Back-up plans for New Business Item available at Town Hall (Comm. Development Dept.)

TOWN OF LAKE PARK
PLANNING & ZONING BOARD
AGENDA
JUNE 2, 2014
7:30 P.M.

535 PARK AVENUE
LAKE PARK, FLORIDA

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the 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 (561) 881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	☐
Erich Von Unruh, Vice-Chair	☐
Michele Dubois	☐
Martin Schneider	☐
Ludie Francois, Alternate	☐

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of May 5, 2014

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

A. AN APPLICATION TO REZONE A VACANT 28.66 ACRE LOT ALONG CONGRESS AVENUE FROM THE COMMERCIAL-2 BUSINESS DISTRICT TO A PLANNED UNIT DEVELOPMENT, AND THE APPROVAL OF A PUD MASTER SITE PLAN FOR THE PROPOSED CONGRESS BUSINESS PARK PLANNED UNIT DEVELOPMENT.

STAFF RECOMMENDATION:

1. Staff recommends that the Planning & Zoning Board **APPROVE** the Rezoning of the Site from the C-2 Business District to a PUD
2. Staff recommends that the Planning & Zoning Board **APPROVE** the PUD Master Plan with Conditions 1 through 5

TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
MAY 5, 2014

CALL TO ORDER

The Planning & Zoning Board Workshop Meeting was called to order by Chair Judith Thomas at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also in attendance were Thomas Baird, Town Attorney; Nadia Di Tommaso, Community Development Director; Debbie Abraham, Town Planner, and Kimberly Rowley, Recording Secretary.

APPOINTMENT OF VICE-CHAIR

Chair Thomas asked for nominations for the appointment of a Vice-Chair for the upcoming year. Board Member Schneider nominated Erich Von Unruh. There were no other nominations. The nomination was seconded by Board Member Dubois and the vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0 and Erich Von Unruh was elected to serve as Vice-Chair of the Planning & Zoning Board for the upcoming year.

APPROVAL OF AGENDA

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

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

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

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the February 3, 2014, Planning & Zoning Board Workshop Meeting Minutes as submitted. Board Member Von Unruh made a motion to approve, and the motion was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0, and the Minutes of the February 3, 2014, Planning & Zoning Board Workshop Meeting were unanimously approved as submitted.

PUBLIC COMMENTS

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A. AN APPLICATION FOR FOUR (4) PARK AVENUE DOWNTOWN DISTRICT (P.A.D.D) WAIVERS TO THE PARKING SPACE REGULATIONS, APPLIED FOR BY FRED VECCHIONE OF VECCHIONE CONSTRUCTION, ACTING AS THE AGENT FOR SUE-ELLEN MOSLER GABLE TRUST (OWNER) FOR THE PROPERTIES LOCATED AT 700 AND 748 PARK AVENUE.

Since the Agent for the Applicant was not present, Chair Thomas requested a motion to re-order the New Business Agenda Items. Board Member Schneider made the motion, and the motion was seconded by Board Member Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0 and the New Business Agenda Items were re-ordered.

B. RE-ZONING OF EIGHT (8) PARCELS ON THE WEST SIDE OF 10TH COURT FROM COMMERCIAL-2 (C-2) TO COMMERICAL-4 (C-4) ZONING DISTRICT

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the P&Z Board and explained that this is a Town-initiated Application to re-zone eight (8) parcels (consisting of 3.71 acres) which are located on the west side of 10th Court, north of Northern Drive and approximately 170' south of Northlake Boulevard, so that their zoning designations will be consistent with Amendments to the Town's Comprehensive Plan Future Land Use Map which became effective in 2009. The future land use designations changed from Commercial to Commercial/Light Industrial and at the time the Town Commission initiated the land use change to reflect the actual commercial and light industrial land uses operating upon the eight (8) properties. The C-4 Zoning District contains a variety of commercial and light industrial uses and in comparison, the existing C-2 Zoning District is primarily intended for general commercial uses and not for light industrial uses. Ms. DiTommaso stated that Staff is recommending that the eight (8) properties be rezoned to the C-4 Zoning District to be consistent with the existing future land use designation of Commercial/Light Industrial of the Town's Comprehensive Plan.

STAFF RECOMMENDATION

Ms. DiTommaso stated that Staff is recommending that the Planning & Zoning Board recommend approval of the rezoning of eight (8) parcels on the west side of 10th Court from Commercial-2 to Commercial-4 Zoning District to the Town Commission.

BOARD DISCUSSION

Board Member Von Unruh questioned if the approval of the rezoning might rule out any uses which are currently in use. Ms. DiTommaso answered that the rezoning would not rule out any current uses.

Chair Thomas stated that she had previously discussed with Staff her concern regarding the creation of an enclave for a nearby property, Mullinax Ford, however, she was satisfied with the discussion with Staff and understands this will not be an issue.

PLANNING & ZONING BOARD RECOMMENDATION

Chair Thomas requested a motion for the approval of the re-zoning of eight (8) parcels on the west side of 10th Court from C-2 Zoning District to C-4 Zoning District. Board Member Schneider made a motion to approve, and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0 and the Town-initiated Application to Re-zone eight (8) parcels located on the west side of 10th Court from C-2 Zoning District to C-4 Zoning District was unanimously approved.

A. AN APPLICATION FOR FOUR (4) PARK AVENUE DOWNTOWN DISTRICT (P.A.D.D.) WAIVERS TO THE PARKING SPACE REGULATIONS, APPLIED FOR BY FRED VECCHIONE OF VECCHIONE CONSTRUCTION, ACTING AS AGENT FOR THE SUE-ELLEN MOSLER GABLE TRUST (OWNER) FOR THE PROPERTIES LOCATED AT 700 AND 748 PARK AVENUE

STAFF PRESENTATION

Debbie Abraham, Town Planner, addressed the P&Z Board and stated that she is presenting an Application for four (4) waiver requests for a property located within the Park Avenue Downtown District (P.A.D.D.). Ms. Abraham stated that it is important to note that the Town Code identifies all variances from the P.A.D.D. as "waivers", and therefore, parties which are located within the P.A.D.D. that are unable to meet certain development regulations must submit a request for a waiver, rather than a variance.

The waiver request application before the Board was initiated by Fred Vecchione of Vecchione Construction, on behalf of the Sue-Ellen Mosler Gamble Trust, the property owner of 700 Park Avenue and 748 Park Avenue. Ms. Abraham provided the P&Z Board with the following history of the properties:

The three buildings which occupy the 700 Block of Park Avenue between 7th Street and 8th Street are 700 Park Avenue, 748 Park Avenue and 754 Park Avenue. The buildings are physically connected, yet each building is on a separate legal parcel. The access point for 700 Park Avenue is off of 7th Street and Park Avenue, while the access point for 754 Park Avenue is off of 8th Street and Park Avenue. There is no direct access point for 748 Park Avenue. The three sites have informally shared the access points for many years, without the recording of an official Cross and Joint Access Agreement. The original parking configuration for 700 Park Avenue and

748 Park Avenue shows 45 degree angled parking stalls which face east, demonstrating a dependence on the access point for 754 Park Avenue.

Ms. Abraham explained that in April, 2013, the Property Owner of 754 Park Avenue placed dividers along the property line which separated the property from 748 Park Avenue. Since there was not an executed Cross and Joint Access Agreement there was nothing to prevent the Property Owner from placing the dividers. This action consequently disabled the patrons of 700 Park Avenue and 748 Park Avenue from accessing the points of ingress and egress within the property boundaries of 754 Park Avenue. The parking configuration was no longer sustainable for 700 Park Avenue and 748 Park Avenue and the traffic flow became unclear, which ultimately created a hazardous situation for motorists and pedestrians.

Ms. Abraham stated that Fred Vecchione, Agent for the Sue-Ellen Mosler Gamble Trust, approached the Town with a proposed revision to the parking lot since the two property owners were not able to come to terms on a Cross and Joint Access Agreement. Mr. Vecchione's revision includes a change of direction for the parking stalls which face east and are set at 45 degrees, to be modified to 90 degrees, and also to implement the placement of parallel parking spaces on the north side of the parking lot. The proposed revision has resulted in the reduction of the number of parking spaces, as well as the reduction in the stall size and drive aisle width, however, has allowed the site to be self-sufficient, relying only on the access point within the 700 Park Avenue boundaries. Ms. Abraham further stated that although 700 Park Avenue and 748 Park Avenue are currently under the same ownership, the Applicant has created a Cross and Joint Access Agreement between 700 Park Avenue and 748 Park Avenue to secure this parking and traffic circulation pattern in the future. Upon initial approval from the Town Engineer, the Town has issued a temporary permit for the Applicant to temporarily reconfigure the Site to make a clear traffic circulation pattern for patrons. In order to legitimize the new parking configuration, the Applicant is requesting a total of four (4) waivers, as follows.

1. A REDUCTION OF 9 PARKING SPACES FROM THE ORIGINALLY APPROVED PLANS (73 TO 64) FOR THE PROPERTIES LOCATED AT 700 AND 748 PARK AVENUE.

2. A MODIFICATION OF THE PARKING STALLS RESULTING IN A WIDTH OF 9 FEET INSTEAD OF A WIDTH OF 10 FEET AS REQUIRED BY TABLE 78-70-6(B).

3. A MODIFICATION OF THE PARKING STALLS RESULTING IN A DEPTH OF 17 FEET INSTEAD OF A DEPTH OF 18 FEET, 6 INCHES AS REQUIRED BY TABLE 78-70-6(C).

4. A MODIFICATION OF A ONE FOOT REDUCTION IN THE DRIVE AISLE WIDTH SEPARATION BETWEEN PARKING SPACES RESULTING IN THE DRIVE AISLE BEING REDUCED TO 23 FEET FROM 24 FEET AS REQUIRED BY TABLE 78-70-6(D).

STAFF RECOMMENDATION

Ms. Abraham stated that Town Staff, the Town Engineer, and Palm Beach County Fire Rescue have reviewed the waiver request application based on the waiver criterion addressed in Code Section 78-70 and is recommending that the Planning & Zoning Board recommend approval of the four (4) waiver requests to the Town Commission.

BOARD MEMBER DISCUSSION

Board Member Schneider made a suggestion to decrease the width of the parallel parking spaces from 10' to 9' which will widen the drive aisle width from 23' to 24'. Ms. DiTommaso stated that this is a good suggestion and that Staff would incorporate these changes as a condition.

Board Member Von Unruh questioned if there is a designated walkway between the subject properties and the additional parking spaces in the Town alleyway providing for the protection of pedestrians. Chair Thomas asked if a pedestrian pathway on the east side of the building would interfere with parking. There was a discussion about painting a cross-walk onto the parking lot to guide pedestrians from the subject property to the additional parking spaces in the Town's alleyway. The Town Attorney suggested that Staff and the Applicant get together to discuss the suggestion prior to the Town Commission Meeting. The Community Development Director stated that Staff will meet with the Applicant the next day in order to discuss.

Board Member Schneider questioned if there are other properties in Town that informally share access without a recorded Cross and Joint Access Easement Agreement in place. Ms. DiTommaso stated that the situation has occurred and the issue has come up recently, and Staff has encouraged cross and joint easement agreements when those property owners propose modifications to their property. Board Member Schneider asked if the Town can require Cross and Joint Access Easement Agreements from property owners that share drive aisles and ingress and egress points. The Town Attorney responded that the Town Commission recently adopted Regulations to require Cross Access Agreements for new development however could not compel, but rather encourage cross access agreements for properties redeveloping or making modifications on a case-by-case basis.

Fred Vecchione thanked Staff and stated that he is grateful that this life safety issue is being resolved.

PLANNING & ZONING BOARD RECOMMENDATION

Chair Thomas requested a motion for the approval of the four (4) waiver requests with a condition that the drive aisle be enlarged to the Code required 24 foot width, and the waiver be granted for a 9 foot parallel parking stall width instead of the Code required 10 foot width. Board Member Schneider made a motion to approve, and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0, and the Application for four (4) Waivers with the additional Condition was unanimously approved.

C. CONGRESS AVENUE PROPERTIES RE-ZONING FROM COMMERICIAL-2 (C-2) TO A PLANNED UNIT DEVELOPMENT (PUD) AND THE APPROVAL OF A PUD MASTER PLAN

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, stated that Staff is requesting that this item be continued to the June 2, 2014, Planning & Zoning Board Meeting as listed on the revised agenda.

PLANNING & ZONING BOARD RECOMMENDATION

Chair Thomas requested a motion to approve Staff's request to continue the *Congress Avenue Properties Re-Zoning from Commercial-2 (C-2) to a Planned Unit Development (PUD) and the approval of a PUD Master Plan* to the June 2, 2014, Planning & Zoning Board Meeting. Board Member Von Unruh made a motion to approve, and the motion was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	
Ludie Francois	X	

The Motion carried 5-0, and Staff's request to continue the *Congress Avenue Properties re-zoning from Commercial-2 (C-2) to a Planned Unit Development (PUD) and the approval of a PUD Master Plan* to the June 2, 2014, Planning & Zoning Board Meeting was unanimously approved.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no further comments by the Community Development Director.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned at 8:05 p.m. by Chair Judith Thomas.

Respectfully Submitted,

Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

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

DATE:

TOWN LAKE OF PARK
PLANNING & ZONING BOARD
MEETING DATE: June 2, 2014
(continued from May 5, 2014)

Staff Report

APPLICATION: An application to rezone a vacant 28.66 acre lot along Congress Avenue from the Commercial-2 Business District to a Planned Unit Development, and the approval of a PUD Master Site Plan for the proposed Congress Business Park Planned Unit Development.

APPLICANT'S REQUEST AND PROJECT DETAILS: Gentile Glas Holloway O'Mahoney & Associates as the Agent ("Applicant") for Congress Avenue Properties Ltd ("Property Owner"), has submitted an application to rezone a vacant 28.66 acre lot located on the southeast corner of Watertower Road and Congress Avenue ("Site") from the Commercial-2 (C-2) Business District to a Planned Unit Development (PUD). The Site currently has a future land use designation of Commercial/Light Industrial. The rezoning would be consistent with the future land use designation. The Site is located south of Watertower Road and north of the property where the Army Reserve facility has been constructed along Congress Avenue.

Additionally, the Applicant has submitted and is requesting the approval of a PUD Master Plan. The PUD Master Plan shows the boundaries of the PUD and a proposed interior roadway network. The uses within the PUD would include those permitted and special exception uses which are listed in the underlying C-2 Zoning District. The PUD Master Plan applies the C-2 Zoning District boundary setbacks and land development regulations. The PUD Master Plan also depicts the details for monument signs, perimeter and interior landscape buffers, and pedestrian connections for the Site. The Applicant's Project Summary and Master Plan Sheet M-1 presents architectural styles and colors for the buildings to be developed within the Site, to provide some uniformity within the PUD.

The Applicant has also submitted a Minor Replat application for certain parcels within the Site, a procedure which will be completed administratively assuming the PUD Master Plan is approved. While this rezoning application does not include the development of any specific uses, the Property Owner, or Agent, is required to submit applications for individual site plans for the development of uses within the subdivided parcels. The site plan applications (and any applications for special exception uses) are subject to the review of the Planning & Zoning Board and the approval of the Town Commission.

One of the proposed parcels depicted in the Minor Replat is the roadway extension of Park Avenue. The Palm Beach County Traffic Engineering Department has already issued a Right-of-

Way construction permit for the construction of this extension. Palm Beach County will retain ownership of this roadway after which it will be conveyed to the

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed rezoning and PUD Master Plan is consistent with the goals, objectives and policies of the Town's Comprehensive Plan. The proposed PUD furthers the following Objective and Policies of the Town's Comprehensive Plan:

Future Land Use Element

Policy 1.5: *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development, and adopted Levels of Service standards.*

Staff Response: The Property Owner has submitted the PUD Master Plan to promote development of the Site pursuant to individual site plan applications for particular uses. The approval of the PUD may only increase the Site's assessed value marginally; however, as individual parcels are developed the assessed values of those properties will increase.

Policy 1.6: *Land development regulations shall contain performance standards which:*

a. Address buffering and open space requirements; and

b. Landscaping requirements.

Staff Response: The proposed PUD Master Plan includes a Perimeter Landscape Buffer that meets and in some areas exceeds the minimum landscaping requirements of Code Section 78-253. The approval of the PUD will also establish criteria for the interior landscape buffers to provide some uniformity for the development of individual parcels within the Site.

Policy 1.8: *New development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.*

Staff Response: The Applicant is securing the necessary commitments from the Seacoast Utility Authority to provide central water and wastewater systems to serve the Site.

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

Staff Response: The Applicant, on behalf of the Property Owner, has submitted permits which have been received from the SFWMD pertaining to the management of stormwater on the Site. The Town's Engineer has confirmed that the application is consistent with Policy 2.1.

Objective 3: *All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development. Further, require that all on-site lands for rights-of-way, easements, etc., be conveyed to the proper authority prior to final project approval.*

Staff Response: The Applicant has demonstrated that the public facilities which are necessary to meet the level of service standards of the Town's Comprehensive Plan are, or will be available concurrent with the impacts of the development of the Site.

Objective 5. *As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.*

Staff Response: The PUD Master Plan is likely to promote infill development along the Congress [illegible]

CONSISTENCY WITH SECTION 78-77 PLANNED UNIT DEVELOPMENT (PUD)

1.

[General provisions.]

(a)

Purpose and intent. The achievement of innovative use and site design in the development of land is often difficult or impossible within the context of conventional zoning regulations. In order to permit design flexibility and to facilitate the use of contemporary land development techniques, it is often advantageous to establish planned unit developments in which development is in harmony

with the general purpose and intent of the town's land use regulations, general planning program and comprehensive plans, but which may differ in one or more respects from the provisions of specific zoning regulations.

Staff Response: It is the intent of the Applicant to create the PUD to facilitate the development of a variety of uses that are integrated with the interior roadway improvements. In addition, the creation of a PUD promotes uniformity in the development of the Site by incorporating regulations related to permanent signage, perimeter and interior landscape buffers, pedestrian connections and architectural styles and color.

(b)

[Additional intentions.] The planned unit development regulations are intended to:

(1)

Provide the method by which property may be developed or redeveloped as a unit rather than on a lot-by-lot basis as provided for in the town's other zoning regulations.

(2)

Provide a maximum of design freedom by permitting the planned unit development applicant an opportunity to more fully utilize the physical characteristics of the site through the reduction or waiver of certain development regulations and the planned mixing of uses.

(3)

Require that property approved by the town commission for a planned unit development will be developed through a unified design providing continuity among the various elements causing a better environment.

Staff Response: While the Property may be subject to several individual Site Plan applications in the future, the Applicant is proposing a unified design for the PUD. Uniformity will be achieved because the approval of the creation of the PUD would adopt specific standards for the architecture and colors of the buildings, the location of signage throughout the Site, the perimeter and interior landscape buffers, and the creation of pedestrian connections between individual parcels within the Site.

(c)

[Applicability.] A planned unit development, by definition, may depart from the strict application of use and property development regulations for the zoning district in which the planned unit development is proposed to be located. However, these regulations should not be used as a means of evading the ordinances of the town and should be employed only when there are mutual benefits to both the planned unit development applicant and the community. It is intended that a planned unit development provide substantial public benefit.

(d)

[Benefits.] The benefits of a planned unit development are intended to include the ability of the planned unit development applicant and the town to: utilize a variety of architectural solutions; provide for the preservation of natural features and scenic areas; reduce land utilization for roads, separate vehicular and pedestrian circulations systems; allow for the meaningful integration of open space and recreation areas; and establish neighborhood identity and focus.

Staff Response: The PUD promotes architectural variety by including at least three articulation techniques on all building walls and promoting a uniform architectural style and colors, and uniform signage throughout the Site The PUD also includes both Perimeter and Interior Landscape Buffer details to ensure that the Site's landscaping is integrated with the areas of open space planned for the Site. The proposed internal vehicular roadway network will also allow for a pedestrian circulation system to be incorporated within future site plan applications and it creates connections internal to the site which the PUD requires.

(5)

Planned unit development (PUD). A land area under unified control designed and planned to be developed in a single operation or by a series of prescheduled development phases according to an officially approved final master site plan which does not necessarily correspond to the development and use regulations of the zoning district in which the property is located.

Staff Response: The Applicant has provided evidence that the land area is under unified control with only one current owner, however a Unity of Control document will be required should this change and this document, which includes maintenance responsibilities, will be conditioned. The application is proposing a PUD Master Plan which conceptually outlines the boundary of the PUD; an internal roadway system; signage, landscaping and architectural details. The PUD Master Plan is proposing to provide the general development framework by which specific site plan applications will need to follow, and is proposing the installation of an interior roadway network to creatively divide the site into marketable areas. While the Applicant is relying on the individual site plan applications for the installation of proposed perimeter landscape buffers, if within 36 months the site is not fully developed via these site plan applications, the Applicant will be required to install the perimeter landscape buffers as proposed in the PUD as a condition of approval. The overall site has been reviewed for a potential of 90,000 square feet of retail capacity, 126,000 square feet of light industrial capacity; gasoline station and 5,928 square feet of convenience store capacity, with an overall site built-out traffic concurrency date of December 31, 2018, as reviewed and approved by Palm Beach County's Traffic Engineering Division through a letter issued February 20, 2014. Final site plan approvals will be required for each use within the PUD. The Applicant has demonstrated that the public facilities which are necessary to meet the level of service standards of the Town's Comprehensive Plan are or will be available concurrent with the impacts of the development of the site. SFWMD permit for the management of storm water and commitments from Seacoast Utility Authority to provide central water and wastewater have been received.

→***PUBLIC BENEFIT:*** The Applicant is proposing a PUD to incorporate uniform standards throughout the Site, including the signage, architecture, and landscaping. The creation of the PUD will facilitate the construction of the Park Avenue extension sooner, rather than later. The Town and Palm Beach County have been working together for more than 8 years to provide an east-west connection from Congress Avenue to the existing Park Avenue.

STAFF RECOMMENDATIONS

#1: Staff recommends **APPROVAL** of the Rezoning from C-2 to PUD/C-2.

#2: Staff recommends **APPROVAL** of the conceptual PUD Master Plan subject to the following conditions:

1. The Property Owner shall improve the Site consistent with the following Plans submitted by Gentile Glas Holloway O'Mahoney & Associates and Smiley & Associates
   a. Master PUD Development Plan referenced as sheet M-1 prepared by Gentile Glas Holloway O'Mahoney & Associates, signed and sealed May 14, 2014 and received and dated by the Department of Community Development on May 15, 2014.
   b. Master PUD Landscape Plan, referenced as sheet LP-1 and prepared by Gentile Glas Holloway O'Mahoney & Associates, signed and sealed April 22, 2014 and received and dated by the Department of Community Development on April 23, 2014.
   c. PUD Landscape Plan, referenced as sheets LP-2 through LP-10 and prepared by Gentile Glas Holloway O'Mahoney & Associates , signed and sealed April 22, 2014 and received and dated by the Department of Community Development on April 23, 2014.
   d. Landscape Specification Plan referenced as sheet LP-11 and prepared by Gentile Glas Holloway O'Mahoney & Associates , signed and sealed April 22, 2014 and received and dated by the Department of Community Development on April 23, 2014.
   e. Engineering Plans for interior roadway network referenced as Sheets C-1 through C-16, prepared by Smiley & Associates, signed and sealed May 16, 2014 and received and dated by the Department of Community Development on May 16, 2014.

2. If the land area is subdivided or if two or more multiple lots under separate ownership comprise the PUD, a unity of title or unity of control instrument subject to the approval of the Town Attorney shall be required of the Applicant, and the instrument shall be recorded in the Public Records of Palm Beach County to ensure that the PUD is operated as a single entity.

3. The Owner's successors and assigns shall be subject to the approved PUD Master Plan unless modified by the Town Commission after receiving the recommendations of the Planning and Zoning Board.

4. The Applicant is required to install the proposed perimeter landscape buffers within 36 months of approval of the PUD if the Property is not fully developed with these buffers by this expiration.

5. Cost Recovery. All fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Property Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The Property Owner's failure to pay the Town within the 10 days of receipt of the invoice shall result in the automatic suspension of the approval for any development of the Site, and may be cause for the revocation of any approvals by the Town.

The Town of

Lake Park

NOV 14 2013

TOWN OF LAKE PARK
APPLICATION FOR REZONING

Please note: The process to rezone property and associated informational requirements are governed by the Town of Lake Park Code of Ordinances, Chapter 32 - Rezoning and Chapter 33 - Land Development Regulations and provisions of other chapters in the Code. It is suggested that applicants schedule a meeting with the Town of Lake Park Community Development Director to discuss the information needed.

DATE Received by Town of Lake Park: _____

This application must be completed and returned with all required enclosures to be accepted by the Town Commission of t the Town of Lake Park. The application will then be referred to the Town Planning and Zoning Board and the Town Staff for study and recommendations.

(Please Print)

Name of Applicant Congress Development Co.
Name of Agent (if applicable): Gentile Glas Holloway O'Mahoney & Associates, Inc.
(Required to attach Town of Lake Park Agent Authorization Form)
Mailing Address 1907 Commerce Lane #101
(This is the address to which all letters, agendas and other materials will be sent)
City Jupiter State FL Zip Code 33458
Telephone (561) 575-9557 Fax (561) 575-5260
Legal description of property covered by petition
Lot 504 Block 0 Plat N/A (Attach separate sheet if necessary)
Property I. D. No. 36-43-42-19-00-000-5040

GENERAL INFORMATION ABOUT PROPERTY AND REQUEST

1. Size of property (square feet or acreage): 28.66 acres
2. Highway and street boundaries or address: Southeast Corner of Congress Avenue and Watertower Road
3. Existing Comprehensive Plan Land Use classification: Commercial/Light Industrial
4. Existing Zoning District classification: C-2 Commercial
5. Requested Zoning District classification: PUD/C-2 Commercial
6. Describe any structures or uses currently located on the property:
   N/A

THE INFORMATION/ENCLOSURES LISTED ON THE FOLLOWING PAGE(S) MUST BE SUBMITTED IN CONJUNCTION WITH THIS APPLICATION.

7. Specific Information on Requested Zoning Change:

- ☑ Map showing property subject to this application.
- ☑ List of names and mailing addresses of property owners within 300 feet of the property subject to this application
- ☑ Notarized affidavit of owner authorizing applicant to act as his/her agent to submit application for Rezoning
- ☑ Ten (10) copies of Site Plan(s), if applicable
- ☐ Building plans of structures to be erected
- ☑ Certified survey of property
- ☑ Tentative Sub-Division Plat

8. Applicant's statement of explanation, needs and reasons for the requested rezoning:

Please see attached Justification Statement

9. Applicant's Response to the Following: (Attach additional sheets as necessary.)

a. That the requested change would be consistent with the land use plan and would not have an adverse effect on the comprehensive plan;

Please see attached Justification Statement

b. That the requested change is consistent with the existing land use pattern;

Please see attached Justification Statement

c. That the requested change will not result in increase or overtaxing of public facilities (schools, streets, utilities, etc.). Acceptable documentation may include, but not be limited to, traffic impact studies, concurrency reviews, letters from service providers indicating the availability of capacity, etc.

Please see attached Justification Statement

d. That the requested change will not adversely impact public safety:

Please see attached Justification Statement

e. That the requested change will not adversely impact living conditions in the

neighborhood or other surrounding areas;

Please see attached Justification Statement

f. That there are substantial reasons why the property cannot be used in accord with existing zoning (explain the reasons);

Please see attached Justification Statement

g. Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Please see attached Justification Statement

FOR ADMINISTRATIVE USE ONLY:

Application and filing fee of $250.00 received by Town Clerk on _____

Mailing labels for all property owners within 300 feet of subject property supplied by applicant on_____.

Applicant informed that he/she is responsible for cost of legal publication as required herein or he/she is to be taken off the agenda on _____

STAFF RECOMMENDATION: _____APPROVAL _____DENIAL

PLANNING AND ZONING BOARD RECOMMENDATION:

_____APPROVAL _____DENIAL

A:\rezone.frm

NOV 14 2013

THE TOWN OF LAKE PARK

APPLICATION FOR SITE PLAN REVIEW

Project Name: Congress Business Park (Congress Ave. Parcel D)

Property Address: Not Assigned

Owner: Congress Avenue Properties LTD Address: 4500 PGA Blvd. #207 PBG, FL 33418

Applicant (if not owner): Congress Development Co.

Applicant's Address: 4500 PGA Blvd # 207 Phone: 561-691-9050

Fax: 561-622-1851 Cell Phone: _____ E-Mail: _____

Property Control Number (PNC): 36-43-42-19-00-000-5040

Site Information:

General Location: Southeast corner of Congress Avenue and Watertower Road

Address: Not Assigned

Zoning District: C-2 Future Land Use: Comm Lt -IND Acreage: 28.66

Adjacent Property:

Direction	Zoning	Business Name	Use
North	C-2	Kohl's & Petsmart	Retail Commercial
East	CLIC	Keller Trust	Office/Warehouse
South	C-4	Army Corp of Engineers Reserve Training Cente	Government Facility
West	TND	San Marco Villas	Residential

Justification:

Information concerning all requests (attach additional sheets if needed.)

1. Explain the nature of the request: Please see attached Justification Statement

2 What will be the impact of the proposed change on the surrounding area?

Please see attached Justification Statement

3 How does the proposed project comply with Town of Lake Park's zoning requirements?

Please see attached Justification Statement

Legal Description:

The subject property is located approximately _____ mile(s) from the intersection of

_____, on the _____ north, _____ east, _____, south, _____,

west side of _____ (street/road)

Legal Description See Attached Legal Description

I hereby certify that I am (we are) owner(s) of record of the above described property or that I (we) have written permission from the owner(s) of record to request this action.

Signature of Owner/Applicant

11/5/13
Date

Consent Form from Owner and Designation of Authorized Agent:

Before me, the undersigned authority, personally appeared Phillip Brandt who, being by me first duly sworn, on oath deposed and says

1. That he/she is the fee simple title owner of the property described in the attached Legal Description
2. That he/she is requesting Rezoning to PUD and Approval of PUD Master Plan in the Town of Lark Park, Florida
3. That he/she has appointed Congress Development Co. and Gentile Glas Holloway O'Mahoney & Associates, Inc. to act as authorized on his/her behalf to accomplish the above project.

Name of Owner: Congress Avenue Properties, Ltd.

Signature of Owner	Phillip Brandt, Authorized Agent By Name/Title
4500 PGA Blvd Suite 207 Street Address	Palm Beach Gardens, FL 33418 City, State, Zip code
P O Box	City, State, Zip code
561-691-9050 Telephone Number	561-622-1851 Fax Number
philbrandt@divostainvestments.com Email Address	

Sworn and subscribed before me this 5th day of November 2013

Debbie Powell
Notary Public

My Commission expires

12-13-15

DEBBIE POWELL
MY COMMISSION # EE 142483
EXPIRES: December 13, 2015
Bonded Thru Notary Public Underwriters

The Town of Lake Park
Community Development Department

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that the Town of Lake Park Code of Ordinances under Section 51-6 provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs can include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional staff time, cost of reports and studies, NPDES stormwater review and inspection costs, all engineering fees and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions please contact the Community Development Department at 561-881-3318.

I, Phillip Brandt, have read and understand the regulations above regarding cost recovery.

Signature of Property Owner — Date: 11/5/13

535 Park Avenue, Lake Park, Florida 33403
Phone: (561) 881-3318 Fax: (561) 881-3323
Web Site: www.lakeparkflorida.gov

Landscape Architects Planners Environmental Consultants

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Congress Business Park PUD

(Congress Avenue Parcel D)

Town of Lake Park, Florida

REZONING & PUD MASTER PLAN APPLICATION(S)

Project Summary

~~November 11, 2013~~
~~REVISED February 27, 2014~~

~~REVISED April 4, 2014~~
~~REVISED April 22, 2014~~
REVISED May 14, 2014

Comm...

MAY 15 2014

Dev...

REQUEST/LOCATION:

Gentile Glas Holloway O'Mahoney & Associates, Inc. as agent for the applicant is requesting a Rezoning from C-2 Commercial to PUD with an underlying C-2 Commercial Zoning Designation and a for approval of a PUD Master Plan. It is the intent of the developer to create the PUD to outline the development area and the minimum land development regulations; to permit a variety of uses that would be appropriate for this area and create economic diversity that will generally include; 90,000 SF of retail uses, 126,000 SF of light industrial uses; and a gas station with 20 fueling positions and 5,928 SF of convenience store and to allow internal subdivision within the PUD for occupants on the site an ownership option. Specific Site Plans and architectural controls will be developed once specific uses are further defined. The subject site is approximately 30.13 acres and located at the southeast corner of Water Tower Road and Congress Avenue. As mentioned above the site is currently zoned C-2 Business District and has a Future Land Designation of Commercial/Light Industrial. The requested rezoning to PUD/C-2 and the associated PUD Master Plan are consistent with the site's existing Future Land Designation and surrounding development pattern along the Congress Avenue Corridor.

PROJECT HISTORY

The subject site has had multiple approvals since its annexation into the Town of Lake Park. Initially, the Town of Lake Park had zoned the entire Congress Avenue corridor, as Traditional Neighbor Development (TND). The Town's desire for a TND in this area of the Town changed and the subject site was rezoned to the C-4 Business District (Ord. 06-03-03). Concurrent with rezoning from TND to C-4, the applicant/owner submitted a Master Plan for approximately 511,000 SF for future office/warehouse. In 2008, another rezoning was approved on this site from C-4 to C-2, and the site has remained vacant.

CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE:

The subject site contains a Future Land Use Designation of Commercial/Light Industrial and is Zoned C-2. The Commercial/Light Industrial District is compatible with the C-2 Zoning District, which permits a variety of non-residential uses. The proposed rezoning to PUD/C-2 will allow the applicant to market the site to a variety of users creating a more diverse project and an ability to offer businesses ownership opportunities within the PUD boundary.

The PUD also allows the applicant to include uses that would be specific to this site that would not necessarily be appropriate for other locations within the Town. Theses uses included both permitted and special exception use and uses similar in character to such uses.

COMPATIBILITY WITH SURROUNDING AREA:

The site is surrounded by a mix of non-residential uses, and one residential apartment community west of Congress Avenue. To the north there is the existing Kohl's Department Store and Petsmart. Further north is the Target Department Store. Kohl's and Petsmart have a Future Land Use Designation of Commercial/Light Industrial and a C-2 zoning district designation. The Target is zoned PUD with an underlying C-1 Commercial designation. East of the subject site is flex space (office/warehouse). The Future Land Use Designation on all the properties is Commercial/Light Industrial with a CLIC zoning designation. South of the property is Army Corp of Engineers Reserve Training Facility. The property is Zoned C-4 with a Future Land Use Designation of Commercial/Light Industrial. West of the site is the San Marco Villas, which has a Commercial/Residential Land Use Designation and is Zoned TND. Further north of San Marco Villas, is the Lowe's property with has a Commercial/Light Industrial Future Land Use Designation and is Zoned C-2 Commercial. The proposed PUD, Master Plan, and uses outlined in this project summary are consistent with the development pattern along Congress Avenue and Watertower Road.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

	EXISTING ZONING	EXISTING FLU
SUBJECT PROPERTY (Proposed)	**PUD/C-2**	**Commercial/Light Industrial**
NORTH	C-2	Commercial/Light Industrial
EAST	CLIC	Commercial/Light Industrial
SOUTH	C-2	Commercial/Light Industrial
WEST	TND	Residential/ Commercial

REZONING APPLICATION REQUIRED INFORMATION:

1) **That the requested change would be consistent with the land use plan and would not have an adverse effect on the comprehensive plan?**
The Comprehensive Plan encourages infill development and economic diversity. This is one of the last parcels to develop along this portion of the Congress Avenue Corridor. The proposed rezoning will allow the applicant to market to a wider variety of businesses and services.

2) **That the requested change is consistent with the land use pattern?**
As stated the surrounding area has a mix of commercial uses (mid-sized and large box retailers), industrial use and one residential neighborhood. Adjacent to the site is a federal government installation. The request will be consistent with the dominate non-residential land sue patter. The rezoning and proposed flexibility in terms of uses permitted within the PUD, will hopefully provide a wider variety of goods and services that will not only cater to the larger community, but service the needs of the adjacent residential community and the reservists visiting the site has part of their training weeks and weekends.

3) **That the requested change will not result in increase or overtaxing of public facilities (schools, streets, utilities, etc...). Acceptable documentation may include, but not be limited to, traffic impact studies, concurrency reviews, letters from service providers indicating the availability of capacity, etc.**

Included with the request is an updated traffic analysis. that indicates a reduction in the number of previously approved trips and that the project is consistent with Palm Beach County's Traffic Performance Standards. In addition, the project is proposing to build a portion of the required Park Avenue Extension, which will provide additional traffic relief on Northlake Boulevard and Congress Avenue. As part of the review of this application it is anticipated that North Palm Beach County Improvement District, Seacoast Utilities, PBCFR and PBSO Utilities will provide their comments and indicate if the project will exceed their availability of capacity. No overtaxing of the existing public services is expected with development of this site.

4) **That the requested change will not adversely impact public safety.**
As stated above, the rezoning is not anticipated to adversely impact public safety. The development of the site, will provide more activity along Congress Avenue and Watertower Road which will create more eyes watching the area as a further deterrent to criminal activity.

5) **That the requested change will not adversely impact living conditions in the neighborhood or surrounding areas?**
Again the addition of this PUD will provide a greater variety of services to the area. This should increase opportunities for goods and employment for the adjacent neighborhood and community as a whole.

6) **That there are substantial reasons why the property cannot be used in accordance with the existing zoning?**
The property can be used with the existing zoning. The existing zoning designation however has a very limited number of uses which does not allow the applicant to market to a variety of end-users. The existing zoning also does not permit the applicant to subdivide within the site and offer potential businesses ownership of their own property. It was also discussed that the Town desires uses along this corridor that will provide services to help retain many of the soldiers that are visiting Reservists facility. Several of those uses are not listed as permitted or as special exceptions in the standard zoning district. The PUD provides a mechanism that allow the applicant to request those uses as part of the PUD agreement, which they have done.

7) **Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**
There are two other non-residential PUD's just to the north of this site (Target Plaza and K-Mart Plaza). Granting of approval of this requested rezoning will not constitute a yielding of a special privilege.

MASTER PLAN (Site Plan) APPLICATION REQUIRED INFORMATION:

1) **What is the nature of the request?**

As stated above the applicant is requesting a rezoning to PUD and approval of a master plan. The rezoning and master plan create greater development opportunities for the applicant and for business owners looking to develop on the site. Through the use of the PUD the applicant can offer businesses property ownership within the boundary of the development. The applicant is also proposing to develop a portion of the Park Ave Extension and an internal road network with utilities, to encourage more interest in the site which has remained vacant.

2) **What will be the proposed impact to the surrounding area?**

The established Congress corridor is primarily commercial with the surrounding land use pattern having a mix of commercial/industrial uses, with one multi-family residential development. The requested uses as part of the PUD request are consistent with the current development approvals along the Congress corridor. Traffic impacts on the adjacent roadway have been addressed for a much larger and more intense uses than what is proposed by this request. Once approved, development on this piece will complete the development opportunities along Congress Avenue.

3) How does the proposed project comply with Lake Park's Zoning requirements.

The development will meet all requirements of the code. Each project proposed for the site, will submit a specific site plan to provide greater oversight in terms of consistency with the Town's Code.

	Code
Max Building Height	50 feet/4 stories Max.
Setbacks	
Congress Avenue	25 feet
Watertower Road	15 feet
Park Avenue Extension	15 feet

Community

MAY 15 2014

Development

CONGRESS AVE BUSINESS PARK PUD – DEVELOPMENT REGULATIONS

Architectural Guidelines

To create interest and encourage economic stability and innovative design, these guidelines encourage flexibility and a variety of architectural styles and uses. The desire is to maintain unity through compatible style while maintaining a more town like campus character. The Congress Ave Business Park intent is not to limit the architectural theme to just one style within the boundaries of the PUD. The following standards shall be applied to any structure to be developed within this specific PUD.

A. GENERAL STANDARDS - Within the PUD, all buildings, signage and landscaping are to be designed to provide a sense of arrival and common character while permitting variety of uses and individual architecture. Consistent materials, design elements and colors shall be incorporated in the architecture and signage. Common areas shall maintain a similar landscape pallet. Town Commission may permit alternatives in individual approvals as the site may warrant but generally the standards are described below.

B. SPECIFIC STANDARDS –

1. Colors and Materials

   - Colors and materials shall be selected for consistency and compatibility to provide a common sense of arrival and place for any building within the PUD.
   - Colors shall be predominantly earth tone with warm browns, beiges and tones of white. Accents shall be more aesthetically lively and provide for market branding and recognition of national businesses. Trademarked colors, logos and features may be incorporated into the building design.

2. Architectural Character

   - Style of building shall be similar and compatible within the PUD and to provide some sense of continuity for the Congress Avenue corridor. The established style shall remain contemporary in character and all buildings shall share some common architectural features, materials and colors. However each building within the PUD is permitted to provide its own unique accent color and branding as may be appropriate for its use.
   - Materials shall include concrete and stucco finishes that are accented with banding, split face block and stone character elements in more natural color schemes. The use of black and silver or metal accents is encouraged.

3. Building Façade

- All buildings shall provide articulation on all 4 sides of any proposed structures.
- Articulation should be aesthetically pleasing and should include at least three (3) of the following:

Varied roof lines – i.e. hip roof, parapet walls, tower features;
Well identified building entry;
Building banding, scoring, trim;
Building embellishment (ie. awnings, trellis, medallions, etc.)
Façade recesses;
Façade projections;
Varied use of color and or materials; and
Use of windows and faux windows.

4. Building Height

- Maximum building height shall not exceed 50 feet as measured from the finished floor. Decorative appurtenances, towers or spires may exceed the maximum height subject to the approval of the Town Commission.

5. Signage

- Similar materials and styles for ground signs shall be provided to give a sense of place and arrival to the Congress Business Park. Signage base materials should be consistent with the individual businesses but provide for use of earth tone color schemes and stone character materials as to be found in the buildings architecture. Lettering and background colors of signs should be provided to provide more interest in bright yellow, reds, orange, blue, green or white.

6. Screening

- All roof top equipment shall be screened consistent with Mechanical Equipment Screening Section 78-335(4) of the Town's Code

- All dumpster/compactors, loading areas, mechanical equipment and utilities shall be screened from public view. Screening shall include a combination of an opaque fence or wall with landscaping and may also utilize building orientation, as long as it is fully screened from public

view consistent with landscape requirements Section 24-76(e) and 78—253 (a)(2) of the Town's Code.

7. Pedestrian Circulation

   - All lots within the PUD shall provide for pedestrian circulation to the public right-of-way either directly or to an adjacent lot which provides for direct access.

8. Color Renderings

   - All Site Plan application shall include color renderings and a color board including color manufacturer's name and identification and sample materials as appropriate to match the submitted architectural plans which should include the same information including exterior materials to be used along the façade and roof material.

Permanent Signage

The intent of the signage is to facilitate customers and their traffic to and within the PUD. To create unified signage, while not limiting company identification and branding, each free standing monument sign should utilize complimentary and consistent colors, and materials.

Temporary signage (1) shall be as provided in the code and permanent signage shall be addressed below:

Sign Type	Design Standards (2)	Max. Number of Sign Faces	Maximum Number of Signs	Maximum Sign Structure Dimensions
PUD/Project Identification Monument Signs (3)	May include multiple tenants and the name of the PUD or a single tenant	2	1 sign for up to the first 300 feet of linear R.O.W. frontage. A second sign may be permitted with an additional 300 feet linear R.O.W. frontage/.	Height: 12 feet Width: 16 feet

			Additional signs, up to 4, may be permitted with each additional 500 feet of R.O.W. frontage when the parcel fronts on multiple roadways.	
Tenant Monument Signs (3)	1 per each out parcel or each individual building <u>Maximum surface area:</u> One square foot for every one and one-half feet of building frontage. For the purposes of Gas Stations, an additional 32 square feet may be permitted to monument signs area for pricing identification.	2	1 per street frontage	Height: 10 feet Width: 8 feet
Wall Signs and Canopy signs	The total square footage of all wall signs on any front wall shall not exceed in surface area or sign area one and one-half times the length of the exterior wall of the individual business establishment to which it is attached.	N/A	1 wall and 1 canopy sign per tenant in multi-tenant buildings Additionally, tenants with frontage onto multiple R.O.W.s or parking lots may have one additional sign per R.O.W. or parking lot side.	Letters shall not exceed 48 inches Side wall/canopy or rear wall/canopy signage shall not exceed 50 percent of the maximum front wall/canopy allowable square footage.
Directional Signage	Signs are permitted at entry access points to the site or to	2	1 per entry	Height: 3 feet Width: 2 feet

	an outparcel within the site			

(1) Temporary signs shall be consistent with Section 70-103(3) of the Town's Code; Signage posted on Gasoline Service Station Pumps shall be consistent with Section 70-103 (5)(d)(2); Any proposed Window Signage shall be consistent with Section 70-103.(5)(e)

(2) All signs must not obstruct any clear visibility triangle consistent with Section 78-253 (c) (9) of the Town Code.

(3) Monument sign placement and materials are subject to standard requirements of the Town Code.

Landscaping

- All site plans submitted to the Town of Lake Park within this PUD shall meet the minimum interior non-residential landscape requirements of Section 78-253 of the Town Code. .
- Minor modifications to the PUD Perimeter Buffer Plan illustrated below on the plans are permitted subject to approval of the Town of Lake Park's Community Development Department and written approval of the Master Developer of the site.
- Landscaping materials within the PUD shall be designed to provide for a continuity of presence within the Congress Business Park. Common landscape materials that should be included on all lots to maintain a common theme for the PUD but each site may have alternative accent plants and design as approved by their site plans. The perimeter buffers will generally follow the PUD buffer plan. Common landscape materials shall include a combination of natives such as but not limited to:

    1. Trees and palms – Florida Royals Sabals, Thatch, Pigeon Plum, Silver/Green Buttonwoods, Bald Cypress, East Palatka Holly, Seagrape, Pines, Ilex Species; and
    2. Hedge, Shrubs and Ground Cover –Cocoplum, Firebush, Clusia, Ilex Species, Green Island Ficus, Saw Palmetto, Myrsine, Beach Sunflower and Native Grasses.