



**MINUTES
PLANNING & ZONING BOARD
MONDAY, NOVEMBER 5, 2007
TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FLORIDA**

Call to Order: 7:00 p.m.

Roll Call

Jeff Blakely
12/10/07

Chairman Jeff Blakely	Present
Vice Chairman James Dubois	Present
Jeanine Longtin	Excused
Diane Monroe	Present
Todd Dry	Present
Tim Stevens, 1 st Alt.	Absent (arrived at 7:04 p.m.)

Approval of Agenda

Chairman Blakely stated that one addition would be made to the agenda; a report by the Vice Chairman Dubois who attended a Planning & Zoning Meeting at the City of Riviera Beach.

Mr. Dry made a motion to approve the agenda. Seconded by Ms. Monroe.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Todd Dry	X	
Diane Monroe	X	

Motion carried 4-0

Approval of Minutes

Vice Chairman Dubois made a motion to approve the minutes of the Planning & Zoning Board from September 10, 2007. Seconded by Mr. Dry.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Todd Dry	X	
Diane Monroe	X	

36 **Motion carried 3-0**

37 **Public Comment:** None

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39 **Regular Agenda:**

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41 **New Business**

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43 **A.** A Site Plan Application filed by Environment Design Group, agent for Lake Park
44 Business Center to construct a 123,100 square foot office/warehouse in the C-4 Business
45 District, located at 1100 Old Dixie Highway, Lake Park, Florida.

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47 Nadia Di Tommaso, planner for the Town of Lake Park, identified herself for the record. Ms.
48 Di Tommaso stated the project before the board is an office/warehouse business park to be
49 located at 1100 Old Dixie Highway, which is just west of Old Dixie Highway and south of
50 Gateway and north of Watertower Road. Ms. Di Tommaso stated that the project will consist
51 of 74 units, 80% of which will be warehouse and 20% office, and 98,480 square feet of
52 warehouse and 24,620 square feet of office for a total of 123,100 square feet. Ms. Di
53 Tommaso further stated that this project is located in the C-4 zoning district with a
54 commercial land use. Ms. Di Tommaso stated that the access will be off Old Dixie Highway.
55 Ms. Di Tommaso further stated that she wanted to mention the design element as the project
56 was first submitted in March of 2007 and the architectural guidelines had not been
57 implemented yet. The guidelines were implemented on August 1, and the applicant was
58 advised that the architectural elevation needed to be revised to meet the new guidelines. Ms.
59 Di Tommaso further stated that the architectural elevations were drastically improved and
60 now includes many different variations including the entrance off Old Dixie Highway as
61 previously the applicant had a blank wall. Ms. Di Tommaso stated that now it has been
62 upgraded with architectural features and staff feels that the architecture is compliant with the
63 guidelines, and the only concern is with the color; staff does feel that an additional color
64 would help the visual aspect of the business park.

65

66 Ms. Di Tommaso stated that the staff report states that the Palm Beach County traffic letter is
67 pending; however, we now have an updated letter and the project does meet TPS Standards.
68 Ms. Di Tommaso stated that the project meets minimum landscape requirements per the
69 Code. Attached hereto is the Staff Report dated October 17, 2007, marked Exhibit "A" and is
70 made a part of these minutes which covers drainage, parking, signage, landscaping, zoning,
71 design, traffic, and water/sewer. Staff recommends **APPROVAL** of the site plan subject to
72 the 15 conditions as listed in the staff report.

73

74 Ms. Di Tommaso stated that the agent, Frank Meroney, Environment Design Group, is
75 present. Mr. Meroney identified himself as the agent for Lake Park Business Center, and
76 stated that Mr. Peter Applefield of Applefield and Waxman was also present. Mr. Meroney
77 displayed the color boards showing the elevations; and stated that there were six typical
78 buildings, four buildings along the frontage will be stipulated for more office/warehouse mix.
79 Mr. Meroney showed the building that would be fronting Old Dixie Highway. Chairman
80 Blakely asked that Mr. Meroney show the entrance to the project on the site plan.

81

82 Ms. Monroe asked if we had received the up-dated letter on traffic, and Ms. Di Tommaso
83 stated that the project does meet TPS Standards. Ms. Monroe asked how many dumpsters

84 were being provided. Mr. Meroney responded that there was a double dumpster and also a
85 triple dumpster and pointed out the sites on the foam boards. Ms. Monroe asked who was
86 responsible for doing the extension of the sidewalk, and Mr. Meroney responded that the
87 applicant would be responsible.
88

89 Mr. Stevens asked once the development was started, would it be finished in eighteen (18)
90 months? Mr. Meroney responded that it would be. Chairman Blakely asked if the
91 development would be phased. Mr. Peter Applefield identified himself for the record, and
92 stated that due to market conditions the project might be phased, and Chairman Blakely asked
93 if they would start further west and work out towards Old Dixie.
94

95 Mr. Patrick Sullivan, Community Development Director, stated that staff would require a
96 phasing schedule before we could bring the project to the Commission, and it should be made
97 a condition. Mr. Dry asked where the addresses would be located, and Mr. Meroney stated
98 that addresses would appear on each building; Ms. Di Tommaso stated that fire would require
99 the main address to appear on the monument sign. Mr. Dry pointed out that there was only
100 one way in and out of the project and it consisted of 73 units. Mr. Dry asked if there was
101 room to add one more lane.
102

103 Vice Chairman Dubois asked about the dumpster size, and Mr. Meroney responded that it was
104 two smaller 10 yard dumpsters enclosed with a 6 foot CBS wall with color and finish to match
105 the building. Mr. Applefield stated that they would build some single and double units.
106 Chairman Blakely asked if something could be created on the west side of the property that
107 becomes some sort of a turn around or has a larger turning radius to allow a larger truck to get
108 out. Mr. Meroney stated they have met with fire and emergency access, and they all
109 accommodate the turning radius. Chairman Blakely asked that they then create some signage.
110 Chairman Blakely asked that the height of the Live Oaks be 14-16 feet at the entrance, and
111 also asked if they would change the Alexander Solitaires to Montgomery and also base
112 plantings or ground cover be added. Chairman Blakely stated that 5 different varieties of
113 trees are needed with a project this size. Chairman Blakely also stated that the plan calls for
114 substitution of Geiger Trees for Oaks, as the town has had a terrible problem with Geiger
115 Trees and suggested that Laurel Oaks could be substituted for Live Oaks. Mr. Meroney stated
116 that the loading area was placed in the middle so that it could service buildings east and west.
117

118 Chairman Blakely suggested that if they do phasing that they start at the west side rather than
119 the east side simply because if they lease the first two buildings all the construction traffic
120 would be going right by the new tenants, and it would make more sense not to inconvenience
121 the new tenants. Mr. Meroney stated that they probably wanted to showcase and build up
122 front first from a marketing point of view; however, Mr. Meroney stated that the owner also
123 owns the property next to Watertower Road, and it would be possible to have construction
124 access. Mr. Meroney agreed to maintain the Spanish Stopper at 5 feet high.
125

126 Vice Chairman Dubois made a motion to approve the 15 conditions by staff as well as
127 additional conditions which would be:

- 128 1. Define phasing schedule
- 129 2. Street number of the main site on the monument sign
- 130 3. Increase height of Live/Laurel Oaks to 14-16' x 8-10' at time of planting
- 131 at the entry off of Old Dixie Highway

- 132 4. Planting rings and ground cover around entry way of tree and palm plantings
 133 5. Diversity of at least 5 trees
 134 6. Eliminate Cordia ssp. (Geiger Tree) or Cassia Bearianna/Surrentensis and replace
 135 with Quercus Laurifolius (Laurel Oak)
 136 7. Maintenance height of landscape hedges at 5 feet
 137 8. Extend sidewalk
 138 9. Interior signage for large truck flow
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140 Seconded by Mr. Tim Stevens.
 141

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Todd Dry	X	
Diane Monroe	X	
Tim Stevens	X	

142 **Motion carried 5-0**
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144 **B.** A request by Cromwell Properties, 525 10th Street, Lake Park, Florida, for a Sign Waiver
 145 which covers businesses located at 501 through 525 10th Street, located on the southern
 146 fringes of Park Avenue in the Park Avenue Downtown District.
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148 Ms. Nadia Di Tommaso, planner for the Town of Lake Park, stated that there were two
 149 Waiver request before the board and informed the board that after the PADD workshop a
 150 notice and letter had been sent out to all business owners and property owners with a time
 151 frame for bringing their sign into compliance; and that they could apply for a grant to help
 152 with the cost.
 153

154 Ms. Di Tommaso stated that the waiver criteria is not the same as other criteria as found in the
 155 code, and staff based their decision on preponderance on the criteria as not all criteria has to
 156 be met in order for staff to come to an approval for the application. Ms. Di Tommaso also
 157 stated that the property originally had been zoned commercial prior to the creation of the Park
 158 Avenue Downtown District, and this business is not an integral part of the PADD given its
 159 10th Street location.
 160

161 Ms. Di Tommaso read the criteria that had been met for the signage, and stated that staff feels
 162 that cabinet signs are appropriate for this building. Ms. Di Tommaso further stated that some
 163 of the criteria have been met and some have not been met; and to reiterate because it is a 10th
 164 Street location that is set apart from the downtown with a higher speed limit at 35 miles per
 165 hour as opposed to 20 miles per hour and not in a pedestrian friendly environment. Staff feels
 166 that the existing cabinet signs should be given a sign waiver with the exception that they are
 167 still in the PADD, and if any of the signs are replaced, they would need to meet PADD
 168 requirements unless the site goes through a re-zoning.
 169

170 Mr. Stevens did not have any comments. Mr. Dry asked if there were renovations if this
 171 would then require the applicant to come into compliance. Mr. Sullivan, Community
 172 Development Director responded that it would depend on how much of a change was
 173 requested. Mr. Sullivan further stated that if the Commission agreed with this, they would be

174 granting a waiver from the sign regulations in the Park Avenue Downtown District to have
175 this type of signage on this building, and the waiver will carry with the building and not the
176 individual signs.

177
178 Mr. Tom Baird, Town Attorney, explained that if another use came in and they did not want
179 that kind of signage, they would have to conform to the PADD signage. Mr. Sullivan
180 suggested that consistency be made a condition, and that this waiver is just for the cabinet
181 signs; another non-conforming sign could not be approved. Vice Chairman Dubois stated that
182 he felt this was contrary to what was discussed with the board back in January, and that the
183 PADD was meant to include areas beyond Park Avenue. Vice Chairman Dubois stated that
184 approving this would open up the door for others to ask for a waiver.

185
186 Mr. Henry Cromwell identified himself as the owner of the property and stated that he has
187 been here for over 50 years and has been involved in the development, elections, sign codes
188 and committees, and that he owns three centers just like this in the town. Mr. Cromwell
189 stated that he had received a notice to take down the pole sign, which he did at a cost of
190 \$900.00. Mr. Cromwell further stated that he received notification from the town that there
191 may be an opportunity not to take the pole sign down as well as the cabinet signs, and that
192 staff has been very supportive and informative as to what he could do to request this. Mr.
193 Cromwell stated that he is located outside of the core of the Park Avenue Downtown District
194 area, and that it does not make sense for new buildings that have been built later than the core
195 buildings on Park Avenue that do have architectural structural designs that are older and have
196 more appeal to maintain that status. Mr. Cromwell also stated his tenants do need to have
197 their business names visible to the general public, as their customer base comes and goes on a
198 daily basis.

199
200 Chairman Blakely stated that he felt the board should petition the Town Commission to
201 eliminated these areas that are south and north of Park Avenue so that we do not run into this
202 problem any further, and we could define under a new signage ordinance where signs will be
203 located and the size that they should be in all districts in the town; not just Park Avenue or the
204 outlying districts so we do not need Waivers in the future. Chairman Blakely stated that he
205 supported Mr. Cromwell's Waiver, but that other "homework" needed to be done. Mr.
206 Sullivan said that they will see some suggestions later when they review the Future Land Use
207 Map. Vice Chairman Dubois stated that he felt the application was poorly done and should be
208 resubmitted as the responses were inappropriate. Mr. Sullivan stated that the way the process
209 works is that the applicant files an application, and we have a responsibility to turn that
210 application over to you, not to rewrite it for him. Mr. Tom Baird, Town Attorney, stated that
211 staff can not suggest to the applicant that they rewrite its application to provide more
212 appropriate reasons in support of the Waiver. Ms. Monroe stated that she was not prepared to
213 make changes to the PADD tonight, but that when they attended the workshop it was stressed
214 that uniformity was the main issue, and they should not be considering case by case issues.

215
216 Mr. Dry stated that he would like to state that the signs have uniformity of the existing signs
217 and stipulate a particular font so that all the lettering is the same. Mr. Sullivan stated to the
218 board that the code says that a preponderance of the criteria needs to be met, and that it is
219 reasonable to say that a bigger and brighter signage along that area is needed because of the
220 faster traffic. Mr. Baird stated that staff would provide a recommendation on a case by case
221 bases on the criteria staff develops to analyze each application.

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Mr. Stevens made a motion to approve the Waiver for 525 10th Street to have cabinet signs with block fonts similar to the ones found at Kenson Photo Video, Saints Alive Thrift Store and M. J. Taxes for all future cabinet signs. Seconded by Mr. Dry.

	Aye	Nay
Jeff Blakely	X	
James Dubois		X
Todd Dry	X	
Diane Monroe		X
Tim Stevens	X	

227 **Motion carries 3-2**

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C. A request by Pineiro, Wortman & Byrd, P.A., as agent for Richard E. Bertram and Todd Randall Bertram, d/b/a/ Barbie's Place, located at 935 Foresteria Drive, Lake Park, Florida, for a Sign Waiver in the Park Avenue Downtown District.

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Ms. Nadia Di Tommaso, planner for the Town of Lake Park, stated that this is a Sign Waiver Request from Section 78-70 (p)(1)(k) of the Town Code which prohibits "Freestanding signs, including monument signs, pole signs and pylon signs". Ms. Di Tommaso further stated that Barbie's Place has a pole sign and this request has been treated the same way as Cromwell Properties because of the distance separation, vehicular traffic, and pedestrian-friendly environment. Ms. Di Tommaso asked the board if they wanted her to go through each criteria again or turn the presentation over to the applicant. Chairman Blakely responded that the applicant could come forward.

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Mr. Scott J. Wortman of Pineiro, Wortman & Byrd, P.A., representing Barbie's Place and Richard Bertram, identified themselves for the record and stated that he was pleased Staff had made the approval recommendation. Mr. Wortman stated that this was a small business that was set back from the roadway and without the pole sign, it would be difficult for people to locate the dinner and could render a massive business loss, as vehicular traffic needs to see this sign in order to make the turn into the parking lot. Mr. Wortman also stated that the sign had been there for about 15 years, and the approval for the sign predated the implementation of the Park Avenue Downtown District. Mr. Wortman further stated that if the board mandated the removal of the sign, it would impose a costly financial hardship that Mr. Bertram could not afford as estimates to remove the pole sign could be anywhere from \$8,000 to \$13,000. Mr. Wortman also stated that if the sign was to be removed, it could cause a safety hazard as vehicular traffic would be slowing down looking for the location of the dinner.

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Mr. Tim Stevens had no comment. Mr. Todd Dry stated that he was not a big fan of pole signs. Vice Chairman Dubois asked if there were any option for replacement, and Mr. Sullivan, Community Development Director, responded that it could be replaced with a wall mounted sign on the building. Ms. Monroe stated that she was sorry that she did not have any other solutions, but wanted to follow the code signage of the PADD. Mr. Wortman stated that the Town of Lake Park did create the waiver criteria, and it is within your authority to look at each and every application on that basis. Mr. Richard Bertram, owner of Barbie's Place, identified himself for the record and stated that the dinner has been located 935 Foresteria

264 Drive for the past 15 years, and that people in Florida move. Mr. Bertram further stated that if
265 he were to put a sign up, the sign would face Foresteria Drive, and it would not be seen by
266 traffic on 10th Street.

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268 Chairman Blakely stated that he felt that this Waiver was not the same as the previous petition
269 as Mr. Cromwell had a pole sign and removed it. Chairman Blakely further stated that he had
270 been trying for about 15 years to eliminate the pole signs and, in fact, most of the other
271 municipalities have also been trying to eliminate the pole signs. Chairman Blakely also stated
272 that there were no poles signs on the north side of Northlake Boulevard, and on the south side
273 in Lake Park they must be removed within five (5) years. He also stated that they have been
274 eliminated on Park Avenue.

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276 Mr. Stevens made a motion to recommend to the Commission to approve the Waiver with a
277 condition of a five (5) year time period for the pole sign at 525 10th Street. Mr. Stevens
278 withdrew his motion.

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280 Mr. Dubois made a motion to approve the Waiver to allow the pole sign with a condition of a
281 three (3) year time period. Seconded by Mr. Stevens.

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	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Todd Dry	X	
Diane Monroe		X
Tim Sevens	X	

283 **Motion carried 4-1**

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285 **COMMENTS FROM VICE CHAIRMAN JAMES DUBOIS**

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287 Vice Chairman Dubois stated that on October 20, he had attended a Riviera Beach CRA and
288 Treasurer Coast Regional Planning Council Charrette. Mr. Dubois passed out the notes that
289 he had taken. Attached are notes which are marked Exhibit "B" and made a part of these
290 minutes.

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292 Ms. Monroe made a motion to adjourn the meeting. Seconded by Mr. Stevens. The meeting
293 was adjourned at 8:45 p.m.

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295 Approved: _____

296 Attest: _____

297 _____
298 Jeff Blakely, Chairman

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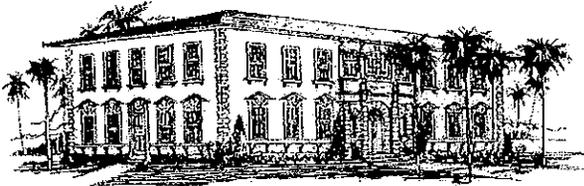
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"Jewel" of the Palm Beaches

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

Meeting Date: November 5, 2007

Date Prepared: October 17, 2007

PLAN DESCRIPTION: Site Plan Review for a new office/warehouse business park.

APPLICANTS REQUEST: A request by Environment Design Group "applicant" acting as agent for Watertower Business Park, LLC "owner" for Site Plan approval of a new 123,100 sf office/warehouse business park with 24,620 sf of general office and 98,400 sf of warehouse, located on a 10.55 acre parcel west of Old Dixie Highway between Gateway Road and Watertower Road at 1100 Old Dixie Highway, within the C-4 zoning district.

STAFF RECOMMENDATION: APPROVAL 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): Environment Design Group
Owner: Watertower Business Park, LLC
Address of Location: West of Old Dixie Highway, South of Gateway Road and North of Watertower Road (1100 Old Dixie Highway)
Lot Size: 10.55 acres
Zoning and Land Use: C-4 / Mixed Commercial and Light Industrial

Adjacent Zoning

North: C-4
South: C-4/CLIC
East: C-4
West: C-4

Adjacent Land Uses

North: Office Park
South: Industrial
East: Retail Industrial
West: Vacant

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed development 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 123,100 sf office/warehouse business park with 24,620 sf of general office and 98,400 sf of warehouse, located on a 10.55 acre parcel west of Old Dixie Highway between Gateway Road and Watertower Road at 1100 Old Dixie Highway, within the C-4 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.
- f. Adequate off-street parking and loading facilities shall be provided.

The Office/Warehouse business park is proposed for a site within the C-4 (Commercial) Zoning District. It is therefore consistent with the policy. The site plan also provides more parking than is required by Code, satisfying the minimum parking requirements.

Objective 2 Policy 2.1: The developer /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.

The Application is consistent with the Policy. The Application has been reviewed by the Town Engineer, and is 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 Application 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 is in the process of obtaining required documentation from Palm Beach County confirming that the proposed 123,100 square foot Office/Warehouse business park 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.

*The property is within the C-17 basin, therefore the discharge is limited to the C-17 basin discharge rate and there is no reason to perform a pre vs. post analysis.
The Town 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 Application will be consistent with the 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 Application 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-4 Zoning District with a commercial land use which is suitable for a 123,100 sf office/warehouse business park as is being proposed.

Site Access: The office/warehouse business park is located on a 10.55 acre parcel west of Old Dixie Highway between Gateway Road and Watertower Road at 1100 Old Dixie Highway. Site access is off of Old Dixie Highway.

Traffic: Confirmation from Palm Beach County Traffic is still pending. The traffic report previously submitted required some percentage adjustments as per PBC Traffic letter dated April 23, 2007. PBC Traffic is currently reviewing the changes and is expected to issue an updated letter soon.

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.

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 building code requirements.

Parking: The Applicant exceeds the Code requirements for parking spaces. The Code requires 223 spaces (inclusive of 7 handicap spaces), and the Applicant is providing 294 spaces (inclusive of 7 handicap spaces).

Signage: The Applicant has satisfied the necessary signage requirements for the Site.

Zoning: The zoning for the Site is C-4 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: The initial submittal for this project was in March 2007. Upon initial review, the architectural design guidelines had not been implemented. On August 1, 2007 under Ordinance No. 16-2007, the Town adopted new architectural design guidelines. Being that the project was still in its review stage, the new architectural guidelines were then applied. Additional architectural variations were added to the elevations, specifically to the building facing Old Dixie Highway. Staff feels the final design is consistent with the architectural guidelines and does represent sufficient variation. Staff's only concern is with the same color variation being proposed, as opposed to a different color variation.

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. unless otherwise approved by the Community Development Director.
2. Any disturbance of the public right of way along Old Dixie Highway shall require review and approval from Public Works prior to any construction.
3. Any disruption to any of the nearby entrance/exit and parking areas along Old Dixie Highway shall require prior approval by 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. There shall be a minimum three-month replacement guarantee provided by the landscape company responsible for all new landscape material from time of issuance of the certificate of occupancy. It shall be the responsibility of the property owner to replace any and all dead or dying landscape material throughout the life of the project.
6. Safe and adequate pedestrian passage in front of the construction site along Old Dixie Highway shall be maintained at all times.
7. The contractor should use commonly accepted practices to reduce airborne dust and particulates during the construction phase.
8. All dumpsters shall be enclosed as noted on the site plan and enclosure doors 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 will be required.
11. The Applicant must provide documentation from Palm Beach County that the proposed 123,100 square foot Office/Warehouse Business Park satisfied Traffic Performance Standards (TPS) and meets traffic concurrency requirements.
12. The Office/Warehouse Business Park 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 S1, S2, S3 and A1, A2, A5, A6 respectively, dated 10-10-07 and 10-09-07 respectively prepared by Environmental Design Group who is the Planner and Architectural Design Associates who is the Architect of record for the

Project, received and dated by the Department of Community Development on 10-12-07.

- b. Engineering Plans, referenced as sheets 1-10 dated 10-10-07 prepared by Schaefer and Fagan & Associates, Inc., received and dated by the Department of Community Development on 10-12-07.
- c. Landscape plans referenced as sheets L-1 through L-4 and L-8 dated 10-10-07 and prepared by Environment Design Group, who is the landscape architect of record received and dated by the Department of Community Development on 10-12-07.
- d. Irrigation plan referenced as sheet L-6 and L-7 dated 10-10-07, prepared by Environment Design Group, who is the landscape architect of record for the Project, received and dated by the Department of Community Development on 10-10-07.

13. 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.

14. The owner of record 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 of Ordinances Section 67-42 *Expiration of development approvals.*

15. 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 shall result in the cessation of the review of the application until the Town is fully reimbursed.

Riviera Beach CRA & TCRPC Charrette Notes

James DuBois 10/27/07

On Saturday October 20th the Riviera Beach Community Redevelopment Agency (CRA) and Treasure Coast Regional Planning Council (TCRPC) opened the first day of a six day planning charrette. The Executive Director of TCRPC, Mike Busha, explained the goals of the charrette. This is an opportunity for residents and stakeholders from the public to participate in a planning process meant to design a livable, economically feasible and functional redevelopment of those areas of Riviera Beach included in the CRA district.

Mr. Busha explained that the first day is devoted to gathering everyone at the charrette around individual planning tables. Each table has a satellite photograph delineating the CRA district and tracing paper is over laid on top of the map. Table groups consisting of up to eight members of the public are lead by a professional planner able to translate from words into drawings the concepts expressed by the public. All thirteen tables produced conceptual drawings of what they want their community to look like through the redevelopment.

This requires everyone at the table must create solutions when conflicts arise. In this neighborly atmosphere, long standing concerns and grievances are quickly compromised and resolved.

All of the tables hit on a number of common ideas to address:

- Improve Ocean Mall
- Improve public beach access
- Improve Bicentennial Park
- Improve Newcomb Hall
- Improve ICW public access
- Create a TRI Rail station
- Create a Transit stop at city hall
- Improve Blue Heron to Lake Shore Drive corridor
- Create a downtown and business district at Blue Heron and Ave. E
- Create a pedestrian friendly and attractive US 1 residential and professional district
- Maintain and encourage marine industries
- Create joint education campus at the Maritime Academy/Boys Girls Club
- Encourage tree lined streets
- MLK to be designed to protect neighborhood from heavy trucks
- Improve landscaping of parks, open areas and Blue Heron town gateways
- Create safe neighborhood pocket parks
- Improve the Port & neighborhood transition

After a representative from each table discussed their ideas the TCRPC went into five days of open design studio sessions to design and draw how all of these ideas might come together. At the end of the design sessions the conceptual plan was brought back to the public.

On Friday night October 26th TCRPC's Dana Little lead a Power Point slide show complete with animated fly-throughs of the conceptual designs. The plan employs an approach that looks at several different areas of the CRA district as increments to address individually. Each neighborhood needs to retain its own identity and function within the larger district. Traditionally single family residential neighborhoods would remain as such. Commercial areas could remain the same and also incorporate a mixture of residential uses. Marine industry areas would remain and could be integrated with or bordered by multi unit residential areas that intersect with Bicentennial Park and Newcomb Hall. Mixing uses brings residential eyes to streets that otherwise would have no other security during the off business hours. Designing in increments helps prevent displacement, relies less on extraordinary infrastructure improvements, and diversifies the developers and builders involved.

TCRPC identified the following development districts within the overall CRA district.

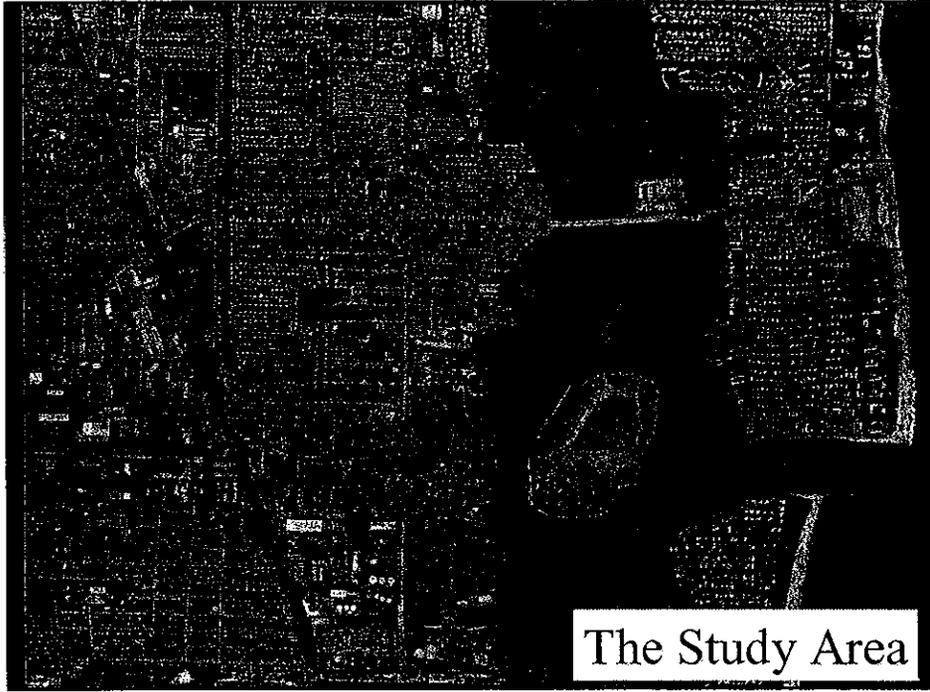
- Blue Heron North – Mobile home parks need to be planned in such a way that when they are ready to be developed there is an economically functional design in place for them with new streets, new parks and preserved as single family neighborhoods. Multiple housing types from expensive to affordable would insure a profitable return for the property owner and diversification for the city.
- Ocean Mall – Expanded from the beach to include the Blue Heron corridor redirecting traffic into a grand entry and view corridor. Bring the new building further north on the property. Encourage a neighborhood sized market to build similar to the City Place Publix approx. 35,000 square feet. Encourage Caribbean designed perimeter properties arrayed similar to Seaside FL. Make the use of this area a processional experience that integrates the surrounding neighborhood to frame the ocean/beach amenity. Includes space for an amphitheatre for public functions. (No strip mall).
- Broadway East, Marine District – Mixed uses of residential housing and nonresidential office and professional immediately adjacent to the working waterfront. Rebuild Newcomb Hall just north of Bicentennial Park. Create city sized blocks that are significant to attract a scale of economy for developers to undertake development in a non piecemeal fashion. Must respect property rights and create well defined streets.

- Broadway West- One way street couplet on avenue E. 13th Street – build eyes onto the street, work out how to deal with residential pieces when the street is redrawn, pocket parks, needs to maintain and improve single family neighborhood. Boys & Girls Club and Maritime Academy campus should be included as a diversified use and player on 13th street – civic presence and function in residential area helps define district identity. Street plan and design as yet unresolved still work to do on designing this.
- 13th and Old Dixie Tri Rail station – improve intersection – public plaza as part of station. 13th St & Port transition- create flex-space uses here. Design still working
- Riviera Beach Heights & MLK – Billy Hattaway engineer, worked for FDOT now works for Gladding Jackson Orlando office – discussed FDOT plan for section by section improvement of MLK to four lanes. Total plan cost approx. 225 million dollars from Military Trail to Port. This area is a traffic concurrency exemption zone therefore levels of service need not exceed level D.

Military to Congress \$30 mm
 Congress to Australian \$59 mm
 Australian to Old Dixie \$84 mm
 Connector Old Dixie to SR5 & US1 \$51-66 mm
 Bridged flyover at Dixie and RR

- Tom Lavash – ERA market study – discussed prospects of redevelopment from the point of view of market need, demand and build pressure. Identified the oversupply of under-producing retail – now is \$13 per sq ft rentals needs to be \$25-60 per sq ft to attract development – Now currently over retailled by 250,000 sq ft of under-producing retail uses. Area can accommodate 1 mm sq ft of market rate retail. Suggests benefit of transitioning to flex space office professional and industrial uses as well as mixed use res/nonres. Suggests Winn Dixie is adequate but agrees another neighborhood market like City Place Publix would work well in the district. Ocean Mall – suggests developer may need to underwrite first year of restaurant and retail uses to help create critical mass or loss leader for success.
- Ave. E – Curb and gutter design recommended.
- Blue Heron – on street parking recommended.
- Broadway – MPO still has \$14 mm earmarked for this improvement
- County Commissioner Marcus & City Commissioner Thomas offered to identify the city’s continued interest in funding for B’way and MLK improvements to MPO at their next meeting.

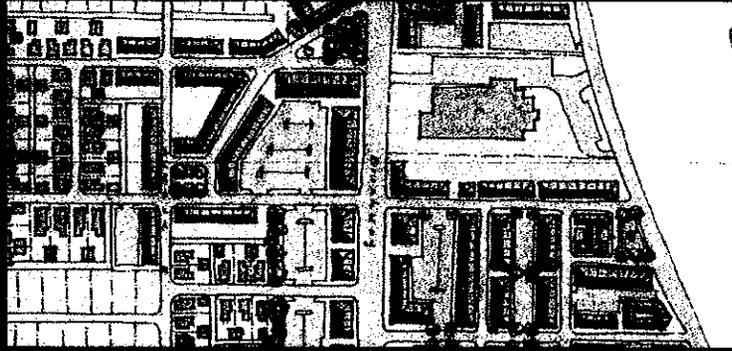
TCRPC will continue to refine the plans and drawings over the next 8 to 10 weeks. They will create a report to bring to the city council. Power Point images are available on the TCRPC website: www.tcrpc.org/departments/studio.html or www.tcrpc.org/departments/studio/riviera_beach_cra/riviera_beach_cra_home.htm



How The Master Plan Was Created: Public Process

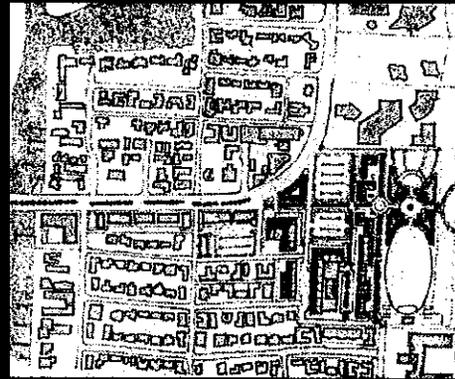


Blue Heron North District



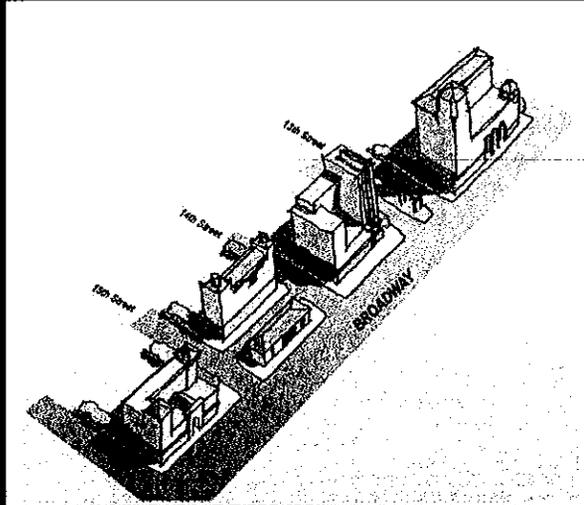
The Neighborhood Transition

Ocean Mall District



Tour of The Master Plan

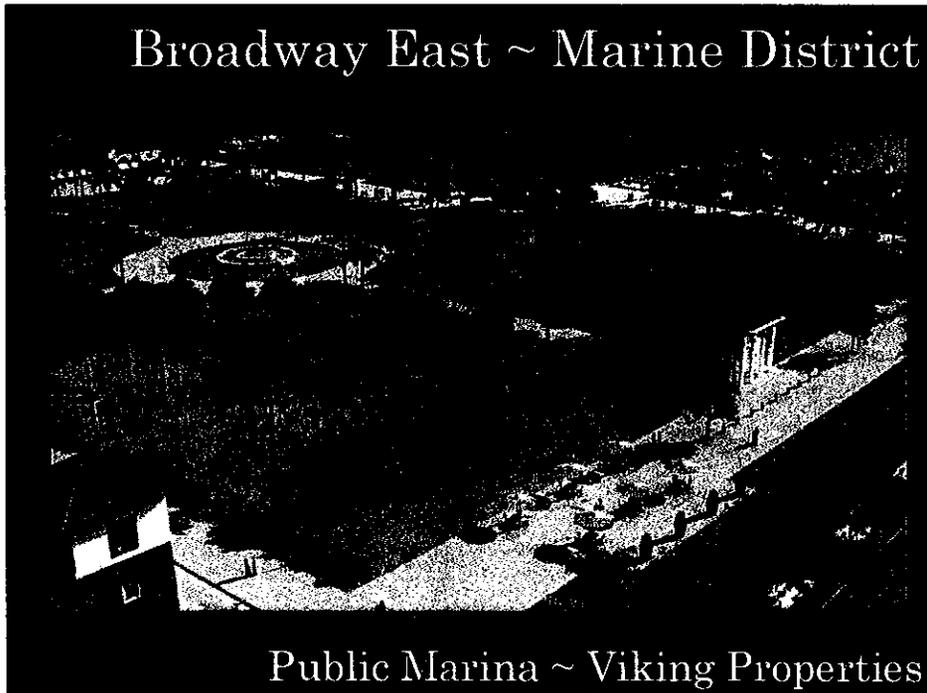
Broadway East ~ Marine District



The current CRA Plan allows a variety of heights and uses in the area. Further study will be done to ensure that property rights are protected and that density and height are located at the most appropriate locations to create a great public realm.

Appropriate height and density?

Broadway East ~ Marine District



Public Marina ~ Viking Properties