



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
JUNE 29, 2015**

Due to the excused absence of Chair Thomas, and since the Board did not currently have a Vice-Chair, the Board agreed that Board Member Erich Von Unruh would preside over the Meeting.

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Board Member Von Unruh at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Excused
Erich Von Unruh	Present
Martin Schneider	Present
Michele Dubois	Present
Ludie Francois	Present
Anne Lynch, Alternate	Present

Also in attendance were Matthew Ramenda, Town Attorney; Nadia DiTommaso, Community Development Director and Kimberly Rowley, Recording Secretary.

APPOINTMENT OF VICE-CHAIR

Board Member Von Unruh asked for nominations for the appointment of a Vice-Chair. Board Member Dubois nominated Board Member Von Unruh. There were no other nominations. The vote on the nomination was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and Board Member Von Unruh was appointed Vice-Chair of the Planning & Zoning Board.

APPROVAL OF AGENDA

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

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Vice-Chair Von Unruh requested a motion for approval of the June 1, 2015, Planning & Zoning Board Meeting Minutes as submitted. Board Member Lynch made a motion for approval, and it was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the Minutes of the June 1, 2015, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Vice-Chair Von Unruh reviewed the Public Comments procedure.

ORDER OF BUSINESS

Vice-Chair Von Unruh outlined the Order of Business.

NEW BUSINESS

- A. A VARIANCE APPLICATION FOR 900 10TH STREET: LANDSCAPING (MINIMUM BUFFER AND PLANTING REQUIREMENTS), SECTIONS 78-253(h)(1) AND 78-253(h)(2), AND ARCHITECTURAL DESIGN GUIDELINES (MINIMUM RECESSES/PROJECTIONS AND ROOF OFFSETS), SECTIONS 78-333(3) AND 78-337(3).**

- B. AN APPLICATION BY HOWARD F. OSTROUT AND ASSOCIATES, LLC, AS AGENT FOR 900 10TH STREET/WATERFRONT SERVICES, INC., TO AMEND RESOLUTION 48-12-13 TO REVISE THE PREVIOUSLY APPROVED SITE AND LANDSCAPE PLANS TO RECONFIGURE THE ON-SITE PARKING BY ADDING AN ADDITIONAL PARKING AREA WHICH IS BEING UPGRADED WITH LANDSCAPING.**

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Board and stated Staff is recommending Items A & B be presented together, since both items relate to 900 10th Street - although each Item will require a separate vote. The Board was in agreement of a combined presentation.

Ms. DiTommaso stated the Applications are unique due to history, previous approvals, and that the property was initially improved with a structure in 1961. The site was originally used as an office building, then a post office, after which it became vacant and abandoned from the early 2000's through 2014. The existing owner, 900 10th Street, LLC, which is being represented by Howard Ostrout & Associates, purchased the building in February 2014 in order to establish their pool contracting business classified as a "building supplies/retail/storage warehouse" business. Ms. DiTommaso explained that from an economic development and a business growth standpoint, Staff was pleased to work with a business owner who expressed interest in reviving an abandoned building and site. Prior to purchasing the property, a Special Exception Use approval was granted in June 2013 by the Town Commission with a Site Plan and Landscape Plan for exterior improvements to the parking area and proposed outdoor storage area in the rear.

Ms. DiTommaso stated that as part of the original Application, the Applicant proposed seven (7) parking spaces on both the north side and south side of the existing building. The original design relied upon the use of neighboring driveways to access the parking spaces, and in order to implement the design, the June 2013 Development Order imposed a Condition which required the Applicant to enter into Cross Access Easement Agreements with neighboring property owners to the north and south. Ms. DiTommaso explained the neighboring property owners were unwilling to enter into a Cross Access Easement Agreement, and as a result, the Applicant was unable to develop the property pursuant to the Development Order, and therefore requested modification to the original Special Exception Use Development Order approved under Resolution 13-06-13. Consequently, in December 2013, the Applicant proposed to amend the Special Exception Use Development Order to revise the Site and Landscape Plan and provide parking in the back of the Property, instead of along the north and south sides of the building. Ms. DiTommaso further

explained that the revised Site and Landscape Plan eliminated the need for the Cross Access Easement Agreements with the neighboring property owners, however, allowed for a unilateral access easement to be placed on the plans should the neighboring property owners agree to enter into Cross Access Easement Agreements in the future, which is a condition of approval. The Site and Landscape Plan, as revised in December 2013, showed a 25' two-way drive aisle accessed by a driveway on the north side of the Property. The revised Site and Landscape Plan was approved under Resolution 48-12-13, which represents the current Development Order for the Property, was approved by the Town Commission on December 18, 2013, with certain conditions.

Ms. DiTommaso stated the Owner moved forward with the renovations of the Property throughout 2014 in order to bring it from an abandoned structure of many years to an active structure/site. During renovations, the Owner was presented with the opportunity to purchase an adjacent neighboring vacant property. The Owner purchased the adjacent property, realizing it would help with the business' parking. In addition to purchasing the neighboring property, the Owner moved forward with the renovations of the Property which resulted in a renovation value which exceeded 50% of the assessed value of the properties, due to the deteriorated state of the structure prior to renovation. Additionally, the resulting interior reconfiguration shifted the square footage allocations of the actual office and warehouse space, resulting in a different required parking calculation. Consequently, Howard F. Ostrout, Applicant and Agent for the Owner of 900 10th Street, under the business name Waterfront Services, Inc./Pool Tek, submitted an Application for a second Special Exception Amendment in order to incorporate the newly acquired area into the overall Property and reconfigure the parking areas to accommodate the required number of parking spaces. Ms. DiTommaso explained the Town Code requires 20 spaces and the Applicant is providing 24 spaces and intends to keep the preferred customer parking spaces on the 900 10th Street side, which includes one ADA space closest to the building entrance as required. Since renovation costs exceeded 50% of the assessed value of the properties, the Landscaping and Architectural Codes were prompted and the Owner was required to meet all minimum landscaping and architectural requirements in the Code prior to being able to finalize the renovation permits. The original property at 900 10th Street has a 2014 assessed value of \$225,332; the newly acquired property has a 2014 assessed value of \$43,443. Total renovation costs to the Owner were \$176,215 for interior, electrical, mechanical, plumbing, and roofing improvements. This resulted in the Owner hiring Mr. Ostrout's firm to assist with the added landscaping and architectural requirements which were prompted by the Code. After months of reviewing the site's possibilities, the Owner advised Staff that he was able to meet all but four Code Sections and would subsequently be requesting four Variances to the Town Code, as follows:

- (1) **Section 78-253(h)(1) of the Town Landscaping Code** requires a minimum 8-foot wide landscape buffer around all side and rear property lines, and a 15' wide landscape buffer along the street front property line (does not apply to areas being utilized for access). The Applicant is unable to meet the minimum buffer width requirements for the west and south property lines and is requesting a reduction to 3' for the west property line and 3' for the south property line given the previously approved special exception outdoor storage area configuration which was considered as an integral part of the Applicant's operation due to their outdoor equipment and storage area requirements.

- (2) **Section 78-253(h)(2) of the Town Landscaping Code** as it relates to the minimum 1 tree per 20 linear feet of street frontage and minimum 1 tree per 40 linear feet of interior property line requirements. Given the 3 feet on the west side of the storage area and 3 feet on the south side, if re-approved, trees cannot be accommodated in these areas, without completely reconfiguring & eliminating the much-needed outdoor storage area as originally approved, however, a hedge is being proposed within the 3' buffer.

Ms. DiTommaso stated Variances #3 and #4 relate to the Design Code, as follows:

- (3) **Section 78-333(3)** of the Town's Architectural Design Guidelines requires facades greater than 50' in length to incorporate recesses and projections a minimum of 12" in depth along a minimum of 20% of the total length of the façade. The east front wall measures 55' and the north side wall measures 77'. Even though the Applicant noted the roofline projects out 5'6" along the east front façade, the building does not propose a minimum 12" projection along 20% of any wall plane; in other words, for a 55' façade, according to Staff's interpretation of the intent of the Code Section, the projection would be required along 11' of width on the front façade which measures 55' feet and along approximately 15' of width along the north side façade which measures 77' in length. The rear wall is less than 50' and is therefore not required to have a recess/projection.
- (4) **Section 78-337(3)** of the Town's Architectural Design Guidelines requires the roof edge and/or parapet to have a vertical change from the dominant roof condition at a minimum of 4', with at least one such change to be located on the primary front façade adjacent to the street right-of-way. While the Applicant proposes aluminum lattice panels around the rooftop mechanical equipment in an attempt to screen the equipment, the roof edge and/or parapet treatment Code Section has not been met and would serve to more appropriately screen the rooftop mechanical equipment.

STAFF RECOMMENDATION - VARIANCES

Ms. DiTommaso stated as per the Staff Report, all Variance Criteria has been met and Staff is recommending approval of the two landscaping Variance requests #1 and #2.

Ms. DiTommaso explained Staff's analysis of the variance criteria is the north side wall of Variance #3 to Code Section 78-333(3) should be approved due to the drive aisle/circulation requirements on the north side which hinder the ability to add a wall projection. Ms. DiTommaso stated that Staff recommends denial of the east front wall of Variance #3 to Code Section 78-333(3), since not all of the criteria can be met due to the available land area on the east side to incorporate a projection. Additionally, Staff is recommending denial of Variance #4 to Section 78-337(3) for a minimum of two roof edge vertical changes at a minimum of 4' as it applies to the front wall and a secondary roof location on another elevation.

Ms. DiTommaso stated the importance of pointing out the following prior to the Board's determination on the variance requests:

Staff is required to take a conservative approach when applying the variance criteria, and although Staff is required to recommend denial given the strict letter of the Code, since not all the criteria can be met, Staff understands the P&Z Board has the final decision. In this case, the property owner is essentially a victim of his own efforts. In an attempt to revive an abandoned building, the Owner was prepared to invest a significant amount of money to retrofit the building. The original Special Exception Use approval and respective Site Plan and Landscape Plan served to enhance the property with additional landscaping and paved improvements, however, the original application was not subject to the full Landscaping or Architectural Code. It was only when the renovation work commenced that the Owner was obliged to spend three times as much money as was initially budgeted due to the deteriorated state of the building. The renovation costs exceeded 50% of the assessed value of the property, and therefore prompted full compliance with the Landscaping and Architectural Codes, which required the Owner to further invest in a landscape architect and building architect to determine which additional improvements could be incorporated to meet the various Code requirements. Certain landscaping improvements as discussed, require additional land area and reconfiguration of a much needed and already approved outdoor storage area. Therefore, the landscaping related Variances #1 and #2 meet all the variance criteria and a recommendation of approval is being offered. The architectural design Variances #3 and #4 related to Section 78-333(3) for the north wall, also meets all the criteria and a recommendation of approval is being offered. However, Section 78-333(3) for the east front wall and Section 78-337(3) have a difficult time meeting some of the variance criteria and therefore Staff is required to recommend denial. With this being said, incorporating these added recesses/projections and roof edge vertical changes will likely require significant reconstruction of the facades and while it may be possible, and the Applicant will expand on its feasibility, the Owner does affirm that it is financially unfeasible and may present a huge impetus to their business and create an irreparable financial burden that would create undue hardship and deprive their right to enjoy the use of their property for their business operation. Ms. DiTommaso stated that this is very important because the Board may consider this aspect prior to making a decision of approval or denial since this is not new construction and the circumstances being presented are unique. Additionally, Courts have placed emphasis on Criteria # 4 which reads: *that literal interpretation of the provisions of the Code would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the Applicant* by holding the Owner/Applicant for variance relief and the governing board evaluating the Application to the rigorous standard of whether the denial of the variance would render the Property virtually unusable. Even though other criteria has not been met according to the Staff Report forcing Staff to recommend denial for a portion of the requests, Criteria #4 has been met and should be strongly considered by the Board as to whether this justifies a recommendation of approval, rather than a recommendation of denial.

STAFF RECOMMENDATION – SPECIAL EXCEPTION USE

Ms. DiTommaso stated Staff is recommending approval of the Special Exception Use Amendment Application, with Conditions #1 through #6 (as listed), unless they are modified as a consequence to the Board's interpretation and decision on the variance requests.

- (1) The Owner shall develop the Property consistent with the Site Plan referenced as Sheet SP-1, prepared by Howard F. Ostrout & Associates, signed and sealed April 10, 2015 and received by the Department of Community Development on April 16, 2015; and
- (2) The Owner shall develop the Property consistent with the Landscape Plans which include an Irrigation Performance standard, referenced as Sheets LPP-1 and LPP-2 prepared by Howard F. Ostrout & Associates, signed and sealed June 10, 2015 and received by the Department of Community Development on June 10, 2015; and
- (3) The Owner shall develop the Property consistent with the Architectural Elevations referenced as Sheets A-1 prepared by JM Designs of the Palm Beaches, Inc., signed and sealed April 16, 2015, and received by the Department of Community Development on April 16, 2015; and
- (4) The Owner must add an 11-foot wide (minimum) feature along the front (east) wall that projects out (horizontally) a minimum of 12 feet and up (vertically) above the roofline a minimum of 4 feet, in order to satisfy Section 78-333(3) and 78-337(3) of the Town Code. This architectural inclusion should be considered in front of the rooftop mechanical equipment to further screen the equipment from public view. A second vertical change at a minimum 4 feet must be considered along the south or north roof edge to satisfy the second location requirement in Section 78-337(3) of the Town Code and consideration should be given to further screen the rooftop mechanical equipment.
- (5) The Owner incorporate a faux stone appliqué, or similar design detail, around the entire base of the building to add interest and variation.
- (6) The Owner is required to submit a Plat application for review and approval in order to combine the two lots.

Ms. DiTommaso stated the Applicant is present.

PUBLIC COMMENTS

There were no public comments.

APPLICANT PRESENTATION

Mr. Howard Ostrout of Howard Ostrout & Associates addressed the Board and stated that Mr. Orlando Spado, one of the property owners, is also present. Mr. Ostrout thanked Ms. DiTommaso for her overview of the Applications and stated they have made significant efforts to meet as many of the Town's requirements as possible. The property owner spent a lot of money making significant improvements to the property based on the original Special Exception Site Plan, including electrical, plumbing, new A/C, new roof, new windows and doors, all of which is also an improvement for the Town. Mr. Ostrout stated a lot of time has been spent on the exterior for additional architectural treatments to the building, and he estimates that the additional required improvements would be an additional \$100,000, making it a total of \$743,000 for the building upon completion. He stated significant money was spent on security fencing/screening and security cameras due to theft problems on site, and additional parking is being proposed which will meet or exceed all Town and FPL landscaping requirements on the newly acquired property. Mr. Ostrout described the various types of proposed landscaping and showed a visual of their location on site. He stated that architecturally, columns and stucco raised coins were added to the building, and described the proposed colors and finishes of the building and columns.

Mr. Ostrout pointed out two areas of contention. One is required projection on the front of the building. The building is a modern structure with clean lines and a significant 5' - 6' projection on the front of the building, which is a real architectural feature. Mr. Ostrout asked if the Board would consider this projection in meeting the requirement. The other variance request relates to the roofline. Mr. Ostrout stated there were structural problems with the roof, and major concerns with leaks on the flat roof. Mr. Ostrout stated the property owners replaced the roof with a very expensive membrane system and they do not want to cut into the membrane to create the roof change because it will void the warranty on the membrane. There is also a structural issue with adding an element to the top of the building which could require the reconstruction of some of the columns for supporting anything placed on the top of the building. Mr. Ostrout stated they are proposing to make the building look nice, it will fit in with the character of 10th Street and most likely be the nicest building on 10th Street upon completion.

BOARD DISCUSSION

Board Member Schneider questioned the minimum Code requirement for the drive aisle on the north side of the property and if they were made to extend a foot out to make their recessed architecture would it interfere with the drive aisle. Ms. DiTommaso responded the minimum requirement is 24'. Board Member Schneider questioned the Code requirement for visibility of mechanical equipment on roofs and what constitutes screening. Ms. DiTommaso responded mechanical equipment must be completely screened from public view, and screening is typically a solid barrier. In this case, lattice work is being proposed to surround the immediate area of the mechanical equipment so it would be screened from public view but would not meet the architectural code. Board Member Schneider asked what screening material is being proposed. Mr. Ostrout responded the screening would be powder coated aluminum secured by posts. Mr. Schneider stated he is in favor of some type of parapet to block the mechanical equipment rather than screening, however, if screening is agreed upon he would prefer it be more opaque from the front elevation. Board Member Schneider stated a concern that according to the landscape plan,

there is landscaping being proposed on the west side outside of the property line. Mr. Ostrout stated the back strip is completely paved from the building to the road and they will be removing the asphalt to create a planting area for trees and hedges. Mr. Ostrout stated the fence is inside the property line and was approved during the original Site Plan approval. Board Member Schneider asked Mr. Ostrout who owns the property they are digging up in order to put the landscaping in place. Ms. DiTommaso agreed that the 3' landscape buffer will need to be on private property. Mr. Ostrout stated it is a burden on his client to remove the fence which was previously approved. He further stated it is common to have landscaping within the right-of-way since there is no sidewalk and it is behind the building near the railroad tracks. Board Member Schneider asked who owned the right-of-way to which Ms. DiTommaso responded the right-of-way belongs to the FEC Railroad although the Town has a roadway immediately adjacent to the property. Board Member Schneider stated the Applicant would need permission to plant in the right-of-way. Board Member Schneider asked if the Applicant could add additional landscaping on the south side since there is an additional 2' of asphalt. Mr. Ostrout stated that is how it was originally approved on the Site Plan. Board Member Schneider suggested they increase the landscape buffer to 5' on the south side, and possibly include small trees or palms. Board Member Schneider stated he is still puzzled over the variance criteria.

Board Member Lynch asked Staff the type and height of the landscaping being proposed on the north side and the west side. Ms. DiTommaso responded that a minimum 3' hedge line will be required around the perimeter and 12' shade trees and 8' palm trees. The north side adjacent to West Jasmine Drive will be fully landscaped per Code requirements and the south side will require a hedge.

Vice-Chair Von Unruh pointed to Staff's conservative approach and sympathetic tone toward the Applicant and the variance recommendations. He stated a concern with the statements ".....irreparable financial burden that would create undue hardship and deprive their right to enjoy the use of their property for the business operations" and ".....the rigorous standard of whether the denial of the variance would render the property virtually unusable", which are strong words. Ms. DiTommaso stated she has had financially based discussions with the Applicant, which isn't enough to recommend that a criteria has been met, however the Applicant may have numbers to share. She stated there may be a significant financial burden to the business owner to completely restructure the north and east walls to incorporate the recesses and projections and the roof offset, as well as other significant structural changes, whereby they might not be able to move forward. Vice-Chair Von Unruh asked the Applicant if they did cost calculations in the event the variances were not approved. Mr. Spado stated it will probably cost \$200,000 to add a 4' parapet wall, due to major changes to both the exterior and interior of the building.

Board Member Lynch asked Mr. Spado how many employees and Mr. Spado replied 120+ and a possibility of adding additional jobs. Board Member Francois stated she is in favor of recommending approval of the variances as the Applicant's expenses should be taken into consideration. There was additional discussion regarding the types of screening of the mechanical equipment. Board Member Schneider suggested providing Staff with three types of screening. Board Member Schneider stated he is fine with the plan but is struggling with Variance Criteria #5... *The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure....* as he feels the reasoning is purely financial and cannot justify

that it meets the criteria. Board Member Schneider asked the Town Attorney to comment. Town Attorney Ramenda stated the Applicant needs the space for storage to make reasonable use of the area and the building, and that by not granting a minimal variance to a landscaping issue which backs up to the railroad tracks would deny them the reasonable use of this land area - and on that basis the Board can find that Criteria #5 is being met. Attorney Ramenda stated he agrees that costs definitely factors into Variance Criteria #4 and Variance #5. Board Member Lynch added she feels the Applicant should be allowed to go forward as it is a nice modern looking structure and will be a great addition to that area of the Town.

PLANNING & ZONING BOARD RECOMMENDATION – VARIANCE APPLICATION (ITEM A.)

Vice-Chair Von Unruh passed the gavel to Board Member Schneider and made a motion for approval of the Variance Application for 900 10th Street, LLC/Waterfront Services, Inc., pursuant to Staff recommendations. The motion was seconded by Board Member Lynch and the vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the recommendation of approval of the Variances was approved.

PLANNING & ZONING BOARD RECOMMENDATION – SPECIAL EXCEPTION APPLICATION (ITEM B.)

Prior to the Board vote on the Special Exception Application, Mr. Ostrout brought up Condition #4 and requested that it be modified. Ms. DiTommaso explained that since the Variance Application was approved under a separate motion, there are certain Conditions that need to be eliminated, including Condition #4. Mr. Ostrout also requested to discuss Condition #5- *The Owner incorporate a faux stone applique, or similar design detail, around the entire base of the building to add interest and variation* - relating to the requirement of stone work around the base of the building. Mr. Ostrout stated the Landscaping Code requires a foundation base hedge planting which would essentially cover up the stonework required by the Condition and requested that it be eliminated. Ms. DiTommaso stated the plans as submitted meet the minimum requirements of the Code, and the stone work was added in order to increase the esthetics of the walls. Mr. Spado commented the stone work element is inconsistent with the building and is an unnecessary expense. He stated there will be stucco banding and stucco coins on the building and requested that Condition #5 be eliminated. Ms. DiTommaso stated the Board may eliminate Condition #5, as well as consider adding additional conditions for making the screening around the mechanical equipment areas more opaque with decorative panels. Board Member Schneider stated the building looks very modern and does not need faux stone along the base, and Board Member Lynch agreed. Board Member Francois stated she has mixed feelings but would like to

see the project go forward as it will be beneficial to the Town. Board Member Schneider recommended, as an additional Condition, that the hedges along the west side of the storage area be eliminated, and add an additional 2' of hedging material along the south side, with the possibility of adding small trees or palms.

Vice-Chair Von Unruh passed the gavel to Board Member Schneider and made a motion for approval of the Special Exception Application for 900 10th Street, LLC/Waterfront Services, Inc., pursuant to Staff's Recommendations of Conditions (1), (2), (3) and (6); to withdraw and eliminate Condition (4) and Condition (5); to add Condition (7) requiring the Applicant to submit to Staff for their approval three (3) samples of special screening for the rooftop air conditioners; and to add Condition (8) to eliminate the hedge on the west side of the property (specific to the outdoor storage area) and to add 2' of hedging to the south side of the property, along with trees, if permissible. The motion was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Erich Von Unruh	X	
Martin Schneider	X	
Michele Dubois	X	
Ludie Francois	X	
Anne Lynch	X	

The Motion carried 5-0 and the recommendation of approval for the Special Exception was approved with the noted changes and additions to the Conditions.

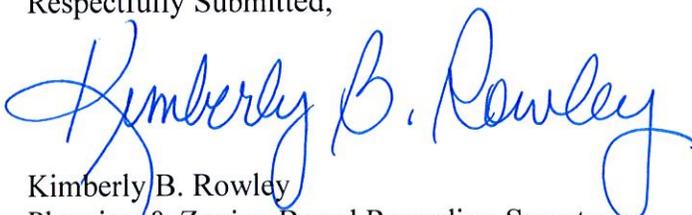
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso stated she is pleased to report that Staff is working through the final steps of the review of One Park Place and there may be a need for a Special Call Planning & Zoning Board Meeting required in order to expedite.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 8:25 p.m.

Respectfully Submitted,


 Kimberly B. Rowley
 Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

A handwritten signature in blue ink, appearing to read "Judith Thomas", written over a horizontal line.

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

DATE: 8/20/2015