



**Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, June 6, 2012, 9:26 p.m.
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, June 6, 2012 at 9:26 p.m. Present were Mayor James DuBois, Vice-Mayor Kendall Rumsey, Commissioners Steven Hockman, Jeanine Longtin and Tim Stevens, Interim Town Manager Jamie Titcomb, Town Attorney Thomas Baird, and Town Clerk Vivian Lemley.

Vice-Mayor Rumsey led the Invocation and Mayor DuBois led the Pledge of Allegiance. Town Clerk Vivian Lemley performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA:

None

Motion: A motion was made by Vice-Mayor Rumsey to approve the Agenda as presented; Commissioner Stevens made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 5-0

PUBLIC AND OTHER COMMENTS:

None

CONSENT AGENDA ITEMS:

1. Regular Commission Meeting Minutes May 16, 2012

Motion: A motion was made by Commissioner Stevens to approve the Consent Agenda; Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 5-0

RESOLUTIONS:

2. Resolution No. 09-06-12 Earl Stewart Outdoor Storage Lot, Office Trailer, and Flagpole.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 20-05-10 AND 40-11-11 TO EXTEND A PREVIOUSLY APPROVED PERMIT WHICH AUTHORIZED THE USE OF VACANT PROPERTY OWNED BY EARL STEWART TOYOTA FOR THE TEMPORARY STORAGE OF VEHICLES AND THE PLACEMENT OF A TEMPORARY OFFICE TRAILER FOR USED CAR SALES; AND AUTHORIZING THE INSTALLATION OF A 50 FOOT FLAGPOLE TO DISPLAY A 15 FOOT BY 30 FOOT USA FLAG.

Public Comment Opened:

1. *Tom Mayes, 1831 Lin-Mar Drive, Lake Clarke Shores* – expressed his support of the proposed flagpole, which is being dedicated to the fallen heroes of September 11.

2. *Diane Bernhard, 301 Lake Shore Drive* - referred to the United States Flag Code in which it states that when a flag is lowered no part of the flag should touch the ground or any other object and when folded it should be done neatly and ceremoniously. If the flag is left on display for 24 hours, it will still need to be lowered from time to time for repair, cleaning or severe storms. She asked how many people would be needed to lower a flag of the proposed size and where would it take place. She explained that the Flag Code indicates that a flag flown for 24 hours would need to be properly illuminated during the hours of darkness. She referenced the light wattage that would be needed to light such a large flag pole and asked how that would affect the evening darkness to the community. She stated that the Flag Code states that the flag must refrain from being used for advertising in any manner and wondered how the dealership would refrain from using the flag pole as a landmark. She suggested having a pole of this size placed at the Coast Guard area or park near Peanut Island.

3. *Patrick McKenna, P.O. Box 6124, Stuart* – stood before the Commission with his sister Michelle and a friend to express their support of the flagpole.

4. *Dennis McKenna, P.O. Box 6124, Stuart* – spoke in support of the flagpole honoring the fallen heroes of September 11.

Public Comment Closed:

Community Development Director Nadia DiTommaso provided the Commission with a brief history of the entire project, not just the flagpole. (See Exhibit “A”).

Mayor DuBois asked what the process would be with this item.

Town Attorney Thomas Baird explained that typically staff would do their presentation then the applicant would submit their plan then the Commission can ask questions about the plans, followed by a discussion, motion and vote.

Mayor DuBois asked if the applicant agreed with the staff report and conditions of approval.

Stu and Josh Stewart addressed the Commission and explained the project. Josh Stewart explained that they have no objections to any of the recommendations made by staff.

Commissioner Hockman asked for confirmation that they would start construction as it indicates in the documentation.

Stu Stewart stated that the plans were prepared several years ago and that they are prepared to move forward. He stated that they are clear that there will be no more extension.

Commissioner Hockman stated that he has no objection to the trailer on the property. He stated that he has done research on the flagpole and flag proposed for the project. He verified that it would be the largest flagpole in the United States but not the largest flag.

Stu Stewart confirmed that to be true.

Commissioner Hockman stated that with the size of the flag, will employees be trained on the proper procedures in lowering and handling a flag.

Stu Stewart assured the Commission that the flag will be treated with the sacred respect deserved and would follow the stated conduct regulations.

Commissioner Hockman expressed concern with the power lines in the area and how the flag may obstruct them as it is being raised.

Stu Stewart stated that the light will be installed by a professional company that will be working with the pole designer to ensure that it is done properly. He stated that he is not sure of the procedure used in installing the light.

Commissioner Hockman asked if the pole would be used as a cell tower to house antennas that could be used for WiFi for full coverage of the Town.

Stu Stewart stated that any service they could offer the Town would be considered. He stated that it is still unknown what capacity the pole will have once installed.

Commissioner Hockman asked staff how tall the Tower at Public Works stands. Community Development Director DiTommaso stated that it is 150 feet.

Commissioner Hockman pointed out that this pole would be twice that size.

Commissioner Longtin recapped that the applicant has agreed to staff's recommendation and that she would agree to the applicant agreeing with staff. She thanked the applicant.

Vice-Mayor Rumsey disclosed that he had spoken to the applicant regarding the request and has heard from many residents on the issue. He stated that this is not a flagpole, that it was basically a building being built to house the pole.

Stu Stewart agreed that the base was a serious solid structure. He explained that Earl Stewart was not available to appear at the meeting because he was in New York receiving an honorary.

Vice-Mayor Rumsey asked for verification that this project had Federal Aviation Administration (FAA) approval.

Stu Stewart confirmed.

Vice-Mayor Rumsey stated that he agrees with the conditions provided by staff, but there was still the issue of the flagpole. He stated that if this project had gone to another municipality, they could not be sure it would have been well received. He stated that this project brings up feelings on both sides. He explained that Lake Park residents show their patriotism everyday. He stated that it is not about the size of the flagpole, but about how you show up from your heart. He stated that they should have the right to put up a flagpole of this size, just like residents should have the right to follow the Ordinances of our Town and the best interest of the Town should be considered. He stated that we appreciated and honor all those that served during 911. He acknowledged that Earl Stewart does things for the community without asking for recognition. He stated that the Town appreciate Mr. Stewart and the great business he has in the community. He stated that many people support a large flagpole and many do not. He believes that the fallen heroes can be honored with a shorter flagpole and hopes that the discussion is not abandoned because of staff recommendations.

Stu Stewart understands that the size of the flagpole does not demonstrate patriotism and believed that the second issue is the impact of the landmark of this scale in the community. He addressed the fall out that occurred several years ago between Earl Stewart and the Town and stated that it had been addressed long ago and that the advertisement no longer reflects that the business is in North Palm Beach. He apologized and stated that they are proud to advertise that they are a Lake Park business.

Commissioner Stevens thanked them for coming and explained that he supports staff's recommendations and wanted to know how many stories the parking structure would be expected.

Stu Steward stated that it would be a five story structure with parking on the roof.

Commissioner Stevens suggested having the flagpole incorporated into the design of the parking garage and have the parking garage become more of a base to the pole.

Stu Stewart asked for clarification on the height restriction of the pole.

Commissioner Stevens stated that the details can be explored during that phase of the project. He reiterated that he supports staff recommendations for this Resolution.

Mayor DuBois stated that he supports staff's recommendation and recognized that Mr. Stewart has been a great asset to the Town.

Motion: A motion was made by Commissioner Stevens to approve Resolution 09-06-12 with staff recommendations; Vice-Mayor Rumsey made the second.

Commissioner Hockman felt that the three items (Outdoor Storage Lot, Office Trailer and Flagpole) associated with this Resolution should have been separated with the flagpole introduced as a new item.

Commissioner Stevens asked Commissioner Hockman if he was against the recommendation of a 50 foot flagpole.

Commissioner Hockman stated that he is against putting a restriction on it at this time, but is not against the trailer.

Commissioner Stevens stated that if the applicant wants to come back with a larger flag and not build a 50 foot flagpole they can.

Mayor DuBois stated that they have a long way to go before they have a finished building.

Commissioner Hockman stated that the applicant is being approved for 50 foot flagpole, so they would not be able to come back with anything different.

Mayor DuBois stated that they could come back with a different proposal.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman		X	
Commissioner Longtin	X		

Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-1

Stu Stewart thanked the Commission.

3. Resolution No. 10-06-12 Special Exception for 1430 10th Court.

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A MOTOR VEHICLE SALES BUSINESS TO BE LOCATED AT 1430 10TH COURT IN THE C-2 ZONING DISTRICT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director DiTommaso explained the item as described in Exhibit "B".

James Marola, Attorney and friend of the applicant explained that the establishment is an automotive repair shop and will remain that way. He stated that they will comply with Florida law and obtain a permit to allow them to sell automobiles from time to time.

Mayor DuBois asked if they agree with the conditions proposed by staff.

Mr. Marola stated that they are in agreement with those conditions.

Commissioner Longtin asked if all the vehicles would be indoors.

Mr. Marola explained that all the vehicles would be indoors and in one space they have at the rear of the building. He explained that there is customer parking in the front, but that there is one space in the rear of the building for them to park a car.

Commissioner Longtin asked how they plan on advertising these cars.

Mr. Marola stated that they would use the internet.

Commissioner Longtin asked if they would use "For Sale" signs.

Mr. Marola explained that to comply with certain Florida laws you must have a sign on the vehicles providing specific information, which they would do.

Commissioner Longtin clarified that they would not have any vehicles out front.

Mr. Marola stated that the plan is not to have any vehicles out front. He explained that the staff indicated that they would be allowed one vehicle out front and that they may use that space.

Commissioner Longtin asked why they would only be allowed the one space.

Community Development Director DiTommaso explained that after reviewing the Town Code for the parking calculations for employees, customers, and vehicle repair it then showed only one space for display.

Mayor DuBois pointed out that there is a difference between parking and display.

Mr. Marola assured the Commission that it would not be used as a used car lot.

Commissioner Longtin asked how they would be obtaining the vehicles.

Mr. Marola explained that there are numerous ways to obtain vehicles such as those vehicles that need repairs and can be sold cheap, or purchased at auction. He explained that as the business plan develops they would see where they go with this.

Commissioner Stevens asked how they can get to the back of the building, do they have to drive through the building or around to the back.

Mr. Marola explained that both can be used to gain access to the back of the building. He stated that they can drive through the alleyway or go through the building.

Motion: A motion was made by Vice-Mayor Rumsey to approve Resolution 10-06-12 with staff recommendations; Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 5-0

The Commission thanked the applicant for his time.

4. Resolution No. 11-06-12 Disaster Debris Contract

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR HURRICANE / DISASTER DEBRIS REMOVAL, REDUCTION AND

DISPOSAL WITH CROWDER-GULF; AND PROVIDING AN EFFECTIVE DATE.

Public Works Director Dave Hunt explained that in the best interest of the Town in the event of a disaster staff was recommending two (2) separate contracts with large national firms to ensure that we can clear the debris in a timely manner. He explained that in the event the main contractor does not arrive in a timely manner, the second contractor will be called in to clear debris. He explained that the second contract that was in place has expired and the piggy-back contract with Solid Waste Authority is being suggested by staff for approval for one year.

Motion: A motion was made by Vice-Mayor Rumsey to approve Resolution 11-06-12; Commissioner Stevens made the second.

Commissioner Longtin asked what happened that a second contractor is needed.

Public Works Director Hunt explained that during the 2005 Hurricane Season the main contractor did not show up for about 10 days. He explained that an alternate source was sought for debris removal and that FEMA want these types of contracts in place before reimbursement.

Commissioner Longtin stated that residents wants their streets cleaned and she was curious as to what had occurred in the past.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 5-0

Ordinance on Second Reading:

5. Ordinance No. 08-2012 Amending Section 2-81 Town Manager Hire/Fire by Majority of the Commission.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 2, ARTICLE II OF THE TOWN CODE, ENTITLED "TOWN COMMISSION"; PROVIDING FOR THE AMENDMENT OF SECTION 2-81(a) PERTAINING TO THE APPOINTMENT AND REMOVAL OF THE TOWN MANAGER; PROVIDING FOR

**SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT;
AND PROVIDING AN EFFECTIVE DATE.**

Open Public Hearing:

Interim Town Manager Jamie Titcomb explained that this Ordinance on second reading changes the dismissal process of the Town Manager from a super-majority to a simple-majority.

Commissioner Hockman asked if this Ordinance could become effective after the new Town Manager is hired.

Town Attorney Thomas Baird explained that if the item is postponed then it could take effect after the new Town Manager is hired.

Interim Town Manager Titcomb reminded the Commission that they would be interviewing candidates in 10 days for the position of Town Manager and most of them would want to know what the Commission's position is on this issue prior to being hired. He gave an example of a candidate being hired by a majority of the Commission and several weeks later the Commission choosing to dismiss them by a simple majority of the Commission. He explained that a candidate may feel uncomfortable taking the position in the first place.

Commissioner Longtin stated that it could happen anyway.

Interim Town Manager Titcomb agreed that it could happen anyway, but it is a consideration to contemplate.

Commissioner Stevens felt that they should move forward and provide clarity to the candidates and hoped for a unanimous vote for a new Town Manager. He stated that then the Commission could move forward and thank Mr. Titcomb for his services.

Motion: A motion was made by Commissioner Stevens to approve Ordinance 08-2012; Vice-Mayor Rumsey made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman		X	
Commissioner Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-1

Town Attorney Baird read the Ordinance by caption only.

Public Hearing Closed.

DISCUSSION AND POSSIBLE ACTION:

6. Independence Day Picnic on July 1, 2012

Interim Town Manager Titcomb explained that an update is being provided on the item by Recreation Director Kathleen Carroll for an Independence Day Picnic on July 1, 2012.

Recreation Director Carroll explained that the Independence Day Community Picnic is set for Sunday, July 1, 2012 in Kelsey Park from 11:00 a.m. until 4:00 p.m. with a "Traditional Family Picnic" theme. She described the different activities such as games, bounce house, water slide, possible petting zoo, disc jockey for music, food and other vendors. She stated that she will be setting up the games that require little or no equipment and the star attraction will be a dunk tank. She asked each of the Commissioners to volunteer to sit in the dunk tank for 30 minutes explaining that Mr. Titcomb has already committed to sitting in the tank.

Interim Town Manager Titcomb stated that this is just an idea they have floating around.

Commissioner Hockman stated that he will not be available to attend the picnic.

Vice-Mayor Rumsey thanked Recreation Director for getting the ball rolling on the wonderful event and really pulling this community together. He offered to help in any way needed.

Recreation Director Carroll thanked Jennifer Spicer for her assistance in getting things started since she has a full plate.

Commissioner Longtin pointed out that the agenda request form indicates that the event will be from 10:00 a.m. to 4:00 p.m. and Recreation Director Carroll stated that it would be from 11:00 a.m. until 4:00 p.m., which needs to be corrected.

Recreation Director Carroll confirmed that it will be from 11:00 a.m. until 4:00 p.m. and that they will start off small this year and expand next year.

Motion: A motion was made by Vice-Mayor Rumsey to approve the Independence Day Picnic on Sunday July 1, 2012; Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner			

Longtin	X		
Commissioner Stevens	X		
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 5-0

Interim Town Manager Titcomb asked Recreation Director Carroll to give an update on the Summer Camp program.

Recreation Director Carroll explained that summer camp begins Monday, June 11, 2012 and has six (6) children registered and four (4) children pending from Family Central, which is an organization that assist needy families. She explained that the Town bus holds a total of 25 passengers, so she would like to cap her registration for camp at 20 children.

Vice-Mayor Rumsey asked if anyone wanted information to sponsor a child who should they speak to and how much would it cost.

Recreation Director Carroll explained that a person can call her at 561-881-3338, registration for residents are \$70.00 with an additional child at \$45.00 for the eight week program. Non-residents cost \$110.00 and \$65.00 for an additional child. There will also be a weekly field trip fee of \$55.00 for residents and \$65.00 for non-residents. If a child does not attend a week then that weeks field trip fee is not collected.

Commissioner Longtin asked about the types of field trips that were being planned.

Recreation Director Carroll explained that twice a week the children will go to Seeds of Hope Community Garden where they will design their own garden box which they will be able to take home. They will also be doing movie days and intramural program with South Olive Community Center with the City of West Palm Beach, where they will be interacting with other children and experience what a community center is all about. She stated that they will participate in swimming programs and water parks, they will visit Logger Head Turtle Sanctuary, Busch Wildlife, guest speakers will be coming in to maintain an education side of the camp program. She explained that there will be arts and crafts, quiet indoor games, outdoor games, and a few competitions.

Commissioner Longtin asked how many weeks the program lasts.

Recreation Director Carroll stated that the program last eight weeks and the children will be busy the entire time.

Commissioner Longtin thanked Recreation Director Carroll.

Mayor DuBois stated that Pine Jog has a good conservation program with the Everglades Youth Camp, which is also run by Florida Atlantic University that she may be able to look into next year. He thanked Recreation Director Carroll.

COMMENTS BY COMMISSION, TOWN MANAGER, TOWN ATTORNEY

Commissioner Longtin had no comments.

Commissioner Stevens had no comments.

Commissioner Hockman thanked staff for all the work they have done to get things started.

Vice-Mayor Rumsey encouraged everyone to look at their voting registration cards that have been received in the mail over the past week because some of the voting locations have changed. He stated that lately a few residents have had their cars broken into because they had not locked their cars. He encouraged everyone to lock their car doors.

Mayor DuBois reminded everyone that June 6, 1944 was "D-Day" and the invasion of Normandy and wanted to thank our veterans during that very difficult time. He stated that he missed the Memorial Day ceremony at Kelsey Park but saw the wreath placed by the Veterans of Foreign Wars (VFW). He recapped the evenings agenda items as passenger line service, Art on Park, CRA updates, a new restaurant, Earl Stewarts new building, St. Patrick's Day is back thanks to the Kiwanis Club, Easter Egg Hunt, new 4th of July with a picnic, and thanked and appreciated everyone for hanging in there for such a long night. He thanked staff for their efforts in putting together a meeting with so much information.

Commissioner Longtin asked if anyone was going to mention the activity for June 16, 2012.

Interim Town Manager Titcomb stated that he would cover that information.

Attorney Baird had no comments.

Interim Town Manager Titcomb reminded everyone that on Saturday, June 16, 2012 the Town Manager candidates are scheduled to be in Town Hall all day. He explained that the morning will be private interview with each of the Commissioners and Mayor and at 3:00 p.m. will be the public workshop in the Commission Chamber, followed with a meet and greet in the Mirror Ballroom at 6:00 p.m.

Commissioner Longtin asked when it would be publicized on the website and channel 18 and when would they be receiving their packets.

Human Resource Director Bambi Turner explained that the packets will be delivered next week along with the schedule.

Commissioner Longtin asked which day next week they would receive the packets.

Human Resource Director Turner indicated that they would receive the packets on Friday.

Commissioner Longtin asked to receive the packets sooner than the day before the interviews.

Human Resource Director Turner explained that the packets include the suggested interview questions which the Commission stated they did not want released before the interviews, which is why the packets would be delivered on Friday.

Commissioner Longtin did not understand why the questions could not be omitted from the packet so that they could receive them before Friday.

Mayor DuBois suggested that the packets be delivered without the suggested interview questions and have the interview questions delivered the night before.

Interim Town Manager Titcomb agreed that they can deliver the packets without the interview questions and deliver the interview questions on Friday.

Human Resource Director Turner stated that she can prepare the packets as suggested and have them delivered on Monday or Tuesday of next week.

Mayor DuBois stated that the packets will be large and the sooner they receive them the better.

Commissioner Longtin asked how the public will be notified about the public reception.

Human Resource Director Turner stated that it has been posted on the Town calendar posted in the Commission Chamber.

Commissioner Longtin asked how long the public reception is expected to last.

Human Resource Director Turner stated that it should last about an hour.

Commissioner Longtin asked if it could be posted on the front page of the website.

Interim Town Manager Titcomb stated that it can be posted on the front page of the website.

Commissioner Longtin suggested it be posted on the marquee in front of Town Hall.

Commissioner Hockman suggested it be posted on channel 18.

Human Resource Director Turner stated that it would be posted in all the regular places, Town calendar, website, channel 18 and on the marquee.

Interim Town Manager Titcomb provided the Commission with an Interim Town Manager progress report which is included as Exhibit "C".

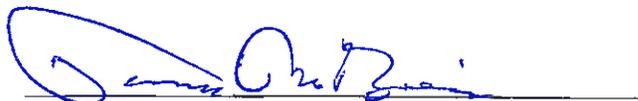
Commissioner Hockman asked what took place during the Army Reserve meeting that took place on June 4, 2012. (See Exhibit C).

Interim Town Manager Titcomb stated that the meeting took place in Town Hall on June 4, 2012 and Vice-Mayor Rumsey was in attendance as the Commissioners' representative. He explained that the plans that had been distributed to the Commission were discussed and the Town needs were discussed for an Emergency Operations Center (EOC). He explained that the Army would not provide the Town with a separate building or room for the Town to use for EOC, but would provide the capacity and capabilities for the Town staff to move in during an emergency and allow the Town to do what is needed and leave once the emergency is over. He explained that specifics were discussed as to what the Town would require and that information would then be communicated back to their staff. He stated that this is a very rare operation in which the Army is allowing the Town to collaborate on such a project.

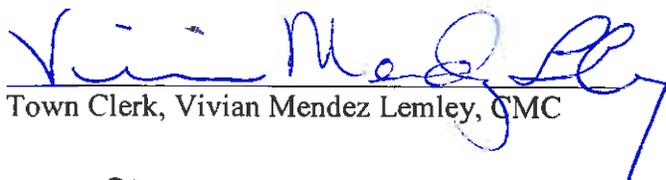
Mayor DuBois stated that they look forward to the updates on the project.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Vice-Mayor Rumsey and seconded by Commissioner Hockman, and by unanimous vote, the meeting adjourned at 10:52 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez Lemley, CMC



Approved on this 20 of June, 2012



Exhibit "A"

Town of Lake Park
Community Development Department

Nadia Di Tommaso
Community Development Director

Meeting Date: **June 6, 2012**

To: **TOWN COMMISSION**

RE: **Earl Stewart Toyota - Extension of Temporary Vehicular Storage Lot Use and Temporary Office Trailer for Used Car Sales, and New Request for a Permanent Flagpole measuring 340 feet in height.**

In May 2010, Earl Stewart Toyota ("The Applicant") was granted a temporary permit for a parking and storage lot for new and used vehicles. This permit expired April 30, 2012. In exchange for this permit, Earl Stewart Toyota was required to improve the lot by providing crushed asphalt and landscaping with a minimum of 18 trees around the perimeter of the lot. These improvements have been made. The requirements for improving the parking and storage lot were codified in Resolution 20-05-10 which was approved unanimously by the Commission. Pursuant to the Resolution, Earl Stewart Toyota had until April 30, 2012 to secure the necessary approvals from the Town to start the construction of the expansion of the dealership. If construction did not commence before May 5, 2012, the lot was conditioned to be fully landscaped pursuant to a condition in Resolution 20-05-10 which was agreed to by Earl Stewart Toyota at the time. Staff felt it was important for the Planning and Zoning Board to review this extension request as it is directly tied to the timeline for the future development plans and incorporates within it a landscape and irrigation plan, as well as a request for a flagpole measuring 340 feet in height which is above the general standards outlined in the Code and explained below.

P&Z RECOMMENDATION: 4-1 APPROVAL with the conditions found herein including a modification to condition #4 of the Staff Report recommendations whereby shade trees would not be required along East Jasmine Drive given the projected future expansion. Hedge line is still required.

The Planning and Zoning Board, through their discussion leading up to their motion, also had some concerns regarding a strict limitation on the timeline for the vehicular storage lot and office trailer for used car sales. Staff expanded on condition #2 of the Staff Report recommendations in order to make these limitations more clear. Furthermore, the office trailer was previously approved by the Town Commission with a definition explaining that the trailer would be used as an office for the used car sales that are already being parked onsite through the vehicular storage lot temporary approval. The "used car sales" terminology has

also been added to the “office trailer” heading. Finally, plans VLP-1, VLP-2 and IR-1 have been revised and include a total of 47 shade trees along the North Federal, Lake Shore Drive, and East Ilex perimeter landscape buffers. More trees are proposed along East Ilex and Lake Shore Drive than North Federal Highway in order to preserve the residential uses on the opposite sides of these streets while allowing for more visibility along North Federal Highway. Complete landscape plans will be made part of the overall development application.

HISTORY

Earl Stewart Toyota acquired the property upon which the Journey’s Inn and the El Colonial restaurant were located in August 2004. Over the years, the abandoned Journey’s Inn and El Colonial restaurant became a huge eyesore to the community. In May 2010, Earl Stewart Toyota requested permission from the Town Commission to demolish the Journey’s Inn and El Colonial restaurant buildings on the property to use it for the temporary storage of vehicles. Pursuant to Resolution 20-05-10, the Town Commission approved a permit which authorized the Applicant to demolish the Journey’s Inn and the El Colonial restaurant buildings thereby granting the Applicant a temporary use of the property for temporary vehicular storage until the Applicant begins construction of its new buildings and facilities consistent with a site plan that was to be approved by the Town Commission. Resolution 20-05-10 also required that following demolition, the Applicant was required to fill the subject property with crushed asphalt and was required to grade it. Resolution 20-05-10 contained a condition that required the subject property to be fully landscaped in accordance with the approved site plan if the timeline for site plan approval and construction of the expanded dealership was not met. This timeline was for a 2-year period ending April 30, 2012 at which time the Applicant would have had to either apply for a new temporary permit or would have to be in the process of moving forward with the expansion of the dealership. In addition, the temporary permit was approved with the condition that the lot would have a minimum of 18 trees around the perimeter and that construction of the new facility would commence by May 5, 2012 or the subject site would have been required to be fully landscaped per the Town of Lake Park landscaping regulations.

Given the market conditions, Earl Stewart Toyota addressed the Commission once again at the October 19th, 2011 Town Commission meeting and requested that the Town Commission grant them temporary approval for an office trailer. The Commission directed staff to bring forward an amendment to Resolution 20-05-10 currently in place which would allow for the temporary office trailer pursuant to certain conditions. The temporary office trailer was approved unanimously at the November 2, 2011 Town Commission meeting under Resolution 40-11-11 and is currently installed in the northeast quadrant of the property with an expiration date of April 30, 2012.

EXTENSION REQUEST

Although Earl Stewart’s intention was to address the Boards in April, prior to the expiration of both the permit for the vehicular storage lot and the office trailer, the complete request letter was not received until April 3, 2012 via email, and staff was unable to review and process the item for the April 18th Town Commission meeting. **Earl Stewart is requesting the extension of the permit for the use of the lot as a vehicular storage lot and the temporary office trailer for used car sales to October 1, 2013, with the development plans for the site being submitted by December 31, 2012.** In exchange, although Earl

Stewart is not proposing to fully landscape the site per the original condition of approval, Earl Stewart is proposing pursuant to plans VLP-1, VLP-2 and IR-1, a Cocoplum hedge along certain perimeter landscape buffers namely, North Federal Highway, Lakeshore Drive, and half of East Ilex Drive. In addition, Earl Stewart is proposing to add Buttonwood trees along the Lakeshore Drive landscape buffer, extending partly into the East Ilex Drive landscape buffer. **Staff is recommending that the hedge material be installed at a minimum 30 inches in height and be extended around the entire property and be maintained at a minimum 4 feet in height at maturity, in order to satisfy Section 78-253 (c)(4) and (h)(9) of the Town Code. Furthermore, staff recommends that a total of 47 shade trees be placed around three perimeters of the property (East Ilex Drive, Lake Shore Drive and North Federal Highway). This is reflected on plans VLP-1, VLP-2 and IR-1.**

Town Code Section 78-253 (a) (3) requires all vehicular use areas to be landscaped pursuant to Section 78-253 (c) (1) of the Town Code so that no parking space is more than 40ft from the center of a shade tree and also requires under Section 78-253 (h)(1) that all landscape buffers abutting streets be a minimum of 15 feet wide (all sides meet this requirement with the exception of West Jasmine Drive which is currently 10 feet wide in order to accommodate the north side of the vehicular storage lot). Although Resolution 20-05-10 requires that the site be fully landscaped if the original timeline was not respected, staff does not feel it may be logical to impose these additional requirements if the Town Commission chooses to recommend approval for the extension. Staff prefers to focus on enhancing the perimeter buffers at this time by enforcing its recommendations in the previous paragraph. The final landscape plan that is made part of the development package will need to meet all sections of the landscape Code.

NEW REQUEST

Earl Stewart is also requesting the permanent installation of a 340 foot flagpole to be installed on the southwest corner of the property, as noted on plan VLP-1, for a 30 foot by 60 foot National Flag.

The Town of Lake Park Code of Ordinances under Section 78-79 (*General Provisions*) provides that flagpoles may be erected above the height limits set forth in the respective zoning districts although the Code does not provide any further dimensional requirements. The subject site is located in the Commercial-1 (C-1) zoning district. The C-1 zoning district under Section 78-71 has a maximum building/structure height of 30 feet. The proposed flagpole is structurally 11 times higher than the allowable height in the C-1 zoning district and resembles the approximate height of a 23-story building. The National Flag is also being proposed at 30 feet by 60 feet. The proposed flag is out of character with the general commercial area. As a comparison, a 340 foot flag pole would be almost 3 times the height of a typical 2-user telecommunications tower. Such a structure is significantly inconsistent with the character of any of the surrounding structures. If it were a condominium it would be an approximate 23 story building.

In reviewing other sections of the Town Code of Ordinances, the Northlake Boulevard Overlay Zone (NBOZ) under Appendix Table 5-5 (the NBOZ is an overlay zone located just north of the subject

site incorporating parcels on the south side of Northlake Boulevard) limits a freestanding flagpole to a maximum of 20 feet in height with a maximum flag size of 5 feet by 10 feet. Furthermore, the setback requirement for the flagpole in the NBOZ is also listed at 103% of the pole height. The idea behind this setback requirement is that should a pole structure ever snap, it typically falls to the ground in one piece. In order to avoid that the structure falls onto a neighboring property, a 103% setback is secured. Moreover, The Park Avenue Downtown District (PADD) under Section 78-70-1, located at the southwest corner of the subject site, also references flagpoles and sets their maximum height at 50 feet, unless the flag is located on an approved telecommunications tower. Either way, this section of the Code notes that the flag size shall be proportionate to the size and height of the flagpole.

Staff recommends the Commission only approve a flag pole up to, but not exceeding the maximum height permitted in the PADD zoning district which is listed at 50 feet. The 103% setback requirement is also recommended. For a flagpole measuring 50 feet, this represents a setback of 54 feet. Staff recommends the flag be limited to 15 feet by 30 feet to remain proportionate with the 50 foot flagpole. A building permit, along with signed and sealed engineering plans will be required following approval.

Staff recommends that the Town Commission approve by Resolution the extension request for the use of a vehicular storage lot, temporary office trailer, and for the installation of the flagpole subject to the following conditions:

- (1) Development plans for the dealership shall be submitted on or before December 31, 2012.**
- (2) The temporary office trailer for used car sales and storage lot use shall be removed two months following the issuance of a development order for authorizing the expansion of the dealership, or by October 1, 2013, whichever comes first. No further extensions will be permitted.**
- (3) The flagpole shall be maintained per the Town of Lake Park Code standards and shall not exceed a height of 50 feet, with an American flag the dimensions of which shall not exceed 15 feet by 30 feet. There shall be a minimum setback of 54 feet (103% of pole height) from all property lines. A building permit, inclusive of signed and sealed engineering plans, will be required.**
- (4) The Applicant shall landscape and irrigate the site pursuant to plans VLP-1, VLP-2 and IR-1 submitted May 16, 2012 by Gentile Holloway O'Mahoney and signed and sealed May 16, 2012. The request must be made via a permit filed with the Town of Lake Park Community Development Department within 14 days following the approval of this Resolution. Development plans for the Property are required to include full landscaping proposals pursuant to the Town of Lake Park Code requirements.**
- (5) Following the expiration of the temporary office trailer and vehicular storage use, the only permitted freestanding sign is a monument sign. The monument sign shall be in accordance with the standards for such signs established in the Town of Lake Park Code of Ordinances.**
- (6) If the above conditions have not been met, the permit for the temporary vehicular storage lot and the office trailer shall be void. The vehicles stored on the lot and the trailer shall be removed within 10 business days. No further use of the property for these uses shall be**

permitted until such time as a site plan for the expansion of the dealership is approved by the Town Commission.

- (7) Following the expiration of the temporary office trailer for used car sales and vehicular storage lot, the only permitted freestanding sign is a monument sign. The monument sign shall be in accordance with the standards for such signs established in the Town's Code of Ordinances.**



**REQUEST BY ROBERT RICHARDSON, FOR A SPECIAL EXCEPTION
APPROVAL FOR A 6,784 SF MOTOR VEHICLE SALES FACILITY LOCATED
AT 1430-32 10TH COURT, IN THE C-2 ZONING DISTRICT**

APPLICANT'S REQUEST: A request by Robert Richardson ("Applicant") and Jane Anderson Groot Marital Trust ("Property Owner") for the approval of a special exception use for a 6,784 square feet *Motor vehicle sales facility* located at 1430-32 10th Court, in the C-2 zoning district.

STAFF RECOMMENDATION: **APPROVAL** subject to the conditions of approval found herein.

MAY 7th P&Z RECOMMENDATION: **5-0 APPROVAL** subject to the conditions of approval found herein.

BACKGROUND:

Applicant(s):	Robert Richardson
Owner(s):	Jane Anderson Groot Marital Trust
Address/Location:	1430 10th Court, Lake Park, FL 33403
Net Acreage:	0.3145 acres (13,700 sf)
Legal Description:	See Application
Existing Zoning:	C-2 Business District
Future Land Use:	Commercial/Light Industrial

Adjacent Zoning

North:	C-2
South:	C-2
East:	C-2
West:	C-4

Adjacent Existing Land Use

North:	Commercial/Light Industrial: Motor Vehicle Repair
South:	Commercial/Light Industrial: Motor Vehicle Repair
West:	Commercial/Light Industrial: Motor Vehicle Sale
East:	Commercial: Retail/Bicycle Repair

SUMMARY OF REQUEST

The Applicant has requested the approval of a 6,784 sf Motor Vehicle Sale special exception use in C-2 commercial zoning district. This use is expressly listed in the C-2 zoning district as a special exception use, as follows:

"The town commission may permit special exception uses in the C-2 zoning district provided the town commission determines that the proposed use meets the special exception zoning criteria established in this chapter and is consistent with the goals, objectives and policies of the town's comprehensive plan. In order to ensure that the special exception use is consistent with and implements good zoning practices and the goals, objectives and policies of the town's comprehensive plan. The town commission may impose conditions upon the approval of a special exception use, including, but not limited to, conditions which require an applicant to exceed standards which have been adopted pursuant to the town's land development regulations."

The 1430 10th Court building consists of two units: 1430 and 1432 10th Court. The unit located at 1430 10th Court is currently being utilized by an auto body/repair shop. This business is known as Ron's Auto Body Repair Shop. The Applicant, a business legally known as Auto CG, is looking to locate its entire operation in 1432 10th Court with possible future expansion into the 1430 10th Court unit. The Applicant submitted a Zoning Certificate on March 13, 2012 requesting zoning approval of a Motor Vehicle Sales and Repair business. In reviewing the Town's business files, it is documented that the motor vehicle repair use has been ongoing in both the 1430 and 1432 10th Court units and is therefore a grandfathered use. Alternately, the motor vehicle sales component has not been ongoing in either one of the units and requires special exception approval per the Town of Lake Park code Section 78-72 (2)(j).

The Applicant is currently operating the Motor Vehicle Repair component at 1432 10th Court and is requesting that the Town Commission review and approve the Applicant's request for a Motor Vehicle Sales special exception use for the entire building located at 1430 10th Court in the C-2 zoning district. The total square footage of the building is 6,784 square feet.

Staff finds that all the special exception criteria in the Town Code have been satisfied, and recommends that the Town Commission **APPROVE the special exception request for a 6,784 square foot motor vehicle sales facility in the C-2 district on the subject property.**

SPECIAL EXCEPTION CRITERIA

The Town Commission may permit special exception uses in the C-2 zoning district, provided that the Town Commission determines that the proposed use meets the special exception zoning criteria established in Section 78-184 of the Town Code, and is consistent with the goals, objectives and policies of the

Town's Comprehensive Plan. The Town Commission may impose conditions upon the approval of a special exception use, including, but not limited to, conditions which require an applicant to exceed standards which have been adopted pursuant to the Town's land development regulations.

The following policies indicate the consistency between the Comprehensive Plan and the proposed use:

Future Land Use Element

Objective 1: Future growth and development shall be managed through the Future Land Use Plan Map and Comprehensive Plan, as implemented by land development regulations which: (...) (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town goal statement and future land use plan; and (3) encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas; (4) facilitate the achievement of economic development, historic preservation, resource preservation, and other key goals; and (5) (...) New, revised, or redeveloped uses of land shall be consistent with the designations shown on the Future Land Use Map (FLUM).

The Applicant is proposing a Motor Vehicle Sales use in addition to the grandfathered Motor Vehicle Repair use facility, totaling 6,784 SF, which may be permitted as a special exception use in the C-2 district. The Future Land Use Map delineates this area as a Commercial/Light Industrial area. A Motor Vehicle Sales business is a commercial use. Coupled with the existing Motor Vehicle Repair component, this represents an ideal use reflective of the Commercial/Light Industrial future land use designation. The proposed sale use will be compatible with the current Motor Vehicle Repair use and will provide additional motor vehicle services to the community in an appropriate area. In addition, the use will not create any noise nuisances or generate an excessive amount of additional traffic, as elaborated on in response #5 below.

Policy 1.1: 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:

- a. Regulate the use and intensity of land development consistent with this element to ensure the compatibility of adjacent land uses;
- b. Ensure safe and convenient onsite traffic flow and vehicle parking needs;

The Motor Vehicle Sales and Motor Vehicle Repair uses are compatible with the adjacent land uses. The property is bounded on the north and south

sides by Motor Vehicle Repair uses, on the west side by Motor Vehicle Sales and on the east side by Bicycle Retail/Repair.

These similar uses are classified as “*Commercial new and used motorcycle, automobile, truck, boat, mobile home, recreation vehicle sale and rental and repair facilities and lots*” uses in the Parking Classification in Table 78-142-1 of the Town Code, and requires the following for Customer and Employee parking:

One space per employee at maximum shift; one space per repair service bay; one space per 4,500 square feet of outdoor sales display and rental; and one space per 500 square feet of enclosed gross floor area. The one space per 500 square feet on enclosed gross floor area is interpreted as the customer parking required for areas on the interior of the building which are accessible by the public and serve as sales (cars or parts) and rental.

Based on the above requirements, the following is required for the subject site:

- Employees at maximum shift = 4 = 4 spaces
- One repair service bay = 2 bays = 2 spaces (additional interior warehouse space will be used to store damaged vehicles)
- Outdoor sales display area being proposed = 1 space is being requested.
- One space per 500 sf of interior customer area = 1,000 SF = 2 spaces

The required parking for the subject property, which incorporates both units, is nine (9) parking spaces per Code. A total of nine (9) spaces are provided directly in front of the building.

Furthermore, Section 78-79 of the Code states under Section (1)(g): “*In the CLIC-1 and C districts, required off-street parking space may be located in the front yard except that no parking shall be permitted within five feet of the front lot line*”. The parking spaces provided for the subject property are situated right off the street. There is a clearance of approximately 23.5 feet between the wheel stop and the front property line. The Code requires that the parking spaces include a length of 18.5 feet. The remaining 5 feet satisfies the requirement set forth above. Adequate parking is provided.

8.0 Conservation

Objective 1: Protect air quality within the Town of Lake Park

The Applicant anticipates that the degree of noise, odor or other potential nuisance factors will not be increased by granting the special exception use of a Motor Vehicle Sales business. The proposed business will operate

internal to the building and will not be utilizing any heavy machinery that emits loud noises or harmful discharges. The Applicant is simply looking to legalize the Motor Vehicle Sales use. The proposed use is consistent with this policy.

Analysis of Criteria and Findings for Special Exception

The Code of Ordinances provides for the following process for a special exception approval:

Sec. 78-184. Criteria for special exception.

(a) A special exception use shall not be approved unless an applicant establishes that all of the following criteria are met:

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

The proposed use is commercial in a commercial/ light industrial area. Surrounding businesses include Motor Vehicle Repair, office, and light industrial uses. Additionally, the adjoining use in the same building is Motor Vehicle Repair.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

The Code allows Motor Vehicle Sales as a special exception use in the C-2 zoning district under Section 78-72 of the Town Zoning Code. Special review and determination is required as per Code Section 78-72. See response #3 below for additional consistency to the land development and zoning regulations.

(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.

The Applicant's Motor Vehicle Sales/repair business use is compatible with the character and use (existing and future) of the surrounding properties. The proposed use is commercial light industrial in nature and will be located in a commercial/light industrial area, with surrounding commercial/light industrial uses. No changes are being proposed to the building's function, setbacks or height. The existing and proposed business will maintain the same hours of operation as surrounding businesses and will not generate any additional traffic. Nine (9) parking spaces are provided onsite. The entire building has approximately 6,784 SF of building area with existing Motor Vehicle Repair uses and a Motor Vehicle

Sales use being proposed. The building has sufficient parking spaces to accommodate the businesses on-site.

(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.

Currently there are no motor vehicle sales uses in the surrounding area, therefore adding this use will not create a concentration of this type of use. The proposed retail use will not be detrimental to the area since it is a small scale Motor Vehicle Sales business which will not sell a large amount of cars and is only proposing one exterior display space. The existing building is set up for this type of use, and no heavy machinery emitting harmful discharges or loud noises will be present. Palm Beach County Fire performed an inspection and does not have any special requirements.

(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.

The use will generate additional employees although will not generate an excessive increase in the amount of persons utilizing the property at any given time. The traffic generated will remain consistent with the neighboring uses. Finally, the degree of noise, odor, visual, or other potential nuisance factors will not be increased with this special exception use seeing as no excessive number of cars for repair and sale are being proposed and all sales and repair activities will be conducted indoors.

(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.

The Applicant is not requesting any changes to the building height, setbacks or exterior walls. The proposed use will be operating internal to the existing building and will not produce any harmful discharges other than those that are generally inspected under the existing motor vehicle repair use. The proposed use will consequently not reduce light and air to adjacent property, adversely affect property values, deter redevelopment, or impact any natural systems. The Applicant would simply like to bring the retail component to the existing Motor Vehicle Repair use into compliance, by requesting review from the Planning and Zoning Board and the Town Commission, per the Town Code requirements.

Applicant's Response to Special Exception Criteria. Please see the attached responses to the special exception criteria as provided by the Applicant.

STAFF RECOMMENDATION ON SPECIAL EXCEPTION REQUEST:

The special exception criteria have been satisfied. Staff recommends that the Town Commission **APPROVE** the special exception request of a 6,784 square foot Motor Vehicle Sales business at 1430 10th Court with the following conditions of approval:

- (1) The front yard of the property is required to be improved with a paving/stripping permit filed with the Town of Lake Park Community Development Department within 14 days following approval of the Special Exception.
- (2) Due to accessibility constraints, the rear side of the building shall only be used for storage purposes and shall be adequately screened from public view per the Town Code requirements. All required parking shall be in the front of the building and shall meet the parking requirements of the Town Code at all times. Given the current building configuration whereby a maximum of 4 employees; 2 service bays and a total of 1,000 square feet is set aside as customer service area in both units located within 1430 10th Court, a maximum of one (1) display space is permitted within the nine (9) available spaces.
- (3) Foundation planting shall be provided along the east side façade that directly abuts the front parking area (excluding entryways, doorways or other building access points). Planting selections shall be included with the paving/stripping permit requirement in condition #1 above.

MAY 7th P&Z RECOMMENDATION: 5-0 APPROVAL subject to the conditions of approval found herein.



TOWN OF LAKE PARK

MEMO

To: Town Commission

From: Jamie Titcomb, Interim Town Manager

Date: June 6, 2012

Subject: Interim Town Manager Progress Report

ITM Updates:

Page 1 of 2

- **Finance** – Blake Rane is making tremendous strides improving and aligning our internal procedures. He is to present the “State of the CRA” Budget and Financial issues to the CRA board (today/June 6th). Decisions and strategic direction will be sought from both the CRA Board and later the Town Commission on realignment issues of the two budgets and the prioritization of programs and strategies moving forward. Note that our Town’s auditing firm will be presenting our 2011 CAFR “clean audit” to the Town Commission scheduled for the June 20th meeting. Town commission action as a result of CRA Board action will be scheduled to occur on June 20th. Internal budget worksheets are now being circulated for the FY’13 process.
- **Recreation** – Kathleen Carroll starts the Town’s 2012 Summer Camp program this Monday, June 11th. She’s also working in conjunction with other staff on plans for a “Town Picnic” celebrating July 4th (to be held July 1st). Many of our Parks and Recreation programs and systems are being rebuilt from “scratch” and I am very optimistic we have a “go-getter” in place to help us accomplish these overhaul improvements in the Town’s recreation programming and amenities.
- **Marina** – Our new Marina Director hire, James C. Hart, Jr. starts on June 19th. James is a Certified Marina Manager and brings over two decades of direct marina industry experience in South Florida to the table. We are very excited and ready to bring a new set of eyes, energy, vitality and best practices to our marina as we plan and move forward to the future with planning and implementation of a successful marine hospitality and facilities operation.
- **Army Reserve Center & EOC** – Town staff, Army Reserve and Army Corp representatives met June 4th for initial discussions to coordinate with designers/planners of the Army Reserve Center and talk about town plans and needs for a potential EOC operations as part of the Army Reserve facility project. Town staff is scheduled to meet in additional planning and design meetings with Army Corp contractors and project team members on Tuesday and Wednesday (6/5-6/6). Updates from the meetings may be presented for commission discussion at the June 6th meeting.
- **FCCMA** – As Interim Town Manager, I attended FCCMA (Florida City County Management Association) conference in Bonita Springs last week for 48 hours, introduced as both a new FCCMA member and credentialed ICMA member. These sessions provided me with tremendous amounts of

up-to-date information on city management issues and best practices, as well as the opportunity to network with peers from around the state. The venue also allowed me to interact in a meaningful way with many of our town vendors, partners and adjacent governmental communities. Presentations by the ICMA in the opening orientation workshops, a session by a noted national "Futurist" and other programming reinforced and validated for me my brand of empowering, engaged and vision-style leadership that I have deployed to the Town since my arrival. The "New paradigm" is here!

- **Budget Structure Overhaul** – Much attention and energy is being exuded to "**De-Spaghetti-fy**" the budget functions of town government from the TIF special taxing district CRA Budget and other areas within the overall operational plan, as well as all systems, tools and procedures of the town that cross over these two major operating areas. Our aim is to simplify the process and accountability, better communicate and apply best practices to the complex financial mechanisms and tools in the town's fiscal picture. In addition, we hope to bring some efficiencies and innovations to town governance along the way and across the board. Specific enhancements and recommendations will be brought to you as they are developed and ready for implementation and, or codification. The timing of these exercises are critical in order to give "true cost accounting" data metrics to all the areas of the town as we prepare the rounds of worksheets, strategies and implementations toward the construct of the FY2013 Budget document, as well as policies, procedures and process.
- **Happenings** – The town is working on plans to bring back a "light" version of its former July 4th celebrations, this year in the form of a down home community picnic style event featuring vendors, foods, family games managed by recreation and other old style town gathering amenities. The event will be held on Sunday, July 1st if Kelsey Park and be hosted and produced by town staff and contributing vendors. It is believed the costs of staging this event will be offset by the revenues, sponsorships and in-kind contributions of the participants. It is also hoped to grow the event in subsequent years back to a signature "Lake Park Independence Day" celebration.
- **Etcetera** – Numerous "high attention" projects and inquiries are flowing into both the Town and the CRA for consideration lately. Initial data indicators are trending toward an uptick in activity for the town in the foreseeable future. However, as in most governance models the ability to fund, staff and service the additional demand will typical lag behind the timing and the need to consolidate, reduce and "get by" with what we have, with lower tax assessment burdens upon the residents and business along the way. Administration is continually professing a message of evolvement of best practices, continued innovation and pursuing new trends toward problem solving to get the job done. We have adopted an "open door" policy in the ITM office and believe good ideas and money-saving practices may come from anywhere in the organization. The Town Commission has previously discussed a program for sharing cost savings of innovative ideas with the personnel who generate the "idea." Administration and Finance are looking at ways to make this incentive program a reality to encourage best practices and cost-cutting innovation as we go.

Thank You! - JT