



**Minutes**  
**Town of Lake Park, Florida**  
**Regular Commission Meeting**  
**Wednesday, December 16, 2015, 6:00 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, December 16, 2015 at 6:21 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager John O. D'Agostino, Town Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call.

Mayor DuBois announced that the Commission would now recess the Town Commission meeting and go into an Executive Session. The following people shall attend the Executive Session in the Town Hall conference room: Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke, Kathleen Rapoza, Town Manager John D'Agostino, and Town Attorney Thomas Baird. After the Executive Session, the Commission would reconvene the Town Commission meeting.

The Commission meeting reconvened at 6:54 p.m. and Mayor DuBois led the pledge of allegiance.

**SPECIAL PRESENTATIONS/REPORTS**

**1. Proclamation Recognizing Alyssia S. Mikes for Receiving an Honor Achievement Award from Palm Beach Gardens High School**

Mayor DuBois presented the proclamation to Ms. Alyssia S. Mikes.

**2. Presentation and Discussion on Details of the Community Development Block Grant (CDBG) Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects.**

Town Manager D'Agostino explained the item (see Exhibit "A"). Public Works Director Dave Hunt updated the Commission on information received from the Palm Beach County Department of Sustainability. He stated that when the project was first presented staff had ambitious plans to add a restroom in Kelsey and Lake Shore Parks, and Tennis Court lighting. As cost estimates were received, staff realized that the project would need to be downsized without losing the grant funding. He stated that in working with PBC to get as many elements of the project pre-approved, PBC suggested that the Town bundle the projects funds from 2014, 2015, and 2016. He explained that prior to the restroom project-funding request the Town had submitted a request for replacement of park benches in Kelsey Park. PBC agreed that it would be an acceptable project. He explained that the final project-funding request that was made was for reroofing of two building at Lake Shore Park. He explained that the buildings would be renovated and a new roof

would be placed on them. He explained that the PBC was amenable to including the indoor pavilion at Lake Shore Park, but would not reimburse the Town funds for reroofing the Recreation Directors/Tennis Professional building because it was not a public building. He explained that the funding would include the following projects: the replacement of garbage receptacles, the bench replacements, the reroofing of the Indoor Pavilion. Since the entire tennis court lighting project would not be funded, staff would try to get an elements of the tennis lighting project completed. PBC has approved to have the underground electrical work for future tennis court lights. He explained that there are many different options to choose from based upon the bid submittals. He stated that a new agreement with the PBC would be necessary, which PBC has agreed to with all the alternate projects. He explained that CPZ Architects, Inc. has been instructed to provide additional specifications for the alternative projects.

Vice-Mayor Glas-Castro asked when the Recreation administrative office was moved to the Tennis Pro Shop. Public Works Director Hunt stated that about two-years ago the Recreation office was moved to Lake Shore Park to oversee the tennis program as well as the summer camp program. Vice-Mayor Glas-Castro expressed concern that the building was not approved as an administrative office to be a recreation amenity, and felt that the Town was violating the Bond Referendum. She expressed that the building should not be a recreation office. Mayor DuBois asked if the Town Hall had any office space available. Town Manager D'Agostino explained that it would take the Recreation Director away from where the programs were managed and operated. He stated that staff would research if the Town were violating the Bond Referendum and would report during the next Commission meeting. Vice-Mayor Glas-Castro asked what programs the Recreation Department were offering. Town Manager D'Agostino stated that the Recreation Department was overseeing the Tennis Professional program, and the summer camp program. Mayor DuBois asked if the Tennis Pro Shop were open to the public for purchasing equipment, and making appointments for tennis lessons, would that be considered a public use. Town Manager D'Agostino explained that there were two (2) separate issues, one was that Bond Referendum language needed to be reviewed and how the buildings were being used, and second was the criteria under the CDBG as to what would be considered a public use. He explained that CDBG Funds were not allowable to be used to refurbish administrative offices. Mayor DuBois asked what the cost estimates were for reroofing the recreation office building. Public Works Director Hunt explained that during the presentation it would show that the estimate to reroof the building would be \$20,000 with a design fee of about \$1,750.

Commissioner Flaherty asked if the CDBG 2016 funds would be included. Public Works Director Hunt stated "yes" and explained that PBC realized that all the projects would be in the same general area and suggested that the projects be rolled together.

Commissioner O'Rourke asked if the 2016 CDBG Funds would not resurface another time so that the funds could be used to place turf down in Bert Bostrom Park. Public Works Director Hunt stated "yes", the Bert Bostrom Park project had not been suggested to PBC at this point. He stated that the Bert Bostrom Park turf could be suggested to PBC for the 2017 fiscal year.

Vice-Mayor Glas-Castro expressed concern that staff made suggestions for the 2016 CDBG Funds use without consulting the Commission. Mayor DuBois stated that it sounded as though PBC offered to combine projects and include the 2016 funding. Public Works Director Hunt explained that previous administration had approved staff's recommendation based upon liabilities that were brought to the Town's attention by the insurance provider and staff felt it was applicable, but was unaware if the Commission had been made aware of the decision. He explained what it would take to recondition the park benches.

Mayor DuBois questioned if the dormers were being removed due to the expensive to maintain. Public Works Director Hunt explained that in his opinion dormers do add a significant cost to the project and poses a long-term maintenance problem with the additional flashing in the valleys that are presented. He explained that ventilation would be achieved with soffit vents instead of the dormers.

Public Works Director Hunt introduced Mr. Chris Zimmerman with CPZ Architect Inc. who gave a presentation of the restroom project (see Exhibit "A"). Mayor DuBois asked how was the required ventilation achieved if the ventilation aperture was being reduced. Mr. Zimmerman explained that he would explain the ventilation during an upcoming slide. He stated that they were not proposing to bring anything through the roof. Mayor DuBois asked what the alternative roof tile was to the barrel tile that was reddish in colored architectural asphalt tile. Mr. Zimmerman stated that it could be done, but it would not have the architectural quality. He suggested using a dimension shingle, which was a heavier shingle. Mayor DuBois asked what the initial cost and maintenance would be. Mr. Zimmerman stated that the initial cost was significantly less than the tile (the tile was 30% or more). Commissioner Rapoza asked what was the life expectance of the roof. Mr. Zimmerman stated it with a dimension shingle it could be approximately 20 years and with the barrel tile roof, which could be 30 years. Mayor DuBois asked if it would cost more to repair the tile after a natural disaster. Mr. Zimmerman explained the products being used must have a Notice of Acceptance (NOA), which means that the tile would need to meet the uplift pressures for wind speeds of up to 160 miles per hour. Mr. Zimmerman explained that a ventilation fan would be placed in the ceiling with ducts on each side of the structure with anything in the roof.

Commissioner Flaherty asked why a concession stand was not being proposed during construction. Mr. Zimmerman felt it had to do with the cost. Commissioner Flaherty asked if the push button toilet valves were easy to replace if damaged. Mr. Zimmerman stated "yes".

Commissioner Flaherty asked when were the building in Lake Shore Park constructed. Vice-Mayor Glas-Castro stated that they were constructed sometime in 1997. Commissioner Rapoza asked if the roofs were leaking. Public Works Director Hunt stated that they were leaking. He suggested having the consultant provide an alternate specification for dimensional shingles in the contract. Mr. Zimmerman stated that it would be no problem to do so.

Mayor DuBois asked if the Public Works staff would be doing the demolition work at Kelsey Park to help reduce the cost of the project. Public Works Director Hunt explained

that the Public Works staff would support the labor of the demolition work, but funds would be necessary for the equipment and removal of the debris. Mr. Zimmerman explained that demolition costs were included in the estimate for Kelsey Park.

**CONSENT AGENDA:**

**1. Regular Commission meeting minutes of December 2, 2015.**

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

Vote on Motion:

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

Motion passed 5-0.

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

**4. Ordinance No. 12-2015 Repealing Chapter 30, Article IV Related to Parking Meters in its Entirety**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Public Comment Opened:**

None

**Public Comment Closed:**

Town Manager D'Agostino explained the item (see Exhibit "B").

**Motion: Commissioner Rapoza moved to approve Ordinance 12-2015 on first reading; Commissioner Flaherty seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

Town Attorney Thomas Baird read the Ordinance by title only.

**5. Ordinance No. 13-2015 Rezoning of Twenty-One (21) Parcels of Real Property Generally Located East of 10<sup>th</sup> Street between Silver Beach Road and Northern Drive from Residential-2 to Commercial-1. Amending the Town’s Official Zoning Map to Reflect the Assignment of the Commercial-1 Zoning District to the Twenty-One (21) Parcels.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10<sup>th</sup> STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN’S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Public Comment Opened:**

None

**Public Comment Closed:**

Community Development Director Nadia DiTommaso explained the item (see Exhibit “C”). Mayor DuBois asked if a mixed-use corridor could be created for this area of Town. Community Development Director DiTommaso explained that a Comprehensive Plan amendment would be necessary to allow for the Land Use Designation. Mayor DuBois asked if a mixed-use overlay district would work in the area. Community Development Director DiTommaso explained that the land use would still need to be addressed because the land use was strictly commercial.

**Motion: Commissioner Rapoza moved to approve Ordinance 13-2015 on first reading; Commissioner O’Rourke seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

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

**6. Ordinance No. 10-2015 Annual Update to the Capital Improvement Schedule in the Town’s Comprehensive Plan Capital Improvement Element.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Public Comment Opened:**

None

**Public Comment Closed:**

Town Manager D’Agostino explained the item (see Exhibit “D”).

**Motion: Commissioner O’Rourke moved to approve Ordinance 10-2015 on second reading; Commissioner Rapoza seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

**7. Ordinance No. 11-2015 Amendment to Ordinance 02-2015 for the Abandonment Of a 0.49-Acre Portion of East Jasmine Drive.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE “J”, ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Public Comment Opened:**

None

**Public Comment Closed:**

Community Development Director DiTommaso explained the item (see Exhibit “E”).

**Motion: Commissioner Rapoza moved to approve Ordinance 11-2015 on second reading; Commissioner Flaherty seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

**PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:**

**\*\*\*\*\* OPEN PUBLIC HEARING\*\*\*\*\***

**8. Resolution No. 48-12-15 Approving a Site Plan for a 3,430 Square Foot Office/ Warehouse to be Located on the West Side of 10<sup>th</sup> Court, between Northern Drive and Northlake Blvd.**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOUSE TO BE LOCATED ON THE WEST SIDE OF 10<sup>TH</sup> COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

- A. Staff Report**
- B. Public Comments**
- C. Commission Deliberation**

Attorney Baird swore in all witnesses.

Ex-parte Communication Disclosures:

Commissioner Rapoza had no ex-parte communication to disclose.

Commissioner Flaherty had no ex-parte communication to disclose.

Commissioner O’Rourke had no ex-parte communication to disclose.

Vice-Mayor Glas-Castro had no ex-parte communication to disclose.

Mayor DuBois had no ex-parte communication to disclose.

Community Development Director DiTommaso explained the item (see Exhibit "F"). She introduced Mr. Derrick Winning of the Ahrens Companies. He explained the proposed project.

**Public Comment Opened:**

None

**Public Comment Closed:**

Commissioner Flaherty asked for clarification on which parcel was being discussed, since there was no fence between the parcels. Mr. Winning explained that two brothers owned the parcels and therefore no fence separates the parcels. He identified on a map the particular parcel being discussed. Vice-Mayor Glas-Castro asked if the building meets the architectural regulations. Community Development Director DiTommaso stated "yes". Vice-Mayor Glas-Castro asked if once a vehicle was wrapped would the vehicle be considered commercial. Community Development Director DiTommaso stated "yes".

**Motion: Commissioner O'Rourke moved to approve Resolution 48-12-15; Commissioner Flaherty seconded the motion.**

Vote on Motion:

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

Motion passed 5-0.

**9. Resolution No. 49-12-15 Modifying the Earl Stewart Toyota PUD Conditions of Approval and Incorporating the Bus Shelters Design Plans and Modified Plan Sheets Tab 9**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.**

- A. Staff Report**
- B. Public Comments**
- C. Commission Deliberation**

Attorney Baird swore in all witnesses.

Ex-parte Communication Disclosures:

Commissioner Rapoza had no ex-parte communication to disclose.

Commissioner Flaherty had no ex-parte communication to disclose.

Commissioner O'Rourke disclosed that he has driven by the site.

Vice-Mayor Glas-Castro had no ex-parte communication to disclose.

Mayor DuBois had no ex-parte communication to disclose.

Community Development Director DiTommaso explained the item (see Exhibit "G"). Ms. Anne Booth of Urban Design Kilday Studios representing the applicant gave a presentation (see Exhibit "G"). Commissioner Flaherty asked if the rear entrance on Lake Shore Drive would be blocked. Ms. Booth explained that a gate would be installed that would allow construction traffic to get through, but not transport trucks. Commissioner O'Rourke asked if they were aware that they would need access through E. Ilex Drive when the site plan was initially presented. Ms. Booth explained that the Town Attorney was directed to draft language as part of the condition of approval after the hearing. She stated that they were not made aware of the specifics language of that condition until after it had been incorporated into the Resolution. She explained that once they received the language of the condition and it was analyzed it was realized that there was an issue with accessing the site. Commissioner O'Rourke asked if the carriers understanding, as a result of the hearing were that they would have access through E. Ilex Drive. Ms. Booth stated that it was the applicants understanding that the limitation that was going to be incorporated into the condition of approval was to limit access to the transport trucks on Lake Shore Drive and E. Ilex Drive. She stated that the language included in the Resolution ended up prohibiting them from using the E. Ilex Drive entrance, which was a critical component in terms of their construction access. She stated that in order for them to be able to make the improvements to the site, that would allow them to avoid using the access points, they would need to be able to get into and out of the site during construction on E. Ilex Drive. Commissioner O'Rourke asked if there was an alternative to using the E. Ilex Drive during the construction phase. Ms. Booth explained that because of the trucks turning radius, to go through the site, the alternative would be to use Lake Shore Drive, which was unallowable.

Vice-Mayor Glas-Castro asked if the property owner would be responsible for replacing the glass at the bus shelter if it were damaged. Ms. Booth stated that it was the applicants understanding that they would be responsible for maintaining the bus shelter. Vice-Mayor Glas-Castro asked if the access easement was going to be a generic public access easement, it was not an easement specific to Palm Tran. Ms. Booth stated that it was a generic public easement. Vice-Mayor Glas-Castro expressed concern with changing condition number 28 and felt that during the public hearings that it was made clear that there would be no use of E. Ilex Drive. Attorney Baird asked if the issue was transport vehicles or all vehicles. Vice-Mayor Glas-Castro clarified that it would be all vehicles. Attorney Baird asked if the condition were modified to allow for construction vehicles

only to use the entrance on E. Ilex Drive, would that be acceptable. Ms. Booth explained that one thing that should be noted was that many of the used cars were being moved to an off-site lot during construction. She explained that the number of transport vehicles would be reduced during the construction period. She stated that the used car trailer was scheduled for removal by March 2016. She explained that they are in the process of the first building permit, which would include interior improvements that are necessary for the relocation of individual employees within the building so that they could begin construction on the balance of the building that would then tear up E. Jasmine Drive. She explained that she was not sure aware of when E. Jasmine Drive was scheduled to close and the opening of the new driveway. Once the driveway was opened there was a good chance that they would be able to start using that entrance right away, so that they could use that driveway to get in and out of the site. Commissioner O'Rourke asked if the plans previously reviewed, was showing that an entrance would be on Palmetto Drive and suggested that the Palmetto Drive entrance be used instead of E. Ilex Drive. Ms. Booth stated that the entrance could be modified as part of the initial phase of construction; however, they would still need to make the improvement on U.S. Highway 1 to allow trucks to circulate around. She explained the circulation path that would bring trucks through. Discussion ensued with the turning radius and the entrances that would be available during construction of the property.

**Public Comment Opened:**

Penny Broda expressed concern that E. Ilex Drive continues to be used even though it was prohibited. She urged the Commission to require the developer to come up with an alternative entrance rather than using E. Ilex Drive.

**Public Comment Closed:**

Ms. Booth explained that she was told that the property owner has made every effort they could to advise and inform their truck drivers that they could not use Lake Shore Drive or E. Ilex Drive. She has been told that the truck drivers are using E. Jasmine Drive to load and unload the vehicles. Town Manager D'Agostino stated that his office has received numerous complaints that Lake Shore Drive and E. Ilex Drive were still being used.

**Motion: Commissioner O'Rourke moved to approve Resolution 49-12-15 including provisions 1J, 1K, and 19, but not including condition number 28; Vice-Mayor Glas-Castro seconded the motion.**

Mayor DuBois stated that denying one business access versus 10 businesses access to the south does not make sense. He stated that the request from Earl Stewart was to drive 35 feet into E. Ilex Drive to use that entrance versus the other businesses that need to drive deeper into E. Ilex Drive to make their deliveries. He stated that the other businesses only access would be the next street south. He stated that the point was to eliminate truck access on the east side of E. Ilex Drive and emphasize this to the Earl Stewart administration. Commissioner O'Rourke stated that it was an Earl Stewart management issue that was included in the Resolution that has been ignored. He stated that the residents are not happy with the process and felt that they were not heard. Mayor DuBois stated that he suspects that deliveries to the commercial businesses to the south are being done through Hawthorne Drive and E. Ilex. He stated that staff was possibly only being told about the Earl Stewart deliveries not the other businesses. Commissioner O'Rourke

explained that the other businesses did not have auto delivery trucks. Mayor DuBois appreciated that the residential public has rights as well, but the premises being discussed are abutted to a commercial property to the west and north. Commissioner Rapoza clarified that what was being requested was a temporary use. Ms. Booth responded, "correct". Commissioner Rapoza agreed with the improvement of life for the area versus what was on the property prior to the Earl Stewart development. She stated that the transport truck issue on Lake Shore Drive and E. Ilex Drive needed to be addressed. Commissioner O'Rourke stated that there has not been a comprise with the residents and the developer. He stated that other businesses have been asked to comprise their development or property in the past and this development was the same. He felt that the residents needed to be represented. Ms. Booth explained the circulation pattern to clarify the truck-turning radius in conjunction with the entrances being constructed. Mayor DuBois suggested additional signage on U.S. Highway 1 so that the truck drivers are made aware that they could not make deliveries.

Vote on Motion:

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

Motion passed 3-2.

**NEW BUSINESS:**

**10. Resolution No. 50-12-15 Approving a Plat of the Earl Stewart Toyota Planned Unit Development (PUD).**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A REPLAT OF THE STEWART TOYOTA PLAT, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149; PROVIDING FOR A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, AND ALL OF LOTS 12 THROUGH 22, BLOCK 121; PROVIDING FOR A REPLAT OF A PORTION OF AVENUE J (NOW KNOWN AS EAST JASMINE DRIVE), AS SHOWN ON THE PLAT OF KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; AND PROVIDING FOR AN EFFECTIVE DATE.**

Community Development Director DiTommaso explained the item (see Exhibit "H").

**Motion: Commissioner Rapoza moved to approve Resolution 50-12-15; Commissioner Flaherty seconded the motion.**

Vote on Motion:

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

Mayor DuBois	X		
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Motion passed 5-0

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

**Town Attorney Baird** explained that the foreclosure complaint against the Sorota property was being filed.

**Town Manager D’Agostino** explained the Palm Beach County Sheriff’s Office (PBSO) Urban Youth Empowerment Program (see Exhibit “I”). He announced that on December 22, 2015 PBSO would be distributing toys to the children of the Town at curbside along the streets and Santa would be riding on a retrofitted fire truck. He announced that the Town Hall offices would be closed on Friday, December 25, 2015 and Friday, January 1, 2016. The Library would be closed on the Saturday’s of those weekends. He announced the sanitation schedule. He stated that the Sunset Celebration would continue the last Friday of each month at the Harbor Marina. He announced that Lake Park residents could receive a prescription discount card at Town Hall or by calling 561-881-3300. He announced the January 2016 “Property of the Month” recipients were 538 E. Redwood Drive. He stated that the Tree Lighting Ceremony was well attended on Friday, December 11, 2015. He thanked staff for all their efforts to pull off a successful event. He stated that moving forward the Tree Lighting event would be held the first Friday in December.

**Commissioner O’Rourke** wished everyone a Merry Christmas.

**Commissioner Rapoza** stated that she conducted the 911-test run exercise requested by the Town Manager and the call was answered on the second ring. She proposed that the Commission receive a salary increase or other benefit program. She asked the Commission for their feedback. Mayor DuBois stated that he was satisfied with the salary as long as it stayed above the cost of health insurance. Town Manager D’Agostino commented that Commissioners are requested to participate in events and felt that an expense account could be setup to defray those types of expenses. He explained that the Commission could attend events using the expense account. Mayor DuBois suggested that the item be included as part of the budget process for 2016. Commissioner O’Rourke stated that he was not in favor. She wished everyone a Merry Christmas.

**Commissioner Flaherty** thanked staff and the volunteers for the successful Tree Lighting ceremony.

**Vice-Mayor Glas-Castro** announced that Aldi had its grand opening on Friday, December 11, 2015. She thanked staff for the Tree Lighting ceremony. She asked if the noise Ordinance was being enforced by PBSO. Town Manager D’Agostino stated that he met with Lt. Vassalotti and Lt. Vassalotti would continue to remind the Deputy’s on how to enforce the Ordinance. She stated that the Palm Beach County Roundtable was held and suggested that the Town Manager shorten the presentation requesting funds to be used for the Lake Shore Drive drainage issue during the Palm Beach County Days in Tallahassee in January. She expressed concern that the Town’s legislative initiatives were submitted late and not sure that the Town would be considered for funding. Town

Manager D'Agostino explained that the Town needed to receive support from Senator Bobby Powell before moving forward; and once support was received, the Town submitted its request. Vice-Mayor Glas-Castro thanked Community Development Director DiTommaso and the consultant for the mixed-use workshop and all the efforts that they had put into the workshop. She asked for a joint workshop with the Library Board to discuss priorities, programs, and long-term goals. Wished everyone a Merry Christmas and a Happy New Year!

**Mayor DuBois** announced that the Town received a certificate for its participation in the "Read for the Record" book "Not Norman". He announced that the Polar Express would be read at the Library on Saturday, December 19, 2015. He stated that there were questions regarding the All Aboard Florida process and he submitted the minutes from the Treasure Coast Regional Planning Council to the Town Manager, which should answer most of the questions.

Commissioner Rapoza asked for an update regarding the mural at 800 Park Avenue. Town Manager D'Agostino explained that he spoke with the Artist of Palm Beach County and the mural would be painted over with paint that the Town would provide to them. He stated that staff was developing the mural Ordinance language.

Mayor DuBois wished everyone Happy Holidays and best wishes for a New Year.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Rapoza and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:42 p.m.

  
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Mayor James DuBois

  
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Town Clerk, Vivian Mendez, CMC



Approved on this 6 of January, 2016



Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. Tab 2

Agenda Title: Presentation and Discussion on Details of the CDBG Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects

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

Approved by Town Manager

Date:

12/4/15

David Hunt / Public Works Director

<p><b>Originating Department:</b> Public Works</p>	<p>Costs: \$1,000.00 Funding Source: FY 16 CDBG Acct. # 301-63818 <input checked="" type="checkbox"/> Finance <u>BKR</u></p>	<p><b>Attachments:</b> - Power Point Presentation - Request to Amend Agreement with Palm Beach County</p>
<p><b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone _____ or <b>Not applicable in this case</b> <u>gdb</u> <b>Please initial one.</b></p>

**Summary Explanation/Background:** On September 16, 2015, Mr. Chris Zimmerman, architect for the Kelsey and Lake Shore Park Restroom and Tennis Court Lighting Improvement projects, presented the restroom building design concepts to the Commission. The architect's construction cost estimates indicated that there would not be sufficient grant funds to construct two restroom buildings and replace the tennis court lighting. The result of the discussion between the architect and the Commission was that a new restroom building would be constructed in Kelsey Park and the existing restroom building in Lake Shore Park would be renovated. Tennis Court lighting would be bid under a separate construction contract if sufficient funds were available.

The Commission also directed staff to bring the preliminary restroom building design back to the Commission for its review. CPZ Architects, Inc. has prepared construction plans that include elevation drawings along with interior and exterior design specifics for presentation to the Commission. CPZ Architects, Inc. is being compensated in the amount of \$1,000.00 for this preparation and presentation. Mr. Zimmerman is here tonight to listen to the Commission discussion and based upon tonight's consensus comments, CPZ will incorporate the suggested changes into the final plan package.

In addition to the restroom design specifics, the architect's presentation will include project elements that have been added to the grant agreement at the advice of the Palm Beach County Department of Economic Sustainability. One proposed change includes the addition of park benches and trash receptacles in Kelsey Park funded by the Fiscal Year 2016, Community Development Block Grant in the amount of \$33,964.00.

Staff is also proposing to reroof the Pavilion and the Recreation Department office buildings in Lake Shore Park that are adjacent to the restroom renovation. It is estimated that there will be insufficient grant funds to fully pay for a tennis court lighting project. The County is amenable to having several projects listed in the bid documents as alternates. The reroofing may be chosen in lieu of the tennis court lighting as the most efficient means of expending all of the grant funds by the deadline without the Town having to pay for project cost overruns.

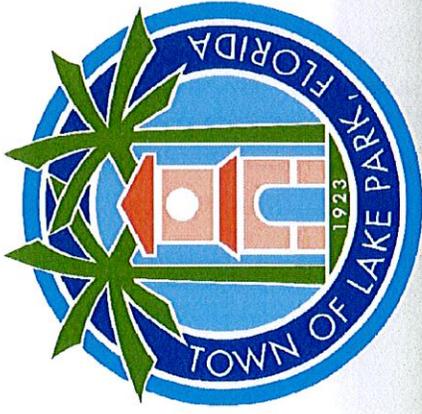
The preparation of the specifications for benches, trash receptacles, and reroofing are proposed to be added to CPZ Architect's current contract scope of work and be included in the bid documents along with the restroom and tennis court lighting designs. Amendment One to the architect's original contract shall come back before the Commission for approval in the near future.

As an additional update to the Commission, a copy of a letter to the County is attached that requests making amendments to the Community Development Block Grant agreement. In addition to requesting the inclusion of the benches, trash receptacles, and re-roofing into the project, the County has to have a formal request from the Town to bundle the grant allocations from fiscal years 2014, 2015, and 2016. This way the multiple year funds may be expended for a single project.

**Recommended Motion: Provide consensus comments related to design changes for the Kelsey and Lake Shore Park restroom project. These comments will be incorporated into the final construction plans.**

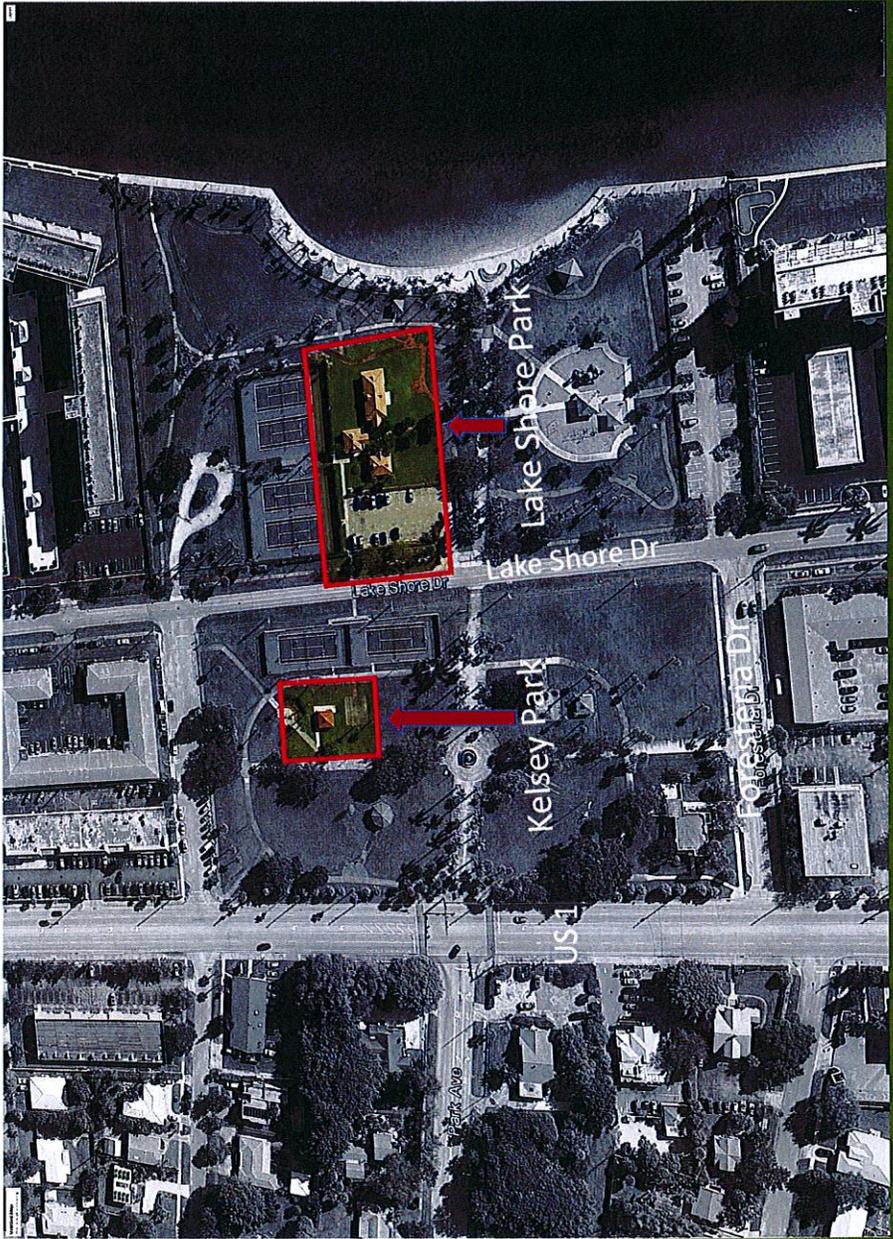
# Town of Lake Park Lake Park & Kelsey Park Restroom Facilities

600 Lake Shore Drive, Lake Park, FL 33403



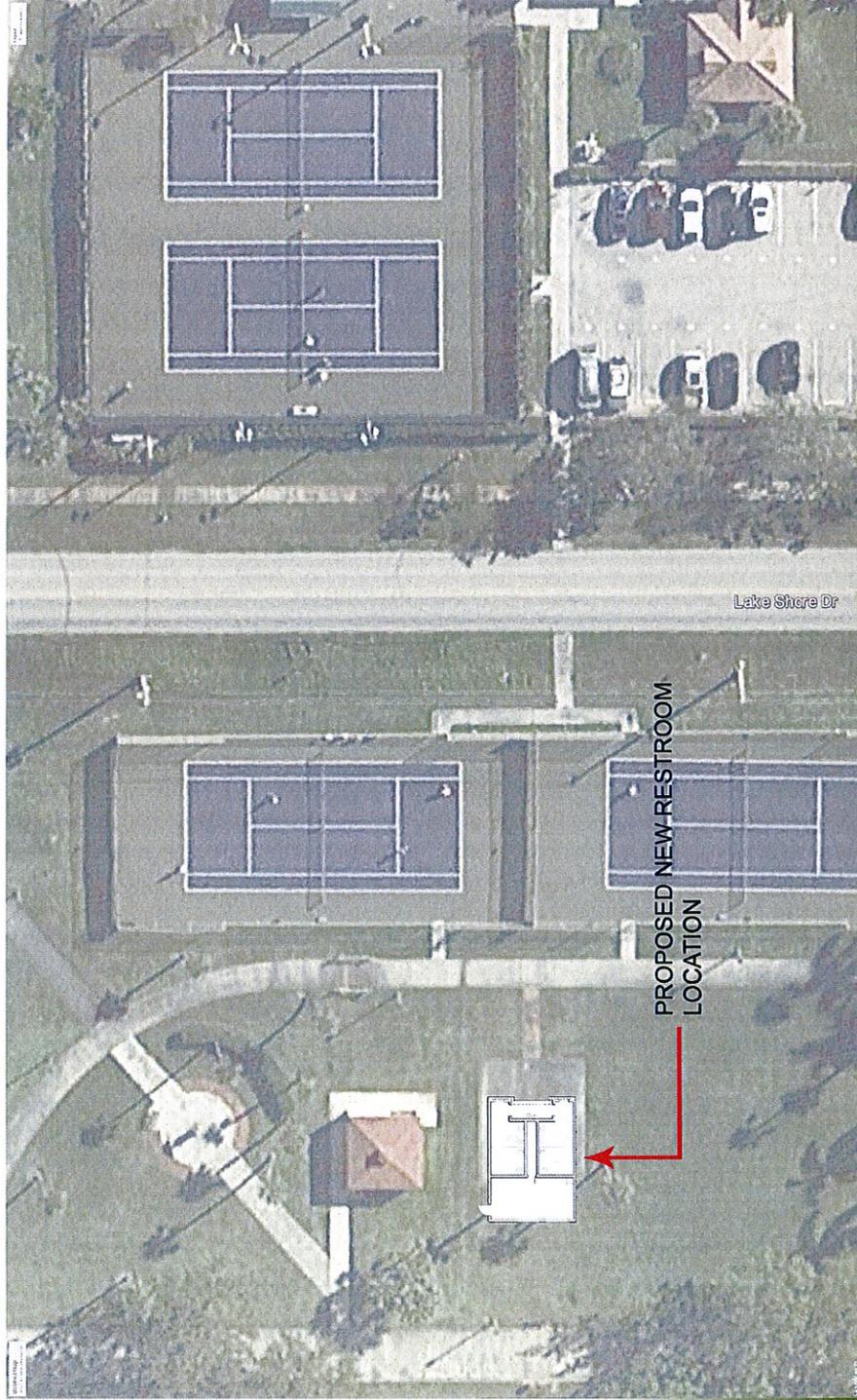


# Lake Shore & Kelsey Park Site



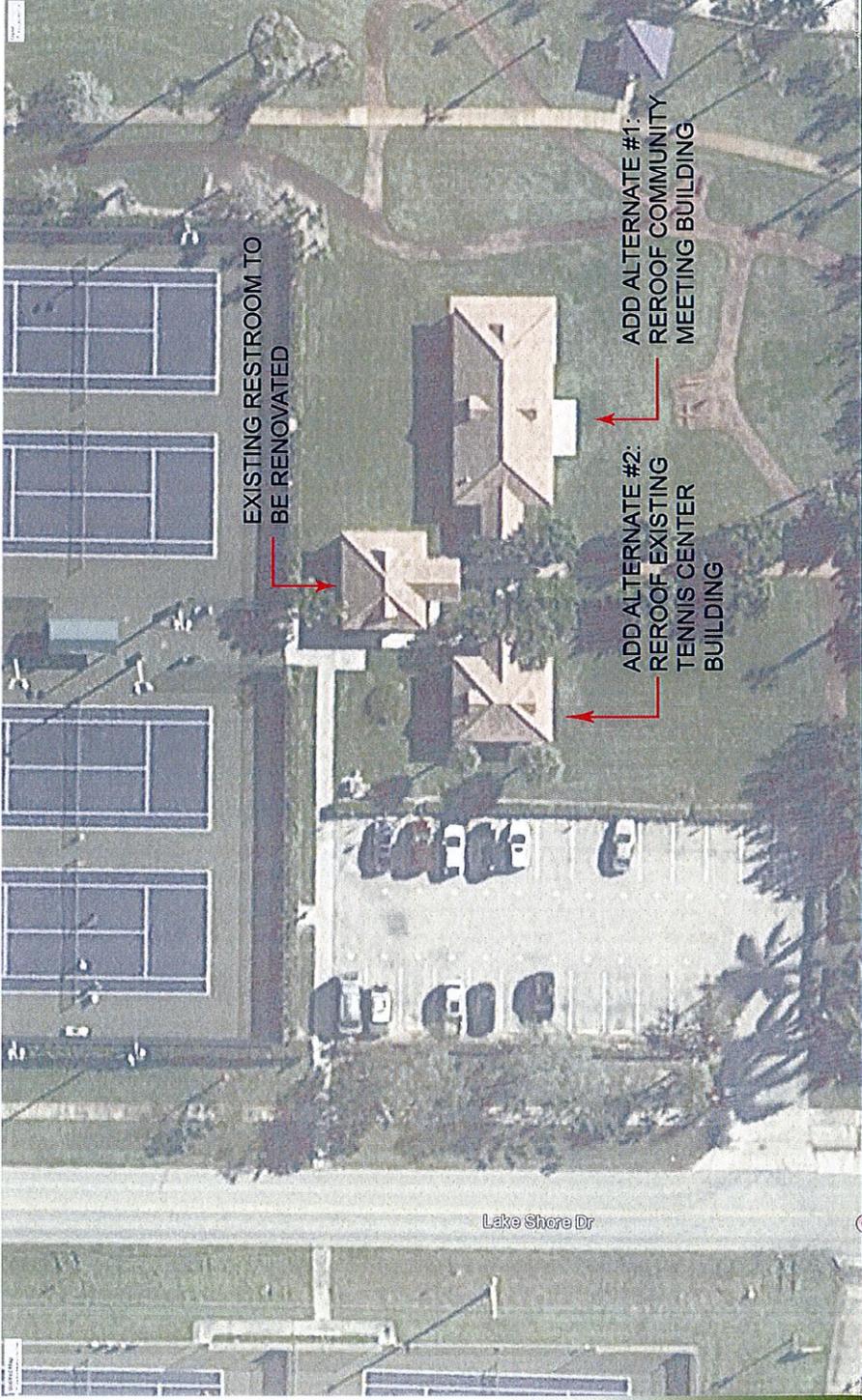


# Kelsey Park Restroom Facility



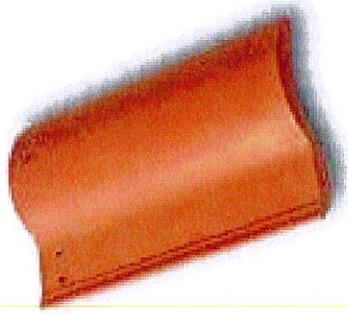


# Lake Shore Park



# Lake Shore & Kelsey Park: Roof

SPANISH 'S' NUEVO



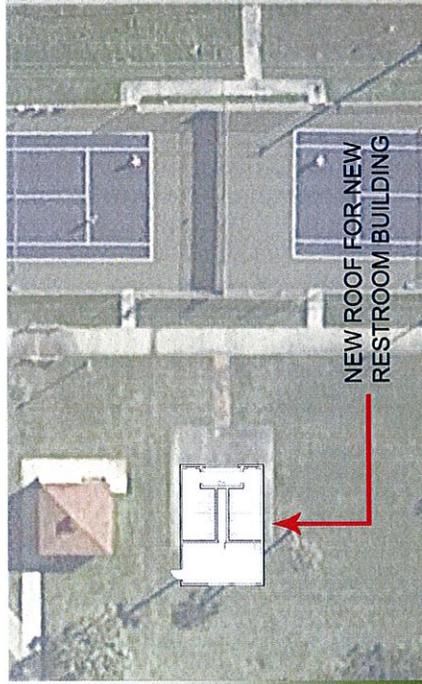
EXISTING DORMERS  
TO BE REMOVED



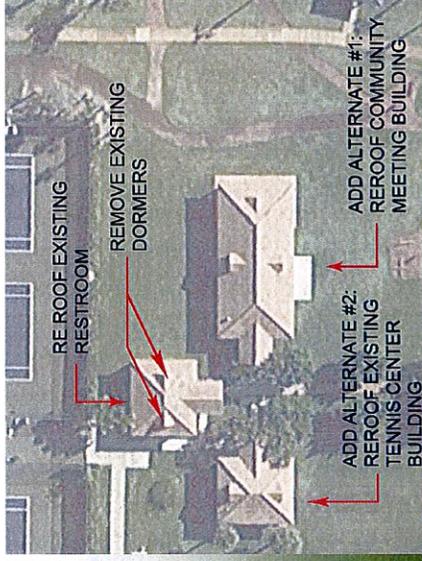
SANGRIA BLEND - 1NUCS7006



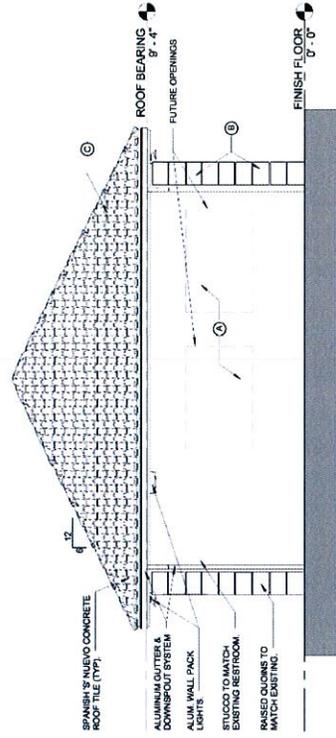
KELSEY PARK



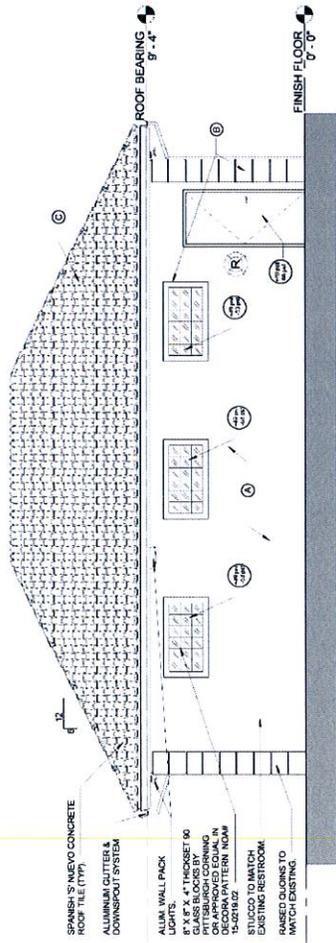
LAKE SHORE PARK



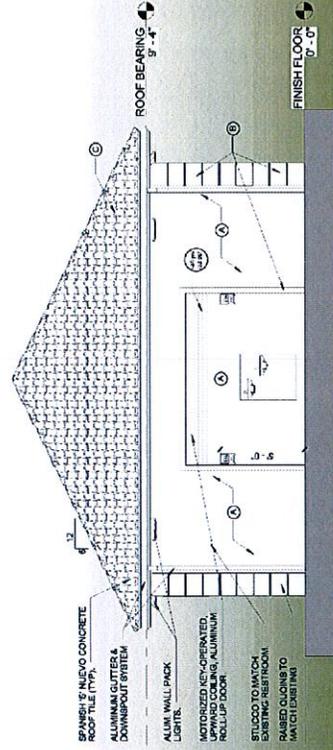
# KELSEY PARK NEW RESTROOM FACILITY - ELEVATIONS



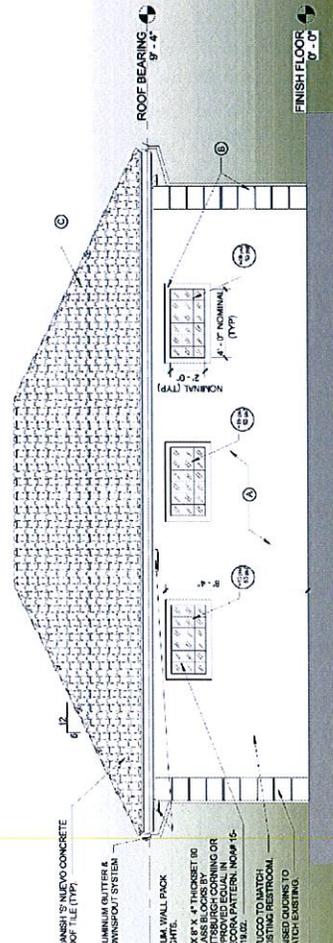
South  
SCALE: 1/4" = 1'-0"



East  
SCALE: 1/4" = 1'-0"

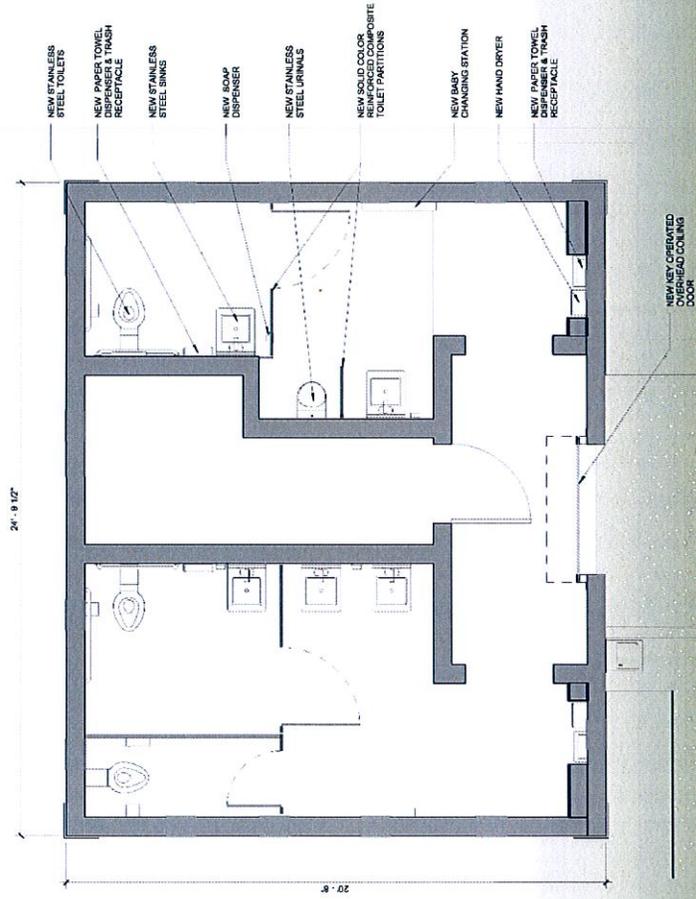


North  
SCALE: 1/4" = 1'-0"



West  
SCALE: 1/4" = 1'-0"

# Lake Shore Park Restroom Facility – Renovation of Existing Building



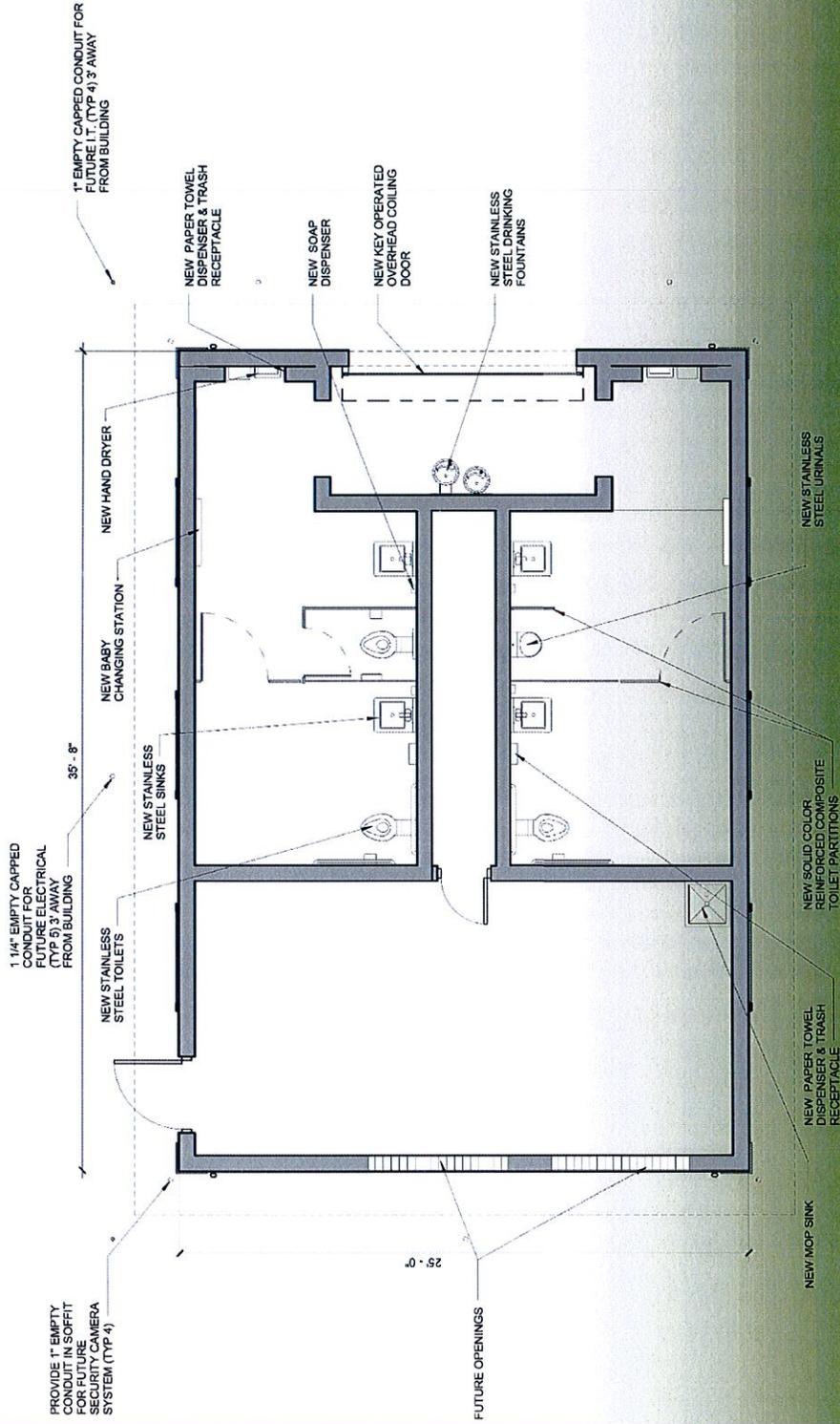
## Proposed Detail Floor Plan

Scale: 1/8" = 1'-0"



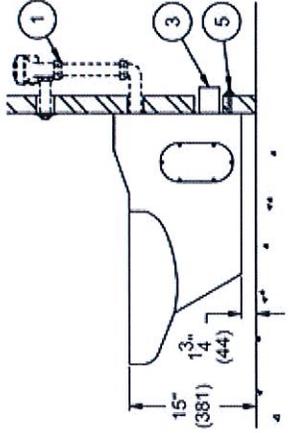
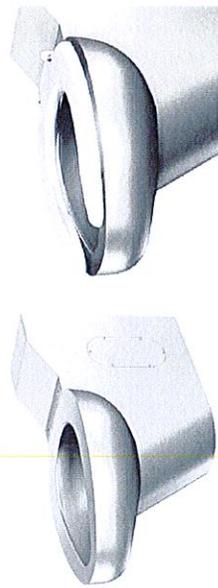


# Kelsey Park New Restroom Facility

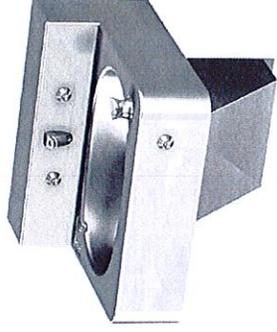


Proposed Detail Floor Plan Scale: 1/8" = 1'-0"

# Lake Shore & Kelsey Park Restroom Facilities



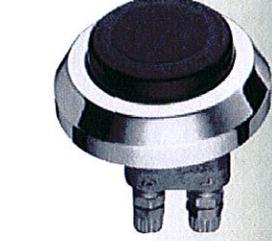
WALL MOUNTED STAINLESS STEEL TOILET



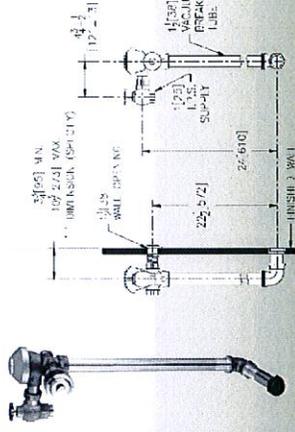
WALL MOUNT STAINLESS STEELE SINK W/  
SENSOR FAUCETS



WATERLESS STAINLESS STEEL URINAL



VANDAL PROOF PUSH BUTTON FLUSH VALVES

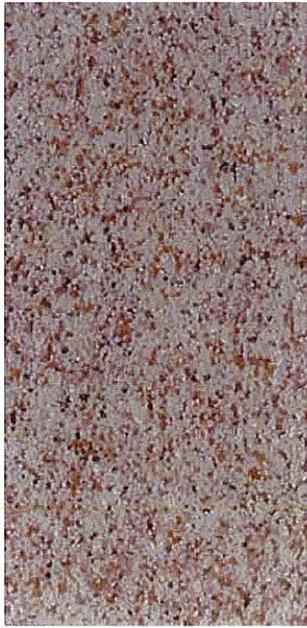


## Fixtures & Finishes





# Lake Shore & Kelsey Park Restroom Facilities



QUARTZ EPOXY FLOORING - DFS-B-11



INTERIOR WALLS- SW6371 VANILLIN



XLERATOR HAND DRYER



STAINLESS STEEL MIRRORS



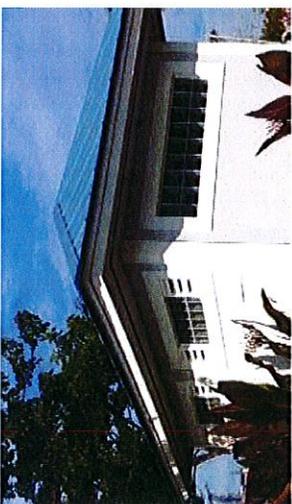
RYTEC SPIRAL HZ DOOR

## Fixtures & Finishes





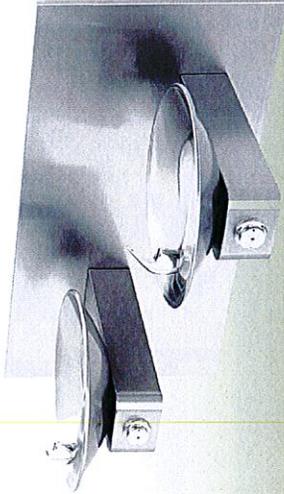
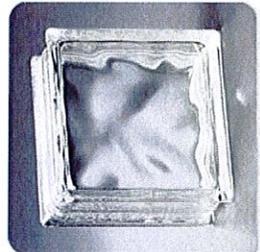
# Lake Shore & Kelsey Park Restroom Facilities



SOLID COLOR REINFORCED  
COMPOSITE TOILET PARTITIONS



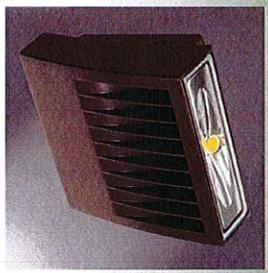
GLASS BLOCK OPENINGS



DRINKING FOUNTAIN



LINEAR LUMINAIRE - LED



WALL PACK LIGHT - LED

## Building Components





# Opinion of Construction Costs

• Lake Park Restroom Renovation	512sf x \$225/sf	\$115,200
• Kelsey Park Restroom	876sf x \$300/sf	\$262,800
• Building Cost Estimate TOTAL		\$378,000
• Benches & Trash Receptacles		\$ 32,000
<b>Total Estimated Base Bid</b>		<b>\$410,000</b>

- Alternate 1: Re-roof Community Meeting Build.
- Alternate 2: Re-roof of Tennis Center Office
- Alternate 3: Underground Wiring For Tennis Ct. Lights

## Funding

• Grant Funding to Date	\$403,591
• Additional Grant for Benches & Trash Receptacles	\$ 33,964
• Less Professional Services \$59,000 + \$5,500 (Future Approval)	(\$64,500)
<b>Total Available for Construction</b>	<b>\$373,055</b>





Office of the  
Town Manager

535 Park Avenue  
Lake Park, FL 33403  
Phone: (561) 881-3304  
Fax: (561) 881-3314

[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)

November 24, 2015

Mr. Edward W. Lowery, Director  
Department of Economic Sustainability  
100 Australian Avenue, Suite 500  
West Palm Beach, Florida 33406

**Subject: Combining Fiscal Year 2016 CDBG Funds with Fiscal Year 2014 and 2015 Funds to Accomplish Multiple Projects in Lake Shore and Kelsey Parks; Amendments to the Agreement**

Dear Mr. Lowery:

The Town of Lake Park submitted for and received approval for a project in Kelsey Park using Fiscal Year 2015-2016 CDBG Program funding. \$33,964.00 was allocated for the purchase and installation of park benches and litter receptacles.

The Town has also been awarded \$362,941.00 in Fiscal Year 2014-2015 funds along with \$40,650.00 in Fiscal Year 2013-2014 funds for a Lake Shore and Kelsey Park Improvements project.

The Town requests that Palm Beach County consider allowing the Town to combine the Fiscal Year 2015-2016 funds with the previously approved Fiscal Year 2014 and 2015 funds, since all proposed projects are in Lake Shore and Kelsey Parks. Bundling the grants for the total amount of \$437,555.00 will allow the Town to accomplish as many of the approved projects under one design contract and one construction project as funding will allow.

In addition, the Town's Architectural Consultant has submitted project estimates that have required the Town to modify its plans that were approved in the original agreement by the Board of County Commissioners at their March 10, 2015 meeting. By this letter, the Town requests consideration of the following additions and deletions to "Exhibit A, Work Program Narrative" that was a part of the agreement with the County.

- Task the Architectural Consultant to specify the park benches and litter receptacles and indicate their location on the site plan. Add these additional costs to the existing professional services contract.
- Purchase and install park benches and litter receptacles as part of the construction contract.
- While the original agreement stipulates that, "The site lighting at Lake Shore Park shall be bid separately as one contract", include the placement of underground power supply lines running to the future light pole locations into the current construction contract.
- Task the Architectural Consultant to specify the re-roof of the two (2) buildings adjacent to the remodeled restroom in the construction plans. Add these additional costs to the existing professional services contract.
- Re-roof two (2) buildings adjacent to the remodeled restroom building in Lake Shore Park. These roofs will match the new roof approved to be placed on the existing restroom.

- Strike the following task from the approved agreement's *Scope of Work: Lake Shore Park*, "Construct a new building with ADA compliant restrooms to meet needs of park users, complete with A/C unit, related amenities, site work, mechanical upgrades (where necessary) and landscaping."
- Amend the following task in the approved agreement's *Scope of Work: Kelsey Park*; construct a restroom facility of approximately 840 S.F. (increased from 580 S.F.).

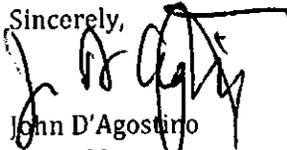
If bid prices submitted for the core project are lower than the Architect's initial estimates, the Town would like to have the flexibility to accomplish additional, pre-approved tasks through the use of Bid Alternates. Our priorities, in descending order, will be:

- Construction and renovation of the restrooms
- The purchase and placement of benches and trash receptacles
- Re-roof of two adjacent park buildings
- Placement of underground power lines for site lighting

I think you'll find that the modifications being requested do not significantly deviate from the original project submittals.

Thank you for your consideration of the Town's request.

Sincerely,



John D'Agostino  
Town Manager

cc: Carlos Serrano, Director, Strategic Planning Section  
Lynette Scraper, Project Coordinator  
David Hunt, Public Works Director  
Bambi McKibbon-Turner, Human Resources Director  
Richard Pittman, Project Manager  
Blake Rane, Finance Director



Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. Tab 4

**Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

- SPECIAL PRESENTATION/REPORTS
  - BOARD APPOINTMENT
  - ORDINANCE ON 1<sup>st</sup> READING**
  - NEW BUSINESS
  - OTHER: \_\_\_\_\_
- CONSENT AGENDA
  - OLD BUSINESS

Approved by Town Manager *[Signature]* Date: 12/7/15

*Nadia Di Tommaso / Community Development Director*  
Name/Title *ND*

<b>Originating Department:</b>  <b>Community Development</b>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> Ordinance <u>12</u> -2015
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <i>ND</i>  <b>Please initial one.</b>

**Summary Explanation/Background:**

The Town Commission voted to eliminate the parking meters starting October 1, 2015. Consequently, Chapter 30, Article IV needs to be repealed in its entirety since it is no longer applicable to the Town's operations. When this Ordinance is presented on 2<sup>nd</sup> reading for adoption, additional Resolutions will be presented as separate agenda items so that the fees associated with parking meters are also eliminated from the Town's fee schedules.

**Recommended Motion:** I move to APPROVE Ordinance 12-2015 on first reading.



Town of Lake Park Town Commission

Agenda Request Form

Exhibit "C"

Meeting Date: December 16, 2015

Agenda Item No. Tab 5

AGENDA TITLE: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10th STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- [ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 1st READING
[ ] NEW BUSINESS
[ ] OTHER:

Approved by Town Manager [Signature] Date: 12/7/15

Nadia Di Tommaso / Community Development Director
Name/Title

Table with 3 columns: Originating Department (Community Development), Costs (Ad & Mail Notices), Attachments (Ordinance 13-2015, Staff Report, Legal Ad), Advertised (Date: 11-13-2015), and notification status.

Summary Explanation/Background:

Please refer to the Staff Report.

Recommended Motion: I move to APPROVE Ordinance 13-2015 on first reading.

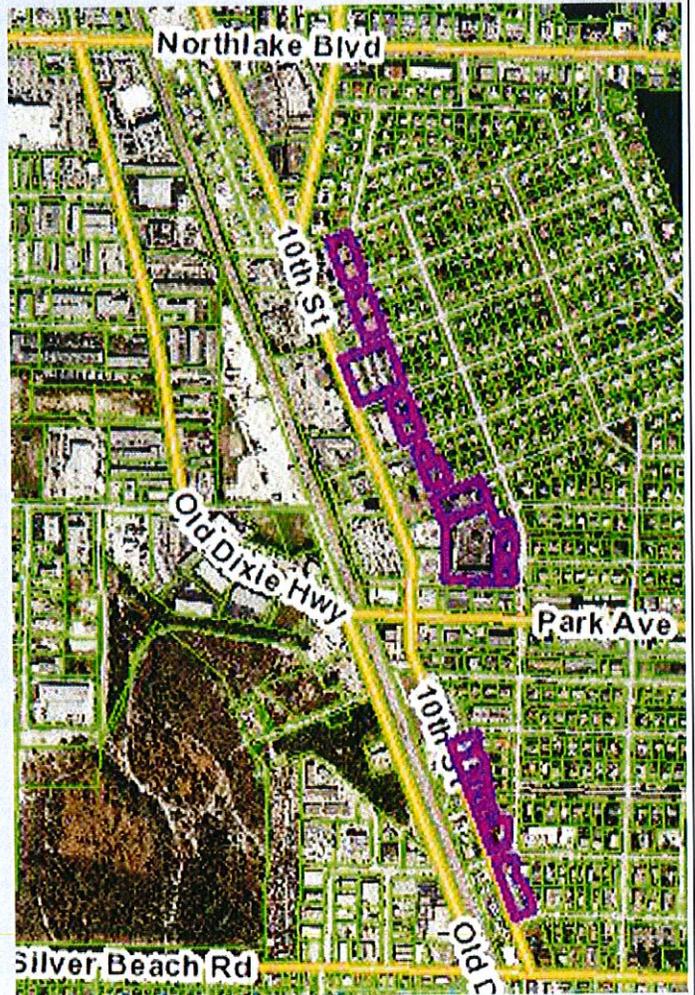


**DESCRIPTION:**

Rezoning twenty-one (21) platted parcels (with 37 property control numbers due to the existence of condos) on the east side of 10<sup>th</sup> Street, between Northern Drive and Silver Beach Road, from Residential-2 (R-2) to Commercial-1 (C-1) Zoning District.

**REQUEST:** This is a Town-initiated application to rezone twenty-one legal parcels consisting of a combined 13.6751 acres. Some of the legal parcels consist of condominium units therefore, a total of 37 property control numbers are available. These parcels are generally located on the east side of 10<sup>th</sup> Street as illustrated below and further described in Exhibit "A". Their land use designation is Commercial and this land use designation became effective in 2009. The vision behind converting these parcels to a Commercial land use designation at the time, was to be able to maximize our commercial corridors by providing more commercial land for redevelopment and essentially, potentially increasing their value. Since the Community Development Department is currently working with the Town's newly contracted engineering firm's GIS department, Calving Giordano & Associates, it appears this rezoning never took place in 2009 and is required. This rezoning will make the proposed zoning district designation of C-1 consistent with the future land use designation of Commercial. Staff recommends that the twenty-one parcels be rezoned from R-2 to C-1. The property control numbers of the properties are as follows (from north to south on the map):

- |                         |                         |
|-------------------------|-------------------------|
| 36-43-42-20-01-047-0090 |                         |
| 36-43-42-20-01-047-0130 | 36-43-42-20-01-079-0130 |
| 36-43-42-20-01-047-0170 | 36-43-42-20-06-003-0010 |
| 36-43-42-20-01-047-0190 | 36-43-42-20-06-003-0040 |
| 36-43-42-20-01-047-0220 | 36-43-42-20-06-003-0090 |
| 36-43-42-20-01-047-0250 | 36-43-42-20-06-003-0130 |
| 36-43-42-20-01-047-0290 | 36-43-42-20-06-003-0060 |
| 36-43-42-20-16-000-0211 | 36-43-42-20-06-003-0070 |
| 36-43-42-20-16-000-0210 | 36-43-42-20-06-003-0080 |
| 36-43-42-20-16-000-0029 |                         |
| 36-43-42-20-16-000-0028 |                         |
| 36-43-42-20-16-000-0027 |                         |
| 36-43-42-20-16-000-0026 |                         |
| 36-43-42-20-16-000-0025 |                         |
| 36-43-42-20-16-000-0024 |                         |
| 36-43-42-20-16-000-0023 |                         |
| 36-43-42-20-16-000-0022 |                         |
| 36-43-42-20-16-000-0021 |                         |
| 36-43-42-20-16-000-0016 |                         |
| 36-43-42-20-16-000-0015 |                         |
| 36-43-42-20-16-000-0014 |                         |
| 36-43-42-20-16-000-0013 |                         |
| 36-43-42-20-16-000-0012 |                         |
| 36-43-42-20-16-000-0011 |                         |
| 36-43-42-20-01-075-0130 |                         |
| 36-43-42-20-01-076-0130 |                         |
| 36-43-42-20-01-076-0320 |                         |
| 36-43-42-20-01-077-0130 |                         |
| 36-43-42-20-01-078-0130 |                         |



**P&Z BOARD RECOMMENDATION:** The Planning and Zoning Board considered this item at their Special Call Meeting of Monday, November 23, 2015. There was some discussion regarding the parcels and the existing residential structures. It was clarified that the residential structures can remain as long as they do not get destroyed to more than 50% of their value, at which point they could only be redeveloped as commercial. The Board acknowledged that the Commercial zoning would make it consistent with the Commercial future land use designation, however, requested that staff go beyond the State requirement and notify all property owners (even if the properties are less than 10 contiguous acres, of the request prior to the Town Commission meeting. A courtesy letter was consequently sent on November 24, 2015. Between the P&Z Board meeting and December 4, 2015, staff did not received any contact from any of the owners.

The Board recommended APPROVAL (4-0).

**BACKGROUND INFORMATION**

Applicant(s): Town of Lake Park  
Owner: Various (See Exhibit "A")  
Address: Various (See Exhibit "A")  
Lot Size: Combined 13.6751 acres

Existing Zoning: Residential-2  
Existing Land Use: Commercial  Inconsistent

**Proposed Zoning: Commercial-1**

**Adjacent Zoning** (See Exhibit "B")

North: Park Avenue Downtown District/Residential-3/Residential-1  
South: Park Avenue Downtown District/Commercial-2  
East: Residential-2/Residential-1  
West: Commercial-1/Commercial-2

**Adjacent Land Use** (See Exhibit "B")

North: Commercial/Single-Family  
South: Commercial/Downtown  
East: Medium Residential/Single-Family  
West: Commercial/Commercial and Light Industrial

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The assignment of the Commercial-1 zoning district designation would render these parcels consistent with Future Land Use Element of the Comprehensive Plan which currently designates these parcels with a Commercial future land use designation. Currently, all of the subject parcels are inconsistent with their respective land use designation. The Commercial-1 zoning district designation is the most appropriate designation for these parcels since it is consistent with the zoning designations along the east side of 10<sup>th</sup> Street and it provides for a less intense commercial area (given the adjacent residential zoning) whereby many of the higher intensity commercial uses in this district can only be approved by special exception use approval (i.e. full site plan vetting of impacts). The Commercial-1 zoning district in Town Code Section 78-71 currently permits the following uses, either by right or special exception use approval:

*Sec. 78-71. - C-1 business district.*

*Within the C-1 business district, the following regulations shall apply:*

- (1) *Uses permitted. Within the C-1 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:*
- a. Animal day care establishment;*
  - b. Animal grooming establishment;*
  - c. Animal indoor training center;*
  - d. Appliance stores, including radio and television services;*
  - e. Bakeries the products of which are sold at retail but not produced on the premises;*
  - f. Banks;*
  - g. Barbershops, beauty shops, chiropodists, masseurs;*
  - h. Fertilizer, stored and sold at retail only;*
  - i. Laundry pickup stations;*
  - j. Offices, business and professional;*
  - k. Outdoor miniature golf courses, all objects limited to eight feet in height and such building or premises is located not less than 500 feet from the premises of an existing nursery school, elementary school or high school;*
  - l. Pet shop;*
  - m. Restaurants;*
  - n. Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises;*
  - o. Indoor theatres;*
  - p. Instructional studios; including but not limited to, studios for the instruction of the martial arts, dance, voice, drama, speech, gymnastics, yoga, exercise, painting, photography, music, and other similar instructional studio uses which are deemed appropriate by the town's community development director; or*
  - q. Transient residential use.*
- (2) *Building height limit. No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet.*

*Special exception uses permitted pursuant to section 78-184:*

- a. Animal service establishment;*
- b. Automotive service station;*
- c. Funeral home;*
- d. Hospital, sanitarium or medical clinic;*
- e. Motel/hotel;*
- f. Substance abuse treatment facilities, provided that any such facility shall not be located within a radius of 1,000 feet of another existing facility; or*
- g. Vehicle sales and rentals, including accessory sales of parts and components and accessory repair shops on property on which a permanent building is erected and which building is used solely in connection with the use and where no part of the open storage area is within 25 feet of any street line provided that:*

1. *The use is not within 500 feet of the same use, i.e., sales to sales, rentals to rentals, etc.;*
2. *No vehicles, boats or wave runners are tested or repaired outside of a building designed for such purposes;  
and*
3. *The parking requirements for the use are met over and above any areas provided for vehicles, boats or wave-runners, which are part of the specific business.*

**STAFF RECOMMENDED MOTION:**

I move to APPROVE Ordinance ~~13~~<sup>13</sup>-2015 for the rezoning of 21 platted parcels with 37 property control numbers, as legally described herein, from a Residential-2 to Commerical-1 zoning district designation.

***\*\*The item was advertised with a location map in the Palm Beach Post on November 13, 2015 and all owners not connected by at least 10 contiguous acres were notified by direct mail per Florida State Statute requirements. In addition, and pursuant to the P&Z Board request, all additional owners were mailed a courtesy notice on November 24, 2015\*\****



Exhibit "D"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. *Tab 6*

**Agenda Title:** AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON 2<sup>nd</sup> READING
- NEW BUSINESS
- OTHER
- CONSENT AGENDA
- OLD BUSINESS

Approved by Town Manager *J. Di Tommaso* Date: *12/7/15*

Nadia Di Tommaso / Community Development Director  
Name/Title

<b>Originating Department:</b>  Community Development	Costs: \$ Legal Ad (~\$125) Funding Source: Town Clerk Acct. #106-48100 <input type="checkbox"/> Finance _____	<b>Attachments:</b>  → Ordinance <u>10</u> -2015 → Legal Ad
<b>Advertised:</b> Date: December 6, 2015 Paper: Palm Beach Post <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <i>ND</i> OR Not applicable in this case  <b>Please initial one.</b>

Summary Explanation/Background:

TOWN COMMISSION ORDINANCE ON 1<sup>st</sup> READING (APPROVED with additions – see updated Schedule): December 2, 2015

This is the annual update to the Town’s Capital Improvements Schedule in the Town’s Capital Improvements Element of the Comprehensive Plan.

Beginning in 2005, local governments were required to update their five-year Capital Improvements Schedule (CIS) as an annual amendment to the Comprehensive Plan to demonstrate a financially feasible schedule. Per House Bill (HB) 7207, the “Community Planning Act”, adopted on June 2, 2011, the five-year schedule of capital improvements is no longer required to demonstrate that the CIS is financially feasible; however, local governments must still review and update their CIS by the adoption of an ordinance. This ordinance is no longer subject to the review of the Department of Economic Opportunity (formerly the Department of Community Affairs). Such modifications to update the five-year CIS are not deemed amendments to the local Comprehensive Plan and therefore, do not need to adhere to the comprehensive plan amendment process. Due to the fact that such an update is still accomplished by the adoption of an ordinance by the Town Commission, a public hearing is required.

In accordance with the legislation enacted by the Community Planning Act, all local governments must review and update the Five-Year Capital Improvement Schedule of their Comprehensive Plan Capital Improvements Element consistent with the requirements of Section 163.3177 and Section 163.3180, Florida Statutes. The Capital Improvements Element identifies capital projects needed to maintain, or promote, Level of Service (LOS) standards. The Schedule of Capital Improvements includes Town projects which may be funded by federal, state or local money sources.

A CIS allows for:

- A systematic evaluation of all potential projects at the same time.
- The ability to stabilize debt and consolidate projects.
- A public relations and economic development tool.
- Focus on preserving a governmental entity's infrastructure while ensuring the efficient use of public funds.
- An opportunity to foster cooperation among departments and an ability to inform other units of government of the entity's priorities. For examples, a State grant looks highly on applications for projects that are included in the CIS.

**ENCLOSED IS THE PROPOSED ORDINANCE AND UPDATED CAPITAL IMPROVEMENTS SCHEDULE.**

**Recommended Motion: I move to ADOPT Ordinance No. 10-2015 on second reading.**



Town of Lake Park Town Commission

Exhibit "E"

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. Tab 7

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- [ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] PUBLIC HEARING ORDINANCE ON 2nd READING
[ ] NEW BUSINESS
[ ] OTHER

Approved by Town Manager [Signature] Date: 12/7/15

Nadia Di Tommaso / Community Development Director [Signature]
Name/Title

Table with 3 columns: Originating Department (Community Development), Costs (Legal Ad, Applicant, #4771), Attachments (Ordinance 11-2015, Ordinance 02-2015, Legal Ad), Advertised (December 6, 2015, Palm Beach Post), and notification details.

Summary Explanation/Background:

On August 19, 2015, the Town Commission adopted Ordinance 02-2015 for the abandonment of a 0.49-acre portion of the East Jasmine Drive right-of-way between North Federal Highway and Lake Shore Drive. This Ordinance was presented at a public hearing, along with Site Plan and Special Exception Use, Rezoning and Land Use Amendment requests. These applications were brought forward by Urban Design Kilday Studios (the Applicant), on behalf of Earl Stewart Toyota LLC and Commercial Investments LLC (the Owners of 1215 and 1017 North Federal Highway, respectively) in an effort to

expand the existing Earl Stewart Toyota Planned Unit Development currently being operated as a motor vehicle sales establishment.

Pursuant to Ordinance 02-2015, payment of \$320,000 was made to the Town within 90 days following the adoption of the Ordinance. Section 4 requires the Ordinance to be recorded in the public records of Palm Beach County so as to formalize the transfer of ownership. However, Section 3 of the existing Ordinance, requires that all conditions associated with the Resolution of the Site Plan and Special Exception Use are first satisfied prior to the recording. The Resolution pertaining to the development of the overall site is phased and will likely not be completed until 2020. The intent of the Abandonment Ordinance was not to have the Town retain ownership until at least 2020, but rather to simply ensure that only certain conditions of the Resolution were adhered to prior to the official transfer of the East Jasmine Drive right-of-way, namely the payment of the right-of-way. In order to effectively move the recording forward, which would allow the Town to eliminate any liability it has with the property and allow the Applicant to move forward with the Plat and site plan construction permits, Section 3 and 4 of Ordinance 02-2015 must be refined to delete Section 3 and modify Section 4 so as to reflect the specific conditions relevant to the Abandonment.

**Please refer to the enclosed Ordinance 11-2015.**

**TOWN COMMISSION FIRST READING:** December 2, 2015 (APPROVED 5-0)

**Recommended Motion: I MOVE TO ADOPT ORDINANCE 11-2015 on 2<sup>nd</sup> READING.**



Exhibit "F"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. Tab 8

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOUSE TO BE LOCATED ON THE WEST SIDE OF 10<sup>TH</sup> COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- PUBLIC HEARING ORDINANCE ON \_\_ READING
- RESOLUTION – PUBLIC HEARING/QUASI-JUDICIAL
- OTHER

- CONSENT AGENDA
- OLD BUSINESS

Approved by Town Manager *[Signature]* Date: 12/7/15

Nadia Di Tommaso / Community Development Director  
Name/Title *ND*

<p><b>Originating Department:</b>  Community Development</p>	<p>Costs: \$ Legal Ad &amp; Certified Mail Funding Source: Applicant ("Aldi LLC") Acct. # 4773 [ ] Finance _____</p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>→ Staff Report</li> <li>→ Resolution <u>48</u>-12-15</li> <li>→ Copy of Applications</li> <li>→ Copy of Legal Ad and Certified Letter</li> <li>→ Site Plan Package – <i>available in the drop box and in paper format in the Community Development Department.</i></li> </ul>
<p><b>Advertised:</b> Date: 11-13-2015 Paper: Palm Beach Post [ ] Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone <u>ND</u> – see <i>notation in costs field</i> or Not applicable in this case _____ <b>Please initial one.</b></p>

Summary Explanation/Background:

Please refer to the Staff Report.

**Recommended Motion:** I MOVE TO APPROVE RESOLUTION 48-12-15 WITH THE CONDITIONS OF APPROVAL PROPOSED BY STAFF.



**TOWN LAKE OF PARK  
TOWN COMMISSION  
MEETING DATE: December 16, 2015  
STAFF REPORT**

**APPLICATION:** SITE PLAN APPLICATION FOR AN OFFICE WAREHOUSE TO BE LOCATED ON A VACANT LOT ON THE WEST SIDE OF 10<sup>TH</sup> COURT, TWO PARCELS NORTH OF NORTHERN DRIVE.

**SUMMARY OF APPLICANT’S REQUEST:** Ahrens Companies (“Applicant”), is proposing to develop a 3,430 square foot office warehouse on a vacant parcel with a Property Control Number (PCN) 36-43-42-20-04-132-0130 (“the Site”). The Site is currently owned by R & K 10<sup>th</sup> Court LLC (“the Owner”).

The Site has a “Commercial/Light Industrial” future land use designation and a Commercial-4 Business District (C-4) zoning designation. The C-4 designation allows “office/warehouse” as a permitted use.

**P&Z Board Recommendation: November 23, 2015 – APPROVAL with conditions (4-0).**

**Staff Recommendation: APPROVAL with conditions. Refer to pages 8-9 of this staff report for conditions.**

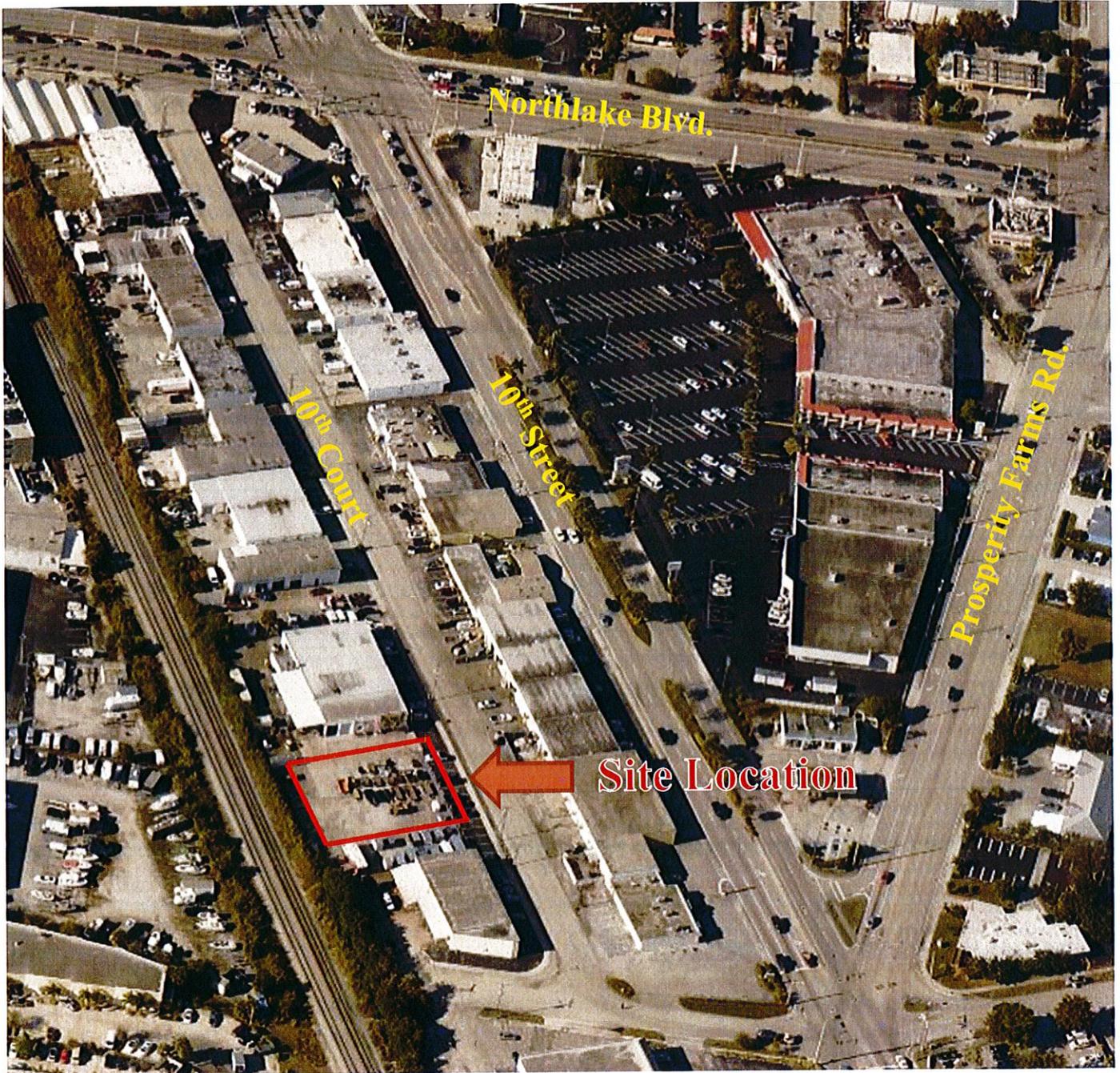
**BACKGROUND:**

Applicant(s): Ahrens Companies  
Owner(s): R & K 10<sup>th</sup> Court  
Address/Location: 10<sup>th</sup> Court  
Net Acreage: 0.3221 acres  
Legal Description: see survey (Job # 90-1238)  
Existing Zoning: Commercial 4 (C-4) Business District  
Future Land Use: Commercial/Light Industrial

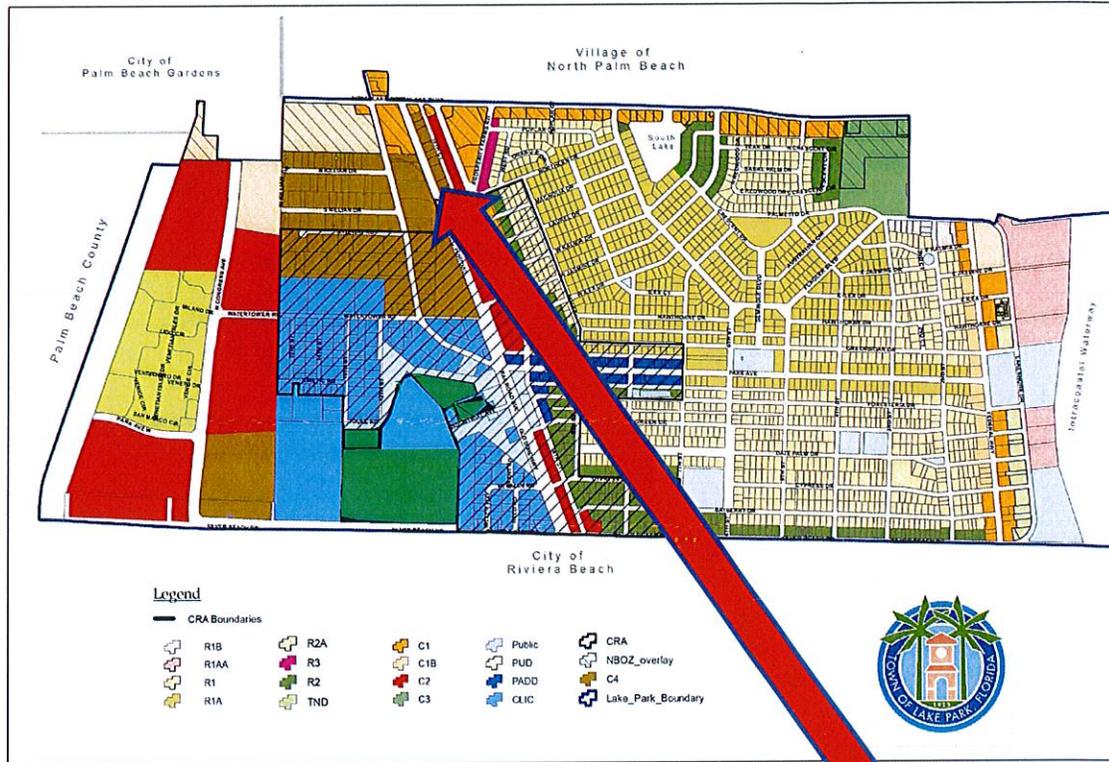
**Adjacent Zoning**  
**North:** C-4 Business District  
**South:** C-4 Business District  
**East:** C-2 Business District  
**West:** C-4 Business District/Florida East Coast Railroad

**Adjacent Existing Land Use**  
**North:** Commercial/Light Industrial  
**South:** Commercial/Light Industrial  
**East:** Commercial  
**West:** Commercial/Light Industrial/Florida East Coast Railroad

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



**FIGURE 2: Town Zoning Map**



## Lake Park Zoning Map



Nadia O. Tomkowiak, Director  
 Community Development Department  
 Town of Lake Park  
 935 Park Ave., Lake Park, FL 32902  
 888.281.3339 / 888.891.9123 / 407.411.0880  
 ntomkowiak@cityoflakepark.com



**FIGURE 3: Town Future Land Use Map (FLUM)**



Location of site

## PART I: APPLICATION FOR A SITE PLAN

The Site Plan has been reviewed by the Town's consulting Engineer and Landscape Architect, as well as the Community Development Department and Public Works Department. Based upon this review, the Staff finds that the Site Plan meets the Land Development Regulations of the Town Code.

### **SITE PLAN PROJECT DETAILS:**

**Building Site:** The Site is located on the west side of 10<sup>th</sup> Court and is the second parcel just north of Northern Drive.

**Site Access:** The Site has one street access and is proposing one entrance and exit via a driveway to be located on the parcel's east side that fronts 10<sup>th</sup> Court.

**Traffic:** The Applicant has received a letter from Palm Beach County's Traffic Division confirming that there is adequate capacity on the roadways to serve the project.

**Landscaping:** The Site Plan meets the Town's Landscaping Code regulations per the Town's consulting landscape architect review pursuant to the following administrative waivers which are possible under the flexible landscape standards detailed in Section 78-325(c) of the Town Code. These waivers will be granted administratively if the project is approved as proposed and will be detailed in the Resolution (Development Order) being presented to the Town Commission. They include:

→ ***Administrative Waivers Requested for Landscaping:*** The Applicant has requested to reduce the landscape buffer minimum width requirements along the north, south and west (interior) sides of the property pursuant to Town Code Section 78-325(c). The Town Code requires these interior landscape buffers are required to be a minimum 8 feet wide and are eligible for a 20% reduction pursuant to Section 78-325(c) and because the site's acreage is under 1.0 acre (measuring 0.3221 acres). Consequently, the Applicant is permitted, through the administrative waiver provision, to reduce these interior buffers to 6.4 feet. The Applicant proposes a 6.4 foot buffer width along the north property line; a buffer width varying from 6'7" to 10'7" along the south property line; and a 6.4 foot buffer width along the west property line.

**Drainage:** The Town's Engineer has reviewed the Applicant's Paving, Grading and Drainage plans and has determined that it meets the engineering requirements for drainage.

**Parking:** The Code requires 4 spaces per 1,000 square feet of office space; 1 space per 2,000 square feet of warehouse space; and, 1 space per employee on the shift of greatest employment per Town Code Section 78-145(h), which totals 7 required spaces per the proposal of 1,031 square feet of office space; 2,399 square feet of warehouse; and 2

employees at maximum shift. The Applicant is proposing 8 parking stalls inclusive of 1 ADA space, which exceeds the minimum number of parking spaces required by the Code.

**Signage:** The Applicant is proposing one wall sign to be located on the west (front) elevation above the warehouse entry door that will be visible from 10<sup>th</sup> Court. The owner does not intend on having signage for his personal office warehouse to be located in the rear of the structure. The proposed sign structure and (future) proposed sign face will be subject to the Town's permitting requirements.

**Photometric (Lighting):** Meets the minimum requirements of Town Code Section 54-34 through 54-36.

**Zoning:** An Office/Warehouse use is a permitted use within the C-4 zoning district in which the Site is located.

**Water/Sewer:** The Applicant has not submitted Seacoast Utility Authority's (SUA) determination of compliance however, it is the Town's understanding that Seacoast's review is ongoing and that the Applicant has responded to some of Seacoast's preliminary comments which did not warrant any significant plan changes and which were minor in nature. The Site has sufficient capacity to serve the proposed uses. Final Seacoast approval will be required prior to the issuance any building permit for development.

**Design:** The proposed Elevations for the office/warehouse meet the Town's minimum Architectural Guidelines in Sections 78-330 through 78-337, which provide for flexibility for developments being proposed within internalized corridors in our commercial/light industrial areas. More specifically, design treatments that are encouraged by the Code as prescribed by Section 78-332(1) but were met at a bare minimum by the applicant include canopies or porticos, overhangs proportional in size to mass of building, arcades, pedestrian amenities, peaked roofs with minimum 12 inch overhangs, ornamental and structural architectural details, and architectural treatments on all four façade elevations (e.g. articulation of facades, window and door treatments, uniform design, etc.)

**Fire:** Palm Beach County Fire Rescue (PBCFR) is in the process of performing a preliminary site plan review and will be reviewing the plans in greater detail as part of the building permit review process.

**PBSO:** PBSO is in the process of performing a preliminary site plan review.

## PART II: STAFF RECOMMENDATION

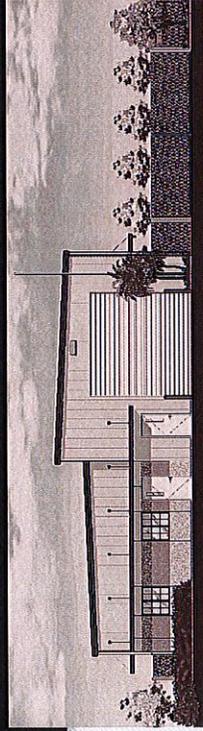
Staff recommends **APPROVAL** of the Site Plan for a 3,430 square foot office/warehouse located along the west side of 10<sup>th</sup> Court, **subject to the following conditions:**

1. The Applicant shall develop the Site consistent with the following Plans:
  - a. Civil Plans, Paving, Grading, Drainage, Utility, Water/Sewer, and Erosion Control referenced as Sheets C-0, C-1, C-2, C-3, C-4, C-5, prepared by Douglas Winter, P.E. and signed and sealed on 11-13-15; and, received and dated by the Department of Community Development on 11-16-15.
  - b. Survey referenced as job no. 90-1238; prepared by Wallace Surveying Corp. and signed and sealed 8-8-15; and, received and dated by the Department of Community Development on 11-16-15.
  - c. Landscape Plans and Irrigation Plans, referenced as Sheets LP-1, LP-2 and IR-1; prepared by Karla Ann Bloom Landscape Architect and signed and sealed on 11-16-15; and, received and dated by the Department of Community Development on 11-16-15.
  - d. Site Plan, Elevations and architectural floor plan referenced as Sheets SP-1, A301, A302 and A303; prepared by Andrew Morgan Services, P.E. and signed and sealed on 11-16-15; received and dated by the Department of Community Development on 11-16-15.
  - e. Photometric Plan referenced as Sheet E803; prepared by KHN Engineering and signed and sealed 10-29-15; and, received and dated by the Department of Community Development on 11-16-15.
2. The Owner, the Applicant and their successors and assigns shall be subject to this resolution which constitutes the Development Order for the Site and all of its conditions.
3. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of 10<sup>th</sup> Court, or surrounding street and parking areas as part of the construction of the Site, shall be subject to the review and approval of the Directors of the Departments of Community Development and Public Works.
4. All landscaping as shown on the Site Plan and the Landscaping Plan shall be maintained in perpetuity by the Owner from the date of the Town's issuance of a Certificate of Occupancy. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.

5. The hedge material proposed for the the Site's perimeter which serves to align the parking areas, shall be maintained at a minimum of four feet.
6. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during the Site's construction.
7. The dumpster shall be screened as noted on the Site Plan and shall remain closed at all times other than when materials are being deposited therein, or it is being emptied by the franchise provider of solid waste services. All dumpsters shall be acquired from the approved franchise supplier for the Town.
8. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
9. Prior to the issuance of any building permits, the Owner shall submit copies of any other permits required by 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.
10. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, 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.
11. The Owner or Applicant shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Failure to do so shall render the Development Order void. Once initiated, the development of the Site shall be completed within 18 months.
- 12. Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

# R & K 10<sup>th</sup> Court

Proposed Offices & Warehouse Space



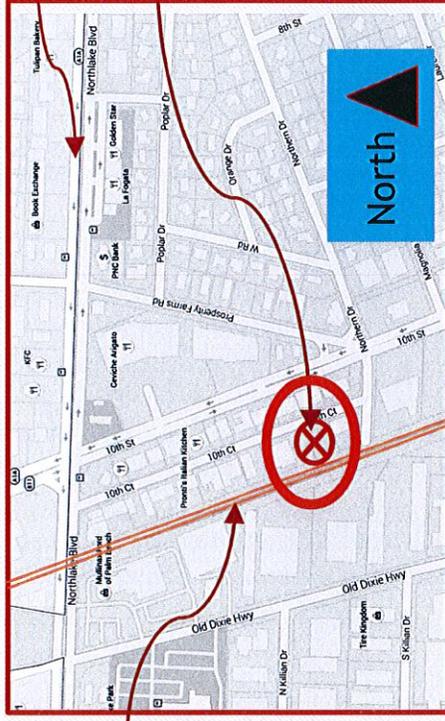
# Presentation Overview

- Project Information
- **Project Data**
- Site Design & Layout Review
- **Building Design & Layout Review**
- Parking Requirements
- **Review of Drawings: civil, landscape, architecture, site photometrics**
- Review of utility companies review status

# Project Info

- Project Type: **Office & Warehouse Space**
- Proposed Building Area:
  - Office Space = 1,031 SF
  - Warehouse Space = 2,399 SF
  - **Total Square Feet = 3,430 SF**
- Proposed Use:
  - Part-time Office/Storage - Property Owner
  - Warehouse/Office - Kauff Signs - autowrap

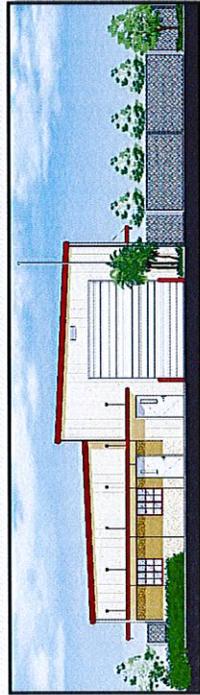
AREA MAP OF SITE



EXISTING SITE

NORTHLAKE BLVD.

TRAIN TRACKS



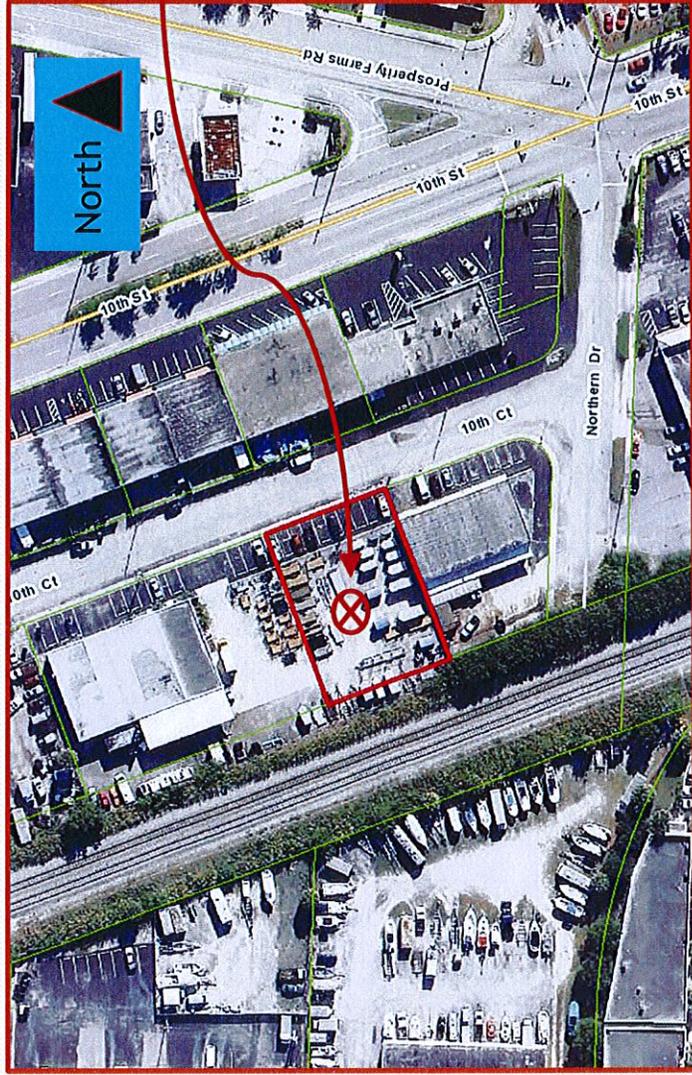
# Existing Site Conditions



Existing Site Conditions – Northeast Corner



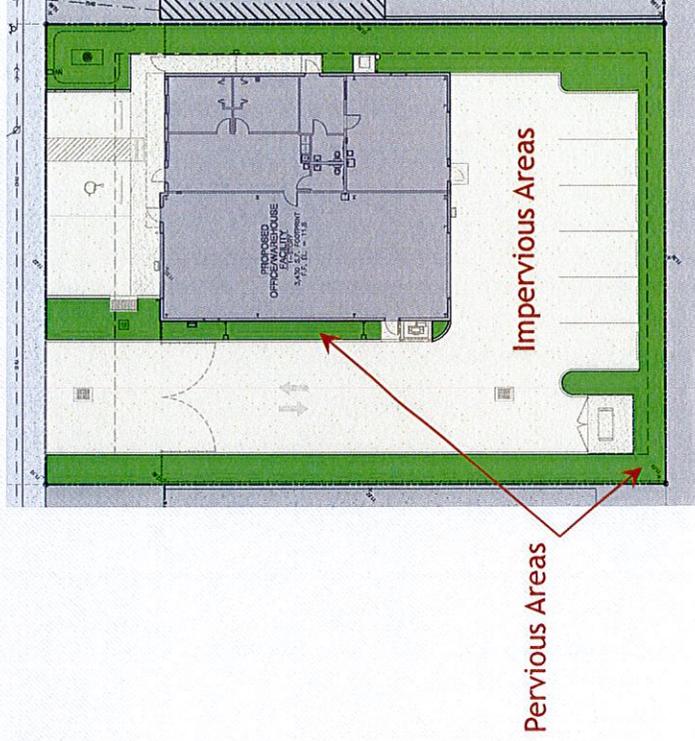
Existing Site – Southeast Corner & Street



EXISTING SITE

# Overall Site Area Breakdown

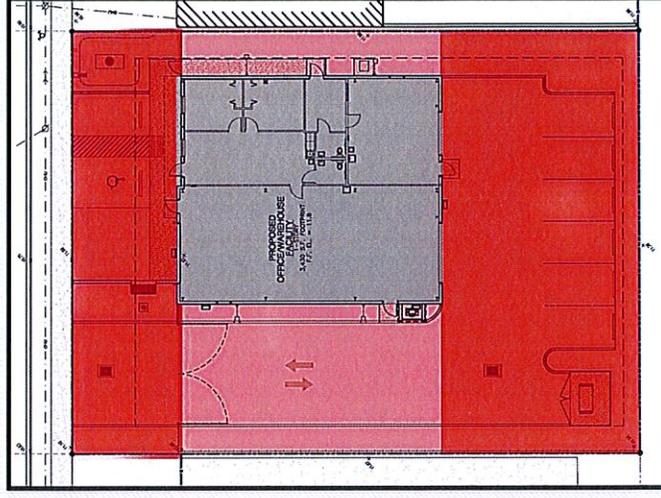
SITE AREA BREAKDOWN	SQ. FT.	ACRES	PERCENT
<b>TOTAL SITE</b>	<b>13,623</b>	<b>0.313</b>	<b>100.00 %</b>
<b><u>IMPERVIOUS AREAS</u></b>			
- Proposed Bldg.	<b>3,430</b>	<b>0.079</b>	<b>25.17 %</b>
<i>Office: 1,031 S.F.</i>			
<i>Warehouse: 2,399 S.F.</i>			
- Conc. Paving Area:	6,040	0.139	44.33 %
- Curb Area:	167	0.004	1.23 %
- Sidewalk & Stoops:	614	0.014	4.51 %
- Dumpster Enclosure:	130	0.003	0.96 %
<b>TOTAL IMPERVIOUS:</b>	<b>10,381</b>	<b>0.239</b>	<b>76.20 %</b>
<b><u>PERVIOUS AREAS</u></b>			
- Open Areas:	3,242	0.0074	23.80 %
<b>TOTAL PERVIOUS:</b>	<b>3,242</b>	<b>0.0074</b>	<b>23.80 %</b>



# Building & Landscape Requirements

(includes Admin. Waiver Requests)

BLDG. SETBACKS	MIN. REQUIRED	PROVIDED	ADMIN. WAIVER
Front (east)	25'-0" (*20'-0")	25'-0"	NO
Rear (west)	10'-0" (*8'-0")	47'-4"	NO
Side (north)	12'-0" (*9'-8")	35'-5"	NO
Side (south)	12'-0" (*9'-8")	10'-8"	NO
<i>Refer to ordinance 16-2014 Sect. 78-325(a)</i>			
LANDSCAPE BUFFERS	MIN. REQUIRED	PROVIDED	ADMIN. WAIVER
Front (east)	15'-0" (** 9'-5") MIN.	15'-0"	NO
Rear (west)	8'-0" (** 6'-5") MIN.	6'-5"	YES
Side (north)	8'-0" (** 6'-5") MIN.	6'-5"	YES
Side (south)	8'-0" (** 6'-5") MIN.	6'-7" & 10'-7"	YES
<i>Refer to ordinance 16-2014 Sect. 78-325(C)</i>			



# Parking Requirements

## PARKING REQUIREMENTS - PER SECTION 78-145(h)

### Minimum Spaces Required:

- 1) Customer Parking: (4) Spaces for each 1,000 SQ. FT. of Gross Floor Area of Office, Plus (1) Space for Eac 2,000 SQ. FT. of Gross Floor Area of Warehouse, or Fraction Thereof
- 2) Employee Parking: (1) Space for Each Employee on the Shift of Greatest Employment
- 3) 78-142. c.5.b Fractional Requirements: (X) Represents Fraction  $X < 0.5 = (1)$  Space If  $X \geq 0.5 = (2)$  Spaces

### ITEM Sq. Area Prov'd / Sq. Area Req'd = # of Spaces Req'd

Office	1,031 S.F./1,000	= (4) Spaces
Warehouse	2,399 S.F./2,000	= 1.2 = (1) Space
Employees	2	= (2) Spaces

Total Required: = 7 (\*\*\*) 6 Spaces

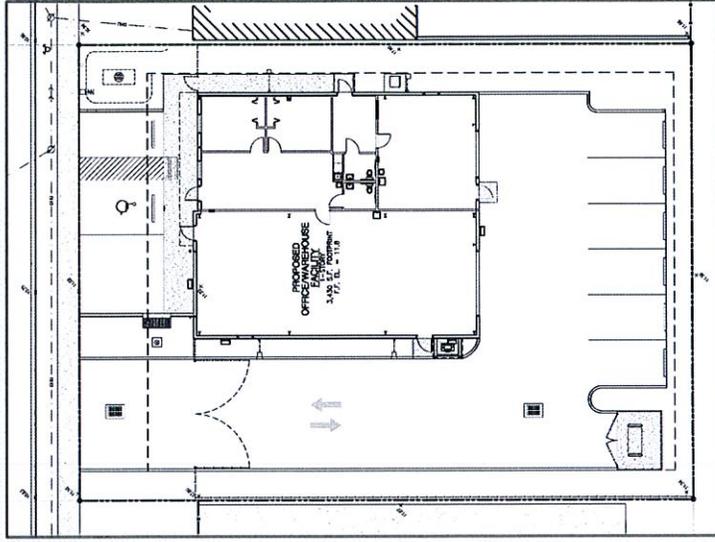
\*\*\* Refer to ordinance 16-2014 Sect. 78-325(b)

Total Provided = (8) Spaces

Regular Spaces = 7

H/C Space = 1

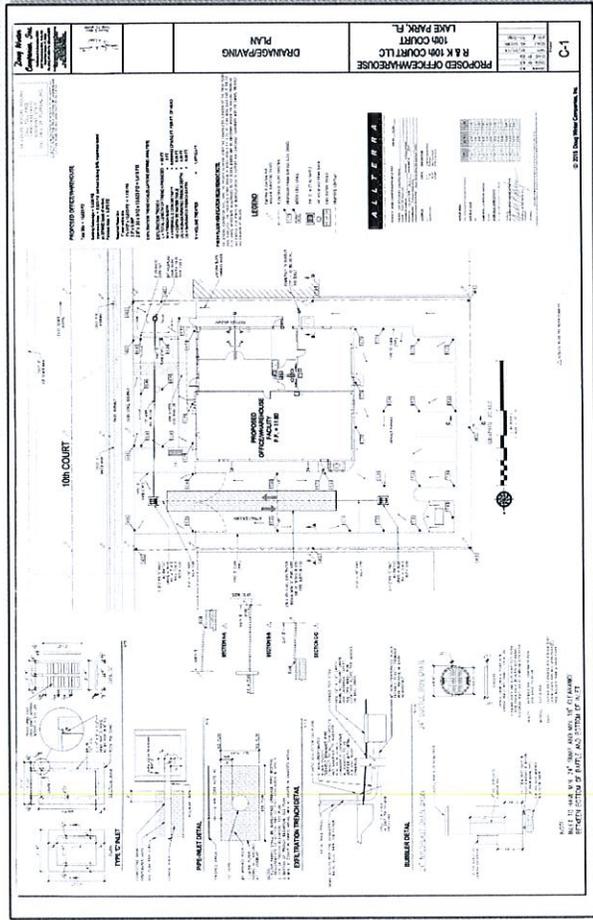
Total 8



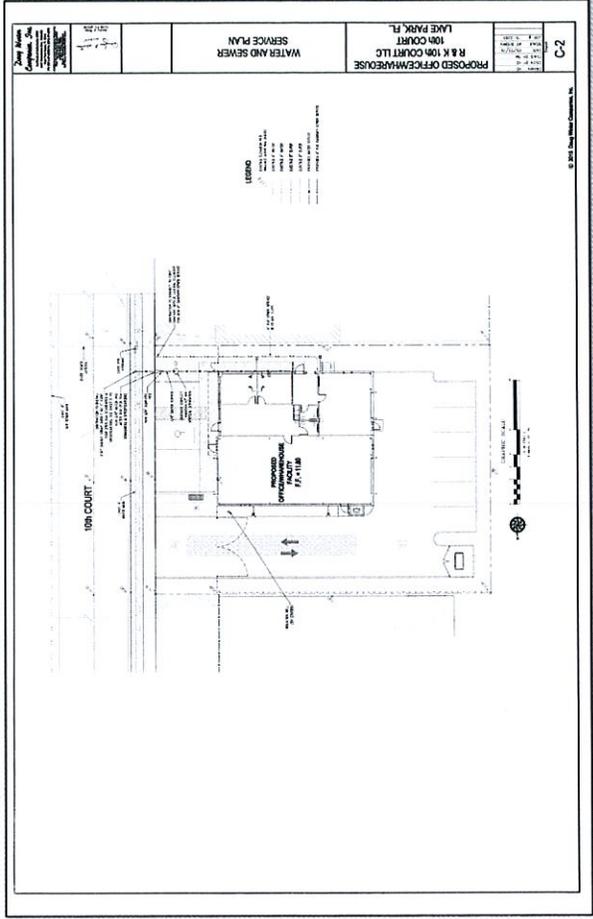
# Civil Engineering

Doug Winters, Civil Engineer, P.E., Doug Winters Companies, LLC.

## C-1

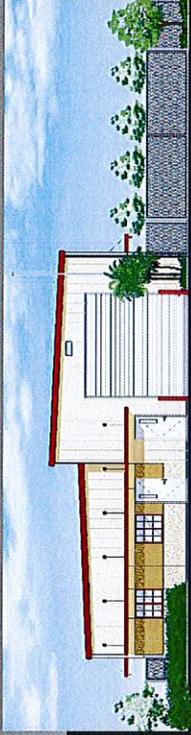


## C-2



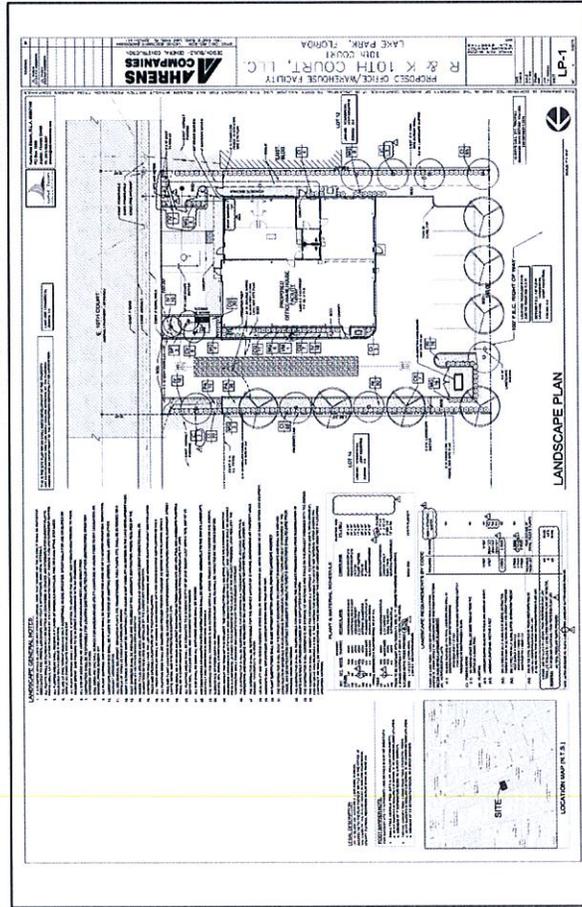


# Landscape Design

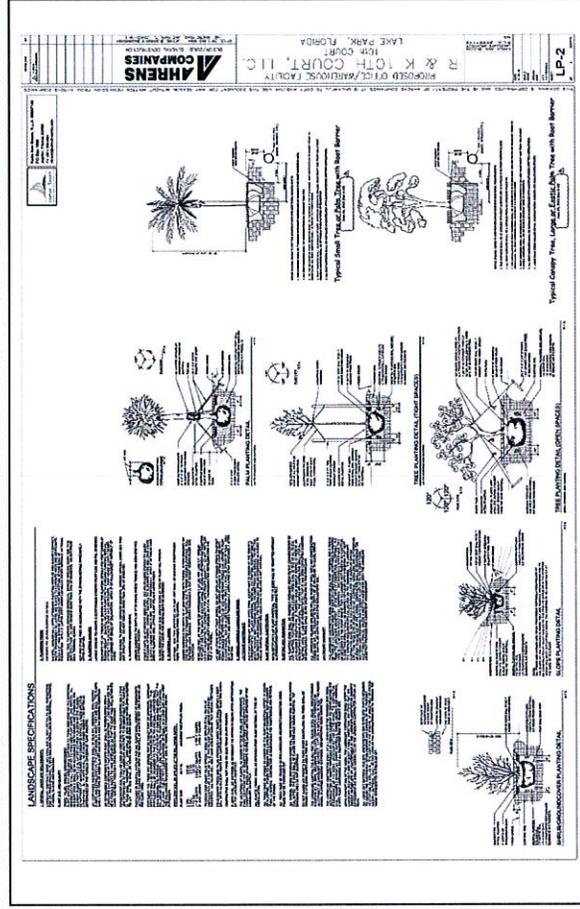


Karla Bloom, Landscape Architect, R.L.A., Native Bloom, Inc.

LP-1



LP-2

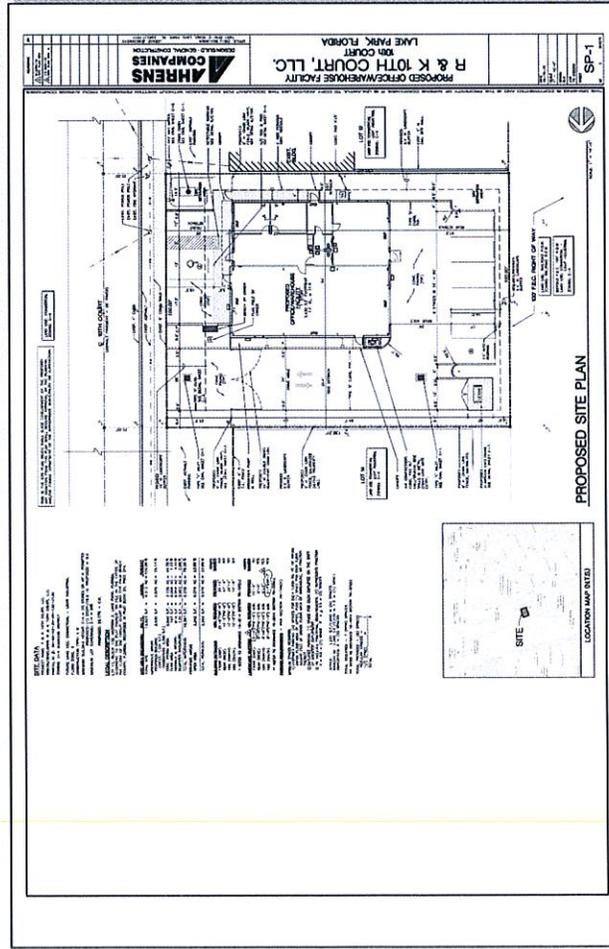




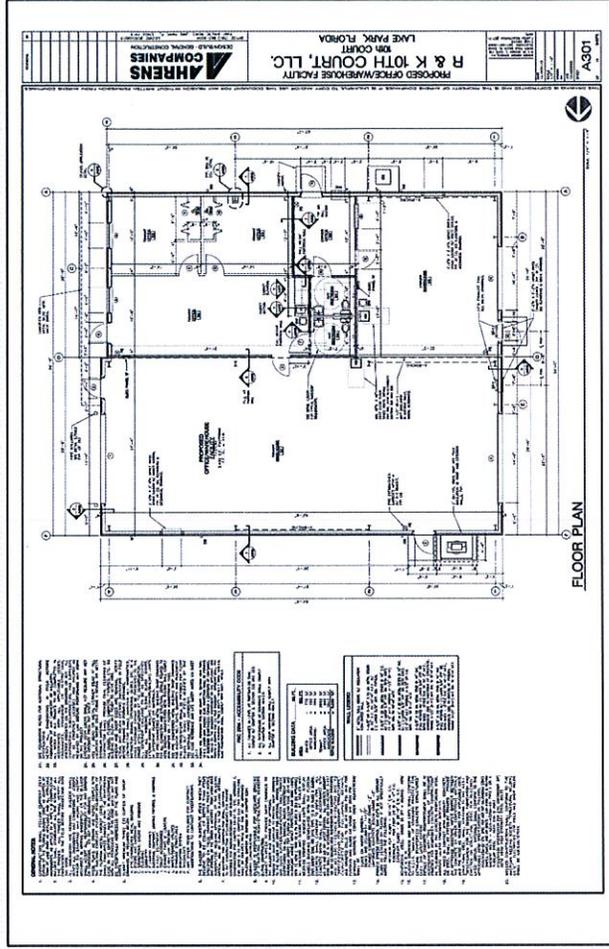
# Site Design & Building Layout

Andrew Morgan, P.E., Andrew Morgan Services, LLC.

SP-1

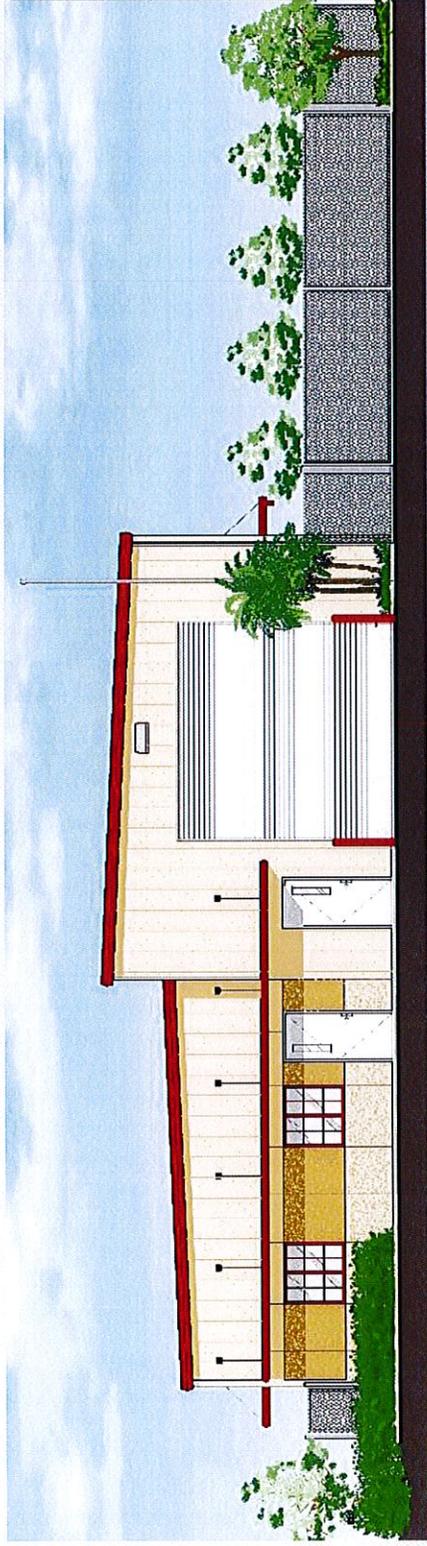


A301

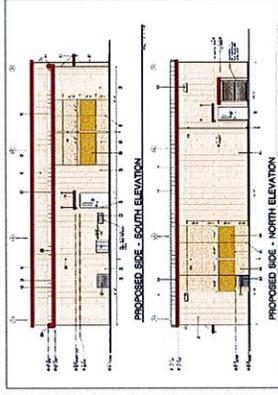
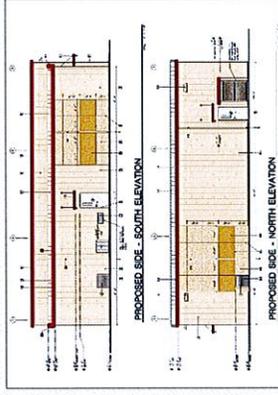
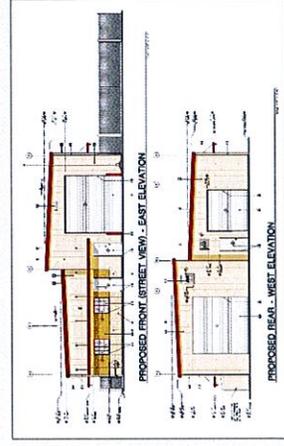


# Building Elevations

Andrew Morgan, P.E., Andrew Morgan Services, LLC.



East (main) Elevation

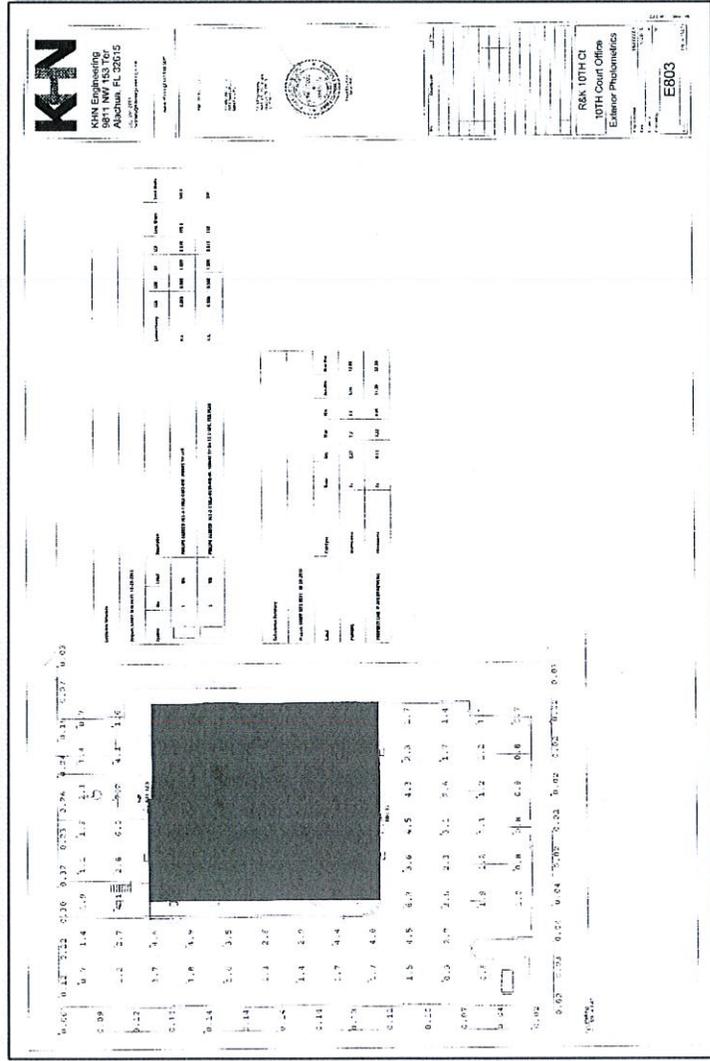




# Site Photometrics Plan

Russell Walters, M.E.P. Engineer, P.E., KHN Engineering, LLC.

## E803



# Utility Companies Status

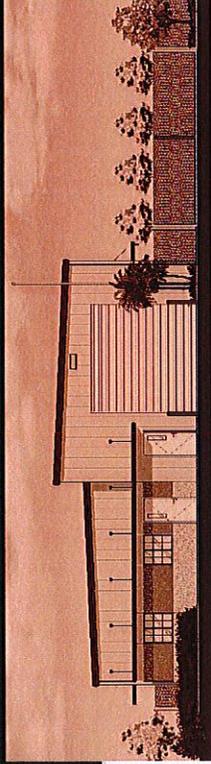
## Seacoast Utility Authority

- Review Comments:
  - Need fire marshal approved plans: **complied & submitted to SUA**
  - C-0: coversheet - Correct spelling of “warehouse”: **complied**
  - C-2: water & sewer plan - revise notes as directed: **complied**
  - C-4: update the date on the detail notes to current (typ): **complied**
  - LP-1: landscape plan - revise planting notes at SUA/street connection: **complied**
  - LP-2: landscape details - update the dates on the SUA details: **complied**

## FP&L

- Received **letter of confirmation** stating sufficient capacity of existing electrical services

# R & K 10<sup>th</sup> Court



Thank You





Exhibit "G"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 16, 2015

Agenda Item No. Tab 9

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
  - BOARD APPOINTMENT
  - ORDINANCE ON 1<sup>st</sup> READING
  - NEW BUSINESS – QUASI-JUDICIAL RESOLUTION**
  - OTHER: \_\_\_\_\_
- CONSENT AGENDA
  - OLD BUSINESS

Approved by Town Manager *[Signature]* Date: 12/7/15

*Nadia Di Tammase / Community Development Director* *[Signature]*  
Name/Title

<p><b>Originating Department:</b></p> <p style="text-align: center;"><b>Community Development</b></p>	<p>Costs: \$ <b>Application (\$250)</b></p> <p>Funding Source: <b>Applicant</b></p> <p>Acct. # <b>4771</b></p> <p><input type="checkbox"/> Finance _____</p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>→ Resolution <u>49-12-15</u> (identifying proposed modifications from Resolution 14-05-15)</li> <li>→ Application/Narrative including final Architectural Elevations as approved in August 2015</li> <li>→ Revised Site and Landscape Plans identifying bus shelter location (available in the dropbox and in paper format in the Community Development Department)</li> </ul>
<p><b>Advertised:</b></p> <p>Date: _____</p> <p>Paper: _____</p> <p><input checked="" type="checkbox"/> Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone <i>ND</i> (Courtesy Notices to Owners and Renters within 300 feet were mailed out on 12/7/15)</p> <p>OR</p> <p>Not applicable in this case <b>Please initial one.</b></p>

**Summary Explanation/Background:**

In August 2015, the Earl Stewart Toyota Planning Unit Development (PUD) was approved via Resolution 14-05-15, essentially serving as the development order for the property. Certain conditions were associated with the approval and they included: (1) Town Commission review and approval of the Bus Shelter Design; and (2) the prohibition of truck traffic on East Ilex Drive. Urban Design Kilday Studios, acting as the Applicant for the Owners, Earl Stewart LLC and Commercial Investments LLC, is requesting the following:

- ➔ Review and approval of the required Bus Shelter. This requires the incorporation of an additional condition which references the bus shelter design plans and required public access easement which will allow the public to access the bus shelter.
- ➔ Since the Phase 1 improvements require reconfiguration along Federal Highway and Lake Shore Drive, this only leave the E. Ilex Drive access point for truck access. The Applicant is requesting permission to utilize East Ilex Drive during Phase 1 construction. Consequently, this requires modification to condition #28.

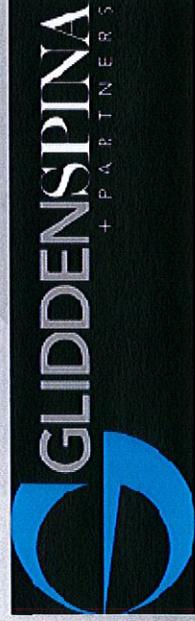
The Applicant's justification statement and plans identifying the bus shelter location are enclosed with this agenda item. The Applicant's Architect contacted Palm Tran for review and approval however, Palm Tran is only interested in knowing the location of the bus shelter once it has been approved. The Applicant's Architect was told that Palm Tran will not have any input on the design since it is on private property. Palm Tran was very happy to find out a shelter is being proposed. Finally, a rendering of final Architectural Elevations for the project, as approved in August 2015, have been included as well as a reference.

**Recommended Motion:** I move to APPROVE Resolution <sup>49-</sup> 12-15 with the proposed modifications.

# EARL STEWART TOYOTA OF LAKE PARK

Lake Park Town Commission  
December 16, 2015

Earl Stewart Toyota 



urban  
design  
kilday  
STUDIOS

# Requests

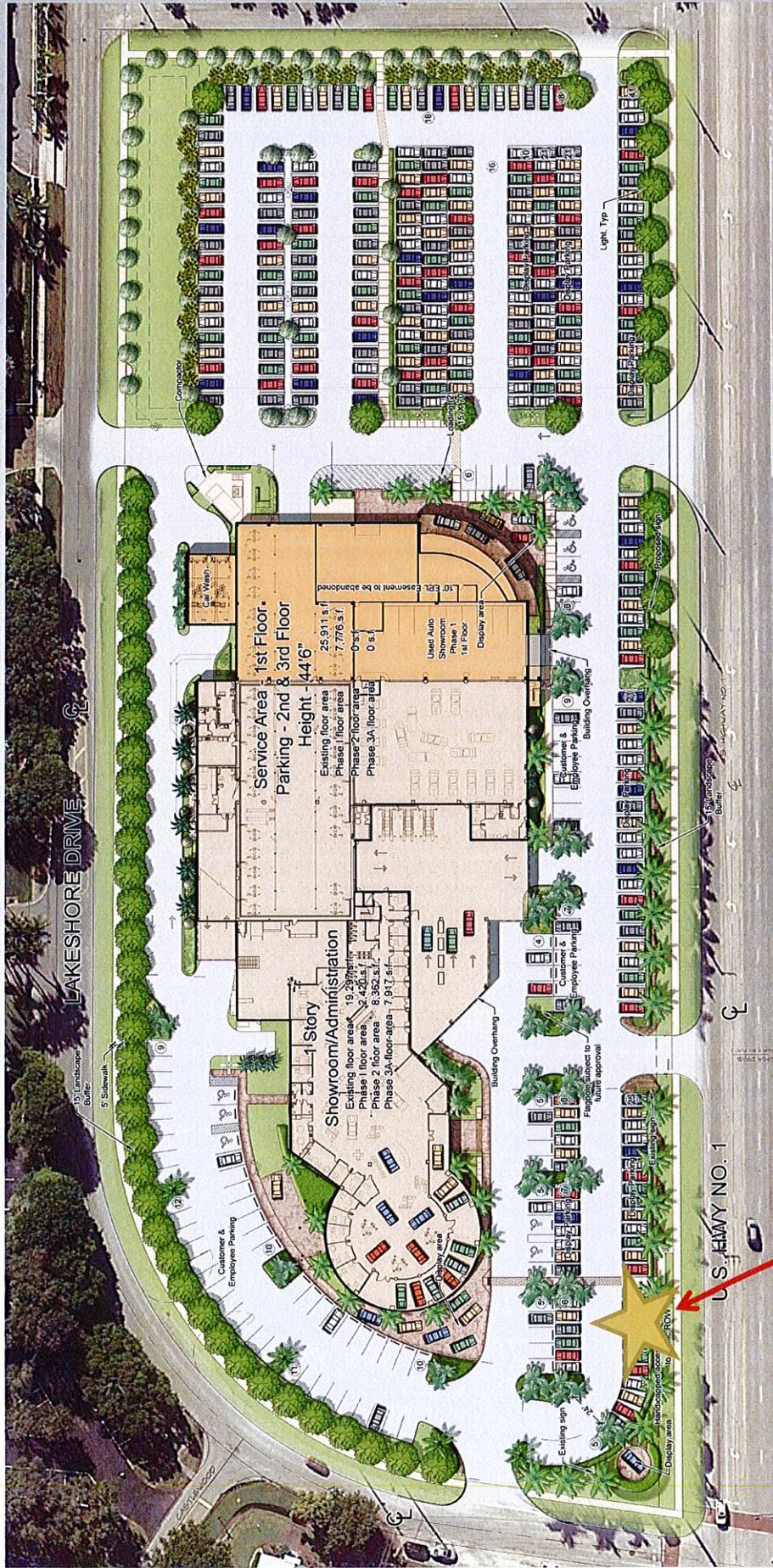
## Resolution 49-12-15

- ▣ Bus Shelter Design
  - Elevations
- ▣ Amending Res 14-05-15 and Resolution 14-05-03
  - Add Conditions 1.J and 1.K for implementing the bus shelter design
  - Modify Condition 19 regarding bus shelter access
  - Modify Condition 28 regarding site access during construction

Earl Stewart Toyota 

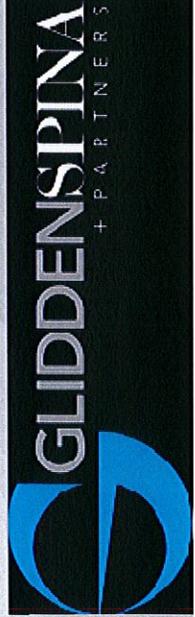


# Proposed Bus Shelter



**Bus Shelter**

Earl Stewart Toyota



urban  
design  
kilday  
STUDIOS

# Bus Shelter Location

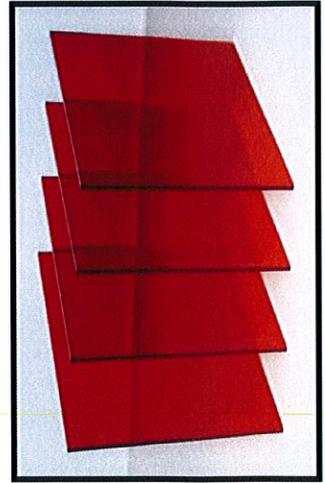
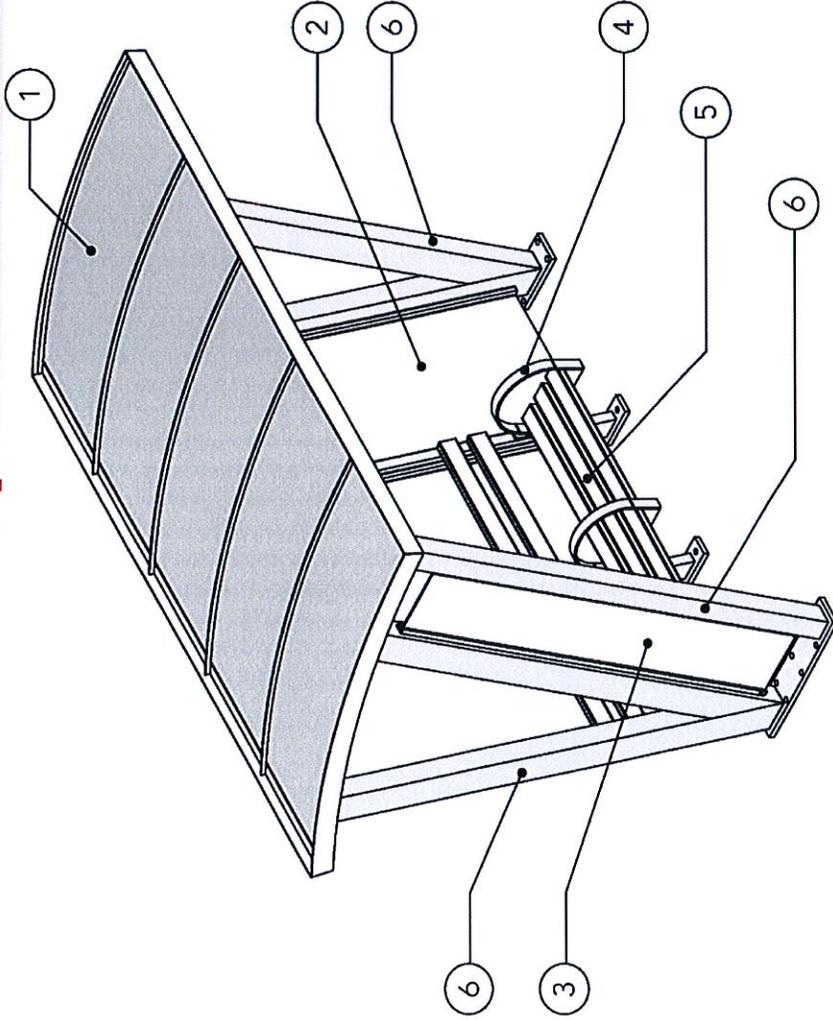


VIEW LOOKING SOUTHEAST FROM US HWY 1

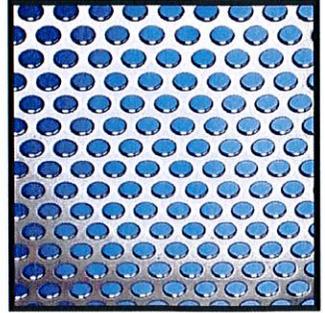
  
EARL STEWART TOYOTA  
LAKE PARK, FLORIDA

  
GLIDDENSPINA  
PARTNERS  
421.15

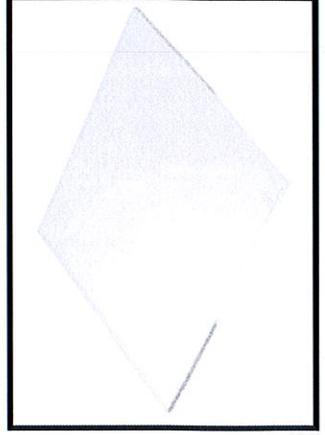
# Proposed Bus Shelter



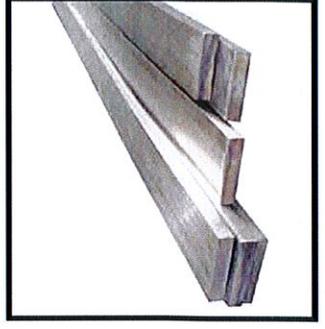
1 - Red Lexan Roof Panels



2 - Perforated Metal Back Panels



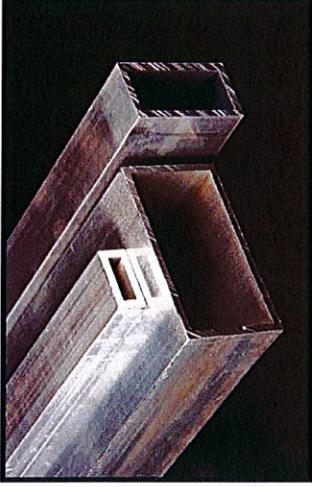
3 - Clear Lexan Side Panel



4 - Flat Bar



5 - Wood Bench

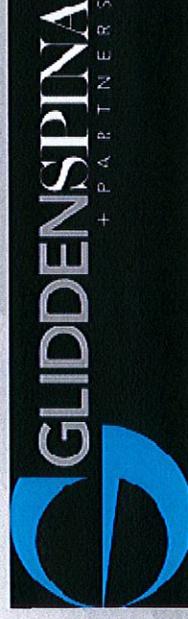


6 - Steel Tubes

# Resolution 49-12-15

- ▣ Add Conditions 1.J and 1.K to include the site and landscape and detailed bus shelter drawings in the list of approved plans
  - ▣ Modify Conditions 19 and 28
    - 19. Access to the bus shelter – provided by plat
    - 28. Access to the site during construction
- “Use of the E. Ilex Drive entrance shall be permitted until such time as the as all site related improvements for Phase 1 are completed in accordance with the approved site plan.”*

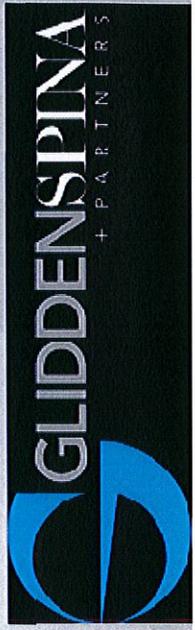
Earl Stewart Toyota 



# Construction Staging Area



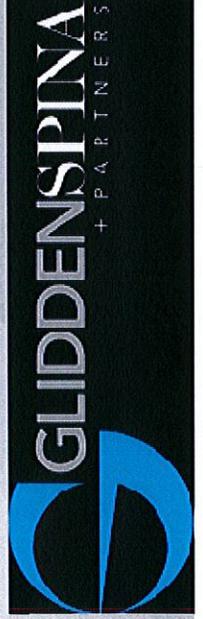
urban  
design  
kilday  
STUDIOS



Earl Stewart Toyota 

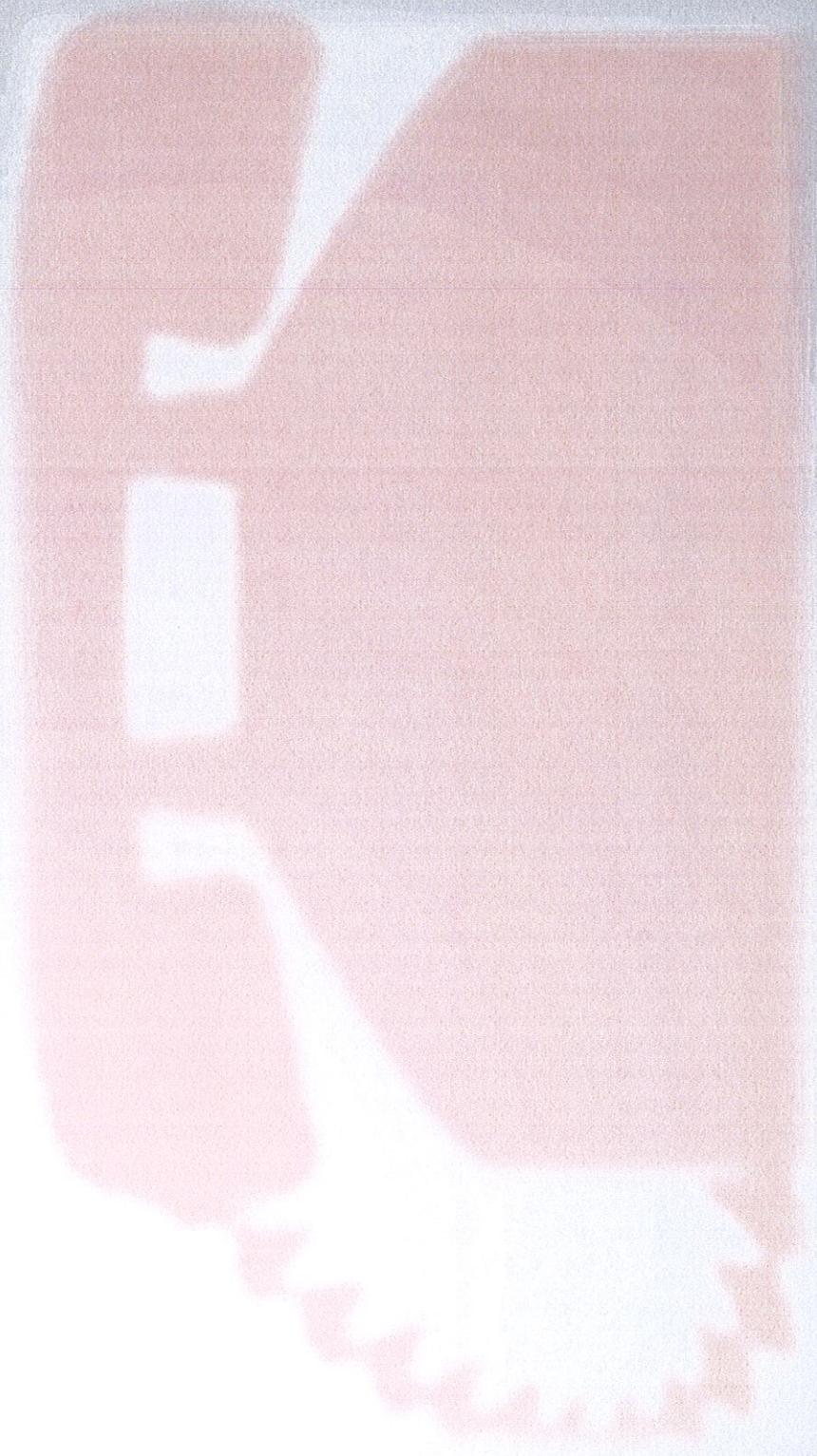
**Comments?**

Earl Stewart Toyota 

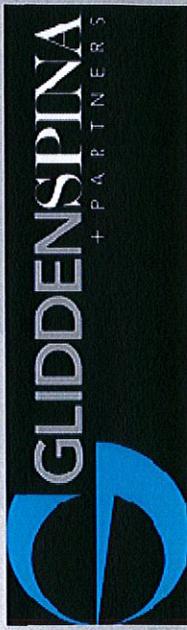


urban  
design  
kilday  
STUDIOS

**Thank You**



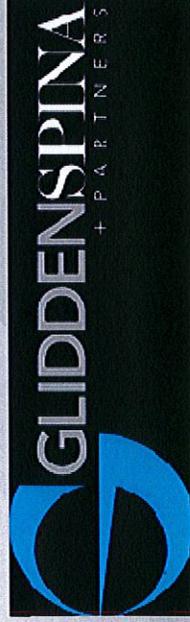
Earl Stewart Toyota 



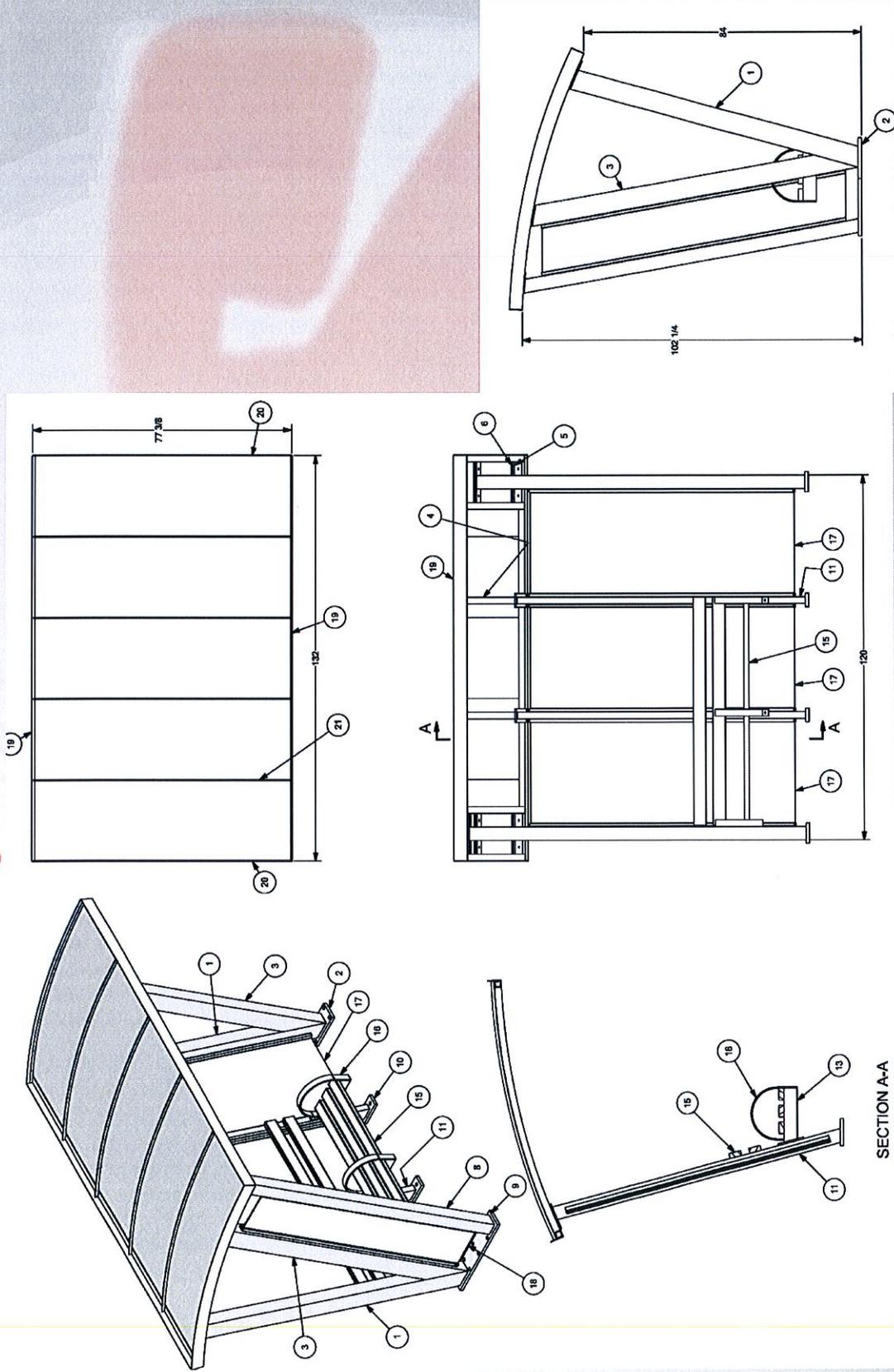
# EARL STEWART TOYOTA OF LAKE PARK

Lake Park Town Commission  
December 16, 2015

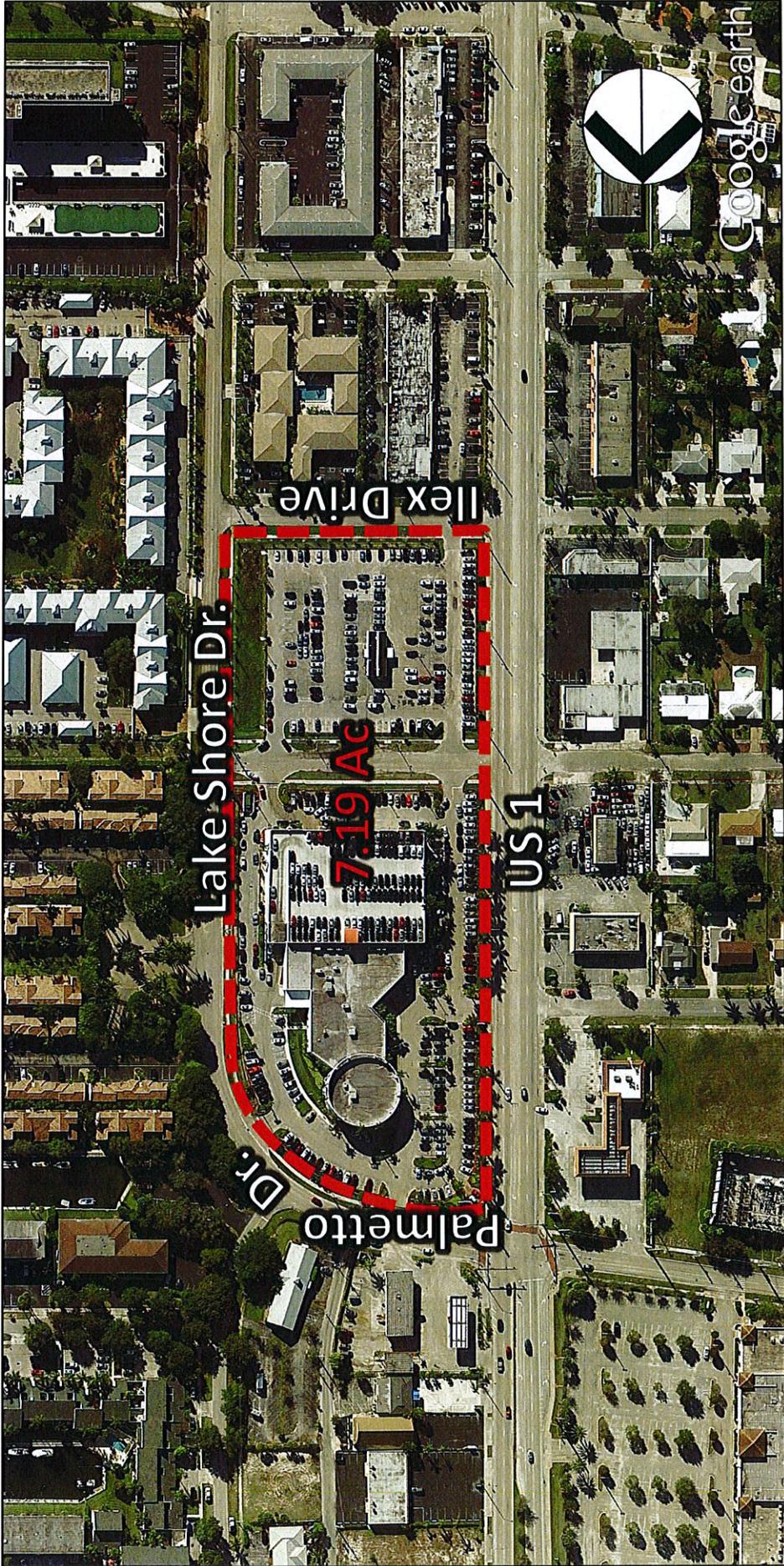
Earl Stewart Toyota 



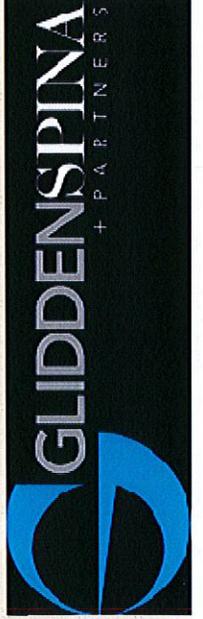
# Proposed Bus Shelter



# Site

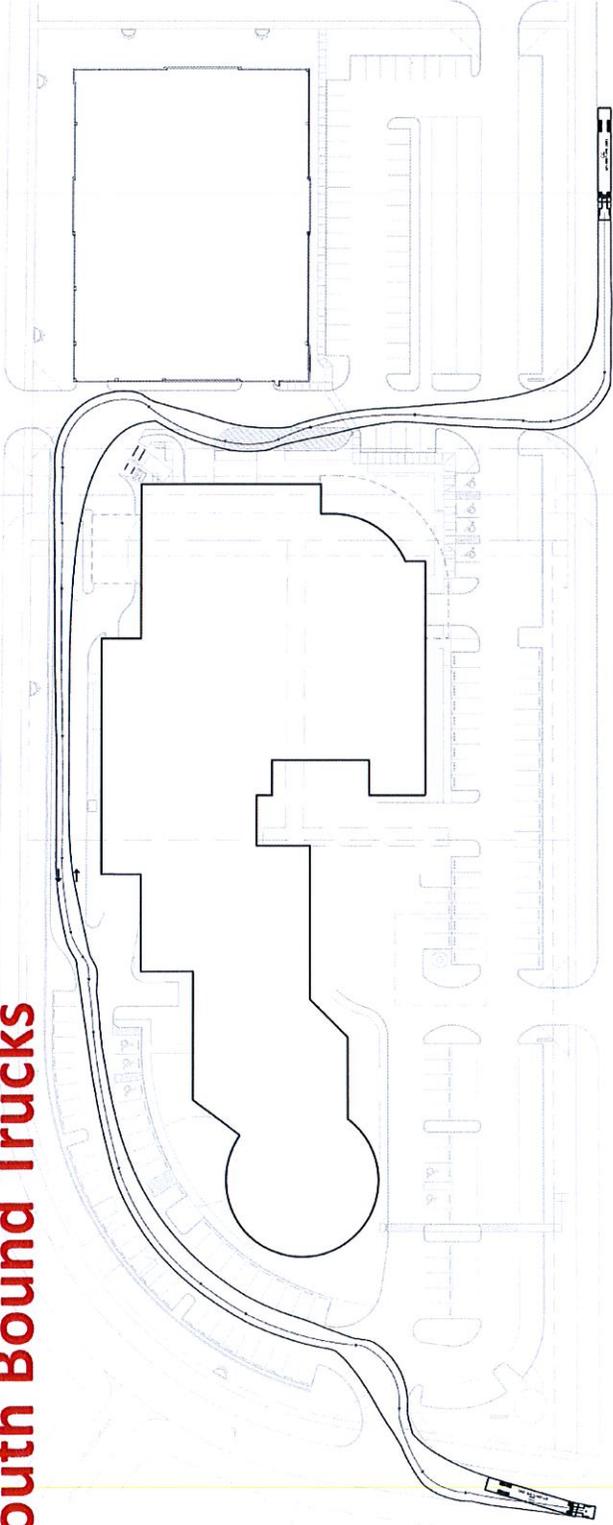


Earl Stewart Toyota 

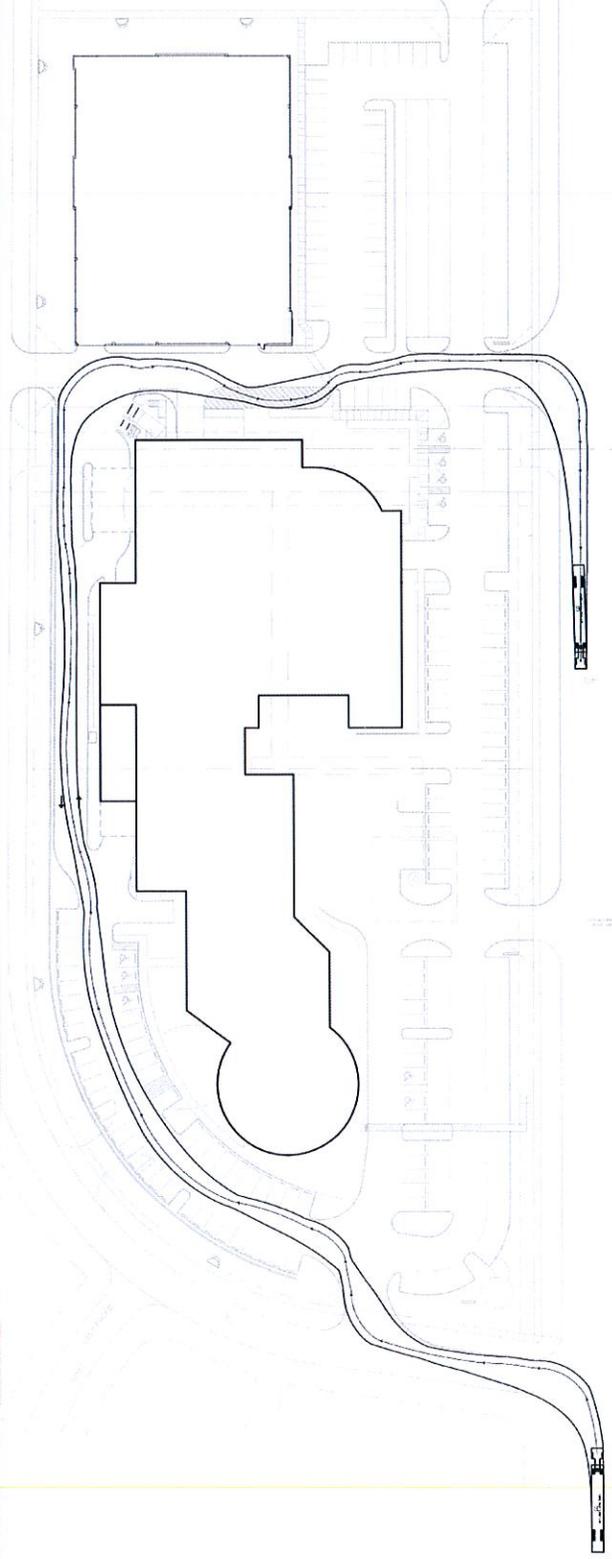


urban  
design  
kilday  
STUDIOS

## South Bound Trucks



## North Bound Trucks

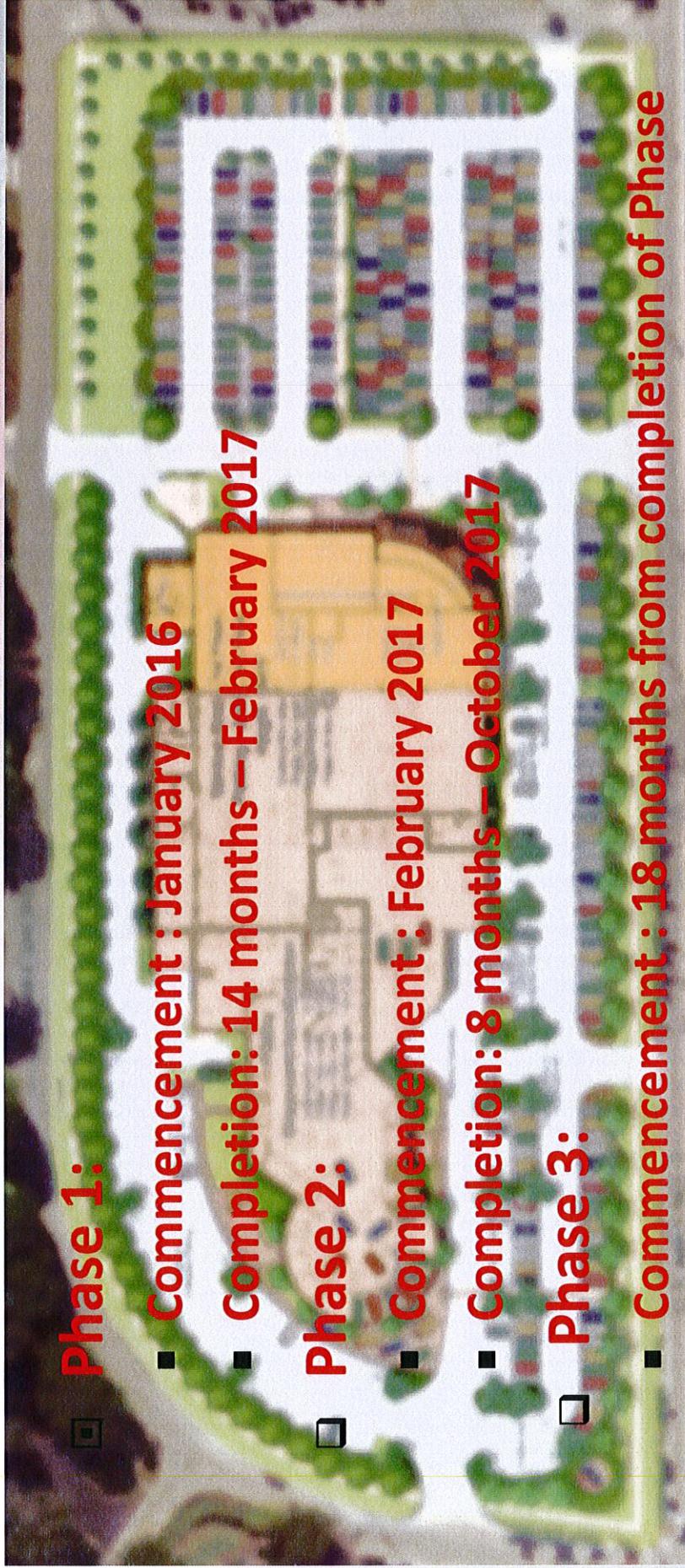


**Deliveries:  
During  
Normal  
Business  
Hours**

**Access: No  
Access on  
E. Ilex or  
Lakeshore**

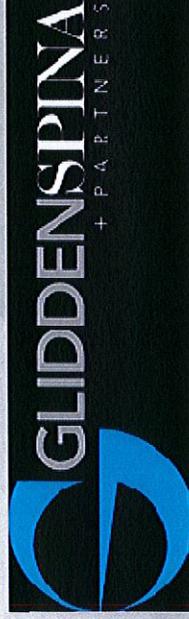


# Phasing Schedule



- Phase 1:
  - Commencement : January 2016
  - Completion: 14 months – February 2017
- Phase 2:
  - Commencement : February 2017
  - Completion: 8 months – October 2017
- Phase 3:
  - Commencement : 18 months from completion of Phase 2 or no later than October 2020

Earl Stewart Toyota 





*Exhibit "H"*

**Town of Lake Park Town Commission**

**Agenda Request Form**

**Meeting Date:** December 16, 2015

**Agenda Item No.** *Tab 10*

**Agenda Title:** A Resolution for the Replat of the Earl Stewart Toyota Planned Unit Development (PUD).

- |  |  |
|--|--|
| <input type="checkbox"/> SPECIAL PRESENTATION/REPORTS<br><input type="checkbox"/> BOARD APPOINTMENT<br><input type="checkbox"/> ORDINANCE ON 1 <sup>st</sup> READING<br><input checked="" type="checkbox"/> <b>NEW BUSINESS –RESOLUTION</b><br><input type="checkbox"/> OTHER: _____ | <input type="checkbox"/> CONSENT AGENDA<br><input type="checkbox"/> OLD BUSINESS |
|--|--|

**Approved by Town Manager** *[Signature]* **Date:** *12/7/15*

*Nadia Di Tommaso / Community Development Director* *[Signature]*  
 Name/Title

<b>Originating Department:</b>  <p style="text-align: center;"><b>Community Development</b></p>	Costs: \$ <b>Application Fee ; Cash Bond Escrow Agreement</b> Funding Source: <b>Applicant</b> Acct. # <b>4771</b> <input type="checkbox"/> Finance _____	<b>Attachments:</b> <ul style="list-style-type: none"> <li>→ Surveyor/Mapper Platting Conformance Letter</li> <li>→ Resolution <u><i>50</i></u>-42-15</li> <li>→ Copy of Application; Cost Estimates for Cash Bond Escrow Agreement; and proposed Plat plans</li> <li>→ Cash Bond Escrow Agreement</li> </ul>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> <b>Not Required</b>	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <p style="text-align: center;"><i>ND</i></p> or Not applicable in this case  <b>Please initial one.</b>

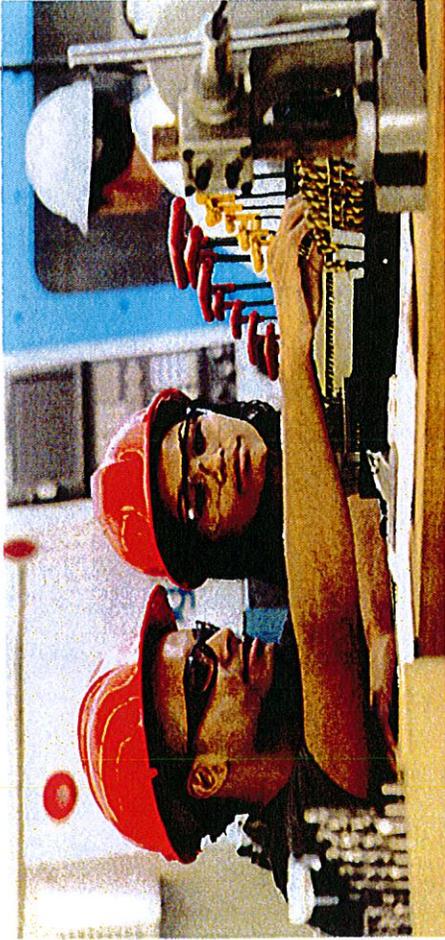
**Summary Explanation/Background:**

Resolution 14-05-15 approving the Earl Stewart Toyota Planned Unit Development, requires the approval of a replat (i.e. creating a new Plat) that serves to define the overall boundaries of the property thereby prescribing ownership and maintenance requirements to the property owners, Earl Stewart LLC and Commercial Investments LLC. As the Town Commission may recall, the replat incorporates the existing dealership site at 1215 North Federal Highway, the temporary use site at

1017 North Federal Highway and the 0.49-acre abandoned portion of East Jasmine Drive. Town Code Section 67-33 requires a guarantee on the improvements affecting the public and surrounding areas. Consequently, the Town's Community Development Department and Town Attorney requested a Cash Bond Escrow Agreement in the amount of \$144,418.20 (verified by the Town's consulting Engineer and Landscape Architect) for the improvements related to the public infrastructure, curbing and site improvements related to the abandonment of the East Jasmine Right-of-Way, water, sewer and drainage improvements and perimeter landscape buffers and irrigation for Phase 1 of the project. Detailed cost estimates, along with the Cash Bond Escrow Agreement is included with this agenda item.

**Recommended Motion:** I move to APPROVE the Replat pursuant to Resolution ~~12-15~~.

50



## Register Today!

As a PBSO UYEP participant, you will receive comprehensive services delivered by dedicated instructors and coaches, including:

- Stipends for participation in select activities.
- Hands-on work experience and access to employers.
- Job placement assistance.
- Referrals to apprenticeships and training providers.
- College and financial aid information.
- Personalized financial planning services and counseling.
- Access to case managers and tutors.

Urban Youth Empowerment Program is supported by the Palm Beach County Sheriff's Office Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.



Urban League of  
Palm Beach County, Inc.



Exhibit "I"

## Palm Beach County Sheriff's Office Urban Youth Empowerment Program (PBSO UYEP)

Customized Education and Training  
Job Placement Assistance



## Enrollment is Limited

Are you currently, or were you previously, incarcerated in the adult criminal or juvenile justice systems? Are you a high school dropout? Are you worried about how you will find a job with a criminal record or without a high school degree? If you answered 'Yes' to these questions, the **Palm Beach County Sheriff's Office (PBSO)** and **Urban League of Palm Beach County** are here with a *unique opportunity for well deserving individuals.*

The **PBSO Urban Youth Empowerment Program (UYEP)** aims to help people like you, increase their education, skills, and find a job. As a participant, you may also receive:

- Hands-on work experience and access to employers.
- Referrals to GED instruction and study materials.
- Job placement assistance and follow-up services.
- Stipends for participation in select activities.

PBSO UYEP is available free of charge to people who meet the following eligibility requirements:

- Are between the ages of 18 to 24,
- A high school dropout,
- Demonstrate interest in PBSO UYEP activities, and
- Previously involved in the adult criminal or juvenile justice systems, or
- Currently involved in the adult criminal or juvenile justice system and will be released within 90 days of being enrolled in the program.

\*Veterans have priority enrollment.

## Register today!

Once you are admitted to the program, you will be required to participate in workforce development activities, education and training and case management. Your schedule will be **tailored to your interests, career, and educational goals.**

### Sample Weekly Schedule:

M	T	W	Th	F	Sat
GED Instruction	GED Tutoring	GED Instruction	Interview Preparation	GED Instruction	
Career Exploration	Meeting w/Case Manager	Employability Skills Training	Employability Skills Training	Job Search Activities	
		Budgeting Workshop		Meeting w/Case Manager	

### For program information, contact:

Joan Kennedy  
 (561) 833-1461 Ext. 3024  
 Jkennedy@ulpbcc.org  
 www.ulpbcc.org

**\*PBSO Staff Members MUST complete a referral form using the PBSO AISU Portal Page.**

**\*Schools MUST contact Dr. Selena LaMotte at (561) 688-4748**

Patrick Franklin, President & CEO, Urban League of Palm Beach County





# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Executive Session

Immediately Followed by the  
Regular Commission Meeting

Wednesday, December 16, 2015, 6:00 p.m.

Lake Park Town Hall  
535 Park Avenue

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

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

- A. CALL TO ORDER/ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. COMMISSION WILL NOW RECESS THE REGULAR COMMISSION MEETING AND GO INTO AN EXECUTIVE SESSION.

The following people shall be in attendance at the following Executive Session in the Town Hall Conference Room:

Mayor James DuBois, Vice-Mayor Glas-Castro, Commissioner Erin Flaherty, Commissioner Michael O'Rourke, Commissioner Kathleen Rapoza. Also in

attendance will be Town Manager John D'Agostino, and Town Attorney Thomas Baird.

**AFTER THE EXECUTIVE SESSION THE COMMISSION WILL RECONVENE THE REGULAR COMMISSION MEETING.**

**D. SPECIAL PRESENTATIONS/REPORTS**

**1. Proclamation Recognizing Alyssia S. Mikes for Receiving an Honor Achievement Award from Palm Beach Gardens High School** **Tab 1**

**2. Presentation and Discussion on Details of the Community Development Block Grant (CDBG) Kelsey Park and Lake Shore Park Restrooms and Tennis Court Lighting Projects** **Tab 2**

**E. PUBLIC COMMENT:**

**This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.**

**F. CONSENT AGENDA: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the Agenda. Any person wishing to speak on an Agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.**

**3. Regular Commission Meeting Minutes of December 2, 2015** **Tab 3**

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

**4. Ordinance No. 12-2015 Repealing Chapter 30, Article IV Related to Parking Meters in its Entirety** **Tab 4**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING CHAPTER 30, ARTICLE IV RELATED TO PARKING METERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**5. Ordinance No. 13-2015 Rezoning of Twenty-One (21) Parcels of Real Property Generally Located East of 10<sup>th</sup> Street between Silver Beach Road and Northern Drive from Residential-2 to Commercial-1. Amending the Town's Official Zoning Map to Reflect the Assignment of the Commerical-1 Zoning District to the Twenty-One (21) Parcels** **Tab 5**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REZONING TWENTY-ONE PARCELS OF REAL PROPERTY GENERALLY LOCATED EAST OF 10<sup>th</sup> STREET, BETWEEN SILVER BEACH ROAD AND NORTHERN DRIVE FROM RESIDENTIAL-2 TO COMMERCIAL-1; PROVIDING FOR THE AMENDMENT OF THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE COMMERCIAL-1 ZONING DISTRICT TO THE TWENTY-ONE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

**6. Ordinance No. 10-2015 Annual Update to the Capital Improvement Schedule in the Town's Comprehensive Plan Capital Improvement Element**

**Tab 6**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, UPDATING THE CAPITAL IMPROVEMENTS ELEMENT OF ITS COMPREHENSIVE PLAN; PROVIDING FOR AN UPDATED FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR THE UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS SCHEDULE SO AS TO BE CONSISTENT WITH THE NEW SCHEDULE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**7. Ordinance No. 11-2015 Amendment to Ordinance 02-2015 for the Abandonment Of a 0.49-Acre Portion of East Jasmine Drive**

**Tab 7**

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ORDINANCE 02-2015 TO REPEAL SECTION 3 THEREOF AND THE AMENDMENT OF SECTION 4 PERTAINING TO THE ABANDONMENT OF A 0.49 ACRE PORTION OF THE EAST JASMINE DRIVE RIGHT OF WAY LOCATED EAST OF FEDERAL HIGHWAY AND TERMINATING AT LAKESHORE DRIVE, DESCRIBED AS AVENUE "J", ACCORDING TO THE PLAT OF KELSEY CITY RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**I. PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:**

**\*\*\*\*\* OPEN PUBLIC HEARING\*\*\*\*\***

**8. Resolution No. 48-12-15 Approving a Site Plan for a 3,430 Square Foot Office/ Warehouse to be Located on the West Side of 10<sup>th</sup> Court, between Northern Drive and Northlake Blvd**

**Tab 8**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 3,430 SQUARE FOOT OFFICE/WAREHOSE TO BE LOCATED ON THE WEST SIDE OF 10<sup>TH</sup> COURT, BETWEEN NORTHERN DRIVE AND NORTHLAKE BOULEVARD; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

- A. Staff Report**
- B. Public Comments**
- C. Commission Deliberation**

**J. PUBLIC HEARING – QUASI-JUDICIAL – RESOLUTION:**

**9. Resolution No. 49-12-15 Modifying the Earl Stewart Toyota PUD Conditions of Approval and Incorporating the Bus Shelters Design Plans and Modified Plan Sheets Tab 9**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 14-05-15 AND 14-05-03 THE DEVELOPMENT ORDER FOR THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF SECTION 2 TO ADD CONDITION 1.J AND 1.K PERTAINING TO THE BUS SHELTER DESIGN; PROVIDING FOR THE AMENDMENT OF CONDTION 19 TO REQUIRE THE PLAT TO SHOW AN ACCESS EASEMENT TO THE BUS SHELTER AND THE LANDSCAPING ASSOCIATED THEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.**

- A. Staff Report**
- B. Public Comments**
- C. Commission Deliberation**

**\*\*\*\*\* CLOSE PUBLIC HEARINGS\*\*\*\*\***

**K. NEW BUSINESS - RESOLUTION:**

**10. Resolution No. 50-12-15 Approving a Plat of the Earl Stewart Toyota Planned Unit Development (PUD)**

**Tab 10**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A REPLAT OF THE STEWART TOYOTA PLAT, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149; PROVIDING FOR A REPLAT OF PORTIONS OF LOTS 1 THROUGH 11, BLOCK 121, AND ALL OF LOTS 12 THROUGH 22, BLOCK 121; PROVIDING FOR A REPLAT OF A PORTION OF AVENUE J (NOW KNOWN AS EAST JASMINE DRIVE), AS SHOWN ON THE PLAT OF KELSEY CITY, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 35; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**M. ADJOURNMENT:**

**Next Scheduled Regular Commission Meeting will be held on Wednesday, January 6, 2016**