with a transportation company. He asked if the transportation company vehicle will have writing on the side or be non-descript. Ms. Zacarias replied the transportation company will be discreet. Vice-Chair Schneider asked if visitors will be allowed at the facility, to which Ms. Zacarias replied visitors will not be allowed. Vice-Chair Schneider asked if clients will be allowed to go outside to which

DRAFT

DRAFT

Ms. Zacarias replied they will not be allowed out front but they can possibly go in the backyard, however, they patients will most likely be in their bedrooms being monitored 24/7.

Chair Thomas asked for an explanation of the difference between a sober house and medical detox facility. Attorney James Green, representing the Applicant, explained in detail the wide variety of treatment type facilities and a lengthy description and discussion ensued. The Town Attorney interrupted and reminded the Planning & Zoning Board they are simply charged with determining if the Special Exception Use Criteria is being met for the proposed facility, as outlined in the Staff Report and Special Exception Use Application. Chair Thomas stated that since they are providing medical services on site it appears to be more commercial in nature as opposed to residential.

Chair Thomas asked the Applicant how residents will be prevented from leaving the facility. The Applicant responded the doors are locked and cameras will be outside the facility monitoring who is coming in and going out. Chair Thomas questioned the Applicant if there is an appropriate number of staff persons to handle 12 individuals going through a detox process. Ms. Zacarias responded the facility is licensed by the State and highly regulated and therefore must have the appropriate number of Staff in order to operate, and stated there will also be a medical doctor on-call. Chair Thomas asked what happens to patients after the 5-7 day treatment period. Attorney Green responded the patients move on to a more therapeutic environment after being stabilized in detox. Chair Thomas asked the Applicant if they have other facilities and since it is transient in nature is it required they have any type of hotel/motel license. She asked if there is a house manager on staff. Attorney Green responded there is a clinical director and medical director on-call. Mr. Ashwin Bhatt, property owner, addressed the Board and stated that food will be provided from off-site 3 times per day and there will be a cleaning staff.

Vice-Chair Schneider asked the Applicant the zoning districts for Lumiere in Jupiter and Futures in Tequesta, to which she responded that she is unsure about the zoning district for Lumiere, but Futures in Tequesta is located in the mixed-use district.

Chair Thomas asked if there are sleeping facilities for Staff. The Applicant responded that they work 8 hour shifts and do not sleep at the facility.

Vice-Chair Schneider stated it is difficult as there is some criteria that is being met and other criteria where is not clear. He stated his concerns are with the compatibility of the neighborhood, and the traffic statement and the number of trips coming in and out, which seems to be higher than what the analysis in the traffic report indicates. He stated the facility appears to have a high turnover rate for a residential area. Chair Thomas stated the Application does not meet the criteria for the R-2 District, but rather is a commercial use being housed by residential because the patients will be there for 5-7 days. She is concerned that this will set a precedent in the area and will make it difficult for the renters in the area.

Board Member Dubois asked if the nurses and nursing assistants will work 7 days per week. The Applicant stated that there will always be a nurse on site, with 8 hour shifts 3 times per day.

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Chair Thomas stated the Town is currently looking into a mixed-use overlay district and this Application does not appear to be consistent nor compatible with the proposed use. She stated the P&Z Board is governed to look at the future uses for the Town and how the Town is going to grow, and this use will be inconsistent.

**PLANNING & ZONING BOARD RECOMMENDATION**

Upon conclusion of the discussion, Vice-Chair Schneider stated he could not make a motion for approval. Chair Thomas passed the gavel to Vice-Chair Schneider and made a motion that the Application does not meet the Special Exception Use Criteria for a substance abuse treatment facility located at 143 Silver Beach Road in the R-2 Zoning District. The motion was seconded by Board Member Dubois, and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Michele Dubois	X	

The vote was 3-0 in favor of denial of the Application for a Special Exception Use of a substance abuse treatment facility at 143 Silver Beach Road in the R-2 District.

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

Ms. DiTommaso announced that the Town is currently seeking Regular and Alternate Members for the Planning & Zoning Board and anyone who is interested may contact the Town Clerk's Office.

**ADJOURNMENT**

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 9:05 p.m.

Respectfully Submitted,

Kimberly B. Rowley  
Planning & Zoning Board Recording Secretary

**PLANNING & ZONING BOARD APPROVAL:**

\_\_\_\_\_  
Judith Thomas, Chair  
Town of Lake Park Planning & Zoning Board

DATE: \_\_\_\_\_

Owner Letter Received 4-1-16

**Nadia DiTommaso**

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**From:** mdmason@mindspring.com  
**Sent:** Friday, April 01, 2016 2:59 PM  
**To:** Nadia DiTommaso  
**Subject:** Special Exception Use for Drug Abuse Treatment Facility

Dear Ms. DiTommaso,

Thank you for providing information concerning the subject application.

I am the owner of the building at 200-228 US Hwy 1 in Lake Park and wish to comment in opposition to the application. I am concerned that the proposed drug abuse treatment facility will negatively impact residents living in this area of Lake Park, as well the businesses that serve this community. While I appreciate the need to offer treatment to persons who suffer from addiction, I also believe that such facilities must be located in an area that minimizes potential harm and adverse consequences to the affected community.

Immediately adjacent to the east of the commercial building is a residential neighborhood with young children. A drug abuse treatment facility should not be located in this area.

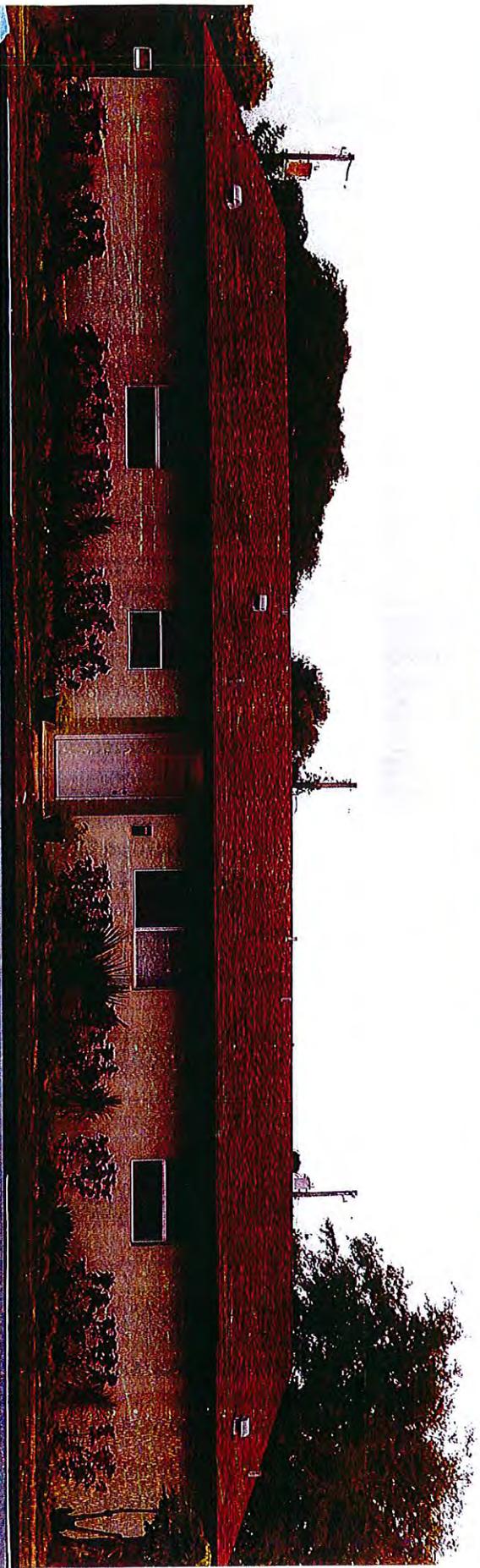
For the foregoing reasons, I request that the application be denied.

Thank you for your consideration and the opportunity to comment.

Michael D. Mason

**Town of Lake Park**

# **PLANNING & ZONING BOARD**



## **Silver Beach Wellness, LLC**

**Special Exception Use Application**

**4.4.16**



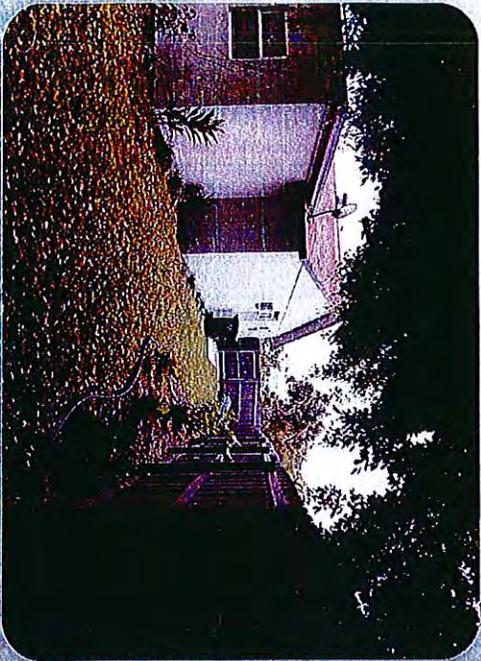
# Silver Beach Wellness



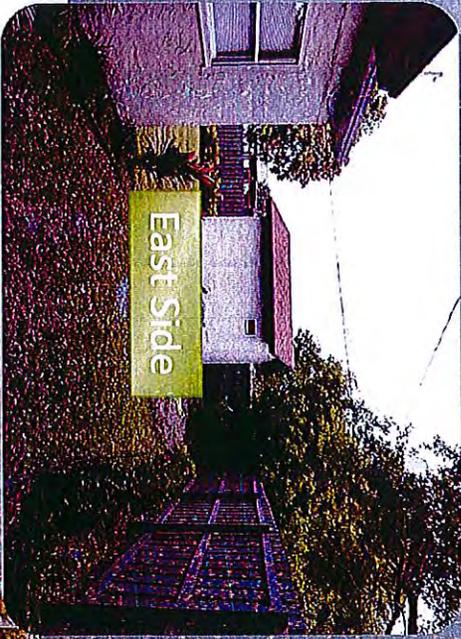
# EXISTING CONDITIONS



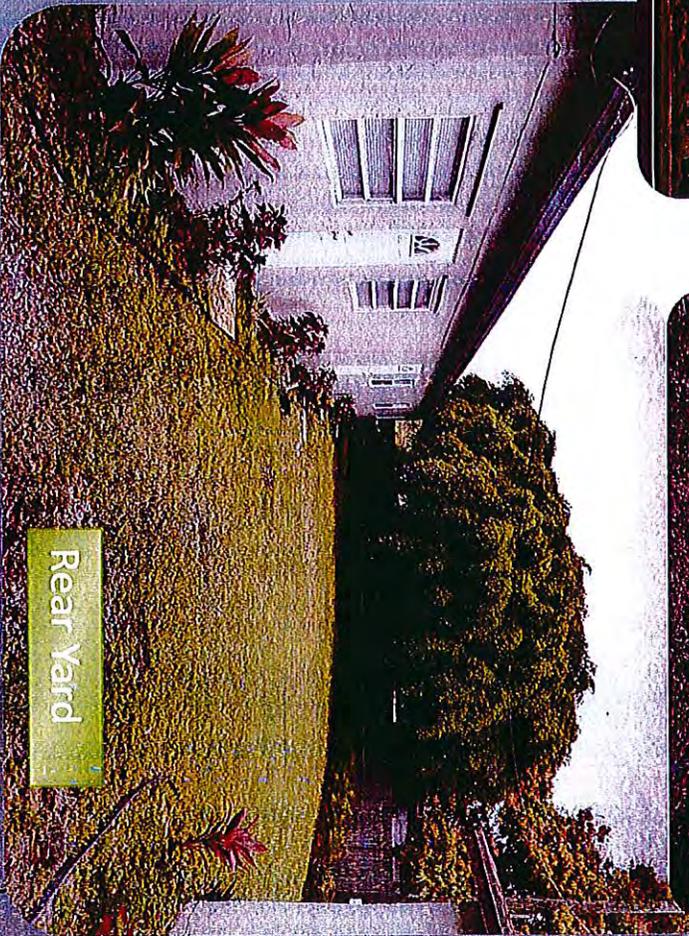
Front



West Side



East Side



Rear Yard

**22.7** million

individuals aged 12 or older



need treatment for an illicit  
drug or alcohol use problem

**2.5** million

receive treatment at a facility

2013 National Survey on Drug Use and Health

# FEDERAL GOVERNMENT



**SUBSTANCE ABUSE IS A NATIONAL PROBLEM**

**A PRIORITY**

**INCREASE IN DEATH DUE TO OVERDOSES**

**28,648 deaths in 2014**

Centers for Disease Control and Prevention (CDC)

**\$1.1 Billion New Funding**

Prescription Opioid Abuse and Heroin Use Epidemic

Help individuals seek treatment

Successfully complete treatment

Sustain recovery



**What is Silver  
Beach  
Wellness?**

**How it will  
contribute to  
the Town of  
Lake Park?**

# ADDICTION RECOVERY



3 CORE STEPS

Silver Beach  
Wellness

DETOXIFICATION (DETOX)

REHABILITATION (REHAB)

**NO**

INTENSIVE OUTPATIENT

TREATMENT (IOP- SOBER HOMES)

**NO**

# Silver Beach Wellness

## Residential Medical Detoxification Facility

individuals seeking treatment for alcohol and  
substance dependence

Occupy existing 3-unit  
residential building

Private 12 bed licensed

Licensed/Regulated by  
Florida Statutes Chapter 397

Florida Administrative Code  
Chapter 65-30



# Silver Beach Wellness Residential Medical Detoxification Facility

Medically supervised by  
Board Certified Physician -  
Medical Director – *On Call*

One nurse and nursing  
support staff - *On-site at all  
times*

Average length of stay 5 to  
7 days - *Monitored 24/7*

**Patients will Not have vehicles**



# Silver Beach Wellness

## Residential Medical Detoxification Facility

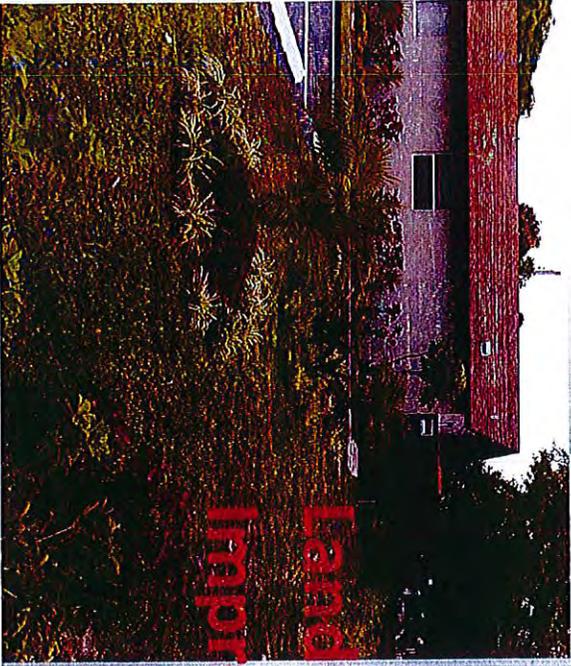
Individual Recovering from  
substance abuse are persons  
with disability under Title II  
of the American with  
Disability Act



**PROHIBITS DISCRIMINATION  
ON THE BASIS OF DISABILITY  
BY PUBLIC ENTITIES**



# Silver Beach Wellness

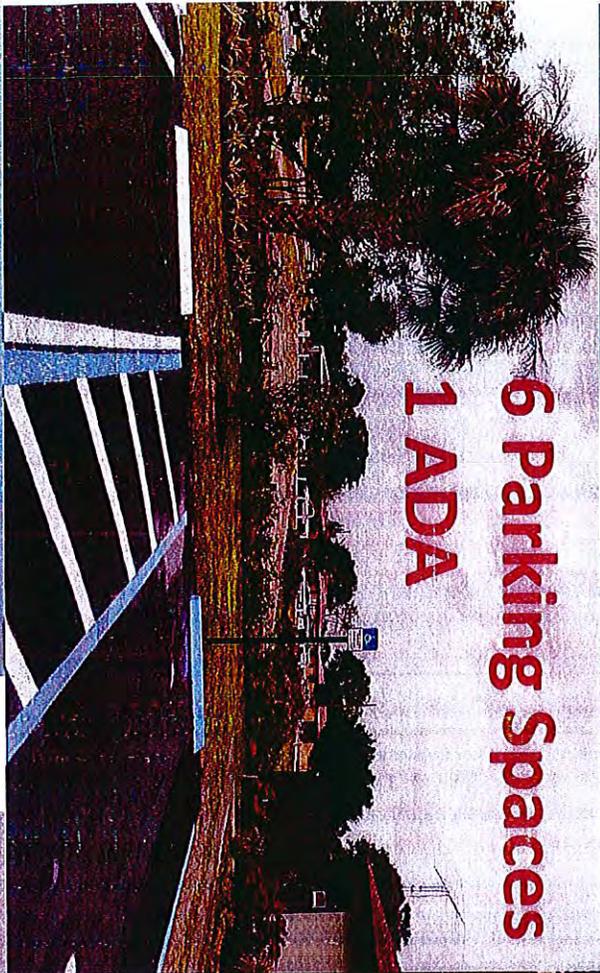


Landscape

Improvements

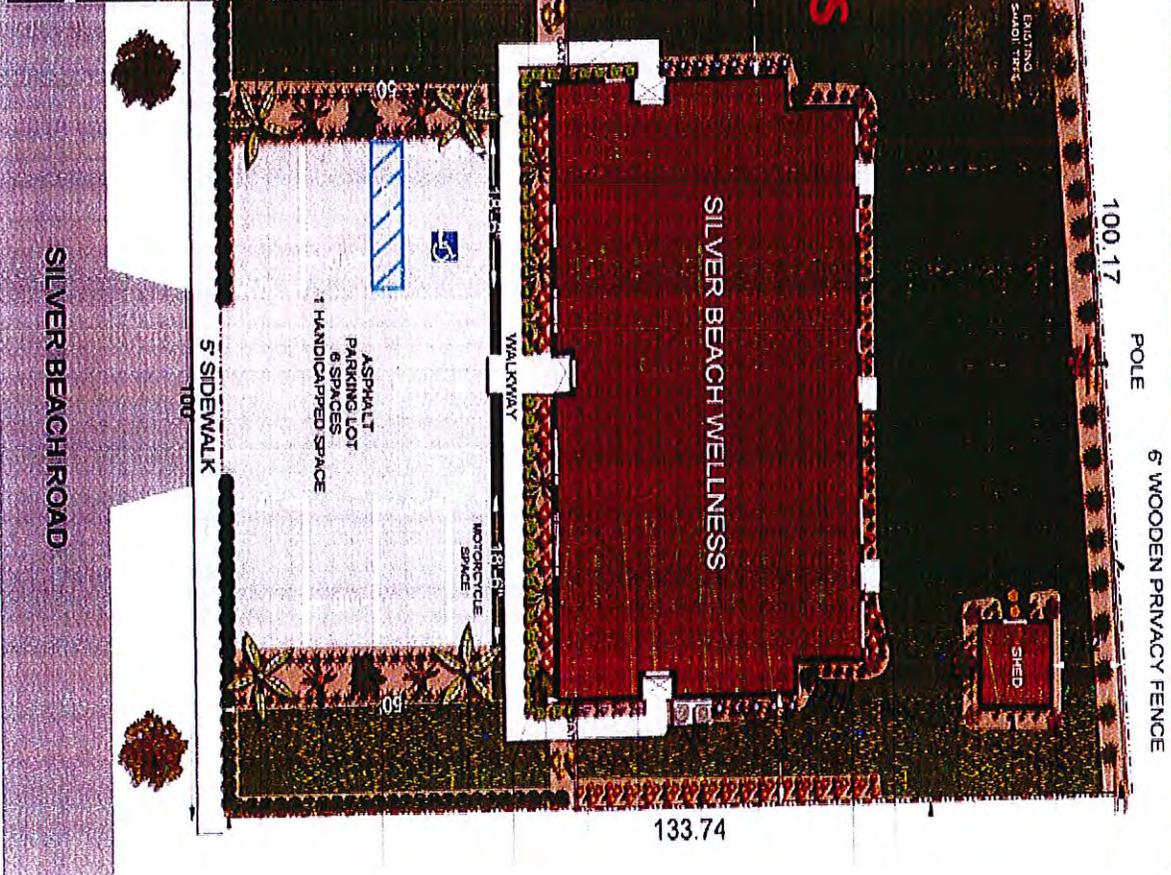
WOODEN RIVACY FENCE

127.99

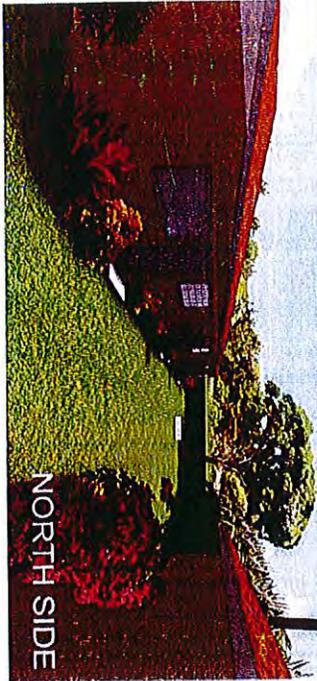


6 Parking Spaces

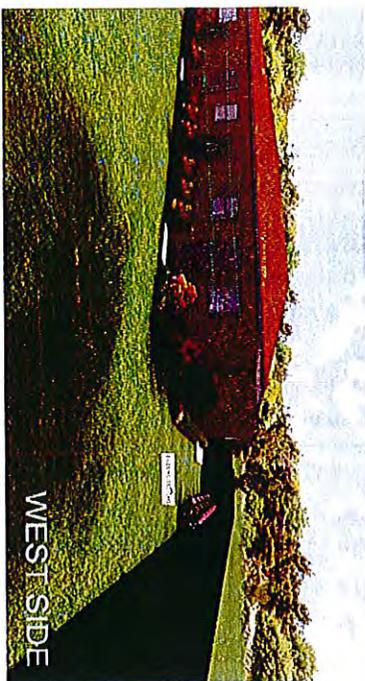
1 ADA



# Silver Beach Wellness



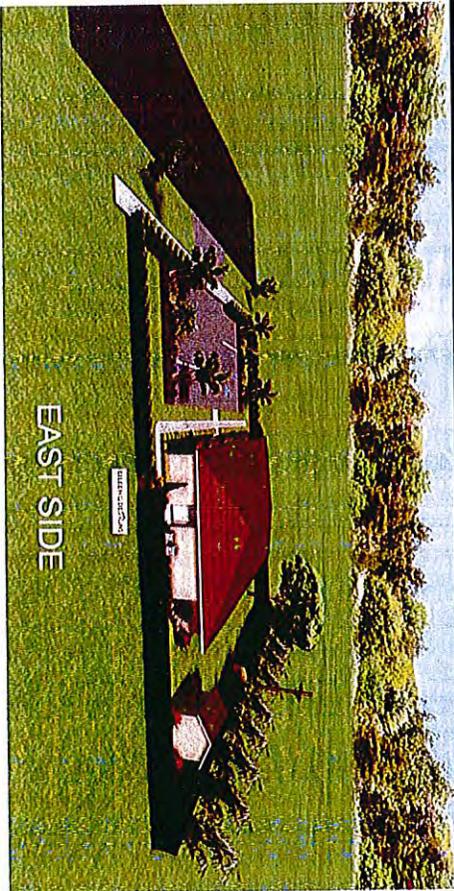
NORTH SIDE



WEST SIDE

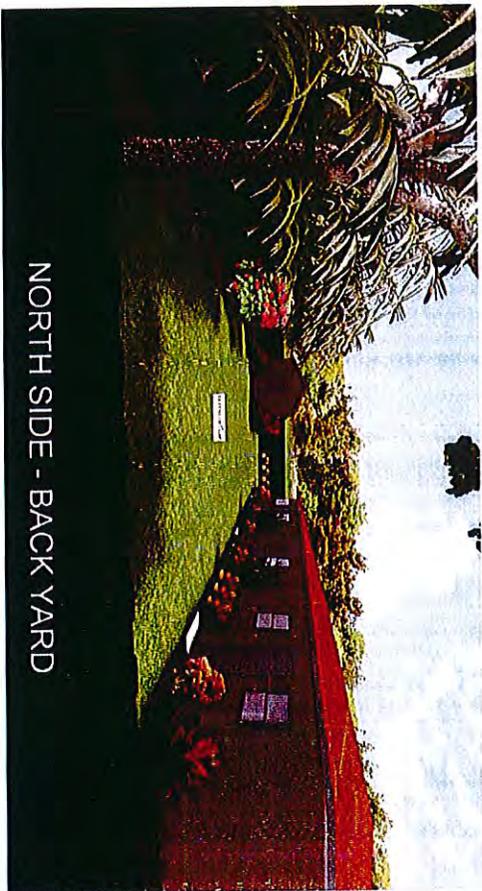


EAST SIDE



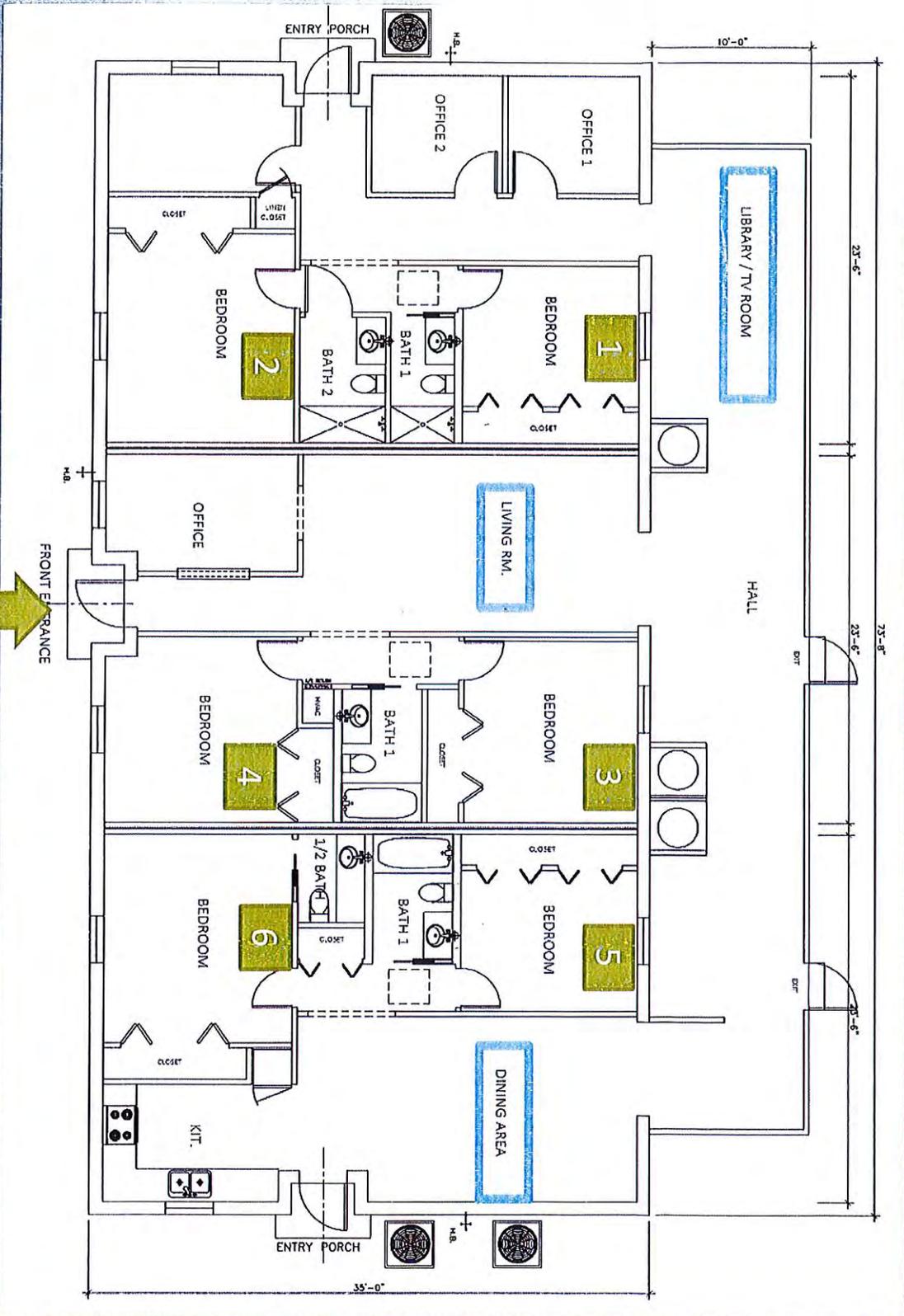
EAST SIDE

SILVER BEACH WELLNESS LLC

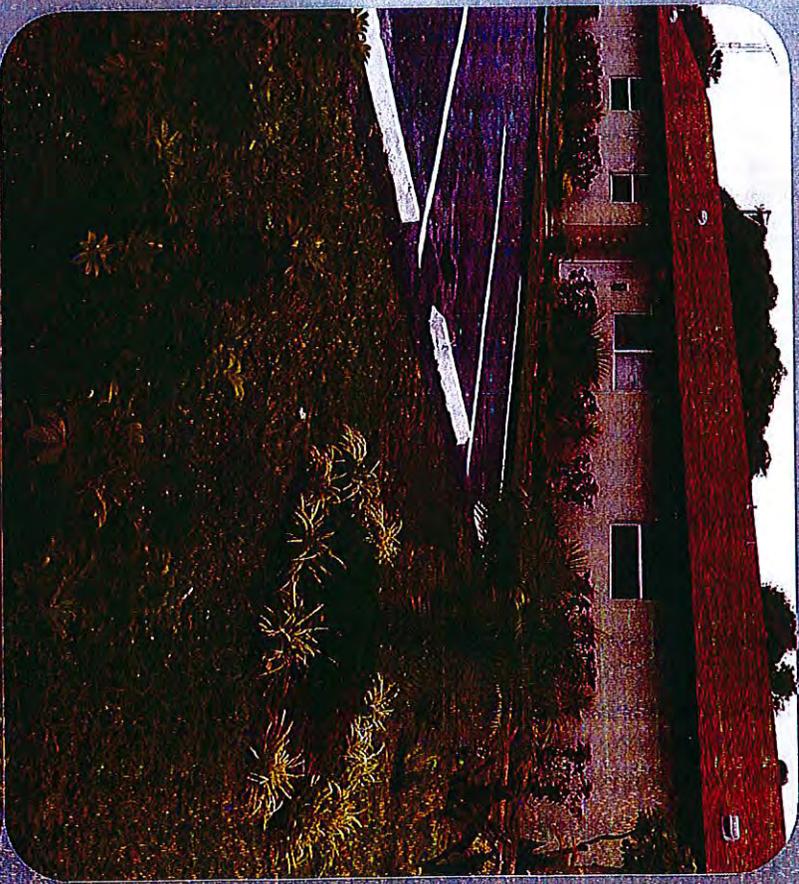


NORTH SIDE - BACK YARD

# Silver Beach Wellness



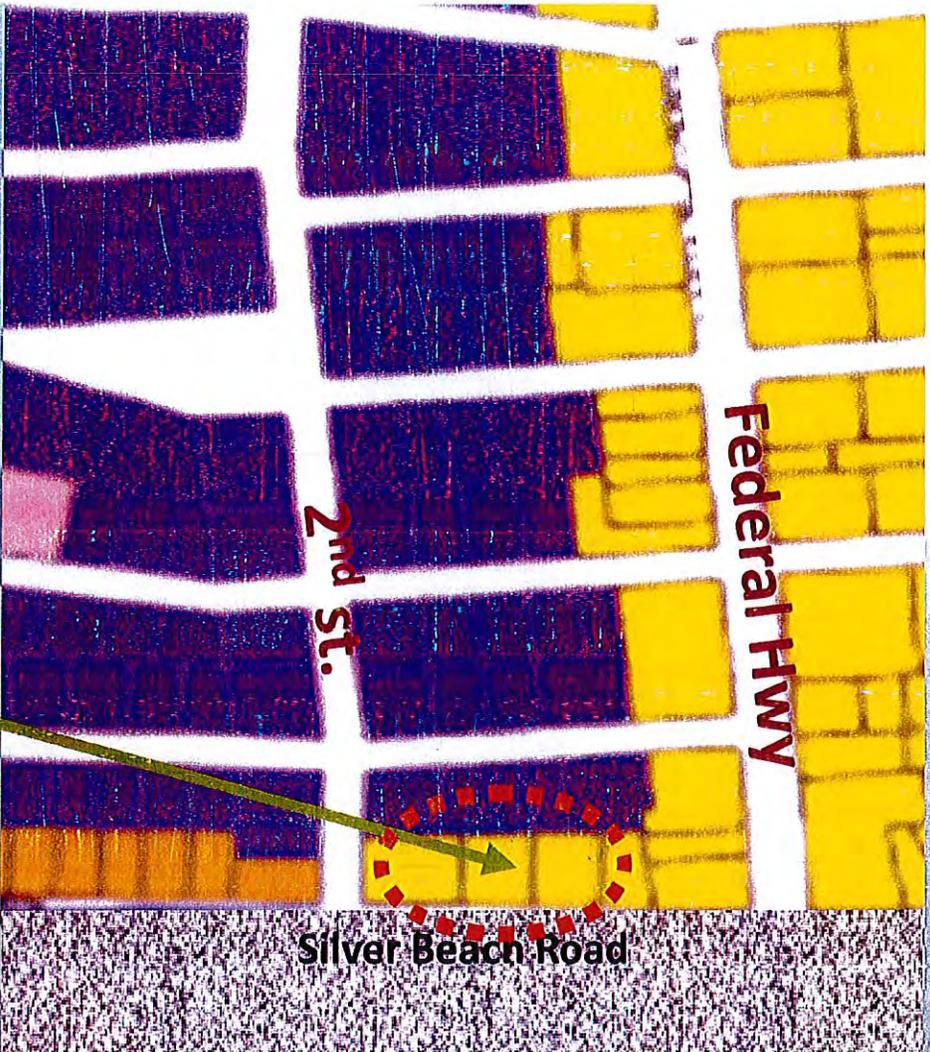
# SPECIAL EXCEPTION USE CRITERIA



# 1

## CONSISTENCY WITH COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT



Proposed Silver Beach Wellness

Residential and Commercial  
Future Land Use Designation

**TRANSITIONAL BLOCK**  
COMMERCIAL  
CHARACTER FEDERAL  
HWY AND RESIDENTIAL  
DENSITY

Residential Low Density  
Future Land Use Designation

# 1

## CONSISTENCY WITH COMPREHENSIVE PLAN

### FUTURE LAND USE ELEMENT

#### SILVER BEACH WELLNES IS CONSISTENT WITH THE COMPREHENSIVE PLAN

✓ **Goal 3.4.1.** Contributes to transitional character between commercial nature of Federal Hwy. and residential neighborhood of Silver Beach Road

✓ **Objective 3.** Meets required level of service standards

✓ **Objective 4.** Provides service to disabled individuals as defined under Title II of Americans with Disabilities Act

✓ **Objective 5.** Enhances the aesthetics of existing structure, landscaping, lighting, and parking area

# 1

## CONSISTENCY WITH COMPREHENSIVE PLAN

### FUTURE LAND USE ELEMENT

SILVER BEACH WELLNES IS CONSISTENT WITH THE COMPREHENSIVE PLAN

✓ **Policy 5.1.** Compatible with Residential and Commercial Future Land Use designation, extends types of services offered by Town, combined commercial and residential use serve as transitional component to neighboring residential uses

✓ **Policy 5.2.** Positive impact on neighborhood through property enhancements and greater utility

✓ **Policy 5.3.** Fosters redevelopment of a key town corridor and target area

✓ **Policy 1.5.** Increases tax base while improving current conditions

# 1

## CONSISTENCY WITH COMPREHENSIVE PLAN

SILVER BEACH WELLNES IS CONSISTENT WITH THE COMPREHENSIVE PLAN

### TRANSPORTATION ELEMENT

✓ **Policies 1.1, 1.3, 1.4.** Complies with County Traffic

Performance Standards and Town's Level of Service

- Trip generation analysis provides one (1) net new peak hour trip

### HOUSING ELEMENT

✓ **Objective 3; Policy 4.3.** Adequate housing services

provided for persons with disabilities - Americans with

Disabilities Act – Equal Access to Housing

## 2 CONSISTENCY WITH LAND DEVELOPMENT AND ZONING REGULATIONS

SILVER BEACH WELLNES IS CONSISTENT WITH ZONING REGULATIONS

### ✓ R-2 RESIDENTIAL ZONING DISTRICT

- ✓ Substance Abuse Treatment Facility **Permitted by Special Exception Use** → Code Section 78-66(1)(m)

*“substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility, and further provided that the operator of any such facility obtains a business tax receipt from the town”*

## 2 CONSISTENCY WITH LAND DEVELOPMENT AND ZONING REGULATIONS

SILVER BEACH WELLNES IS CONSISTENT WITH ZONING REGULATIONS

### ✓ R-2 RESIDENTIAL ZONING DISTRICT

ZONING	Max. Building Height	Max. No. of Stories	Min. Building Site Area	Min. Floor Area	Minimum Setback Regulations		
					Front	Side	Rear
<b>Required</b>	30 feet	2	12,000 sq. ft.	1,980 sq. ft.	30 ft.	10 ft.	7 ft.
<b>Provided</b>	20 feet	1	13,068 sq. ft.	3,250 sq. ft.	50 ft.	10.4 ft.	11.2 ft.

## 2 CONSISTENCY WITH LAND DEVELOPMENT AND ZONING REGULATIONS

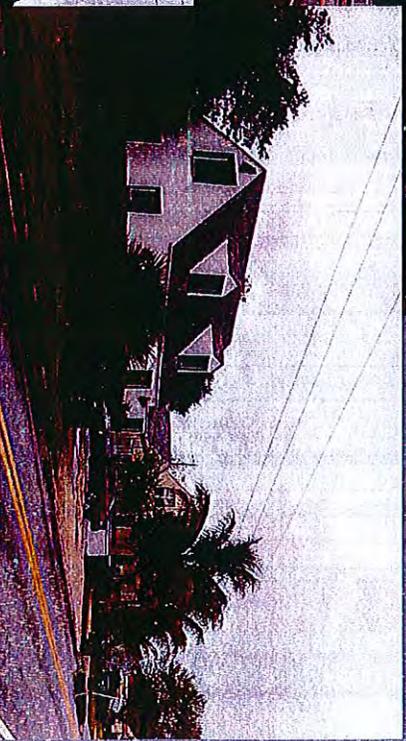
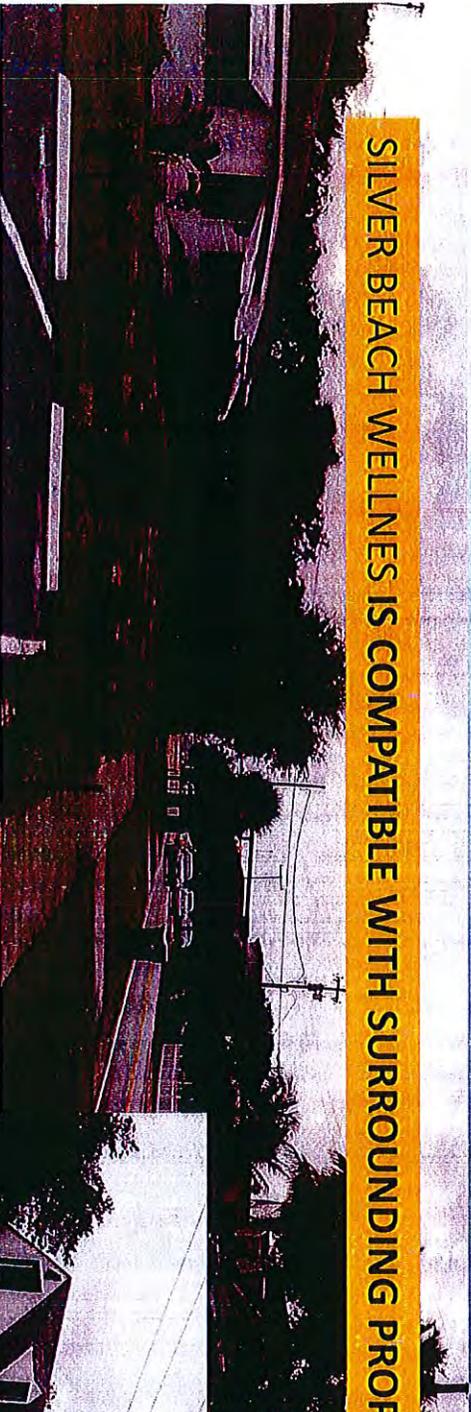
SILVER BEACH WELLNES IS CONSISTENT WITH ZONING REGULATIONS

✓ **Meets parking requirements** per Code Sec. 78-142(c)(5), and 78-145 Congregate Living Facilities (comparable use)

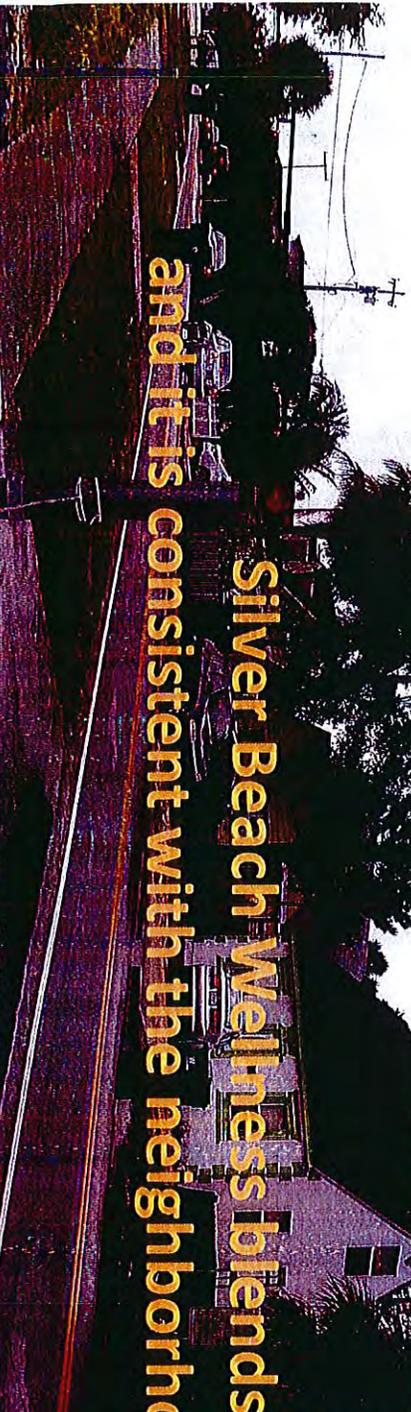
PARKING	Minimum 1 space per 4 Residents	Minimum 1 space per Employee	Total
Required	3	2	5
Provided	3	3	6

### 3 Compatibility with Character and Use of Surrounding Properties

SILVER BEACH WELLNES IS COMPATIBLE WITH SURROUNDING PROPERTIES



Silver Beach Wellness blends in, and it is consistent with the neighborhood character



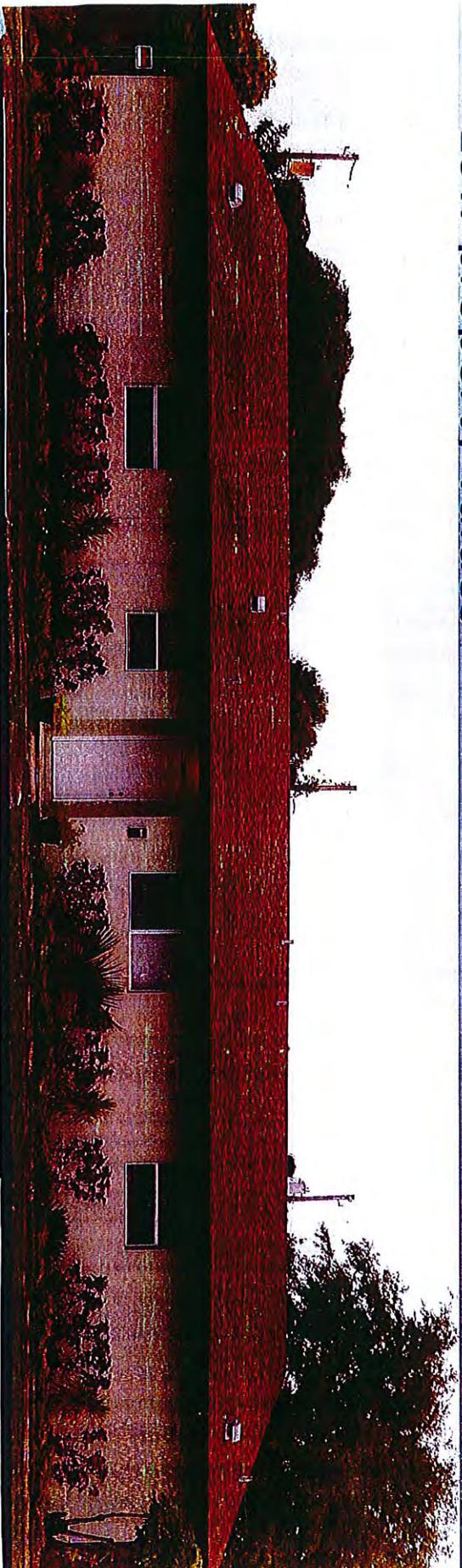
# 3

## Compatibility with Character and Use of Surrounding Properties

SILVER BEACH WELLNES IS COMPATIBLE WITH SURROUNDINGS

### Neighborhood Character – Market Analysis

- Mix of uses of owner/renter occupied
- Residential single/multi-family units
- Commercial properties, not single uses
- Proximity to high impact commercial uses
- Older residential structures –Lack of maintenance
- Low property values



### 3 Compatibility with Character and Use of Surrounding Properties

SILVER BEACH WELLNES IS COMPATIBLE WITH SURROUNDING PROPERTIES

Market analysis Impact to the Neighborhood indicates **proposed facility will not** negatively impact the “neighborhood,” including property values



# 4

## Does Not Create Concentration or Proliferation

SILVER BEACH WELLNES IS IN COMPLIANCE

Code Section 78-66(1)(m) restricts proximity -medical detox facilities to each other, **code compliance will prevent proliferation** “substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility”



**5**

## **Impact to Surrounding Properties Based on:**

**SILVER BEACH WELLNES IS IN COMPLIANCE**

- a. **The number of persons anticipated to be using, residing, or working**
  - 12-bed medically supervised patients
  - 1 nurse and 1 nurse support staff- *on site*
  
- b. **The degree of noise, odor, visual, or other potential nuisance factors generated**
  - No impact – Outdoor lighting and monitoring camera*

## 5

### Impact to Surrounding Properties Based on:

SILVER BEACH WELLNES IS IN COMPLIANCE

#### C. The effect on the amount and flow of traffic within the vicinity

Clients will be transported to and from the proposed facility by a transportation service- **No vehicles**

Trip generation analysis- predict impact on AM Peak Hour and PM Peak Hour conditions - **One net new peak hour trip**

Palm Beach County Traffic Division reviewed Traffic

Statement- **Meets the Traffic Performance Standards**

# 6

## Effects on Adjacent Property

SILVER BEACH WELLNES IS IN COMPLIANCE

a. **Does not significantly reduce light and air to adjacent properties**

Compliance with required setbacks and lighting requirements for R-2 zoning. Proposed facility **will not** reduce light or air to adjacent properties

b. **Does not adversely affect property values in adjacent areas:**

Proposed facility **will not** negatively impacts the neighborhood including property values

# 6

## Effects on Adjacent Property

SILVER BEACH WELLNES IS IN COMPLIANCE

C. **Would not be deterrent to the improvement, development or redevelopment of surrounding properties**

**Compliance** with Residential and Commercial Future Land Use and R-2 zoning district regulations

Proposed facility **will not** negatively impact future improvements, development, or redevelopment of surrounding properties

**Aesthetic improvements:** landscaping, parking lot paving, and painting positive impact on surrounding properties and character of neighborhood - **Contribute to a more attractive environment for new development**



**EXISTING SITE VIEW**

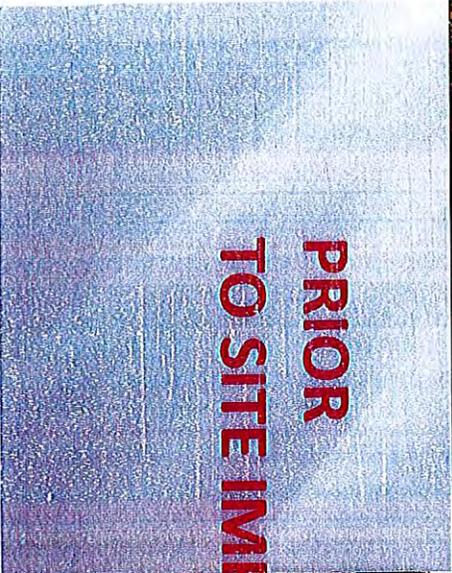
**IMPROVEMENTS**

**PARKING LOT**

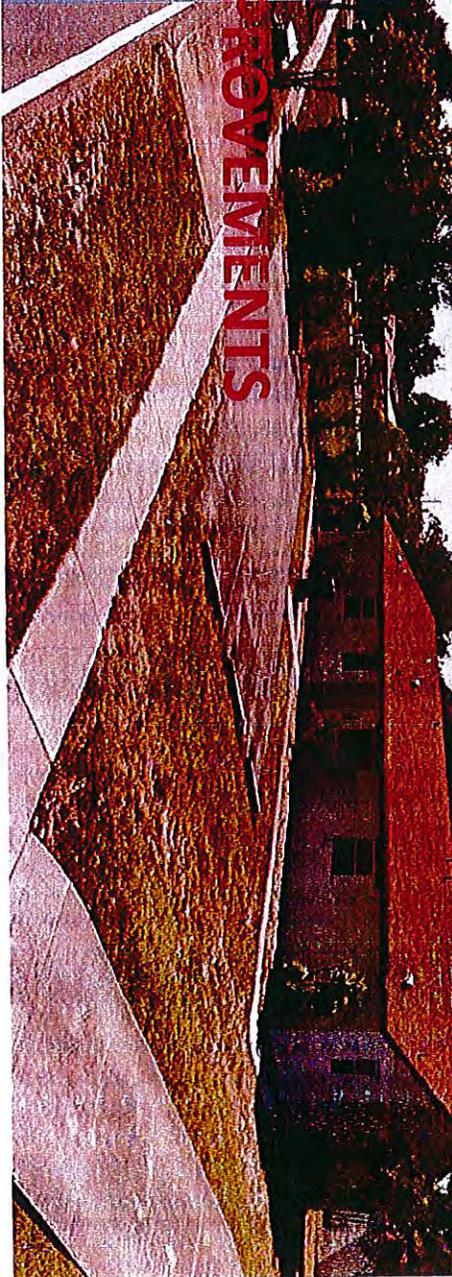
**LANDSCAPING**

**LIGHTING**

**PAINTING**



**PRIOR  
TO SITE IMPROVEMENTS**

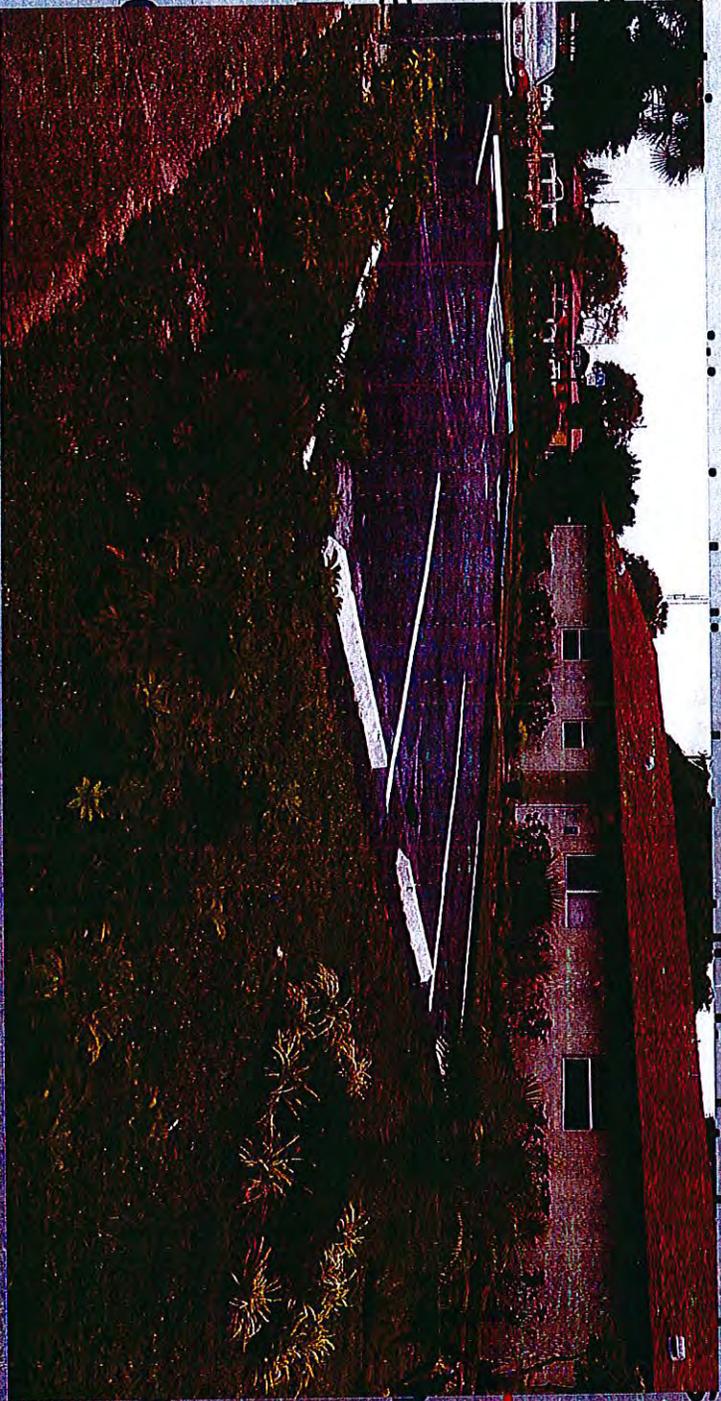


# 6

## Effects on Adjacent Property

SILVER BEACH WELLNES IS IN COMPLIANCE

C. Does not negatively impact adjacent natural systems of public facilities, including parks and open spaces; and provides



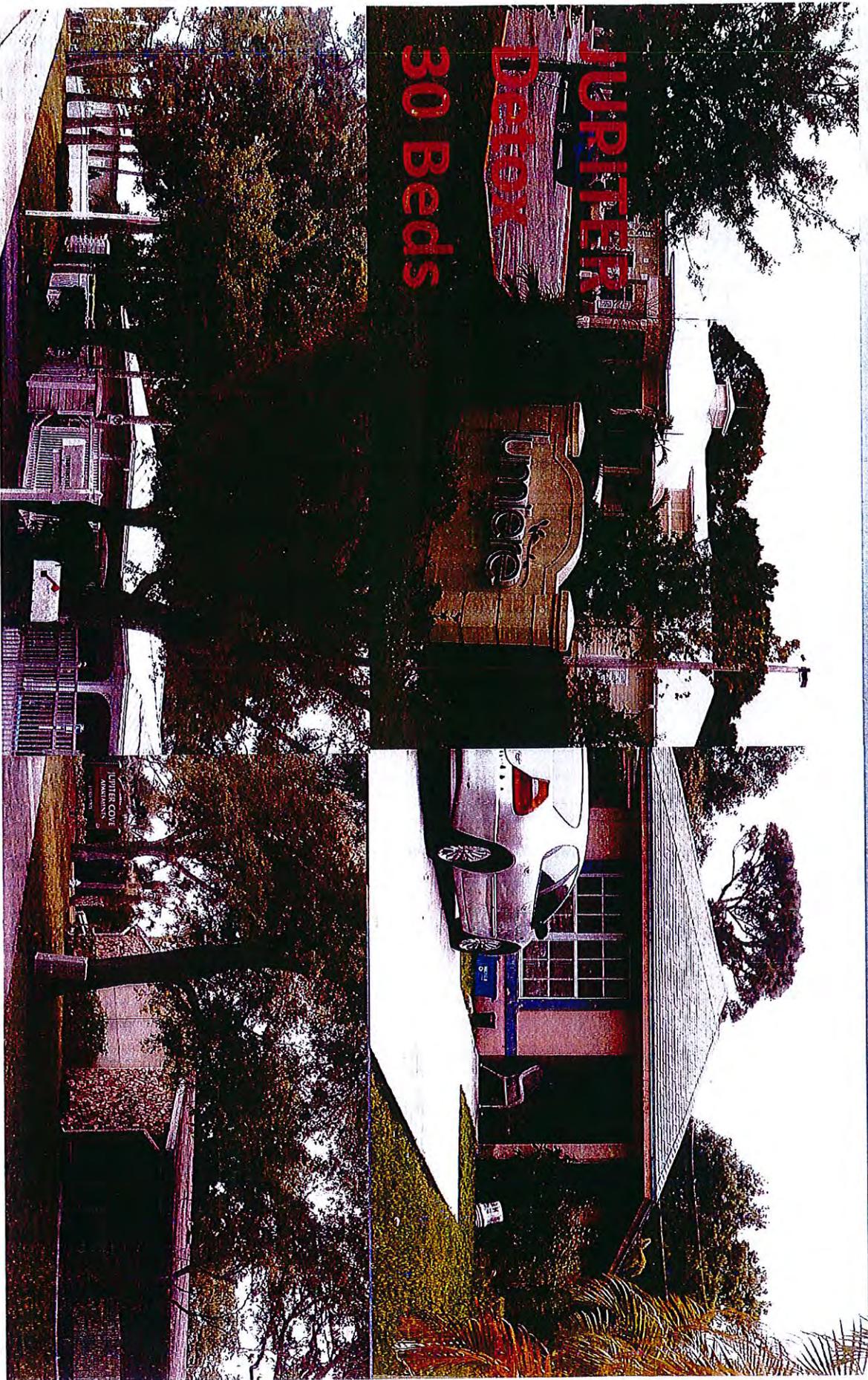
Ad

Impact  
way

# Silver Beach Wellness

<b>CRITERIA</b>	<b>IN COMPLIANCE</b>
<b>1</b>	<b>✓ MET CRITERIA</b>
<b>2</b>	<b>✓ MET CRITERIA</b>
<b>3</b>	<b>✓ MET CRITERIA</b>
<b>4</b>	<b>✓ MET CRITERIA</b>
<b>5</b>	<b>✓ MET CRITERIA</b>
<b>6</b>	<b>✓ MET CRITERIA</b>

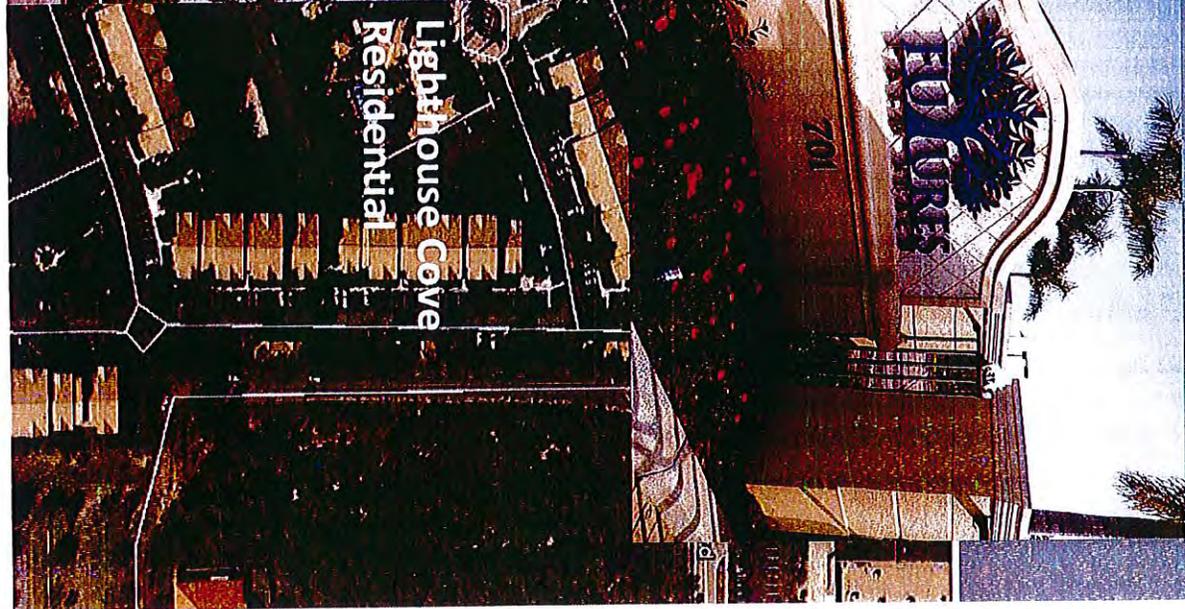
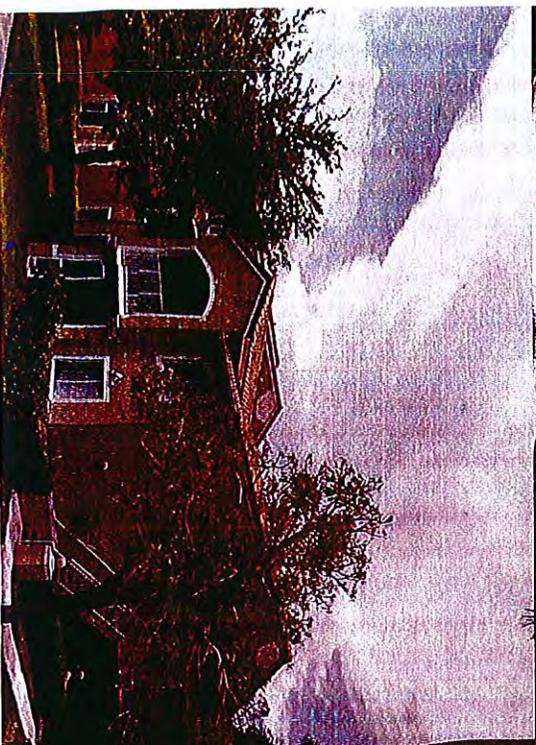
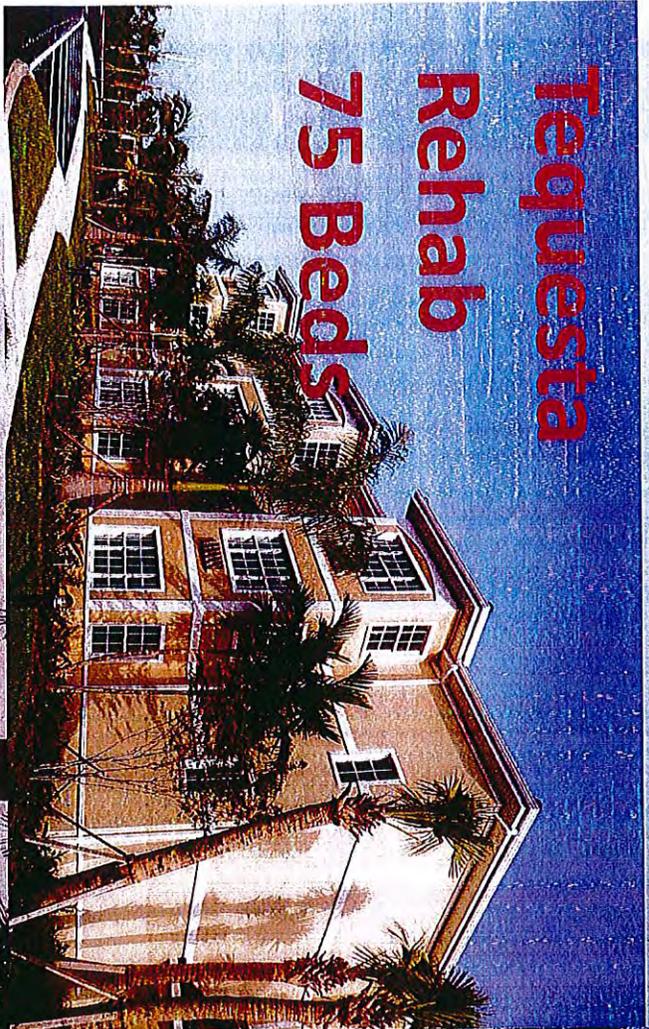
# SUBSTANCE ABUSE FACILITIES



# SUBSTANCE ABUSE FACILITIES

## Tequesta

### Rehab 75 Beds



Lighthouse Cove  
Residential

**SUBSTANCE ABUSE FACILITIES**



**ARE COMPATIBLE WITH RESIDENTIAL  
NEIGHBORHOODS**

**ARE NOT DETRIMENTAL TO ITS  
SURROUNDINGS**

# Silver Beach Wellness

## SUMMARY OF FACTS



- ✓ Provide Service- Respond to a Need- Serious National Problem
- ✓ Federal Government Supports
- ✓ Use is Permitted Spec. Excep.
- ✓ Consistent with Comp. Plan
- ✓ Staff Report - Cherry Pick
- ✓ Inconsistent Analysis
- ✓ Compatible with Surroundings
- ✓ Compliance with Zoning Reg.
- ✓ Not a Sober Home
- ✓ Positive Impact- Site Improvements
- ✓ No Traffic Impact

**Residential Medical Facility**

## **Silver Beach Wellness**

**Provide a service to disabled individuals seeking treatment for alcohol and/or substance dependence**

Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities

**THANK YOU**



 NZ consultants

# **New Business**

# TAB 5



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 4, 2016

Agenda Item No. Tab 5

Agenda Title: Resolution for Approval of the Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach for the 2016 Summer Camp Program

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

Approved by Town Manager *[Signature]* Date: 4-25-16  
*Paula McKelton*  
 Name/Title HUMAN RESOURCES DIRECTOR

<b>Originating Department:</b>  Mayor James DuBois	Costs: \$ <u>11,600</u> Funding Source: <u>Budgeted</u> Acct. # <u>600-57220</u> <input checked="" type="checkbox"/> Finance <u>BKR</u>	<b>Attachments:</b>  (1) Resolution; and (2) Interlocal Agreement
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" 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 _____ or <u>Not applicable in this case</u> <u>BMT</u> Please initial one.

**Summary Explanation/Background:**

At the March 16, 2016 Commission meeting, it was announced by the Town Manager that due to the vacancy in the position of Recreation Director and the lack of Recreation Department staff, the Town will not be able to host its annual summer camp program this year. The question was raised by the Mayor as to whether the Town could collaborate with another municipality to enable Lake Park children to attend that municipality's summer camp program at a reduced fee to enable Town residents to pay that municipality's summer rate. He asked the Town Manager to reach out to neighboring municipalities. The Town Manager suggested that the funds budgeted for Fiscal Year 2016 for the summer camp program could be used to subsidize the fee for Lake Park residents.

On March 24, 2016, the Town Manager met with the North Palm Beach Village Manager to discuss such an arrangement between the Town of Lake Park and the Village of North Palm Beach for children of Lake Park families who meet certain income guidelines. The outcome of this meeting was the development of an Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach Pertaining to the Village of North Palm Beach's Summer Camp Program setting forth the terms and conditions according to which such arrangement will take place.

Such arrangement will result in a cost to the Town in the amount of \$11,600, which will enable the Town to subsidize up to 15 children per week for the Village's eight week summer camp program.

The purpose of this agenda item is the approval of this Interlocal Agreement. Once the Town has approved this agreement, it will be brought up for consideration by the North Palm Beach Village Council at a later meeting.

**Recommended Motion:** I move to approve Resolution 19-05-16.

**RESOLUTION NO. 19-05-16**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH PERTAINING TO THE VILLAGE OF NORTH PALM BEACH'S SUMMER CAMP PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.**

*WHEREAS*, the Town of Lake Park, Florida (hereinafter "Town") is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

*WHEREAS*, due to lack of Recreation Department staff the Town will be unable to host its annual summer camp program during the summer of 2016; and

*WHEREAS*, the Town Manager met with the North Palm Beach Village Manager for the purpose of entering into an arrangement to enable children residing within the Town and who meet certain income guidelines to attend the 2016 summer camp program of the Village of North Palm Beach (hereinafter "Village") at the Village's resident rate and to develop an Interlocal Agreement setting forth the terms and conditions for such arrangement; and

*WHEREAS*, the Town Commission has reviewed the Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach Pertaining to the Village of North Palm Beach's Summer Camp Program, a copy of which is attached hereto and incorporated herein as **Exhibit A**, and has determined that it is in the best interest of the Town to enter into such agreement.

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

**Section 1.** The whereas clauses are true and correct and are incorporated herein.

**Section 2.** The Town Commission hereby authorizes and directs the Mayor to execute the Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach Pertaining to the Village of North Palm Beach's Summer Camp Program, a copy of which is attached hereto and incorporated herein as **Exhibit A**.

**INTERLOCAL AGREEMENT BETWEEN THE TOWN OF LAKE PARK AND THE VILLAGE OF NORTH PALM BEACH PERTAINING TO THE VILLAGE OF NORTH PALM BEACH'S SUMMER CAMP PROGRAM**

This Interlocal Agreement ("Agreement") is made and entered into this \_\_\_\_ day of May, 2016 by and between the Village of North Palm Beach, a municipal corporation of the State of Florida ("Village") and the Town of Lake Park, a municipal corporation of the State of Florida ("Town"). The Village and the Town are hereinafter referred to collectively as the Parties.

**WITNESSETH:**

**WHEREAS**, the Parties are authorized to enter into this Agreement pursuant to Section 163.01, Florida Statutes, which permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

**WHEREAS**, the Parties executing this Agreement desire to cooperate to provide summer camp programs to the children of the Town; and

**WHEREAS**, the Agreement would permit income qualified children from the Town to participate in the Village's summer camp program at the same rate paid by Village residents.

**NOW THEREFORE**, the Parties, in consideration of the mutual benefits flowing from each to the other, do thereby agree as follows:

**ARTICLE 1. PURPOSE**

The Town and the Village are entering into this Agreement to permit residents of the Town to participate in the Village's Summer Camp Program at the Village resident rate of \$200.00 per week during the summer.

**ARTICLE 2. RESPONSIBILITIES OF THE TOWN AND VILLAGE**

a. The Town shall pre-qualify campers who are income eligible ("Eligible Town Campers") and notify the Village of the names of such campers.

b. The Village shall make available to Eligible Town Campers, on a first-come, first served space available basis, its Summer Day Camp program (for children ages 7 through 12) and its Teen Adventure Camp program (for children ages 13 through 15) (collectively "Camp Programs") at the \$200.00 per week rate paid by Village residents.

c. Eligible Town Campers shall sign up for the Village's Camp Programs with the Village's Park and Recreation Department and make payments in the same manner as any other camper. Eligible Town campers shall pay \$100.00 per week for each week

of participation in the Camp Programs. The Town shall pay a subsidy of \$100.00 per week for all eligible Town campers. The Village shall notify the Town of all payments made by Eligible Town Campers, and the Town shall pay its portion within five (5) business days of receipt of such notice.

### **SECTION 3. TERM**

This Agreement shall be effective on the date it is executed by both parties and shall remain in effect until July 31, 2016, or until such time as each party has completed its obligations pursuant to this Agreement, whichever shall last occur.

### **SECTION 4. INDEMNIFICATION**

The Town shall indemnify, defend and hold harmless the Village against any actions, claims or damages arising out of the Town's negligence in connection with this Agreement, to the extent permitted by law. The Village shall indemnify, defend and hold harmless the Town against any actions, claims or damages arising out of the Village's negligence in connection with this Agreement, to the extent permitted by law. The foregoing indemnification shall not constitute a waiver of sovereign immunity for any party beyond the limits set forth in Section 768.28, Florida Statutes.

### **SECTION 5. MISCELLANEOUS PROVISIONS**

a. *Joint Preparation.* The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial constraint, be construed more severely against any of the Parties.

b. *Binding Effect.* All of the terms and provisions of this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives or successors; but no person not a direct party to this Agreement shall be or be deemed to be a legally-entitled third-party beneficiary hereof.

c. *Non-Assignment.* This Agreement may not be assigned by the Town or the Village without the prior written consent of both parties.

d. *Governing Law and Venue.* This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida. Venue for all proceedings in connection herewith shall be exclusively in Palm Beach County, Florida.

e. *Waiver.* No delay or failure by the Town or the Village in enforcing or insisting on strict performance of any of the terms or provisions hereof shall be deemed a waiver of any other or further term or provision of similar or dissimilar nature or of any continuing waiver.

f. *Termination.* This Agreement may be terminated, with or without cause, by either party by providing ten (10) days' written notice to the other party. Notwithstanding termination of the Agreement, any Eligible Town Camper enrolled in a Village Camp Program shall be permitted to complete all sessions for which payment has already been remitted to the Village by both the Eligible Town Camper and the Town.

g. *Notice.* All formal notices affecting the terms or provisions of this Agreement shall be in writing and delivered in person or sent by registered or certified mail to the municipality as designated below, until such time as the municipality furnishes other written instructions for such other notice delivery.

<b>For Town of Lake Park</b>	<b>For Village of North Palm Beach:</b>
John D'Agostino, Town Manager 535 Park Avenue Lake Park, Florida 33403	James P. Kelly, Village Manager 501 U.S. Highway One North Palm Beach, Florida 33408

h. *Entire Agreement.* This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those herein contained. This Agreement shall supersede all previous communications, representations, proposals, or agreements, either oral or written, between the municipalities hereto and not herein contained. No amendment or modification of this Agreement shall be binding unless approved by each of the parties' respective governing bodies and reduced to writing, executed, delivered, and filed with the Clerk of the Circuit Court of Palm Beach County with the same formalities as this Agreement.

**IN WITNESS WHEREOF**, each of the parties has authorized and caused this Agreement to be made and executed in triplicate (one for each party and one for filing).

ATTEST:

TOWN OF LAKE PARK

By: \_\_\_\_\_  
Vivian Mendez, CMC  
Town Clerk

By: \_\_\_\_\_  
Mayor James DuBois

Date: \_\_\_\_\_

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

\_\_\_\_\_  
Thomas J. Baird, Town Attorney

ATTEST:

VILLAGE OF NORTH PALM BEACH

By: \_\_\_\_\_  
Melissa Teal, MMC  
Village Clerk

By: \_\_\_\_\_  
David Norris, Mayor

Date: \_\_\_\_\_

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
Leonard G. Rubin, Village Attorney