



**MINUTES  
PLANNING AND ZONING BOARD  
MONDAY, JULY 7, 2008  
TOWN OF LAKE PARK  
535 PARK AVENUE  
LAKE PARK, FLORIDA**

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**CALL TO ORDER:** 7:12 p.m.

**ROLL CALL:**

Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Present
Tim Stevens	Present
Judith Thomas	Present
Mary Gambino	Excused
Robin Maibach, 1 <sup>st</sup> Alt.	Present
Mason Brown, 2 <sup>nd</sup> Alt.	Present

**Approval of Agenda**

Vice Chairman Todd Dry made a motion to approve the agenda. Seconded by Tim Stevens.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

**Motion carried 5-0**

**Approval of Minutes**

Vice Chairman Todd Dry made a motion to approve the Planning & Zoning Board Minutes from May 5, 2008. Seconded by Tim Stevens.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	

80 Mr. Stevens asked about condition 11 having to do with the installation of the traffic signal.  
81 Mr. Schmidt stated that they are required to install a traffic signal and the condition read that  
82 they could not issue a development order for more than 35,000 square feet, and the applicant  
83 is asking for more than 75,000 square feet, and would like the language changed to condition  
84 of a Certificate of Occupancy.

85  
86 Ms. Judith Thomas stated that she was concerned that the retail center maintain a pedestrian  
87 oriented feel as there is a residential development to the south as well as to the west, and  
88 possibly a residential development to the east. Ms. Thomas further stated that she would like  
89 to see a crosswalk where Washington Mutual is located near the outparcel. Ms. Thomas  
90 further stated that at present there is no pedestrian walkway and a vehicle has to be used in  
91 order to access the retail shops. Ms. Thomas suggested that there needed to be a clear  
92 pathway from the parking lot to the proposed Office Depot. Ms. Thomas further suggested  
93 that there also be a clear line of connectivity near the retail "D" where someone can drive in  
94 and park and then walk along the crosswalk into those facilities. Ms. Thomas also questioned  
95 the size of the parking stalls. Ms. Thomas further suggested at the southern portion of the  
96 parcel adjacent to Palmetto, that the applicant install some type of bike rack or benches as  
97 there will be a number of restaurants nearby. Ms. Thomas also suggested that the pavers in  
98 front of Publix be continued.

99  
100 Mr. Todd Dry stated that the façade of the new buildings were quite different as the present  
101 facility has barrel tile roofs and lighter colors. Mr. Dry stated that he was in agreement with  
102 making the addition pedestrian friendly.

103  
104 Mr. Mason Brown stated that he was concerned with keeping the development pedestrian  
105 friendly also.

106  
107 Ms. Robin Mailbach stated that her concerns had been addressed.

108  
109 Chairman Jeff Blakely stated that there was a two-story residential development to the west  
110 and their view would be looking at the flat roof of the building, and that the parapet is located  
111 on the east and suggested that the parapet go around the building so that the mechanical  
112 equipment is screened. Chairman Blakely stated that he wondered if there had been an  
113 attempt to link the architecture from Phase I to the new development so that it did not look  
114 like two different projects. Chairman Blakely asked if the agent had "contract administration"  
115 on the project and that he would want that as a requirement. Chairman Blakely asked that all  
116 irrigation knockers that are located on the fence near Palmetto Road be removed.

117  
118 Mr. Jon Schmidt stated that the project would be built in phases and the Office Depot would  
119 have to be built within a year, and that they have the required number of parking spaces.

120  
121 Chairman Blakely suggested that the signage for Office Depot match the approved signage on  
122 the North Palm Beach side that faces Federal Highway so there is some correspondence  
123 between them.

124  
125 Mr. Ernie Ojito with Ocampo & Associates, Inc., identified himself for the record and stated  
126 that they would extend the metal roof up to the Publix. Mr. Ojito stated that a decorative

127 metal would be used to screen the mechanical units so that they could not be seen. Mr. Ojito  
128 stated that the height of the parapet varies between 6-7 feet. Mr. Ojito stated that they would  
129 group the mechanical equipment and it would be screened with metal.

130

131 Ms. Thomas stated that she still had some concern about the architecture between what was  
132 existing and what was proposed in terms of color and uniformity. Ms. Thomas further stated  
133 she was in agreement with Chairman Blakely that no mechanical units should be visible from  
134 the residential apartments west of the proposed project, and that the parapet wall should be  
135 high enough so that even the screening is not visible. Ms. Thomas further stated that she did  
136 not see any detail of the lighting, and that the applicant should be sensitive to the residential  
137 complex to the west. Mr. Ojito, architect, stated that the lighting meets current requirement  
138 for reflective light of which there is a criteria. Mr. Ojito also stated that if the screening is  
139 placed close to the equipment, it can not be seen versus if the screening is far away. Ms.  
140 Thomas stated that whatever needs to be done should be done so that the residential area to  
141 the west is not negatively impacted in any way because of the mechanical equipment. Mr.  
142 Ojito stated that the existing Publix will be painted to match the new development. Mr. Dry  
143 asked for details beforehand of the screening to be used.

144

145 Chairman Blakely stated that the board would like further details on the roof, and architecture  
146 renderings to show how the façade of the Publix and new construction would interface.  
147 Chairman Blakely stated that all landscape plans are to be drawn at no smaller than 1:20 scale  
148 as it is really hard to read, and all professionals will have contractor administration. The  
149 landscape change including the feature at front of Office Depot; irrigation should be mostly  
150 drip, no raiser, no spray heads. Chairman Blakely stated that he would encourage the  
151 applicant to go over to the North Palm Beach side and repeat that type of landscaping so there  
152 is some correspondence between the two areas; signage also should try and match the North  
153 Palm Beach side; and have pedestrian connectively.

154

155 Mr. Patrick Sullivan asked that the board be a little clearer in the pedestrian connections. Ms.  
156 Thomas stated that she had plans to give to the applicant that have been marked up. Mr.  
157 Sullivan stated that he thought a condition should be added as to phasing and provide  
158 landscaping plans for areas that will not be part of Phase I in case they never build Phase II  
159 and Phase III. Mr. Jon Schmidt stated that he thought that this would not be a problem to  
160 provide a landscape plan.

161

162 Ms. Thomas stated that she was concerned about the traffic light and felt that Office Depot  
163 would generate a great deal of traffic. Mr. Schmidt stated that they would not be allowed to  
164 get a Certificate of Occupancy for more than 35,000 square feet of building without the light  
165 being installed. Mr. Sullivan stated that Office Depot could be built along with several other  
166 retail structures and still come in under the 35,000 threshold. Mr. Jon Schmidt stated that he  
167 would work with staff on this issue.

168

169 Diane Weibert, Palm Beach County Fire Rescue, identified herself for the record, and stated  
170 that since the project was going to be built in phases that would require multiple fire sprinkler  
171 risers, that the Town would require the risers to be placed inside the building so that the  
172 residential areas do not have to view them. Ms. Weibert stated that they had done a quick  
173 summary of how many calls for accidents at the intersection where the traffic light is to be

174 installed, and there is a high volume of accidents where vehicular traffic is turning west on to  
175 Northlake Boulevard. Chairman Blakely stated that the Town would be pleased to see the  
176 traffic light installed as soon as possible.

177  
178 Mr. Patrick Sullivan, Community Development Director, stated that he would like  
179 architectural detail to show screening around the mechanical equipment and not just metal  
180 screening.

181  
182 Ms. Thomas made a motion to continue the site plan to the next scheduled meeting, August 4,  
183 2008. Seconded by Mr. Tim Stevens.

184

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

185 **Motion carried 5-0**

186

187 **B.** Review of text change to PADD Signage 78-70; TABLE 78-70 to change the maximum  
188 size of an awning sign and projecting sign from 3 square feet to 6 square feet, and other  
189 changes as the Planning and Zoning Board may request.

190

191 Mr. Patrick Sullivan, Community Development Director, identified himself for the record and  
192 stated that this was a simple basic request. Mr. Sullivan stated that a request for an awning  
193 sign had been made by a business and the 3 square feet does not give enough room for a  
194 business name and logo. Mr. Sullivan further stated that after looking at the matrix table,  
195 there were two instances, one is under awning and the other is under projection sign where 3  
196 square feet was required. Mr. Sullivan stated that this needed to be changed in order to be  
197 consistent with the rest of the matrix where everything else is 6 square feet.

198

199 Mr. Tim Stevens made a motion to approve the text change from 3 square feet to 6 square feet  
200 for awning signs and projecting signs. Seconded by Vice Chairman Todd Dry.

201

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

202 **Motion carried 5-0**

203

204 **C.** Review of text change to Chapter 78 Article IV Walls, Fences, and Hedges; to allow for  
205 chainlink fencing along certain alleyways and clarify fence setbacks, location in front yards,  
206 height of fencing, the allowance for barbed wire in industrial areas, and other changes as the  
207 Planning and Zoning Board may request.

208

209 Mr. Patrick Sullivan, Community Development Director, identified himself for the record and  
210 stated that the history behind this text change has to do with the construction that the Town  
211 will be doing on the alleyways in back of Park Avenue and back of 10<sup>th</sup> Street. Mr. Sullivan  
212 stated that because of the cost, the Town has decided that they prefer to put chainlink fence  
213 with landscaping in the alleyways rather than the concrete block fences. Mr. Sullivan further  
214 stated that the code does not allow for anything other than masonry walls in these areas. Mr.  
215 Sullivan read the Special Materials Waiver *"The Town Commission may, at its sole discretion,  
216 waive the requirement that alleyway separating walls be of solid masonry block construction  
217 and may instead require a black or green vinyl coated, chain link fence six feet in height. A  
218 chain link fence shall be screened along its full length by appropriate hedging. Hedge shrubs  
219 shall be planted on two foot centers and be capable of reaching a height of 6 feet within 2  
220 years of planting. The hedging shall be maintained at a height of no less than six feet."*  
221

222 Mr. Sullivan further stated that there were some issues that needed to be addressed on the  
223 walls and fences; the language that was eliminated in Front Yard Fence was "shall not be  
224 more than 30 percent opaque". Mr. Sullivan stated that the other change was on corner lots  
225 and that you could originally only have a 30 inch high fence on the side yard. Mr. Sullivan  
226 stated that he has changed the language to allow for a 6 foot height on the side yard once it  
227 got past the front yard set back, but has to be set back enough from the sidewalk to allow for  
228 hedging which the codes says needs to be 50% of that fencing. Also, the fence should have a  
229 setback of 3 feet from the right of way to give enough room for irrigation and landscaping.  
230

231 Mr. Sullivan further stated that "walls and fences in residential areas" - approved walls or  
232 fences shall be enhanced by adequate landscaping as required in Section 78-253 (14). Mr.  
233 Sullivan stated that this already exist and given those regulations that you have to have  
234 hedging and 50% of the fence covered.  
235

236 Mr. Sullivan stated that in the business district he had eliminated the C and the R and the  
237 words commercial and residential will used.  
238

239 Mr. Sullivan further stated that barbed wire will be allowed in the industrial area where the  
240 Community Development Director determines that the health, safety and welfare of the  
241 property owners warrants the installation of such protective fencing materials.  
242

243 Mr. Sullivan also stated that Section 78-116 Plans; permits. This language was added as often  
244 there was confusion as to when a permit was necessary and that a survey of the property is  
245 required for all fencing permits.  
246

247 Section 78-117. Nonconforming fencing. Mr. Sullivan stated that the Town has many  
248 nonconforming fences in Town, and this change is one way to deal with the problem, and that  
249 fencing that does not conform to the terms of this article shall conform two (2) years from the  
250 adoption of this section.  
251

252 Mr. Sullivan stated that the height of the fencing in the industrial section is 8 feet with an  
253 additional 2 feet of barbed wire.  
254

255 Vice Chairman Todd Dry asked about the fencing in the alleyways, and Mr. Sullivan stated  
256 that the Town will maintain the hedging and black vinyl fencing will be installed and a hedge  
257 material installed.

258

259 Mr. Tim Stevens asked that a correction be made on Page 3, number 93 to add the language  
260 that *barbed wire shall not exceed 2 feet in height*.

261

262 Vice Chairman Todd Dry made a motion to approve the text change to Chapter 78 Article IV  
263 Walls, Fences, and Hedges to allow for chain link fencing along certain alleyways and clarify  
264 fence setbacks, location in front yards, height of fencing, and allowance for barbed wire in  
265 industrial areas. Seconded by Mr. Stevens.

266

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

267 **Motion carried 5-0**

268

269 Vice Chairman Todd Dry made a motion to adjourn the meeting. Seconded by Mr. Stevens.  
270 The meeting was adjourned at 8:50 p.m.

271

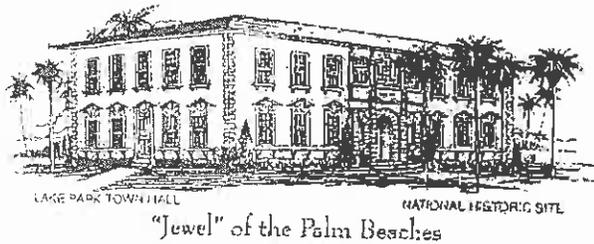
272 Approved: 8/4/08

273

274 Attest: Jenna A. O'Keefe

  
Jeff Blakely, Chairman

**EXHIBIT "A"**



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD**

**Meeting Date: July 7, 2007  
Date Prepared: June 27, 2008**

**PLAN DESCRIPTION:** Site Plan Review for a new general Retail Shopping Center.

**APPLICANTS REQUEST:** A request by Jon E. Schmidt & Associates ("Applicant") acting as agent for the property owner, Twin Cities Investors, Inc. & Developers of Northlake, Inc. ("Owner"), for Site Plan approval of a new 75,425 sf General Retail Shopping Center with mixed retail and general commercial space ("Project"), located on a 20.76 acre parcel on the southwest corner of Northlake Blvd. and US Highway-1 ("Site" or "Property"), within the Town's C-3 PUD zoning district.

**STAFF RECOMMENDATION:** **APPROVAL** of the Site Plan subject to the conditions of approval as stated herein, and any additional conditions of approval which may be added through the Planning & Zoning review process.

**BACKGROUND INFORMATION:**

Applicant(s): Jon E. Schmidt & Associates  
Owner: Twin Cities Investors, Inc. & Developers of Northlake, Inc.  
Address of Location: Southwest corner of Northlake Blvd. & US Highway-1  
Lot Size: 20.76 acres  
Zoning and Land Use: C-3 PUD / Commercial

**Adjacent Zoning**

North: Commercial (Village of North Palm Beach)  
South: R-1/R-2  
East: C-3  
West: C-3

**Adjacent Land Uses**

North: Self-Storage/Retail/Office  
South: Single-Family/2-Unit Family  
East: Fast Food/Commercial  
West: Commercial/Multi-Family

## CONSISTENCY OF SITE PLAN WITH THE COMPREHENSIVE PLAN

The proposed Project is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed Project:

### Future Land Use Element

**Objective 1:** Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land regulations which: ... (3) encourage redevelopment, renewal or renovation, where and when necessary; and (4) discourage the proliferation of urban sprawl.

The Applicant is proposing to build a new 75,425 sf General Retail Center, located on a 20.76 acre parcel on the southwest corner of Northlake Blvd. and US Highway-1, within the C-3 PUD zoning district.

**Policy 1.4:** Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for commercial land use intensities as indicated below:

- a. Location shall be in accordance with the Future Land Use Map.
- b. Adequate off-street parking and loading facilities shall be provided.

*The General Retail Center is proposed for a site within the C-3 PUD Zoning District with a Commercial land use. It is therefore consistent with the policy. The site plan also provides an adequate number of parking spaces as is required by Code, satisfying the minimum parking requirements.*

**Objective 2 Policy 2.1:** The Owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District ("District").

*The Site is located within the bounds of SFWMD ERP No. 50-04324-P. Previous system design did not include consideration of water quality treatment as the existing permit includes the proposed expansion area in its water quality calculations. The Site Plan and Application have been reviewed by the Town Engineer, and the Site Plan was found to be in compliance with the stormwater requirements of the District.*

**Objective 3.** All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development.

*The Site Plan is consistent with the Policy. The appropriate sign-offs have been obtained and are included in the Application packet.*

#### **4.0 Traffic Circulation**

**Policy 2.2:** The Town shall review all the proposed development and coordinate and cooperate with the responsible agencies for these improvements to bring them into compliance with the level of service (“LOS”) standards.

*The Applicant received documentation from Palm Beach County confirming that the proposed 75,425 square foot General Retail Center has satisfied Traffic Performance Standards (TPS) and meets traffic concurrency requirements.*

#### **6.0 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge**

**6.62 Objective 1.** The Town shall ensure through the land development approval process that, at the time a building permit is issued adequate public facility capacity is available or will be available at the time of occupancy.

*Town staff believes there will be adequate public facility capacity at the time of occupancy.*

#### **8.0 Conservation**

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

**Policy 1.1:** Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken within 30 days of completion of clearing work.

*The Site Plan will be consistent with this Policy as long the building permit is conditioned on the requirement that the developer minimize airborne dust and particulate emission on the site.*

**Objective 3:** Conserve potable water supplies

*The Site Plan is consistent with the objective. Florida Building Code specifies water conservation fixtures which will be implemented on site.*

#### **PROJECT DETAILS:**

**Building Site:** The Site is located in the C-3 PUD Zoning District with a commercial land use which is suitable for a 75,425 sf General Retail Center as is being proposed.

**Site Access:** The General Retail center is located on a 20.76 acre parcel on the southwest corner of Northlake Blvd and US Highway-1. The site has two access points off of

Northlake Blvd for the proposed portion (as seen on the site plan). Additional access points (not visible on site plan) include entry from the rear off of Palmetto Road.

**Traffic:** Confirmation from Palm Beach County Traffic has been received. The County is requiring the installation of a traffic signal at the proposed middle access driveway along Northlake Boulevard, prior to the issuance of development orders for any more than 35,000 SF of General Retail. Staff is also recommending, as a condition of approval, that a sidewalk be added along the middle-access driveway, along with decorative pavers connecting the Washington Mutual location and the proposed Northlake Promenade center. The Village of North Palm Beach is also concerned with the lack of pedestrian connection and is recommending that a sidewalk be added as well.

**Landscaping:** The Applicant is providing appropriate landscaping for the Site and is in compliance with the minimum landscape requirements as per the Code. All perimeter buffering is provided as required by the Code. Minimum maintenance height of landscaping to be recommended by the Board.

**Drainage:** The Applicant has provided conceptual engineering to the Town, and has been notified that prior to the issuance of a building permit the Applicant must provide copies of all required agency permits, including, but not limited to, permits from the South Florida Water Management District. The Town's civil engineer for this Project has reviewed and approved all engineering plans and all code and Florida Building Code requirements.

**Parking:** The Applicant meets the Code requirements for parking spaces. Since this is a PUD, a shared parking letter has been provided. For the overall PUD, the Code requires 738 spaces (inclusive of 17 handicap spaces), and the Applicant is providing an additional 339 spaces to the existing 408 parking spaces of the PUD (inclusive of 18 handicap spaces), for a total of 747 parking spaces.

**Signage:** The Applicant has satisfied the necessary directional signage requirements for the Site. Additional freestanding and/or monument signage will be reviewed at the time of building permit review.

**Zoning:** The zoning for the Site is C-3(PUD) and it is consistent with the Comprehensive Plan.

**Water/Sewer:** The Town's civil engineer for this Project has reviewed and ascertained that there is sufficient available capacity to sustain the levels of service for potable water and for wastewater treatment set forth in the Town's comprehensive plan.

**Design:** Staff feels the final design is consistent with the architectural guidelines and does represent sufficient variation. The final design does match the existing design to which the proposed building will be adjoined. The Village of North Palm Beach is in agreement that the design should match the existing.

**STAFF COMMENTS:**

Staff recommends **APPROVAL** of the Site Plan as revised, subject to the following conditions:

1. Construction shall be allowed only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday only, unless otherwise approved by the Community Development Director.
2. Any disturbance of the public right of way along Northlake Boulevard or Palmetto Road shall require review and written approval from both the Public Works and Community Development Departments prior to any construction.
3. Any disruption to any of the nearby entrance/exit and parking areas along Northlake Boulevard or Palmetto Road shall require prior written approval from the Community Development Director.
4. Any disruption beyond the boundaries of the Site shall require the contractor to employ commonly accepted practices that ensures the safety and well being of the general public.
5. All approved landscaping shall be properly maintained. Plant height at the time of plant installation is set at \_\_\_\_\_ and plant maintenance height is set at \_\_\_\_ feet. The Owner shall provide a minimum three-month replacement warranty for all new landscape material, with the warranty to commence on the date of the issuance of the final Certificate of Occupancy. The Owner is responsible for replacing any and all dead or dying landscape material on the Property and otherwise comply with the requirements of the Town Code pertaining to landscaping and property maintenance, failing which the owner and/or any tenant(s) of the Property shall be subject to code enforcement action by the Town to ensure compliance with these conditions of approval and the requirements of the Town Code.
6. Safe and adequate pedestrian passage in front of the construction site along Northlake Boulevard shall be maintained at all times.
7. The Owner shall ensure that any and all contractor(s) and their agents and employees working on the Property use commonly accepted practices to reduce airborne dust and particulates during all construction phases.
8. All dumpsters shall be enclosed as noted on the Site Plan and the dumpster enclosure doors shall be kept shut at all times.
9. Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations on Site are in accordance with the plans approved by the Town Commission.
10. Prior to the issuance of any building permit, copies of all other required permits from other agencies including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection must be provided to the Town.
11. The Applicant provides documentation from Palm Beach County that the proposed 75,425 square foot General Retail Center satisfied Traffic Performance

- Standards (TPS) and meets traffic concurrency requirements. The County requires the installation of a traffic signal at the proposed middle access driveway along Northlake Boulevard, prior to the issuance of development orders for any square footage in excess of 35,000 SF of General Retail.
12. The Town, in coordination with the Village of North Palm Beach, requires the inclusion of a sidewalk along the middle-access driveway connecting Northlake Boulevard to the center of the Site. Additional decorative pavers shall accommodate this connectivity. Final placement and design shall be approved by the Community Development Director prior to any building permits being issued.
  13. The General Retail Center shall be constructed in compliance with the following plans on file with the Town's Community Development Department or authorized revisions as noted below:
    - a. Site Plan & Architectural Elevations referenced as sheet SP1, SP2 and A1.1 – A2.6 and E-1 respectively, dated 06-16-08 prepared by Jon E. Schmidt & Associates who is the Site Planner of record and Ocampo & Associates who is the Architect of record for the Project, received and dated by the Department of Community Development on 06-16-08.
    - b. Engineering Plans, referenced as sheets 1 through 17 dated 06-16-08 prepared by Simmons & White received and dated by the Department of Community Development on 06-16-08.
    - c. Landscape plans referenced as sheets LP-1 and LP-2 dated 06-16-08 and prepared by Jon E. Schmidt & Associates who is the landscape architect of record received and dated by the Department of Community Development on 06-16-08.
    - d. Irrigation plan referenced as sheet LP-3 dated 06-16-08, prepared by Jon E. Schmidt & Associates, dated by the Department of Community Development on 06-16-08.
  14. Any revisions to the site plan, landscape plan, architectural elevations, signs, statement of use, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval, unless the Town Code or a condition of approval requires Town Commission approval.
  15. The Owner or authorized agent shall initiate the bona fide and continuous development of the property within 18 months from the effective date of development approval. Such development shall be completed within 18 months from the effective date of initiation of development as defined herein; unless there is a grant of extension as otherwise provided for in the Town of Lake Park Code Section 67-42 *Expiration of development approvals*.
  16. Cost Recovery. All fees and costs incurred by the Town in reviewing the Project and billed to the Applicant shall be paid to the Town within 10 days of receipt of an invoice from the Town. Failure by an Applicant to reimburse the Town within 10 days may result in the revocation of all previously issued development orders for the project and/or the cessation of the review of the Application until the Town is fully reimbursed.

17. Within ninety (90) days of the effective date of the Resolution, the Applicant or Owner shall submit revised Development Plans to include the items as conditions. The Development Plans may be approved administratively by staff provided that: (1) all conditions are included on the Development Plans to the satisfaction of the Community Development Director, and (2) any exterior building modification(s) are architecturally consistent with the approved buildings. Should any of the aforesaid not be adequately satisfied, the revised Development Plans shall be reviewed and approved by the Town Commission as an amendment to the Site Plan. No building or land clearing permits shall be issued until the revised plans have been approved.