



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING AGENDA
APRIL 4, 2016
7:00 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 | <input type="checkbox"/> |
| Martin Schneider, Vice-Chair | <input type="checkbox"/> |
| Michele Dubois, Regular Member | <input type="checkbox"/> |
| Vacant, Regular Member | <input type="checkbox"/> |
| Vacant, Regular Member | <input type="checkbox"/> |
| Vacant, Regular Member | <input type="checkbox"/> |
| Vacant, Alternate Member | <input type="checkbox"/> |
| Vacant, Alternate Member | <input type="checkbox"/> |

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of February 1, 2016

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. A SPECIAL EXCEPTION USE APPLICATION FOR A SUBSTANCE ABUSE TREATMENT FACILITY TO BE LOCATED AT 143 SILVER BEACH ROAD IN THE R-2 RESIDENCE DISTRICT. *APPLICANT: NZ CONSULTANTS, INC.***

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT REGULARLY SCHEDULED PLANNING & ZONING BOARD MEETING IS MONDAY, MAY 2, 2016 AT 7:00 P.M.

DRAFT



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
FEBRUARY 1, 2016**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Michele Dubois	Excused
Anne Lynch, Alternate	Present

Also in attendance were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

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

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The Motion carried 3-0, and the Agenda was approved as amended.

APPROVAL OF MINUTES

Chair Thomas requested a motion for approval of the January 4, 2016, Planning & Zoning Board Meeting Minutes as submitted. Board Member Lynch made a motion for approval, and it was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The Motion carried 3-0, and the Minutes of the January 4, 2016, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

A) A SPECIAL EXCEPTION APPLICATION FOR THE SPECIAL EXCEPTION USE OF A LAUNDROMAT TO BE LOCATED AT 1440 10TH STREET IN THE C-2 BUSINESS DISTRICT. *APPLICANT: HAROON SULAIMAN*

STAFF PRESENTATION

The Town Planner, Scott Schultz, addressed the Board and explained this is a Special Exception Use Application for a laundromat at 1440 10th Street, which is owned by WOJO Corporation. The site is located in the C-2 Business District and the FLUM Land Use Category is commercial. Mr. Schultz stated the building at the site is 4,054 square feet and is currently utilized as a restaurant. The Applicant is requesting to open a laundromat at the site and will renovate the interior by removing all restaurant related equipment and build out the interior space as indicated in Figure 7 of the Staff Report. Exterior site improvements will consist of painting, pressure cleaning, landscaping, removal of non-conforming signage and screening of any rooftop mechanical equipment which may be visible from any right-of-way.

Mr. Schultz stated in regard to the six (6) Criteria required for the granting of a Special Exception, Staff finds the following:

Criteria 1: The proposed Special Exception Use is consistent with the Comprehensive Plan since it will facilitate economic development and will provide renovations and associated site improvements to an existing developed site. *FINDING: CRITERIA MET*

Criteria 2: Staff finds that this Application for a Special Exception Use is consistent with Land Development and Zoning Regulations of Criteria 2, with the implementation of the following requirements pursuant to the Site Plan SP1:

1. The Applicant will restripe the front and rear parking lots and drive aisles;

2. Remove the non-conforming pole and roof signs;
3. Add foundation plantings;
4. Screen any rooftop mechanical equipment visible from any street or adjoining property

FINDING: CRITERIA MET

Criteria 3: Staff finds that the proposed Special Exception Use is compatible with the character and use of the surrounding properties. *FINDING: CRITERIA MET*

Criteria 4: The proposed Special Exception Use will not create a concentration or proliferation of the same or similar type of Special Exception Use that is detrimental to the development or redevelopment of the area where it is being proposed, since there is only one existing laundromat located along 10th Street, approximately 700' south of the proposed Special Exception Use. *FINDING: CRITERIA MET*

Criteria 5: Staff finds that the proposed Special Exception Use will not have a detrimental impact on surrounding properties based on the number of persons using, residing or working on the property; the degree of noise, odor or visual nuisance; or the effect on the amount and flow of traffic generated by the use.

- The Applicant will screen all rooftop mechanical equipment visible from the street or adjoining property per site plan SP-1.

FINDING: CRITERIA MET

Criteria 6:

- (a) The proposed Special Exception Use will not reduce light or air to adjacent properties;
 - (b) Affect property values in the surrounding area;
 - (c) Be a deterrent to the improvement, development or redevelopment of surrounding properties;
- or
- (d) Have an impact on natural systems or public facilities

FINDING: CRITERIA MET

STAFF RECOMMENDATION

Mr. Schultz concluded that Staff finds that the Application for a Special Exception Use meets each of the six Criteria required for the granting of a Special Exception Use and recommends approval with the following Condition:

1. *The Applicant must redevelop the site in accordance with the Site Plan SP-1 submitted on 1/19/16 by Mr. Sulaiman.*

Mr. Schultz stated that the Applicant is present.

BOARD DISCUSSION

Mr. Haroon Sulaiman approached the Board and responded to the questions/comments, as follows:

Vice-Chair Schneider questioned the type of signage to which Mr. Sulaiman responded for now there will be signage on the building and possibly a monument sign in the future. Vice-Chair Schneider suggested that a bench, bike rack and trash receptacle be placed in front of the laundromat for those people arriving by means other than by automobile.

Board Member Lynch questioned the number of employees to which Mr. Sulaiman responded that initially there will be two (2) employees, and eventually between three (3) to seven (7) employees.

Chair Thomas asked Mr. Sulaiman how many other facilities he has in the area, to which he replied he has 10 laundromats between Broward and Palm Beach Counties. Chair Thomas asked how long the renovations of the building will take, to which he responded 90 days, depending on the permitting process. Chair Thomas asked if the size of the proposed laundromat is comparable to his other facilities, to which he responded that this is actually slightly smaller, and will accommodate 40+ machines. Chair Thomas asked if the proposed parking will meet the needs of patrons, to which he responded yes. There was brief discussion regarding carts and cart storage. Mr. Sulaiman stated there will be both coin and card operated machines in the laundromat.

PLANNING & ZONING BOARD RECOMMENDATION

Upon conclusion of the discussion, Chair Thomas asked for a motion from the Board. Vice-Chair Schneider made a motion for approval with Staff’s recommended Condition, as well as the Condition that the Applicant will work with Staff for the placement of benches, a bike rack and a trash receptacle in front of the laundromat, if space allows. The motion was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The vote was 3-0, and the Special Exception Use was unanimously approved with the Conditions.

B) A SITE PLAN APPLICATION FOR A PROPOSED 125-FOOT STEALTH “YARD ARM” TELECOMMUNICATIONS TOWER AT THE LAKE PARK HARBOR MARINA. (CONTINUED FROM THE JANUARY 4, 2016, PLANNING & ZONING BOARD MEETING) APPLICANT: RG TOWERS, LLC.

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Board and explained this item has been continued from the January 4, 2016, Planning & Zoning Board Meeting, during which both Staff and the Applicant provided detailed presentations to the Board. The item was continued on a vote of 4-0, with the following information being requested by the Applicant:

- (1) Additional view sheds of the proposed tower looking from the surrounding residential structures, with a distance measurement in feet and the actual heights of the surrounding buildings, with before and after images included. Namely, the 301 Lake Shore Drive building; 220 Lake Shore Drive building; and 302 Lake Shore Drive building. *The Applicant responded and provided ground floor before and after images. There is concern with the image looking from the 301 Lake Shore Drive building, as the angle of the picture places the tower directly behind a tree and does not adequately capture the majority view shed from the building. The Applicant has been notified of the concern and is prepared to respond this evening.*
- (2) Collocation efforts. Documented outreach efforts and analysis for all the towers located within the 1-1.5 mile range from the proposed location, as well as all surrounding residential structures, and the reason as to why a collocation is not feasible. *The Applicant's Engineer submitted a revised Competitive Analysis and is present this evening to elaborate on the analysis, all of which explains that there is not a suitable existing tower within the 1-1.5+ mile range that would accommodate a collocation. Additional explanations identifying why collocation on the neighboring residential structures has not been provided in writing, other than the previous 401 Lake Shore Drive building Association, however, the Applicant is prepared to explain additional outreach efforts to the Board this evening.*
- (3) Written responses to the Conditions of Approval and justifications as to why the Applicant is unwilling and unable to meet those Conditions proposed by Staff. *The Applicant provided written responses to the Conditions of Approval. The Condition related to the additional landscaping has been eliminated since the Applicant revised the plans to include Gumbo Limbo trees per the Board's request. The Applicant has also provided a proposed Phase 2 location for future collocators, as requested, which would require approval in the future. While the Applicant agrees to certain Conditions of Approval, the Applicant does not agree to Condition No. 2: Additional insurance limits per the Town's insurance carrier's recommendation; Condition No 3: Incorporation of decorative fence details even if these decorative features are included along the top of the fence (with the understanding that the landscaping will screen the area), and Condition No 4: Incorporating the required screening component of the equipment area within the approved leased area. Condition No. 7 was also added pursuant to the Marina Director's comments, if in fact the tower receives a recommendation of approval. Ms. DiTommaso stated Staff is requesting the Board to strongly consider all of the proposed Conditions of Approval if a recommendation of approval is rendered.*

- (4) Written statement that the Applicant would be willing to take down the flags at night; or compensate the Town for the needed manpower for doing so; if in fact flags are incorporated and the flags require lighting. *The Applicant agrees to either scenario depending on the desire of the P&Z Board and the Town Commission. A final Condition will be written once a decision is made.*

Ms. DiTommaso stated the Marina Director is present to explain his design recommendations. Johnathan Luscomb, Marina Director, addressed the Board and stated that upon their review of the design rendering of the proposed antenna, they considered what might be more fitting and complementary for the Marina and which could also be seen from the Waterway. Mr. Luscomb stated they are hoping for something that is more to scale and looks more like a ship's mast, rather than an out of proportion nautical themed antenna. Example photos were shown to the Board of several flagpole options in various locations, including the New York Yacht Club. (photos attached)

STAFF RECOMMENDATION

Ms. DiTommaso stated Staff's recommendation is similar to previous recommendation - according to Town Code Section 74-64(d), any denial of a tower application must be supported by substantial evidence and a written record of this evidence. This report lists the application requirements and certain review criteria that are relevant to the Town's Telecommunications Code and that have been met by the Applicant, however, it also discusses some additional site plan review criteria that are common in other municipal codes and that can be considered for discussion by the Board, particularly the compatibility, which at this point is a gray area given the stealth design which is favored in the Code and the opportunity to include flags. There have been very recent internal discussions regarding the placement of the tower where the existing 60' flag pole is located, however, Staff reviewed this Application pursuant to the location provided for in the Lease Option Agreement.

Ms. DiTommaso stated that while Staff is unable to render a recommendation of approval or denial at this time, should a recommendation of approval be given by the Board, Staff does recommend certain Conditions of Approval similar to the previous P&Z Meeting, and as discussed earlier this evening. If the Applicant is unwilling to accept these Conditions, Staff would recommend denial.

APPLICANT PRESENTATION

Mr. Josh Long, Land Use Planner for Gunster Law Firm, addressed and thanked the P&Z Board. He informed the Board that Scott Richards and Holley Valdez of RG Towers, and Patrick Keane, T-Mobile Radio Frequency Engineer, are also in attendance this evening. Mr. Long stated they are once again present to request site plan approval for a 125' stealth tower at the Lake Park Marina. Mr. Long stated that since an in-depth presentation was provided at the last P&Z Meeting, that he will skip over some of the presentation. He explained the Application complies with the Comprehensive Plan and the Zoning Regulations of the Town and they are here to discuss site plan related issues since there is an approved Lease with the Town which deals with the exact location

of the tower. (Mr. Long provided a Power Point presentation which is attached and made a part of these minutes.) Mr. Long stated the landscape plan has been amended to include coco plums, taller gumbo limbos and silver buttonwoods. Mr. Long mentioned that compatibility was a previous concern of the Board, and that each area is looked at uniquely for compatibility. He stated the Marina is unique in that there are dozens of sailboats at the docks with various very tall mast heights, and so clearly there is compatibility with this area with the tower height. Mr. Long stated the site plan was amended to show the location for Phase 2. Mr. Long stated they don't feel the need to comply with the request by the Town for decorative material on top of the fence because the gumbo limbo trees will easily grow to 8' and hide the decorative material.

Mr. Long discussed visual analysis of the site which was requested by the Board at the previous meeting. He stated they walked the site and conducted additional visual analysis from several properties and included a map giving the exact distances between buildings and the mast, and showed visuals of various locations to the Board. He pointed out that there are several mature palm trees in the area.

Mr. Long stated that additional information was requested regarding needs analysis at the previous meeting and showed a PDF providing specific engineering data requirements that go into determining why the location is needed and has been needed for quite some time. Mr. Long's presentation showed visuals of other existing towers in the areas, as well as a visual of the proposed Lake Park Marina cell tower and the distances to adjacent residential structures. Mr. Long explained that when the Code doesn't have specific regulations to go by, then they look to planning principals and the establishment of development patterns in the Town. In looking at development patterns in the Town and other towers which have been approved by the Town, he pointed out that the tower located outside of Town Hall is located within 210' and 264' of residential structures, which exceeds the average of what they are currently proposing. Mr. Long stated that the Town recently reentered into a new a 30-year lease with this tower and they are basing their application on this for similarity and compatibility.

Mr. Long addressed the Code requirement that they reach out in an attempt to collocate. He stated that prior to 2008 they had a lease with the 501 Lake Shore Drive building, and T-Mobile tried to pursue an Application with them but it failed due to several issues and concerns from Staff. It was at the time when they were trying to get the Application approved, that the Town suggested they look at the Lake Park Marina as a potential location for the tower, which stated the process. During that process, they looked again to the 401 Lake Shore Drive building and were turned down. Mr. Long stated they have diligently attempted to look at other locations within a very specific area and then moved forward with the Town and obtained a Lease Agreement at the Marina.

Mr. Long reviewed their responses to Staff Conditions, as follows:

1. *Provide all Plans as presented.* Acknowledged
2. *Insurance Liability Limits.* Insurance will be provided according to Section 11 of the Lease approved by the Town Commission. RG Towers is present to go into the details of the insurance.
3. *Provide a Rendering identifying future ground space needs.* Phase 2 is now shown.
4. *Landscaping.* Landscaping has been revised.

5. *Modification of fence detail.* Requesting the decorative features not to be included.
6. *Maintenance of irrigation meters.* They are moving forward with the Exhibit to the Lease, which clearly showed the location of the landscaping outside of the lease area which is what the Town approved. Irrigation plans have been provided for hooking up to the Town's irrigation system or connecting to Seacoast.
7. *Letter of Credit.* A Bond of 110% will be provided.
8. *A Photometric Plan will be provided, if flags are chosen.* Acknowledged.
9. *Cost Recovery.* The Applicant will comply with the Town's Cost Recovery Regulations as outlined in the Town Code.

Mr. Long briefly mentioned the potential revenue stream for the Town and the ability to locate additional carriers in the future at this facility. Mr. Long requested approval of the Site Plan Application which will allow them to move forward to the Town Council. Vice-Chair Schneider questioned Mr. Long as to what were the problems getting an approval for a lease with 501 Lake Shore Drive in 2008, specifically with Staff. Mr. Long stated to his knowledge there were difficulties/issues with both Staff and the 501 Lake Shore building at that time and therefore the issue fell apart. Mr. Long stated the Staff person referred to at that time was Maria Davis.

Patrick Keane, T-Mobile Radio Frequency Engineer, addressed the Board and stated he will be discussing network planning and engineering for the proposed tower location. He stated that he works with a team of engineers who do this type of planning from Indian River County down to Key West and all of South Florida area, including the west coast of Florida. T-Mobile currently has over a thousand facilities that broadcast cell phone signals and they are actively pursuing dozens more, so this is an on-going development as the needs arise. Mr. Keane showed a Power Point presentation (attached to these Minutes) and discussed the need for coverage in the area. He provided and explained visuals of propagation plots, network density and site spacing, drive test data; E911 call data; customer complaints; ineffective call attempts; percentage of calls made in poor signal areas; dropped call data; morphologies of Lake Park and surrounding areas and the currently network layout.

Mr. Keane stated the appropriate distance between towers is 1.25 -1.50 miles for this part of the network and placing a tower at the Lake Park Marina is ideal site spacing and would greatly impact the performance of the network and benefit the surrounding neighborhoods. Mr. Keane stated the placement of a tower in Lake Park would solve the network problems that are currently being experienced in this area.

PUBLIC COMMENTS

Crag Korbal – 301 Lake Shore Drive resident

In opposition to the Tower. Provided photo of view from balcony; tower is a nuisance; equipment on ground is totally visible; square footage of additional ground area required; industrial equipment in a residential area and the screening is not appropriate for residents looking from above; 8' fence will be ineffective; the tower will be directly in line with the windows of the residents

Curtis Lyman & Lanae Barnes – 301 Lake Shore Drive residents

In opposition of tower. Asked the Board to deny the Application because it is a violation of Town Code Section 10-33 – the tower will be a nuisance; the tower will be unlawful; depreciate property value; health concerns; danger during an electrical storm; will interfere with the quality of life of the residents in the Marina.

Joanne Robins - 301 Lake Shore Drive resident

In opposition to tower. Singer Island will not allow the tower; property values will be diminished; other options for revenue source should be explored; the tower will affect the quality of life and infrastructure; the cell tower will prevent the success of future community development; cell tower radiation concern; the tower defies the Interlocal Agreement with Palm Beach County; requested the Town table the decision until the Town can draft a comprehensive wireless facility Ordinance with regulations including public right-of-way and a decommission plan.

Joseph Wexler – 1601 Flagler Boulevard

In favor of tower. The Town very much needs the revenue source; one additional mast will not make a difference and will not stop the development of the area. The tower would not be a hazard and will not block traffic.

Richard Harvey – 301 Lake Shore Drive resident

In opposition to the tower. Concerned about the radiation/microwaves outside the windows of the building.

Margaret Robb – 301 Lake Shore Drive resident

In opposition to the tower. Cell towers will probably be eliminated within 5 years which is a factor which should be kept in mind.

Dianne Bernhardt – 301 Lake Shore Drive resident

In opposition to the tower. Marina development to encourage public use – the tower is contradictory to the Interlocal Agreement; current cell phone coverage is adequate; the tower will decline property values; the tower will be abandoned in a few years; property values and taxes will be down; urged the P&Z Board to vote against.

Diane Anderson – 301 Lake Shore Drive resident

In opposition of tower. Tower should not be placed on prime waterfront property; the landscaping will be affected by poor drainage; the tower will not be screened and will be an obstruction.

Jim Lloyd – 220 Lake Shore Drive resident

In opposition of tower. Former Chair of Marina Advisory Board; the tower is large, obtrusive and should not be a part of the Marina; asked the Board to make the right decision and not base the decision on revenue.

Susan Lloyd – 220 Lake Shore Drive resident

In opposition of the tower. Understands the need for a tower but it should be located in an industrial area; should not be approved because of the need for revenue; improper land use; the tower will cause a real estate value drop.

Michael DeSouza – 301 Lake Shore Drive resident

In opposition of the tower; No one in his condo is in favor of the tower; asked the Board to vote against the tower.

Renee Ronnie – 301 Lake Shore Drive resident

In opposition of the tower; the tower is a personal safety hazard; the tower will cause electrical/lightning dangers; inappropriate location at the Marina; increased hazard to boaters.

Michael S. Tomas – 301 Lake Shore Drive resident

In opposition of the tower; Has a 100-signature petition asking to vote no; referenced Survey by National Institute for Science, Law and Public Policy indicating that nearby cell towers affect property desirability; Economics 101: the tower will affect the property values; will affect future development by investors.

Bob Shelton – 501 Lake Shore Drive resident

In opposition of the tower; Stated he is the Board President for 501 Lake Shore Drive and that the Planning Board disapproved the cell tower at 501 Lake Shore Drive, not the building residents. Chair Thomas clarified that the Planning & Zoning Board did not hear the matter of a cell tower at 501 Lake Shore Drive.

Bob Socolosky – 301 Lake Shore Drive resident

In opposition of the tower; Please seek an additional location and don't destroy the jewel of Lake Park.

Susan Ray – 301 Lake Shore Drive resident

In opposition of the tower; the proposed tower is not within a safe distance of the buildings; do we really need any more stealth towers in the area; RG Towers currently has another tower in the Marina; the tower will cause dangerous health effects; Ask the Board if someone proposed to put a cell tower in your backyard would you approve it?

Gina Buntz – 301 Lake Shore Drive resident

In opposition of the tower; quoted residents from 302 Lake Shore Drive regarding health issues and medical devices; interference of electromagnetic field for devices such as pacemakers, etc. the tower will affect property values; submitted an article by DeKalb County regarding cell towers and property values.

Gary Venable – 301 Lake Shore Drive resident

In opposition of the tower; Property values will go down and there will be a net loss to the Town due to property value decline.

Clifford Watkins – 301 Lake Shore Drive resident

In opposition of the tower; The Town needs to be more thoughtful about the location.

Cliff Roberts – 302 Lake Shore Drive resident

In opposition of the tower; the visuals provided were only from eye level – not from the upper levels; what is the Fire Marshall’s opinion with the lighting concerns.

Cynthia Russell – 302 Lake Shore Drive resident

In opposition of the tower; the tower will cause long-term health consequences; please consider another location; the tower is not the same as the mast of a boat.

Claudia Wendell – 301 Lake Shore Drive resident

In opposition of the tower; did not receive certified mail notification of previous meetings; the tower will cause a 20% property value decrease of building resulting in a decrease in revenue to the Town; lightning dangers; residents picketed at the recent Sunset Celebration and 79 signatures were obtained on a petition; is hoping for a positive outcome.

Mark Bresnahan – 301 Lake Shore Drive resident

In opposition of the tower; would not have purchased his condo had the cell tower been at the Marina; tower will cause a reduction in property value; will RG Towers purchase his property at the current market value?

BOARD DISCUSSION

Vice-Chair Schneider asked Josh Long to clarify if the referenced revenue stream of \$3-\$4 million is for the duration of the 30-year lease period. Mr. Long verified the revenue is for the duration of the lease with the collocator. Vice-Chair Schneider asked that the concerns of residents regarding lightning strikes be addressed. Scott Richards, RG Towers, addressed the Board and stated there are lightning rods on the tower, and the tower itself is actually a lightning rod. Mr. Richards pointed out that the masts on the boats also attract lightning. Mr. Richards verified the equipment will be also be protected from lightning.

Chair Thomas asked Mr. Richards if there is an existing cell tower at the Marina, as mentioned by a resident during the Public Comments. Mr. Richards responded that was news to him and there is currently no other cell tower at the Marina.

In response to concerns mentioned during Public Comments, Board Member Lynch asked if the tower will be obsolete in a few years. Mr. Richards of RG Towers responded that he has been in this business for 25 and they plan on being around for many years.

Chair Thomas asked the size of the base of the stealth tower. Mr. Richards responded it will be approximately 3’- 4’ wide. Chair Thomas questioned the necessary height in order to get coverage. Patrick Tien, T-Mobile Engineer stated the preferred height is 100’ – 125’ and stated anything lower would be a compromise. Chair Thomas asked the T-Mobile Radio Frequency Engineer where the proposed towers will be located in Rivera Beach. Mr. Keane responded that one tower will be located at the police station and the other at the FPL facility. Chair Thomas asked if the former Winn-Dixie location on Federal Highway might be considered as a possible location for the tower. Mr. Richards stated that the suggested Winn-Dixie location in Riviera Beach would not meet the height requirements. Chair Thomas asked the construction timeline, to

which Mr. Richards responded the construction time would be 3-4 weeks after the building permit is issued.

PLANNING & ZONING BOARD RECOMMENDATION

Upon conclusion of the Board discussion, Chair Thomas asked for a motion. Vice-Chair Schneider stated he is not able to support the tower and therefore the motion is for denial of the application, because in his professional opinion as a Planner, it is not consistent with Town’s Goal Statement 3.4.1 of the Future Land Use Element of the Comprehensive Plan which states the Town should ensure that the historic small town character of Lake Park is maintained while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas; and also Policy 5.1 which states that the Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources and protect these areas from physical degradation and the intrusion of incompatible uses. Vice-Chair continued that based on citizen testimony this evening and at the previous P&Z Meeting, the tower does not meet Town Code Section 74-65(6)(e), *Aesthetics*, as it does not blend into the natural setting and surrounding buildings; although considered a stealth tower, the proposed tower is too wide at the base and too tall to blend in to the low scale Marina and the surrounding residential neighborhood. The scale does not allow the stealth tower to realistically hide amongst the sailboat masts or a flag pole. When the Lease Agreement was approved, the item did not go through the strict notice requirement that a site plan is required to go through, and therefore the public did not go come out at that time as strongly as now, and the Town Commission did not foresee the public opposition of the neighborhood residents and hear their concerns with compatibility issues and potential adverse impact on their properties. Vice-Chair Schneider said it is important to state that the Lease Agreement does not guarantee site plan approval and therefore he cannot support the approval of a site plan because it is not consistent with the Town’s Comprehensive Plan and because the aesthetics of the tower are out of scale with the low scale Marina development and the surrounding residential neighborhoods.

The motion for denial was seconded by Board Member Lynch, and the vote was as follows:

	Aye	Nay
Martin Schneider	X	
Judith Thomas	X	
Anne Lynch	X	

The vote was 3-0 in favor of denial of the Application.

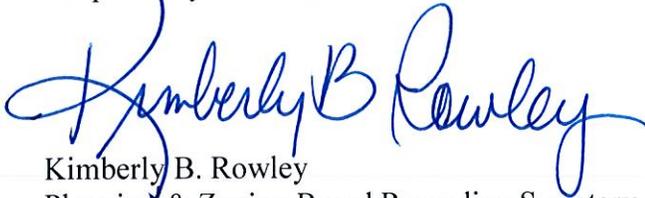
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no further comments by the Community Development Director. Chair Thomas inquired about the current vacancies on the P&Z Board. Ms. DiTommaso stated that the process requires the nominations to go to the Town Commission for appointment to the Board, and there are currently no nominations.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 9:28 p.m.

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:







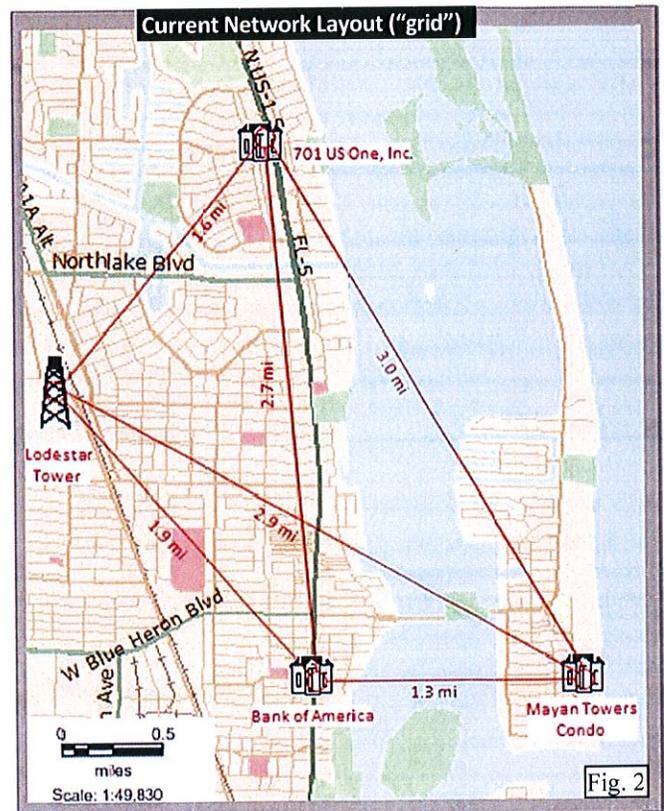
6WP1273D – Lake Park Marina

Network Configuration and Design Requirements

Department: T-Mobile Engineering & Operations – Miami Market

Last Updated: 01/25/16

Network Density and Site Spacing



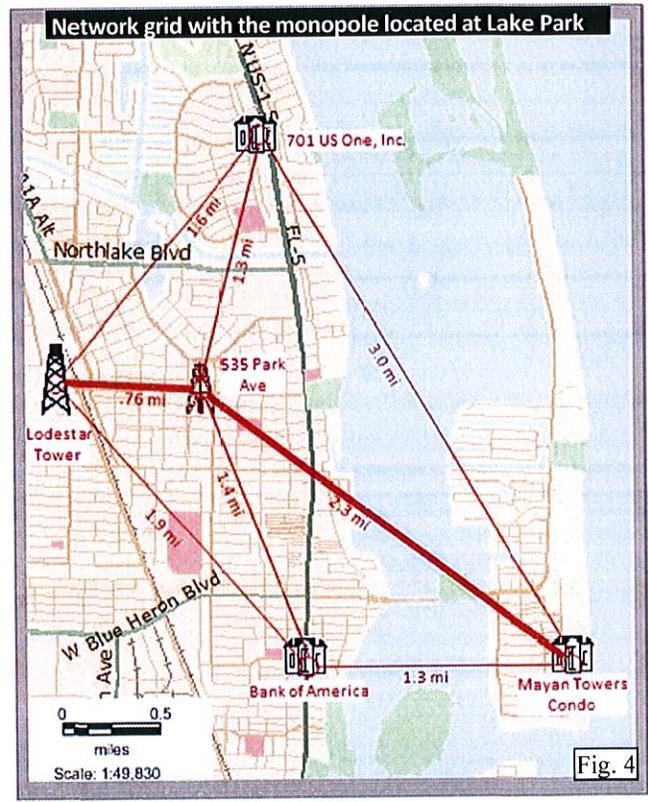
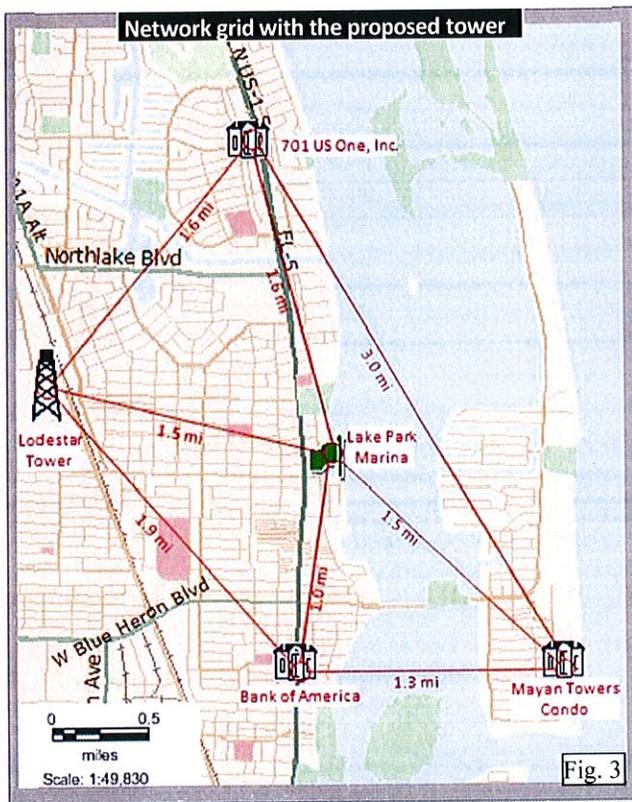
The purpose of this document is to provide supplemental information supporting the selection of a tower at Lake Park Marina. In previous engineering reports a relative coverage gap had been described in many commercial and residential areas surrounding the proposed tower. And although signal measurements and many users' experiences are within generally accepted key performance indicators (KPI) there is a recognizable difference between good signal levels and good service levels. Currently, there are deficiencies in the coverage that contribute to overall network performance issues evidenced in the number of dropped calls, ineffective service attempts and sometimes unreliable connection rates. Of greatest concern are cell phone users who are indoors and possibly experiencing very poor or non-existent service. Emergency calls could potentially fail in some scenarios even though average signal levels in the area are adequate for the placement of basic call services. *

During an extensive engineering review no structures of sufficient height and local were identified to include 125' Crown Monopole at Lake Park Town Hall. This tower is too far east to provide the necessary coverage and could result in the need for another facility in the future particularly in the proximity of Kelsey Park. Following is a more detailed description of the strategies used for the determination of tower location and configuration.

* During public hearing it was noted by some residents that customer phone service was available at their building but qualified their statements by mentioning that their observations were made on upper floors or outside on their porch. A phenomena of wireless communications is that signal levels improve with the increase in height of the antennas or with line of site (LOS) to the serving tower. Although individual or anecdotal service experiences are important considerations in the formulation of design strategies average signal levels are a much more significant indicator of the need for additional facilities.

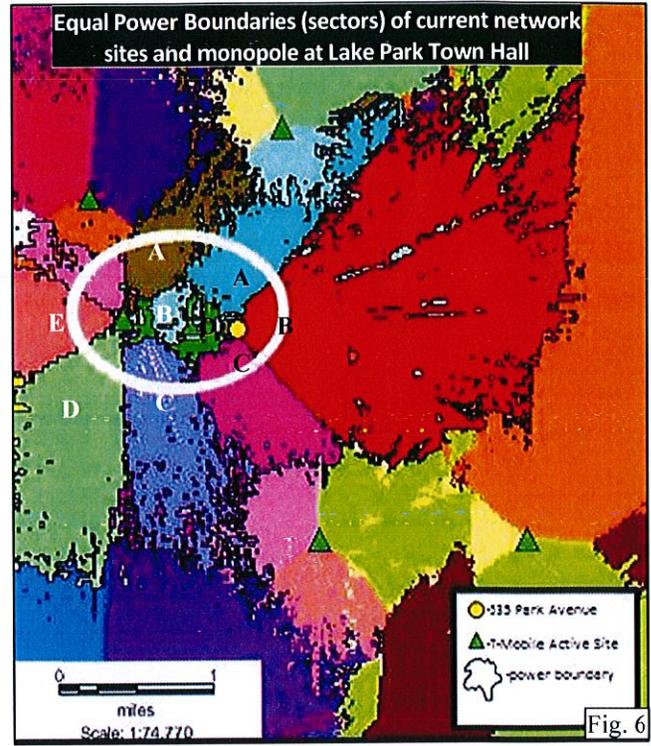
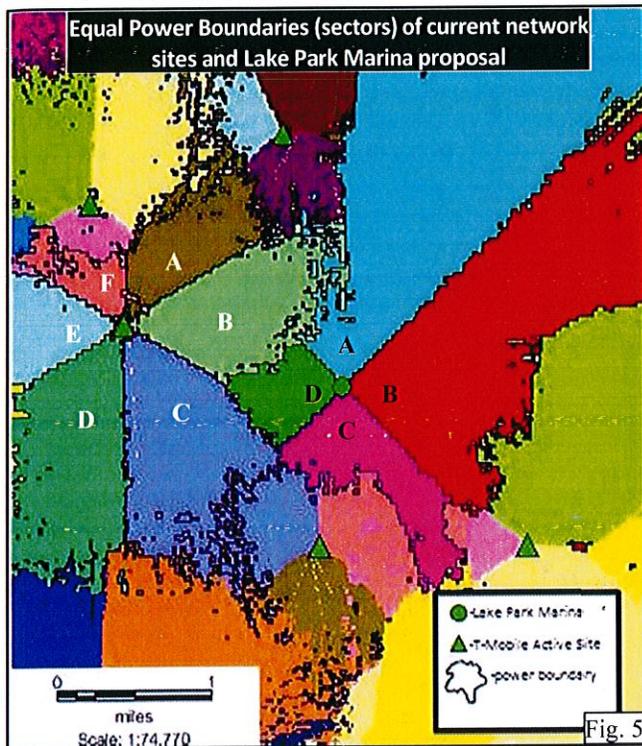
A common design feature in the deployment of cellular networks is the concept of a "grid" or the spacing between facilities. In theory the placement of towers and antenna employments at equidistant locations with equal antenna heights would provide the most efficient and comprehensive coverage for mobile users. In practice this is highly unrealisable due to the difficulties in locating antennas in consideration of the various jurisdictional and landlord requirements and restrictions. This "grid" feature is not always applicable though as new facilities may be proposed in order to "solve" capacity or network performance issues where local area morphology, e.g. commercial centers, dense residential and roadways and recreational areas contribute to the high usage of cell phones. The rather more recent development of high speed data and social media applications has also necessitated the need for additional serving towers in areas that may not have needed them in the past.

The area morphologies or geographic classes of the Lake Park area are shown above in Figure 1. Of note is the relative density of local roads and residential areas including the presence of two major roadways, US1 and A1A. The circle surrounding the proposed location at Lake Park marina represents the coverage area of concern. In Figure 2 the current network grid is shown with the distances between each of the local serving sites and their "neighbour(s)". The closest inter-site distance for this local area network of sites is one and a third miles with the greatest distance between facilities at three miles. Based on experience and knowledge of network planning in this part of south Florida inter-site distance is most practical and efficient at one to one and a half miles. With distances greater than this network performance issues as noted before are more prevalent.



In Figure 3 the Lake Park Marina proposal is shown with the inter-site distances and the existing sites. This arrangement is close to an idealized network grid with the majority of inter-neighbor distances being within a few percentage points of each other. The greatest distance of three miles between sites is not as critical in this case as radio signals travel further over water and there is a marginal chance of users encountering poor levels here. As a counter-example the site spacing introduced with the location of antennas at Crown Monopole at Lake Park Town Hall (Fig 4) is "off-grid" and over the long term would manifest itself in the possibility of a need to add additional antenna locations in the future particularly in the proximity of Kelsey Park.

Power Boundaries Comparisons - Lake Park Proposal and Crown monopoly at Lake Park Town Hall



An important concept in cellular network design is "site spacing" or the inter-facility distance between towers/structures. In this part of the T-Mobile network idealized site spacing is approximately 1.25 to 1.5 miles. This means that all the towers need to be nearly equal in their distance from each other in order to maintain a "balanced" network load and service area. In the above boundary plots, the theoretical coverage array for each individual antenna is shown by the colored polygons. In the plot on the left the proposed Lake Park Marina coverage boundaries are shown as A/B/C/D. Each colored polygon represents the coverage pattern for individual "sectors". The "A" sector points north and like the "B" sector shows that the coverage pattern extends north for what appears to be a longer distance than the "C" or "D" sectors. This can be explained by the fact that radio energy travels further on water bodies. (The Intracoastal Waterway in this case) Of note, the "D" sector has a relatively well defined border with the polygons to the west. (the polygons labeled B/C in white)

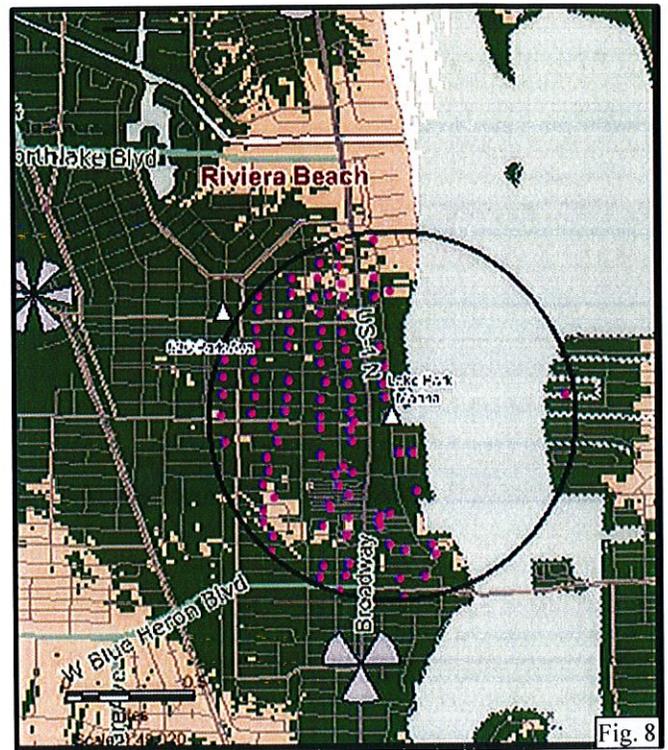
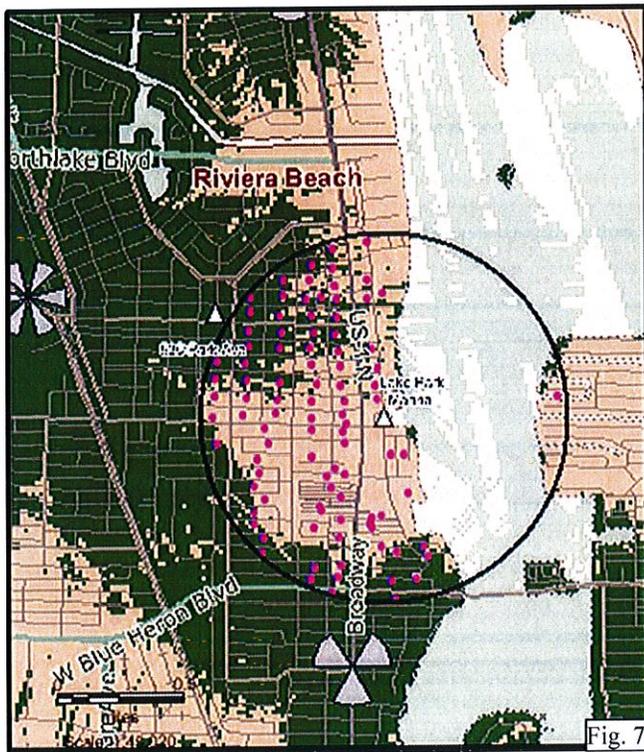
In the plot on the right side the predictions from the 535 Park Avenue tower are shown. As can be seen from the highlighted area (white oval) there is no clear border between the neighboring facilities. While this situation can be somewhat mitigated, the redundant radio energy and lack of dominant serving sectors will always act as a compromising element in this local part of the network.

In conclusion the tower located at 535 Park Avenue cannot be utilized for the network development for T-Mobile due to its proximity to an existing T-Mobile facility and the lack of adequate spacing between sites.

Additional supporting evidence for the need of new facility in the proposed location at Lake Park Marina

Determination of location and configuration for a new serving facility requires analysis of a number of different engineering considerations. Along with average signal level measurements, customer complaints, user experience, emergency call exigencies and area geography influence design choices. In general exposed towers with physical space for multiple antennas and amplifiers is preferred but in the case of Lake Park Marina a "stealth" tower was deemed appropriate for the local area. In the following maps and diagrams a more detailed analysis of the engineering decision making process is presented.

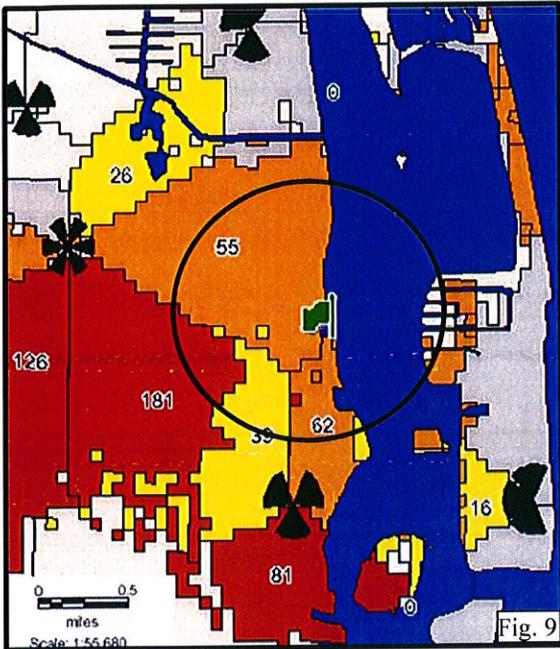
Network Coverage



As has been communicated in previous reports there is a relative coverage gap in many areas of Lake Park that contribute to significant network performance issues. In more detail cell phones being used from approximately 6th St in the west to the Intracoastal Waterway and from in E 30th St in the south to north of Kelsey Park operate in a compromised coverage area. This includes the heavily traveled US1 corridor in addition to the residential neighborhoods to the east across the water. Outdoor signal levels are adequate for most voice calls and moderate data speeds in non-busy hours. During peak periods of the day (normally during rush hours) these mobile phones may often experience call quality issues and or call failures. Depicted in Figure 7 is the current average network coverage with reliable and strong indoor levels shaded in dark green and the outdoor or less reliable signal levels in beige. Also shown is the target coverage area with a circle and the census counts as dots within. In Figure 8 the predicted coverage for the Lake Park Marina is shown with the color schemes and graphical representations as the previous figure. In previous engineering studies provided as part of due diligence a comparison of the Lake Park proposal and the Crown monopole at the Lake Park Town Hall showed that the marina site would provide a much better coverage overlay for both the population and surrounding infrastructure.

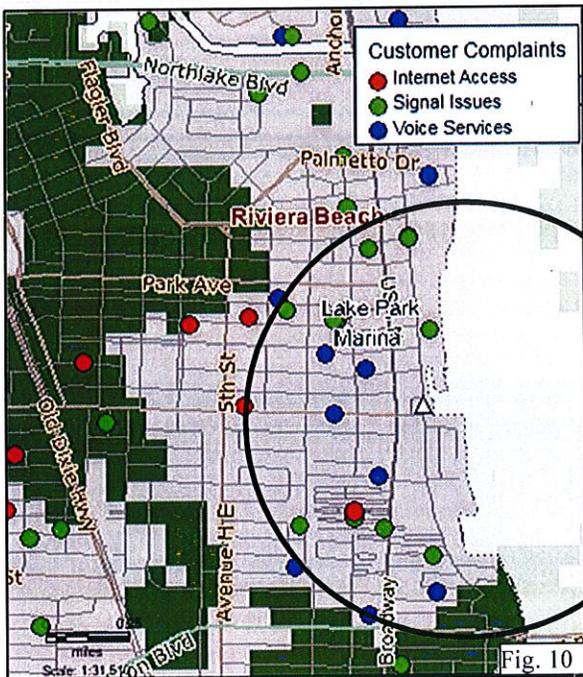
Key Performance Indicators (KPI)

3G E911 Calls 12/12/15-1/12/15



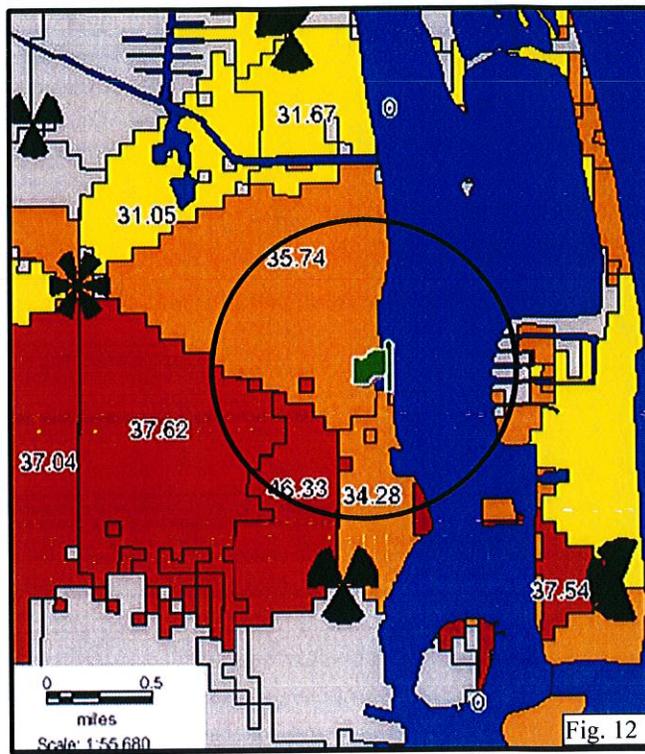
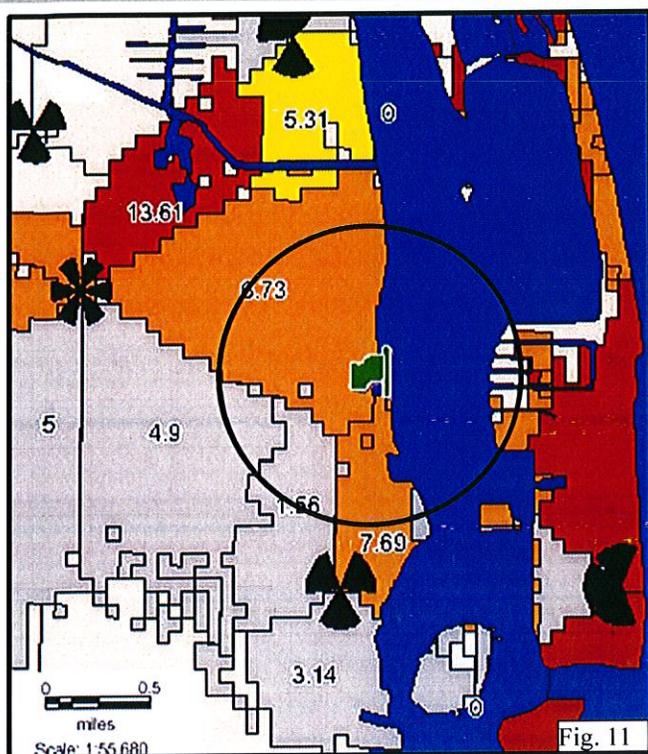
This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges (“sectors”) is shown as a radiated pattern extending away from the central connection point. These coverage areas are color coded to show the number of emergency calls in the commercial and residential areas surrounding the proposed tower. As can be seen in the graphic a coverage radius from the Lake Park Marina tower (dark circle) overlaps the existing tower coverage. It is expected that any E911 calls made within this circle radius would be handled by the new tower. Any emergency calls currently being made by users within the geographic area described by the proposed coverage area are more likely to fail due to the distance to the serving facility or cell site.

Customer Complaints



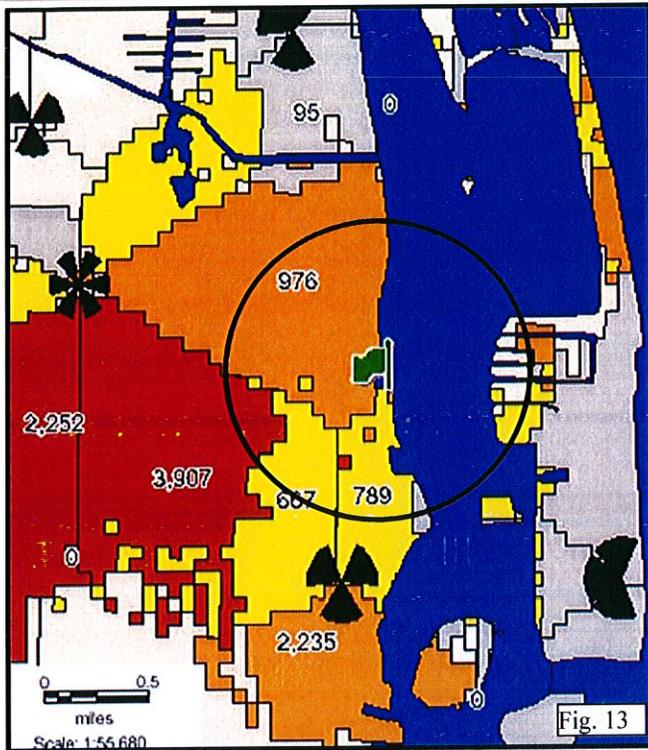
Historical records of customer complaints in this area indicate that the low signal areas have the highest concentration of “Signal Issues” and “Voice Services”. Both of these categories of customer service problems are related to the lack of signal in the area. Depending on whether a user is indoors or outdoors or driving in a vehicle call quality is compromised. The dark green shaded areas indicate where a customer might expect to have good indoor service levels.

Percentage of Calls Made in Poor Signal Level Areas 12/12/15-1/12/15



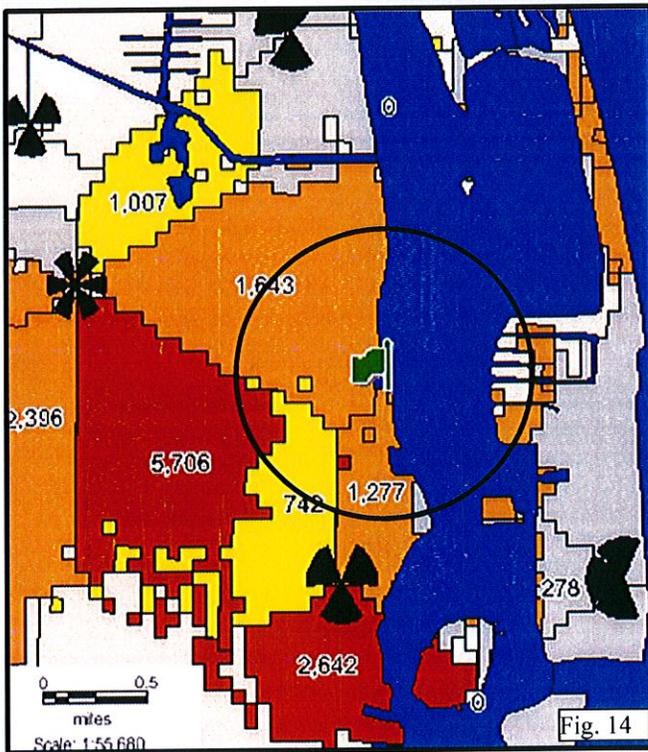
This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central connection point. These coverage areas are color coded to show the percentage of calls made by users with poor signal levels at the call commencement. Figure 11 represents percentage of users initiating calls at the lowest possible thresholds with the current technological constraints. As an example, 6.73 of the users within the coverage area of the serving tower to the northwest are at the lower end of service levels. Any further degradation of a user's signal would not be able to place a call. Figure 12 shows the percentage of users that could not place a call from an indoor location. (A person in this situation could possibly stand near a window or step outside to successfully connect)

Ineffective Call Attempts 12/12/15-1/12/15

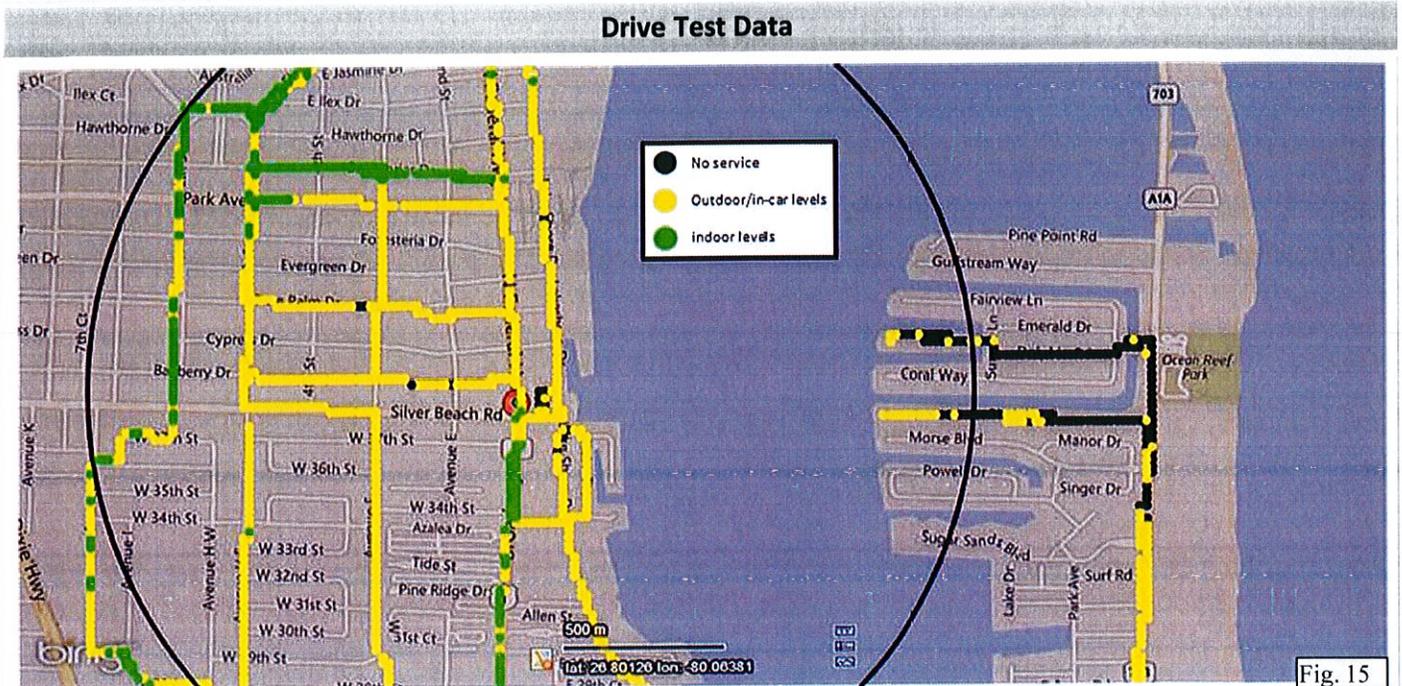


This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central point. These coverage areas are color coded to show the number of calls made by users who cannot access the network. In normal situations the phones algorithms are programmed to keep attempting to connect until some threshold of failures have been reached. When a user is experiencing long set up times to connect to the network it may be because of poor coverage, overloaded capacity or other mitigating circumstances. Due to the distance from the serving cell sites to the user it is often related to the signal thresholds if the user is in the geographic area described by the proposed towers coverage area. (black ring) This could be significant if the user were making an emergency call.

Dropped Calls 12/12/15-1/12/15



This map shows the network configuration of antenna locations represented by the triangular shaped wedges colored black. The footprint for each of these wedges ("sectors") is shown as a radiated pattern extending away from the central point. These coverage areas are color coded to show the number of calls that disconnected before either user in a conversation terminated the call. There is no mechanism for the network to reconnect without the user experiencing a discontinuation in conversation. Due to the distance from the serving cell sites to the user it is often related to the signal thresholds if the user is in the geographic area described by the proposed towers coverage area. (black ring)



Shown above is a map representing data collected from test equipment in an automobile in the coverage area of concern. (noted with black ring) The thresholds for service levels are shown with green indicating service areas where a user could expect to have reliable indoor service. Since the signals were measured at street level interpolations for residential and commercial structures must be made. Outdoor or in-car thresholds as shown in yellow indicate area where a user may have issues using the cell phone indoors. Once again interpolations must be made regarding the actual experience of the user. In plotting areas with black dots, the test equipment measured levels that are considered to low to support any phone calls whether indoors or outdoors. It can be safe to assume that people living nearby or in commercial areas would not be able to use there phone. The introcudtion of the towe at Lake Park Marina would essentially mitigate these issues.

79 Signatures
 at 1/29/16
 Sunset
 Festival

[Handwritten signature]

Petition to Deny the Lake Park Marina CELL TOWER

[Handwritten signature] ①

Petition summary and background
 Lake Park Marina CELL TOWER. Improper use of public recreational space, Antennas are in-line with residential windc Reduces property values, Decreases tax revenue, Next to underground fuel tanks, Potential Weather Hazards, and Per Health Hazard. There are other more appropriate locations in Industrial settings.

Action petitioned for
 We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY th Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
MAY LEUNG	909 Lake shore Dr, #214	<i>[Signature]</i>		1/29/16
GARY LAM	909 Lake shore Dr, #214	<i>[Signature]</i>		1/29/16
LAM GIEN	903 Lake Shore #108	<i>[Signature]</i>		1/29/16
Wai Kwan Lam	905 Lake shore 304	<i>[Signature]</i>		1-29-16
Lindsay Ralston	905 Lake Shore 304	<i>[Signature]</i>		1/29/16
Joshua Murray	905 Lakeshore Dr #213	<i>[Signature]</i>		1/29/16
Mike Meerman	2845 Helm Ct #306	<i>[Signature]</i>		1/29/16
CLIFF ROBERTS	302 Lakeshore Dr	<i>[Signature]</i>		1-29-16
Evelyn Neuter	302 Lake Shore Dr	<i>[Signature]</i>		1/29/16
Richard Harvey	301 Lake Shore Dr #803	<i>[Signature]</i>		1-29-16
SUEAN QJ	301 LAKE SHORE DR #807	<i>[Signature]</i>		1/29
GARY VENABLE	301 LAKE SHORE DR #504	<i>[Signature]</i>		1/29/16
Harbert Roll	301 Lakeshore Dr #714	<i>[Signature]</i>		1-29-16

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background

Lake Park Marina CELL TOWER. Improper use of public recreational space, Antennas are in-line with residential wind. Reduces property values, Decreases tax revenue, Next to underground fuel tanks, Potential Weather Hazards, and Personal Health Hazard. There are other more appropriate locations in Industrial settings.

Action petitioned for

We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
Paul Castro	230 East FLexDr West Hill Inn Ct		schommerdale@earthlink.net	1/29/11
Maricarmen Cerna	10024 NW 17th Ct Coral Springs			1-29-11
Caroline Marti	3124 N.W. 17th St Lakewood			1-29-11
Greg K. Leaphor	922 S Parkview Cir 33410			1/29/11
Lynne Davis	818 N. Sagamore Ave Lakewood			1/29/11
Tiffany Rieg	510 Lakeshore Dr. #207 Lakewood			1/29/11
Robin Rieg	510 Lakeshore Dr. #207 Lakewood			1/29/11
Tyler Coates	510 Lakeshore Dr. #207 Lakewood			1-29-11
Cathy Lundy	361 W 25th St Lakewood			1/29/11
Nina Jean-Louis	383 N Sorella Ave Lakewood			1/29/11
Brad W. Gane	18231 45th Way / #275 Lakewood			1/29/11

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background	Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.
Action petitioned for	We, the undersigned, are concerned citizens who OPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
		<i>Donny Bunker</i>		1-29-16
<i>TINA FILL</i>	<i>135 apt 2 Singer Island, FL 33409</i>	<i>Tina Filler</i>		1/29/16
<i>Pam. WZ KORALAKAKOS</i>	<i>301 Lake Shore Dr Apt 805</i>	<i>Pam Koralakakos</i>		1/29/16
<i>THE QUIC FONTANA</i>	<i>435 Silver Bay Rd Lake Park 33403</i>	<i>THE QUIC FONTANA</i>		1-29-16
<i>Don Mele</i>		<i>Don Mele</i>		1-29-16
<i>John Michalek</i>	<i>907 KAKESHORE DR PO BOX 411, N. P.</i>	<i>John Michalek</i>		1-29-16
<i>Renee Romie</i>	<i>301 Lakeshore Dr Lake Park, FL</i>	<i>Renee Romie</i>		1/29/16
<i>DONNY WILKES</i>	<i>402 Lakeshore Dr Lake Park, FL</i>	<i>Donny Wilkes</i>		1-29-16
<i>Kathryn JORIS</i>	<i>402 Lakeshore Dr #210 Lake Park, FL</i>	<i>Kathryn Joris</i>		1-29-16

Donny Bunker
Wishes. Don

Petition to Deny the Lake Park Marina CELL TOWER

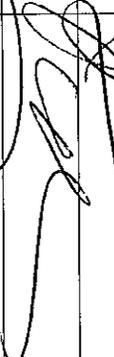
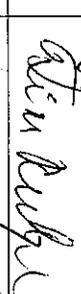
Petition summary and background Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.

Action petitioned for We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.

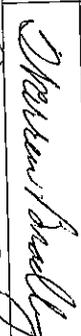
Printed Name	Address	Signature	Email	Date
Michael Dobinsky	Singer Island		ma.dobinsky@att.net	1/23/16
Andree Dubinsky	Singer Island		" "	1/29/16
Ellen Dowd	WPB		" "	1/29/16
FRANK Noworkin	WPB		" "	1/29/16
Jason Smith	N.P.B		FRANK BARTBAROVICHES	1/29/16
RENE RICHIE	MARISTA COVM		CAROLYN BOONBYRNE	1/29/16
LOUISE RICHIE	Marina Center		1. Richards@hobartll.com	1/29/16
Mylli Fryman	Jensen Beach		myllid@yachswm.com	1/29/16
David Fryman	Jensen Beach		dave.fryman@yachswm.com	1/29/16

Petition to Deny the Lake Park Marina CELL TOWER

Petition summary and background	Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential windows, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and perceived health hazard. There are other more appropriate locations in industrial settings.
Action petitioned for	We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.

Printed Name	Address	Signature	Email	Date
Jason Jewell	330 Federal Highway		drjjewell@gmail.com	1/29/16
Joyce Truslow	909 Lake Shore Dr. #202 LAKE PARK		JoyceTruslow@gmail.com	1/29/16
Yvette Foster	" "		" "	1/29/16
Abraham Rehault	" "		" "	1/29/16
Rosa Miller	1500 N Congress Ave		arisano891@gmail.com	2/9/16
Daric Miller	1500 N Congress Ave		younglives32@gmail.com	1/29/16
Tim Reichenberg	370 Wilma Cir Apt 7		mr. sparky@verizon.net	1/29/16
Phyllis Wright	McClelland Ln		3111wibingsterling@gmail.com	1/29/16

Printed Name	Address	Signature	Email	Date
Chris Stappor	301 Calhoun Dr.		cxstman-1983@aol.com	1/29/14
Dawn Gillett	301 Calhoun Dr.		gdawnmcl@msn.com	1/29/14
Graham Hoekstra	115 LAKE Shore Ln. Lake Park		GUTRALES@GMAIL.COM	1/29/16
JANET HAST	115 Lake Shore Dr Lake Park		jhast2@comcast.net	1/29/16
John Hersh	115 Lake Shore Dr Lake Park			1/29/16
Irene Lowery	302 LAKE SHORE			1/29/14
AURORA Lowery	302 LAKE SHORE			1/29/14

Printed Name	Address	Signature	Email	Date
Dawni Bost	18701 SE River Ridge Rd 33469		Duck1392@gmail	1-29-16
Peaches Libkie	18701 SE River Ridge Rd 33469		peaches.libkie@yahoo.com	1/29/16
Maryam Bradbury	245 Park Ave. S.		bradbury245@gmail	1-29-2016
Jacqui Bradbury	245 Park Ave. S.		" "	1-29-16

103

Printed Name	Address	Signature	Email	Date
R. Burtis	105 Lake Street Dr		rburtis@pm.com 1-29-16	1-29-16
Jack Spelm	2940 Tanager Ln		Jack Spelm 1-29-16	1-29-16

Petition to Deny the Lake Park Marina CELL TOWER

Summary and Findings	Lake Park Marina CELL TOWER. Improper use of public recreational space, antennas are in-line with residential buildings, reduces property values, decreases tax revenue, next to underground fuel tanks, potential lightning hazards and public health hazard. There are other more appropriate locations in industrial settings.
Justification	We, the undersigned, are concerned citizens who OPPOSE this installation and urge our leaders to act now to DENY the Lake Park Marina CELL TOWER.

Name	Address	Signature	Email	Date
Tanguay	302 Lake Shore Drive #1 Lake Park, FL	<i>George Tanguay</i>	bigfishtanger@comcast.net	1/28/16
Tanguay	302 Lake Shore Drive #1 Lake Park, FL	<i>Anna Tanguay</i>	tanggir@comcast.net	1/28/16
Cynthia Russell	302 Lake Shore Drive #4 Lake Park FL	<i>Cynthia Russell</i>	Cynthia30@aol.com	1/28

(12)

Get the Cell Out - ATL

Updated from homepage since May 2011

Thursday, August 2, 2012

Yes, a Cell Tower Will Lower Property Values. And, Yes, Lower Property Values Result in Less Money for the Operating Fund of Our Public Schools

Decreased Revenue



Who would want to live right next to one of these things, seriously?

We have been talking about the many, many reasons why there might be some upset people when they wake up in DeKalb County, after an overwhelming majority of voters sent a clear message that we do not want T-mobile towers on our school grounds... only to see a giant cell tower going up right outside their window. One good reason they might be concerned is that their property values, already taking a beating, might get even worse. And, they would probably be justified in thinking that way.

Total Pageviews



Who We Are



GETthe CELLoutATL

G+ Follow 23

Our informal group was formed in May 2011 when the DeKalb County School Board attempted to sneak the idea of cell phone towers on school grounds past the majority of parents and residents.

We have encouraged the original 12 schools involved to work together to defeat the towers and have taken the issue up the chain of command, seeking answers.

As we uncover the truth, we post the information on our website in an effort to provide the transparency to the process that our school board and other officials have failed to do themselves.

Visit us at www.GETtheCELLoutATL.org or "like" us on Facebook. We continue to fight because you continue to care.

[View my complete profile](#)

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To share links and get up-to-date announcements about T-mobile's attempt to put cell towers at our schools, "Like" our page on Facebook:

<http://www.facebook.com/Get.the.Cell.Out.ATL>

Follow Us! Just Enter Email Here:

Email address...

GTCO-ATL Site Pages

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[SIGN PETITION: Stop Cell Towers at DeKalb County Schools!](#)

[CLOSED: SIGN PETITION: Ask President Obama to Move RF Regulation to EPA \(not FCC\)](#)

[CLOSED: Petition Results: Ask Georgia's Governor for Help](#)

[CLOSED: Petition Results for Brockett Elementary in Tucker, GA](#)

GTCO-ATL BLOG ARCHIVE (May 2011 to Present)

- ▶ 2016 (1)
- ▶ 2015 (17)
- ▶ 2014 (74)
- ▶ 2013 (195)
- ▼ 2012 (262)
 - ▶ December (24)
 - ▶ November (16)
 - ▶ October (20)

- The DeKalb County School Board Chairman Dr. Eugene Walker said he would take one in his front yard, but that was *before* a cell tower in Lilburn caught fire and fell over. He probably had second thoughts after he saw that happen.

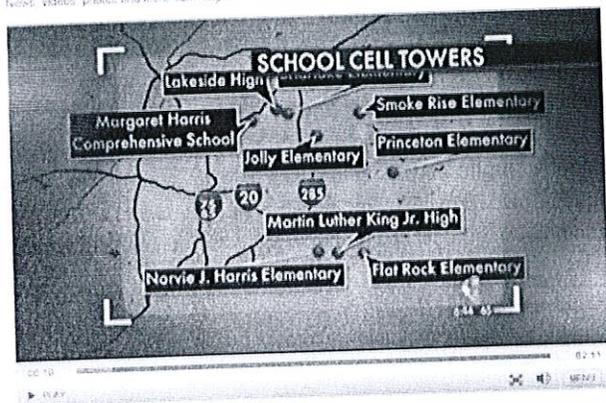
And imagine what it's like for people who purchase or build their dream home or neighborhood, only to later have an unwanted cell tower installed just outside their window?

This negative effect can also contribute to **urban blight**, a deterioration of neighborhoods and school districts that can happen when residents move away or pull their children out of school because they do not want to spend so much time near urban health hazards, like cell towers.

People don't want to live next to one not just because of health concerns, but also due to aesthetics and public safety reasons. Cell towers become eyesores, obstructing or tarnishing cherished views, and also can attract crime, are potential noise nuisances, and fire and fall hazards. There is also concern for injuries to people and property on the ground below a cell tower in winter as ice and debris often accumulate up top, then fall to the ground as the weather gets warmer throughout the day.

DeKalb County News

Twos, videos, photos and more from neighborhoods in DeKalb County



These points underscore why wireless facilities are commercial / industrial facilities that don't belong in residential areas, parks and schools. In addition, your county officials have the power to regulate the placement and appearance of cell towers, as long as such discrimination is not unreasonable, and especially if you show them that you already have coverage in your area.

A recent map of the U.S. was released by the FCC to show the areas deficient in 3G wireless coverage and guess what... DeKalb County, GA, was not on it! So even the FCC has your back on this one, DeKalb... we are NOT considered to be deficient in our current coverage. These towers are simply not needed. They are just an attempt to gain closer proximity to our homes and to push their 4G coverage products on us without consumer demand for them. This mindset is the opposite of safe cell siting procedures. The FCC clearly defines the "need" for a tower as something that must come before the approval to build. That's why T-mobile wants to go around the standard process and use our schools as their accomplice. They don't care about the fact that children will lose playground space or that their health might be at risk. They care about profit and nothing else.

Putting cell towers near residential properties is just bad business.

- * For residential owners, it means decreased property values.
- * For local businesses (realtors and brokers) representing and listing these properties, it will create decreased income.
- * For county governments, it results in decreased revenue (property taxes).
- * For state and local school boards, it results in abandonment of schools and distrust of elected officials.

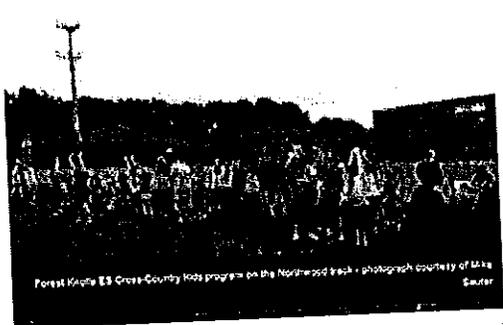
Read this New York Times news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010:

http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

A number of organizations and studies have documented the detrimental effects of cell towers on property values.

1. **The Appraisal Institute**, the largest global professional membership organization for appraisers with 91 chapters throughout the world, spotlighted the issue of cell towers and the fair market value of a home and educated its members that a cell tower should, in fact, cause a decrease in home value.

The definitive work on this subject was done by Dr. Sandy Bond, who concluded that "media attention to [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers.



Percentage decreases mentioned in the study range from 2 to 20% with the percentage moving toward the higher range the closer the property.

These are a few of her studies:

- a. "The effect of distance to cell phone towers on house prices" by Sandy Bond, Appraisal Journal, Fall 2007, see attached. Source, Appraisal Journal, found on the Entrepreneur website, http://www.prrs.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf
- Sandy Bond, Ph.D., Ko-Kang Wang, "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," The Appraisal Journal, Summer 2005; see attached. Source: Goliath business content website, http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html
- Sandy Bond also co-authored, "Cellular Phone Towers: Perceived impact on residents and property values" University of Auckland, paper presented at the Ninth Pacific-Rim Real Estate Society Conference, Brisbane, Australia, January 19-22, 2003; see attached. Source: Pacific Rim Real Estate Society website, http://www.prrs.net/Papers/Bond_The_Impact_Of_Cellular_Phone_Base_Station_Towers_On_Property_Values.pdf

2. Industry Canada (Canadian government department promoting Canadian economy), "Report On the National Antenna Tower Policy Review, Section D — The Six Policy Questions, Question 6. What evidence exists that property values are impacted by the placement of antenna towers?"; see attached. Source: Industry Canada <http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08353.html> website,

3. New Zealand Ministry for the Environment, "Appendix 5: The Impact of Cellphone Towers on Property Values"; see attached. Source: New Zealand Ministry for the Environment website, <http://www.mfe.govt.nz/publications/rma/nes-telecommunications-section32-aug08/html/page12.html>

September (17)

August (27)

McMahan finished with 65 percent of the vote comp.

T-mobile Cannot Justify a True Market "Need" for M.

Letter to our U.S. Congressional Leaders: H.R.635...

Response from The Burrell Ellis Team

GAO to FCC: It's time to solve the mystery of cell...

Welcome Jim McMahan and Melvin Johnson into the In

Vote! Vote Like You've Never Voted Before!

DCSD Score Card for Your Feedback... You Know. Bec...

Get Out the Vote! It is Super Tuesday This Week f...

Make the Effort that will Make the Difference! Ge...

Cell Tower Blog Trolls Take Heed! (Now THIS is...

BREAKING NEWS: The Cell Phone Right to Know Act

The AJC Gets It Right!

Check Out Our Sidebar

Early voting starts for Aug. 21 runoffs.

Quality Life For DeKalb - No Cell Tower On School...

Pricy 'stingray' gadget lets cops track cellphone...

Center for Safer Wireless Recognizes Get the Cell...

Second Response from DeKalb County Registration &...

DeKalb School Watch Congratulates Get the Cell Out...

Response from DeKalb County Registration & Electio...

Some School Board Members change position on cell

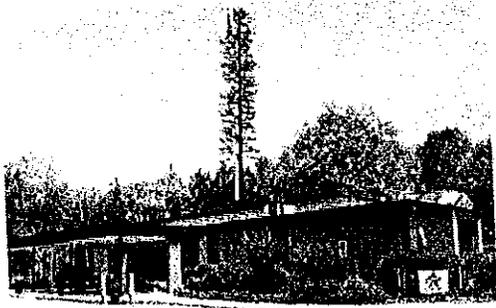
Yes, a Cell Tower Will Lower Property Values. And...

"True Yes" voters may be fewer than 10%

Dear DeKalb Voter Registration Office...

62.16% Said No!

VICTORY! NO to Cell Towers on School Grounds!



On a local level, taxpayers have informed local school board, county government and administrative offices and state legislative officials.

1. **Santa Cruz, CA:** Also attached is a story about how a preschool closed up because of a cell tower installed on its grounds; "Santa Cruz Preschool Closes Citing Cell Tower Radiation," Santa Cruz

Sentinel, May 17, 2006; Source, EMFacts website: <http://www.emfacts.com/weblog/?p=466>.

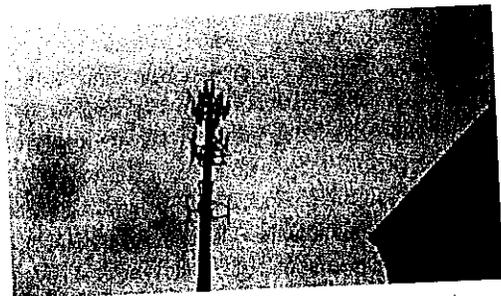
2. **Merrick, NY:** For a graphic illustration of what we don't want happening here in DeKalb County, just look at Merrick, NY, where NextG wireless facilities are being installed, resulting in declining home real estate values. Look at this Best Buyers Brokers Realty website ad from this area, "Residents of Merrick, Seaford and Wantaugh Complain Over Perceived Declining Property Values: <http://www.bestbuyerbroker.com/blog/?p=86>.

3. **Burbank, CA:** As for Burbank, at a City Council public hearing on December 8, 2009, hillside resident and a California licensed real estate professional Alex Safarian informed city officials that local real estate professionals he spoke with agree about the adverse effects the proposed cell tower would have on property values:

"I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values. Steve Hovakimian, a resident near Brace park, and a California real estate broker, and the publisher of "Home by Design" monthly real estate magazine, stated that he has seen properties near cell towers lose up to 10% of their value due to proximity of the cell tower... So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors: that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."

(See City of Burbank Website, Video, Alex Safarian comments @ 6:24:28, http://burbank.granicus.com/MediaPlayer.php?view_id=6&clip_id=848)

Indeed, 27 Burbank real estate professionals in December 2009, signed a petition/statement offering their professional opinion that the proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating:



"It is our professional opinion that cell towers decrease the value of homes in the area tremendously. Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value. We encourage you to respect the wishes of the residents and deny the proposed T-Mobile lease at this location. We also request that you strengthen your zoning ordinance regarding wireless facilities like the neighboring city of Glendale has done,

to create preferred and non preferred zones that will protect the welfare of our residents and their properties as well as Burbank's real estate business professionals and the City of Burbank. Higher

- July (24)
- June (18)
- May (21)
- April (28)
- March (33)
- February (17)
- January (17)

2011 (103)

Important Links

- AJC Get Schooled Blog
- AntennaSearch - Search for Cell Towers, Cell Reception, Hidden Antennas and more.
- Anti-cell tower lawyers
- Atlanta Public Schools
- CREAL projects - Important study on radiation
- Cell Phone Antennas Blamed for Kindergarten Cancer Cases
- Cell Tower Rpt
- Cellular Telephone Specific Absorption Rate (SAR)
- Create Your Online Petition
- CrossRoads News
- Dangerous Radiation From Hidden Cell Phone Towers
- Dangers of Wi-Fi Mind Mart
- DeKalb County Planning and Development
- DeKalb County School Watch
- DeKalb County Georgia representatives
- DeKalb

property values mean more tax revenue for the city, which helps improve our city."

(Submitted to City Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or go here: <http://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value/burbank-real-estate-professionals-statement>)

4. And, of course, you can look at our website, www.GETtheCELLoutATL.org for the long history we have had of fighting for the rights of our schools, children and neighborhoods here in DeKalb County, GA, a suburb area near Atlanta.

Here is a list of additional articles on how cell towers negatively affect the property values of homes near them:

•The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or go here: <http://www.guardian.co.uk/money/2003/may/25/houseprices.uknews>

•"Cell Towers Are Sprouting in Unlikely Places," The New York Times, January 9, 2000 (fears that property values could drop between 5 and 40 percent because of neighboring cell towers)

•"Quarrel over Phone Tower Now Court's Call," Chicago Tribune, January 18, 2000 (fear of lowered property values due to cell tower)

•"The Future is Here, and It's Ugly: a Spreading of Techno-blight of Wires, Cables and Towers Sparks a Revolt," New York Times, September 7, 2000

•"Tower Opponents Ring Up a Victory," by Phil Brozynski, in the Barrington [Illinois] Courier-Review, February 15, 1999, 5, reporting how the Cuba Township assessor reduced the value of twelve homes following the construction of a cell tower in Lake County, IL. See attached story:



<http://spot.colorado.edu/~maziara/appeal&attachments/Newton-43-LoweredPropertyValuation/>

•In another case, a Houston jury awarded 1.2 million to a couple because a 100-foot-tall cell tower was determined to have lessened the value of their property and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," Houston Chronicle, February 23, 1999, Section A, page 11. (Property values depreciate by about 10 percent because of the tower.)

Read about other "Tools" that may help you and your fellow residents oppose a cell tower in your neighborhood:

- Reasonable Discrimination Allowed
- We Already Have Good Coverage: Significant Gap and 911
- Alternative Locations and Supplemental Application forms
- Aesthetics and Safety

- Neighbor Newspaper
- DeKalb School Watch Two Blog
- DeKalb Student Voice
- Decatur City Schools
- Defeated Cell Towers
- Dekalb School Watch Two
- Disconnect. The truth about cell phone radiation
- Dunwoody - Chamblee Parent Council
- Dunwoody Crier
- Elect Ella Smith 2014
- Eliminating Cell Towers at schools - No Towers at Schools
- Emory LaVista Parent Council
- Find Your GA Elected Officials
- Fulton County Schools
- Georgia DNR. Historic Preservation Division - publications - resource types
- Georgia Department of Education - Procedures for Formal Hearings and Appeals
- Georgia Open Meetings and Open Records Laws
- Get The Cell Out of Here
- Get the Cell Out (California)
- Get the Cell Out - Atlanta Chapter
- Get the Cell Out - Atlanta on Facebook
- How to Write to a School Board Member
- Husband's

- Noise and Nuisance and notes about Clearwire
- Health Effects: Science & Research

Also print out this helpful article on court decisions from the communications law firm of Miller & Van Eaton (with offices in D.C. and San Francisco) that you can pull and read to realize what rights you may or may not have in opposing a wireless facility in your neighborhood:

http://www.millervaneaton.com/content.agent?page_name=HT%3A++IMLA+Article+Tower+Siting+Nov+2008 (click the link once you get to this page).



TALK TO LOCAL REALTORS

When opposing the zoning or construction of a cell tower, it's important to talk to your local real estate professionals as early in the process as possible. Inform and educate them about the negative effects on local property values that cell towers have.

After all, they are required by law to disclose any known environmental hazards in the area of a home they are selling, either current or future, so they are well aware that the disclosures they make directly affect the price a homebuyer is willing to pay.

Ask for letters of support to be sent from the Realtor directly to the county Planning and Development officials and cc'ed to you and your local media so that you are educating and informing as many people as possible on this issue as early in the process as possible.

It's very important to have your local real estate professionals back up what the experts report in their studies to make your arguments relative to your specific community.

And, don't forget the importance of your neighborhood school on influencing your property value. Here's one local Realtor's take on it: http://tucker.patch.com/blog_posts/whats-a-huge-factor-in-calculating-your-property-value

HOMEOWNERS' ASSOCIATIONS

You can also educate your local homeowners' associations and neighborhood councils about the negative property value effects and have them submit letters.

They may also become great advocates for your cause, helping to spread word of mouth about the pitfalls of cell towers among the community and showing up in force whenever your group is called upon to present its side of the issue at a zoning hearing or in front of a committee that must decide about an application for special use of the land in an ordinarily residential-only zone.

DON'T GIVE UP THE FIGHT

This area of the law is still very new and it is expected that many of the cell tower battles will be over uncharted territory. You are expected to have to go to the judiciary system in some cases as there is no precedent to lead in either direction. So, do what you can to stand up for your rights! If you are fighting within the FCC "shot clock" window, you will likely have attorneys' fees refunded as well. You are not just fighting for yourself, but for all those who will travel the same path after you.

cancer spurs wife to warn of suspected cell phone

In My Opinion: Vote no on ESPL0ST to send school system a message

Is Your Health on the Line

Parents Coalition of Montgomery County

Save Tucker From Lakeside City

Stan Jester, Fact Checker

Stephenson Community Council

Stop Smart Meters Georgia

The Champion (news organ of DCSD)

The Dunwoody Crier

The Petition Site: Get the Cell Out of DeKalb County Schools - ACTIVE

The Petition Site: Say No to Cell Towers at Brockett Elementary School - SEE RESULTS

Tucker Parent Council

National Headlines

Cell Tower T-Mobile

Dundas Cell

LUNENBURG -- In a quick and unanimous decision, the Lunenburg County Board of Supervisors rescinded a conditional use

Don't give up. Be respectful, but take nothing at face value. Use the media to tell your story if you can get them on your side. But, focus on your issue, your case and get your neighbors to unite as it will affect everyone in some way. The more you can help educate others, the better off we will all be in the long run.



If you have any questions, feel free to email us at sayno2celltowers@yahoo.com. We are not attorneys nor do we offer advice that should substitute for the advice from a qualified attorney in this area, but we have been working on this subject for more than a year and can offer practical input about our own experience that we are willing to share. Sometimes it helps just to know you are not alone and you have people in your corner.

And, here in DeKalb County, we started with no one in our corner and, as of July 31, 2012, 75,000 voters, a whopping 62%, voted "NO" to cell towers at our schools! Way to go DeKalb County!

GETthe CELLoutATL



G+1 +3 Recommend this on Google

cell phones Cell Tower corruption DeKalb County Georgia HAZMAT Health Risk human rights Property Taxes Property Value vote

9 comments



Add a comment as Gina Buntz

Top comments



Meg Russell 2 months ago · Shared publicly
Have any respectable attorneys rallied around this cause because we in Raleigh North Carolina have a serious problem with the same thing all over the county!

1 · Reply



GETthe CELLoutATL 2 months ago
Most of the lawsuits we have learned about have been brought by the telecomm or tower companies against the municipalities for upholding their own zoning laws. There are certain required steps that must be followed, including a written explanation for a denial, that the local government must follow in order to



Tim Veronika 4 months ago · Shared publicly
amazing! thanks for sharing!

http://www.vortexbioshield.com/Laptop-Radiation-Shield_c_14.html

1 · Reply

permit that had been given to Verizon for the purpose of building a communications tower in the Dundas area. Community ...

Network

Analysis The vast cost of keeping up with demand for mobile data is intensifying the pressure on mobile operators' capex budgets and accelerating their moves to improve their infrastructure cost base. Major agreements to share passive and active cell

Sequim

The tower would provide a "crucial infrastructural need which would further the goals" of the county's comprehensive plan "which states the telecommunications network is vital to the quality of the life of its citizens," said Eric Quinn. a Pierce ...

Man rescued

A man has been safely returned to the ground after the Kenai Fire Department and Kenai Police found him stuck in a

 GETthe CELLoutATL 2 months ago
Glad you found it helpful.



Crizzy Plain 2 years ago - Shared publicly

All the things that we need in this business is really important for us to learn. We have to gather these information to ensure that we will keep up on everything that happen in the market. Now that we are in Property Investment Portfolio, we have to do everything to keep our business staying power and to keep us always successful.

1 - Reply

 GETthe CELLoutATL 2 months ago
Thanks for reading and following this issue.



Octoberhillfarm 1 month ago - Shared publicly

We need some help in upstate new york....any leads would be a great help

1 - Reply



Homes Ulike 7 months ago - Shared publicly

Thanks for sharing as it is an excellent post would love to read your future post.

<http://www.homesulike.com/index.php/properties/propertylist?ptype=1&pfor=1>

1 - Reply

 GETthe CELLoutATL 2 months ago
Thank you for reading. More to come!

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G+1 4

cellular tower on Redoubt Avenue Monday morning. The man called 911 from the tower at approximately 8:27 a.m., said Kenai Fire Chief Jeff ...
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Hubs by willismiller

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No Hubs written yet!

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Download Petition Forms Here!

Want to help? Download and print several pages of our hardcopy petition form and collect signatures in your neighborhood.

[Blank.getthecellout.petition.forms](#)

Sign up for our newsletter

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<small>First Name</small>	
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<small>City</small>	
<small>State</small>	
<small>This is required if you are not a U.S. resident. If you are a U.S. resident, please do not display any state abbreviations in your address.</small>	
<small>First (optional)</small>	
<small>Second (optional)</small>	

- [Sha](#)
- [Em](#)
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We will never share contact details or use it for any other purpose than to provide an accurate accounting of citizens who have signed in

opposition to cell towers at our DeKalb County schools. Scan and email any completed forms to sayno2celltowers@yahoo.com.

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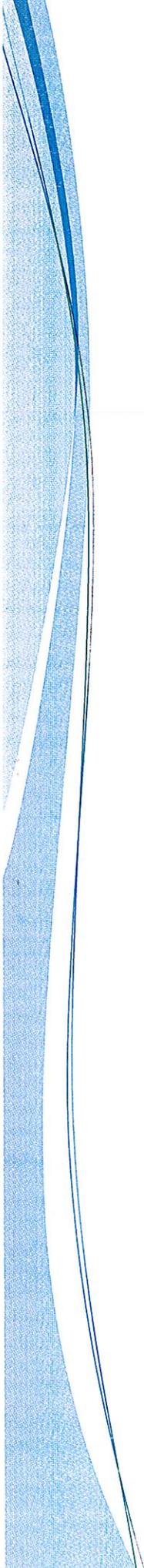
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To report any corrections, contact sayno2celltowers@yahoo.com.

The views expressed here are opinions and not necessarily shared by all members of GTCO-ATL. We are a forum open to discussion of relevant issues and hope to encourage transparency, ethics and accountability among both sides of any controversy to ensure decision-makers are fully prepared to render the best decisions for the health, safety and progress of Metro-Atlanta and the surrounding area.

DISCLAIMER

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RG Towers, LLC
Lake Park Marina

2/1/16



PAPA Search >
PAPA Home >

Gary R. Nikolits, CFA
Property Appraiser
Palm Beach County



Search

Search Results **Detail**

View Property Record

Owners

LAKE PARK TOWN OF

Property detail

Location 103 LAKE SHORE DR
Municipality LAKE PARK
Parcel No. 36434221000040010
Subdivision
Book
Sale Date
Page
535 PARK AVE
Mailing WEST PALM BEACH FL
Address 33403 2603
Use Type 8900 - MUNICIPAL
Total 3890
Square Feet

Tools

Layers

Print

Messages

Instructional Videos



The Code says..

*Total Square Feet	3890.
Acres	10.1675
Use Code	8900 - MUNICIPAL
Zoning	P - Public (36-LAKE PARK)

Sec. 74-63. - Applicability.

(a)

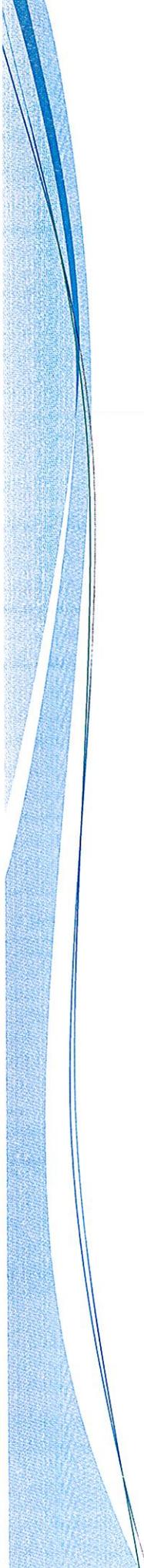
Permitted uses. Permitted uses shall include:

(1)

Telecommunications facilities located on property owned, leased, or otherwise controlled by the town provided that a license or lease authorizing a telecommunications facility has been approved by the town commission and that the requirements for indemnification and insurance of [section 74-70](#) have been met.

Ground lease was signed 9/17/14 and amended on 3/4/15





Approved Lease with Town

- Resolution No. 10-04-14 approved lease on September 17, 2014
- Resolution No. 08-03-15 amended lease on March 4, 2015

Proposed Location & Existing Conditions



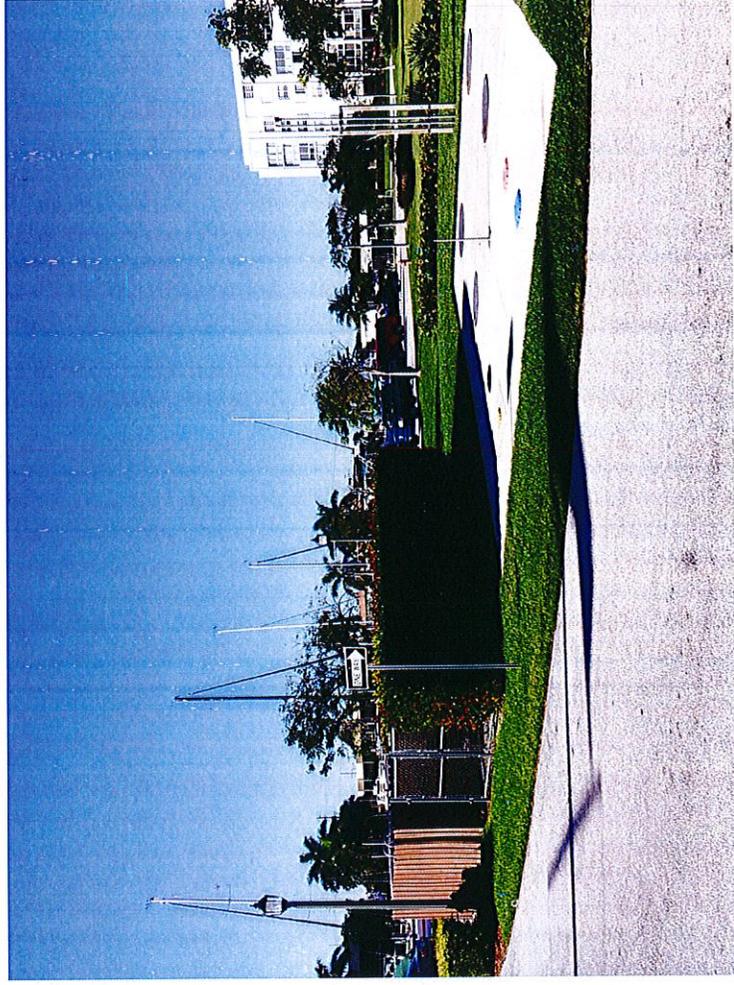
Proposed Location & Existing Conditions



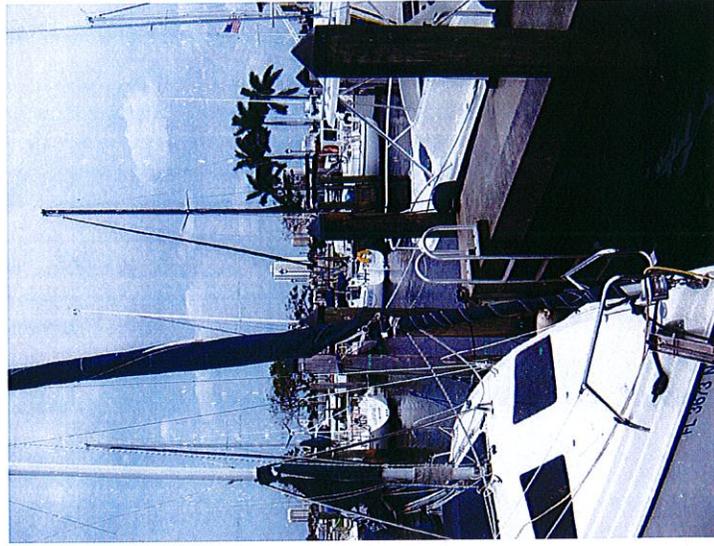
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Proposed Location & Existing Conditions



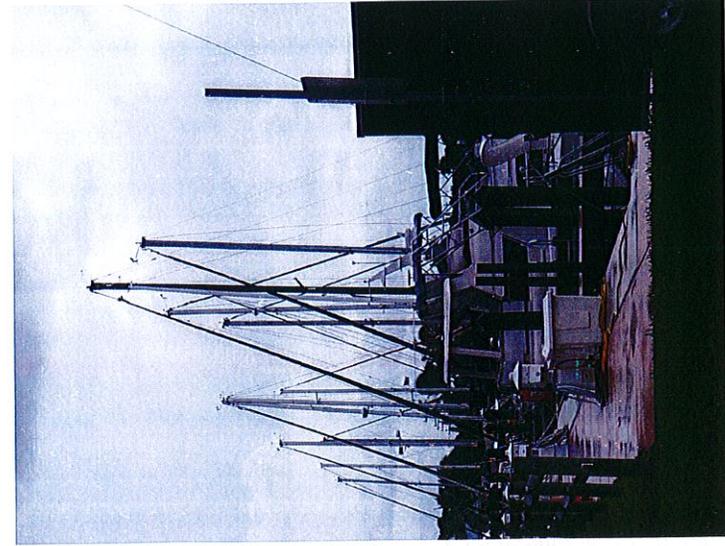
Marina Existing Masts



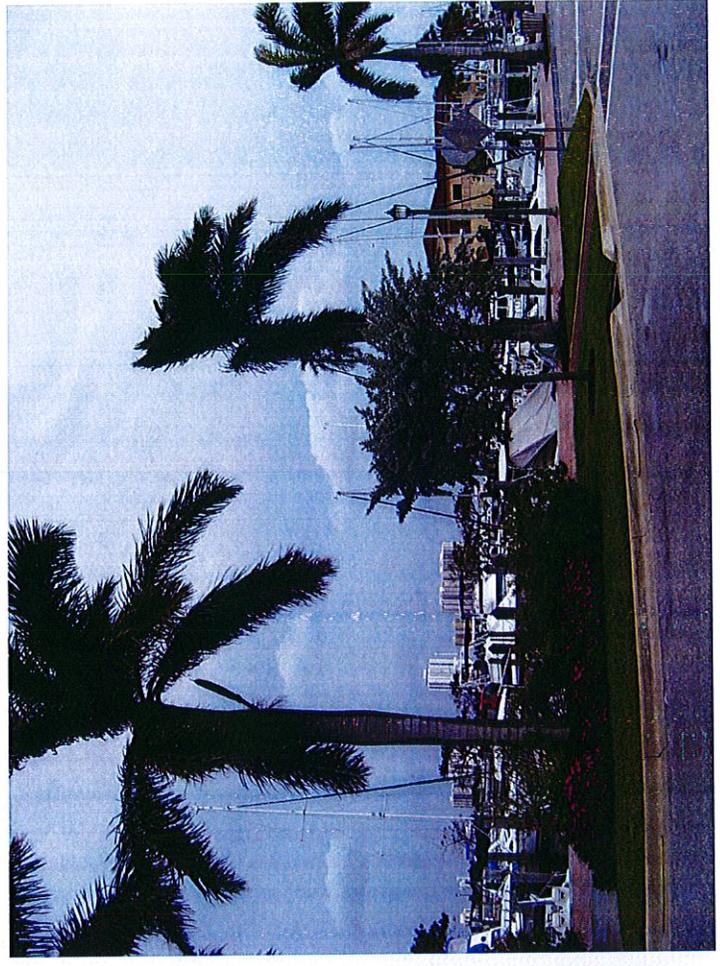
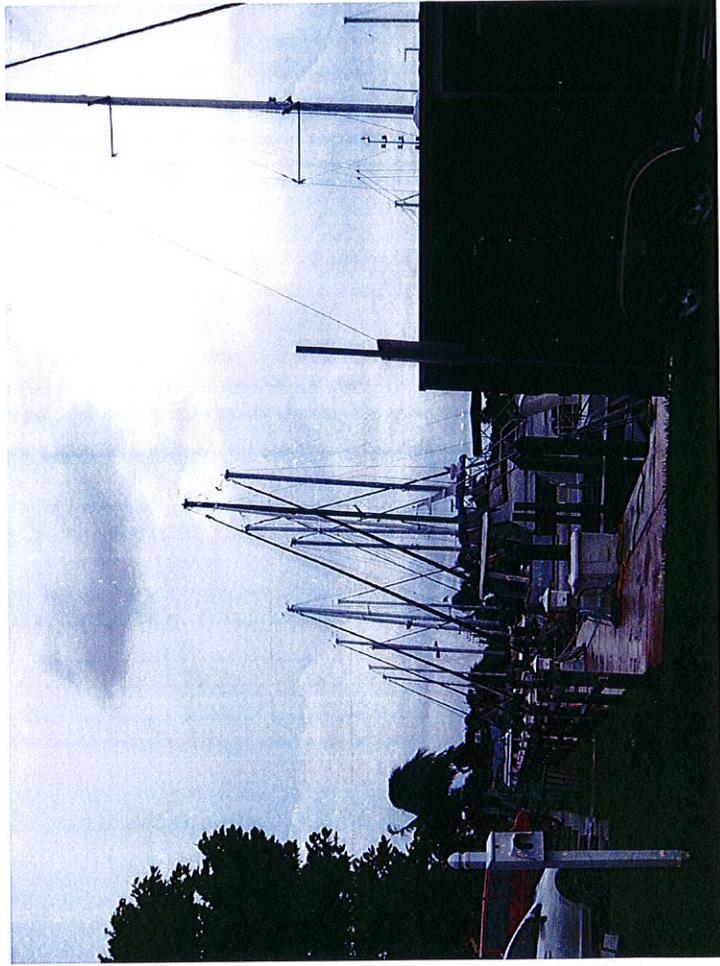
Marina Existing Masts



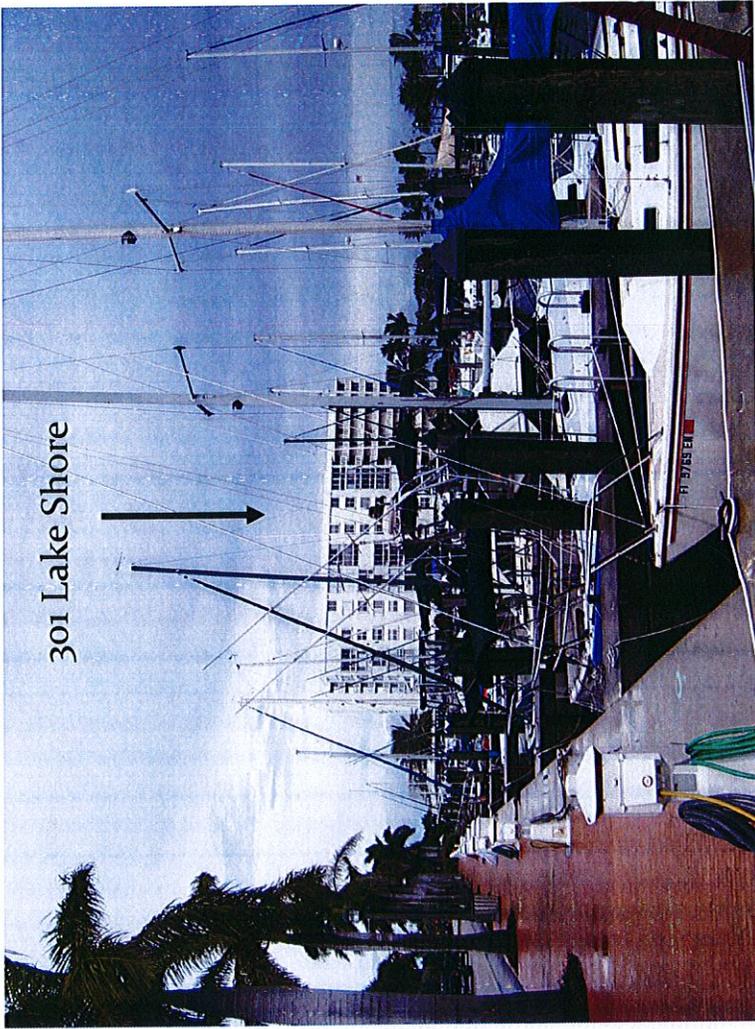
Marina Existing Masts



Marina Existing Masts



Marina Existing Masts



Site Plan



NO.	DATE	DESCRIPTION
1	11/17/11	PRELIMINARY
2	12/17/11	REVISED
3	1/17/12	REVISED
4	2/17/12	REVISED
5	3/17/12	REVISED
6	4/17/12	REVISED
7	5/17/12	REVISED
8	6/17/12	REVISED
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332	6/	

Compound Plan



NO.	DATE	DESCRIPTION
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2	12/21/10	REVISED
3	12/21/10	REVISED

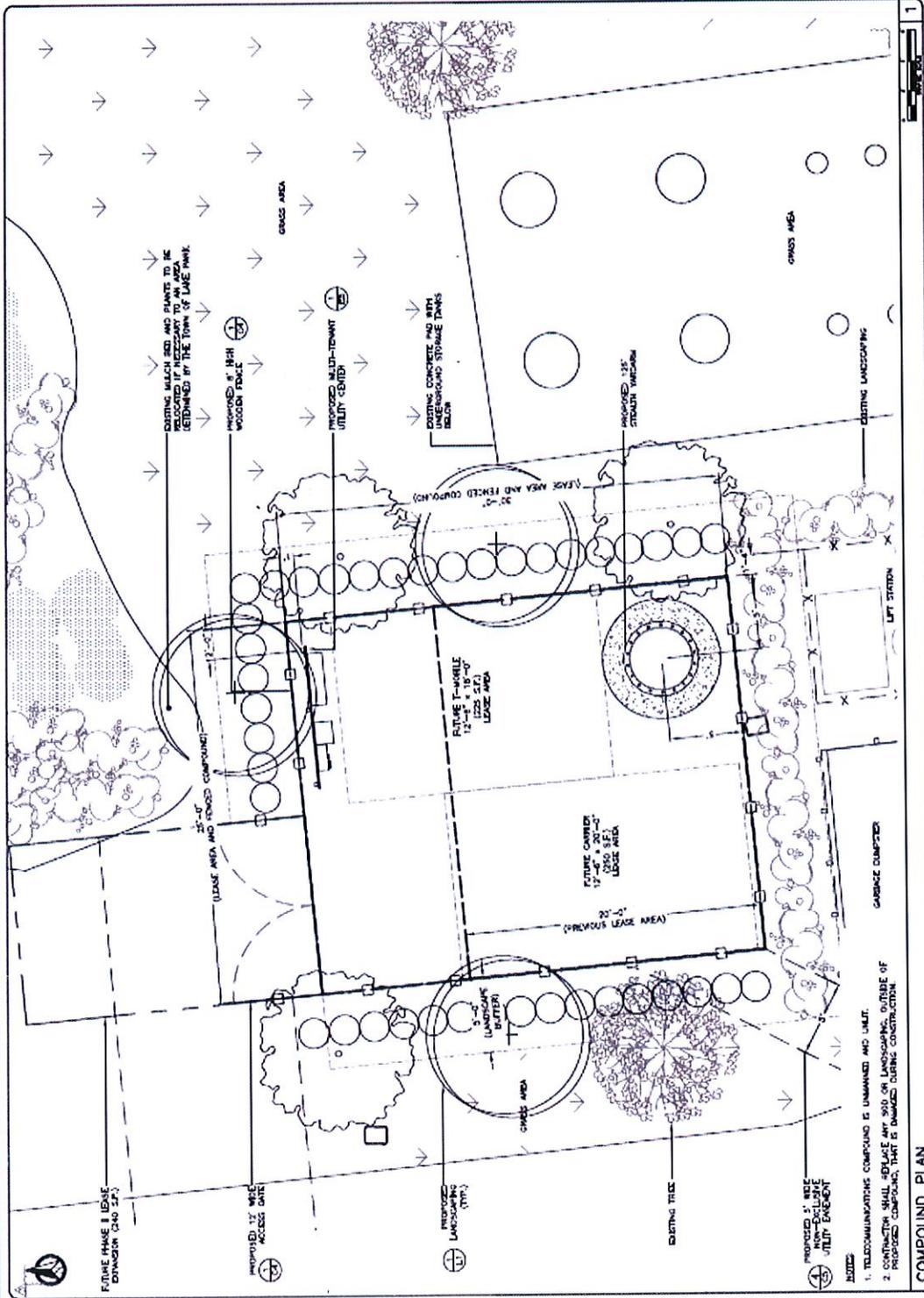
PROJECT NO.: 14-1204-21
 SHEET NO.: 11 OF 11
 DATE: 11/11/10
 DRAWN BY: M. AMSTUTZ
 CHECKED BY: M. AMSTUTZ



LAKE PARK MARINA
 SFL 13
 100 LAS APRES MER
 LAKE PARK, FL 33403

DATE OF DRAWING: 11/11/10

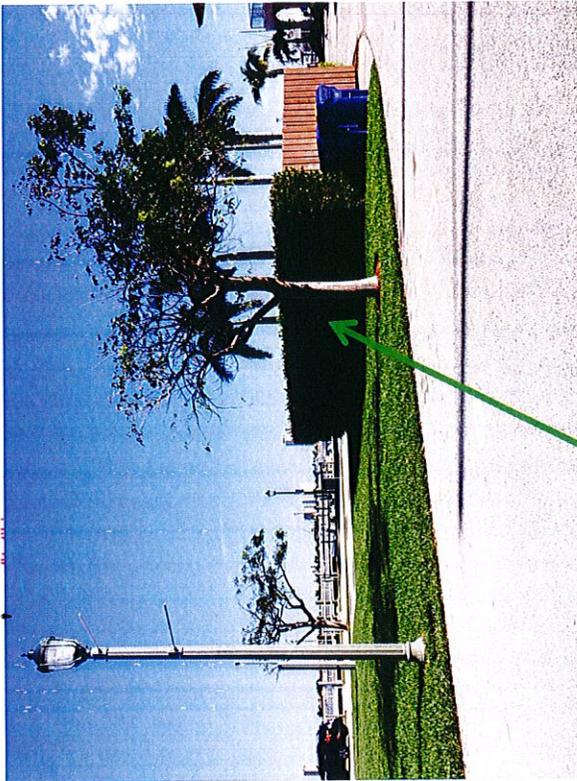
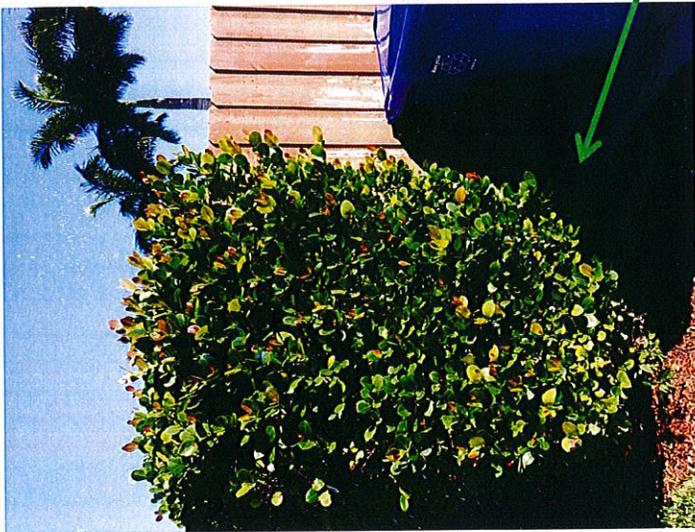
COMPOUND PLAN
 SHEET NUMBER: C2



- NOTES:**
1. TELECOMMUNICATIONS COMPOUND IS UNMANNED AND UNLIT.
 2. CONTRACTOR SHALL REMOVE ANY SOIL OR LANDSCAPING OUTSIDE OF PROPOSED COMPOUND THAT IS DAMAGED DURING CONSTRUCTION.

COMPOUND PLAN

Existing Landscaping

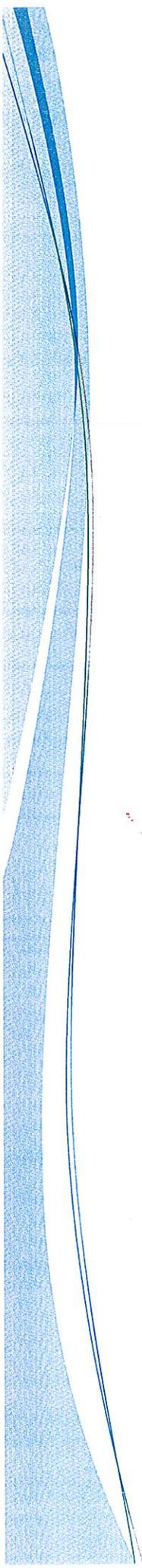
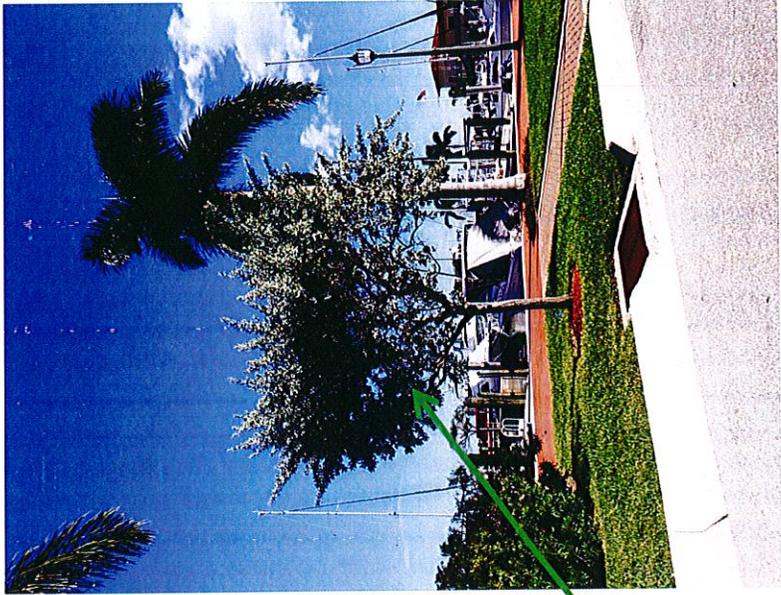


**Existing Cocoplum
Shrubs.**

Existing Landscaping



Existing Silver
Buttonwood Trees



Landscape Plan



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Visual Analysis



Lake Park Marina

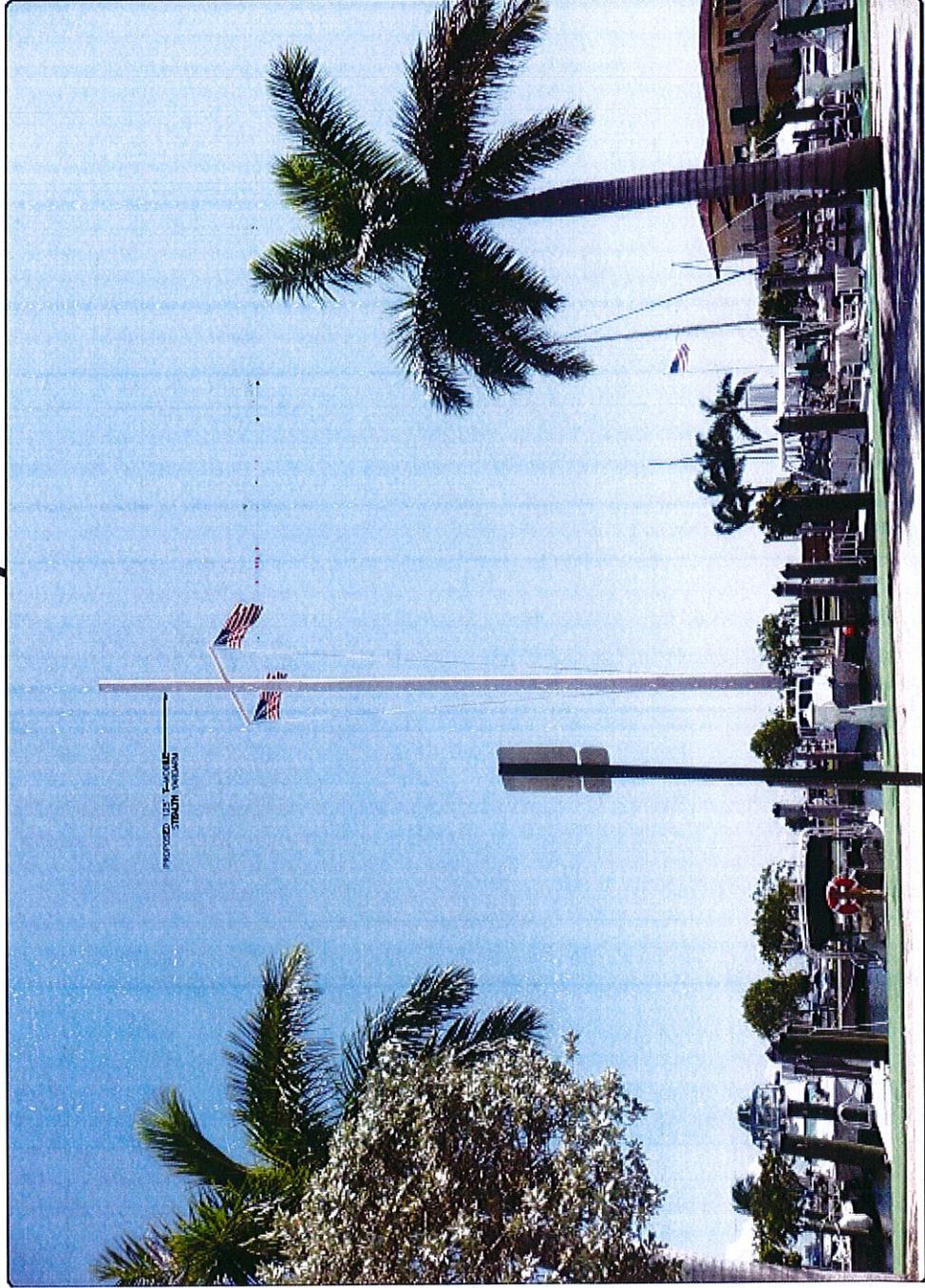
105 Lake Shore Drive
Lake Park, FL 33403

View looking East
from 302 Lake
Shore Drive

PS8



Visual Analysis



Lake Park Marina

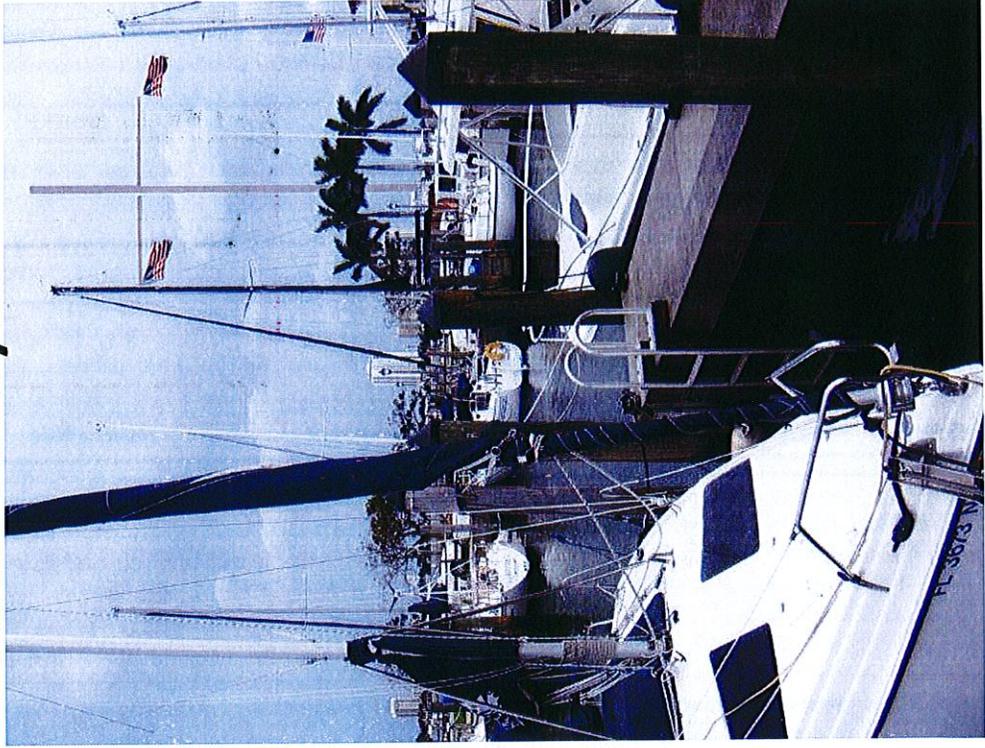
105 Lake Shore Drive
Lake Park, FL 33403

View looking East
from 220 Lake
Shore Drive

PS2



Visual Analysis



Lake Park Marina
105 Lake Shore Drive
Lake Park, FL 33403

View looking
From west-side
marina walkway



Visual Analysis



Lake Park Marina

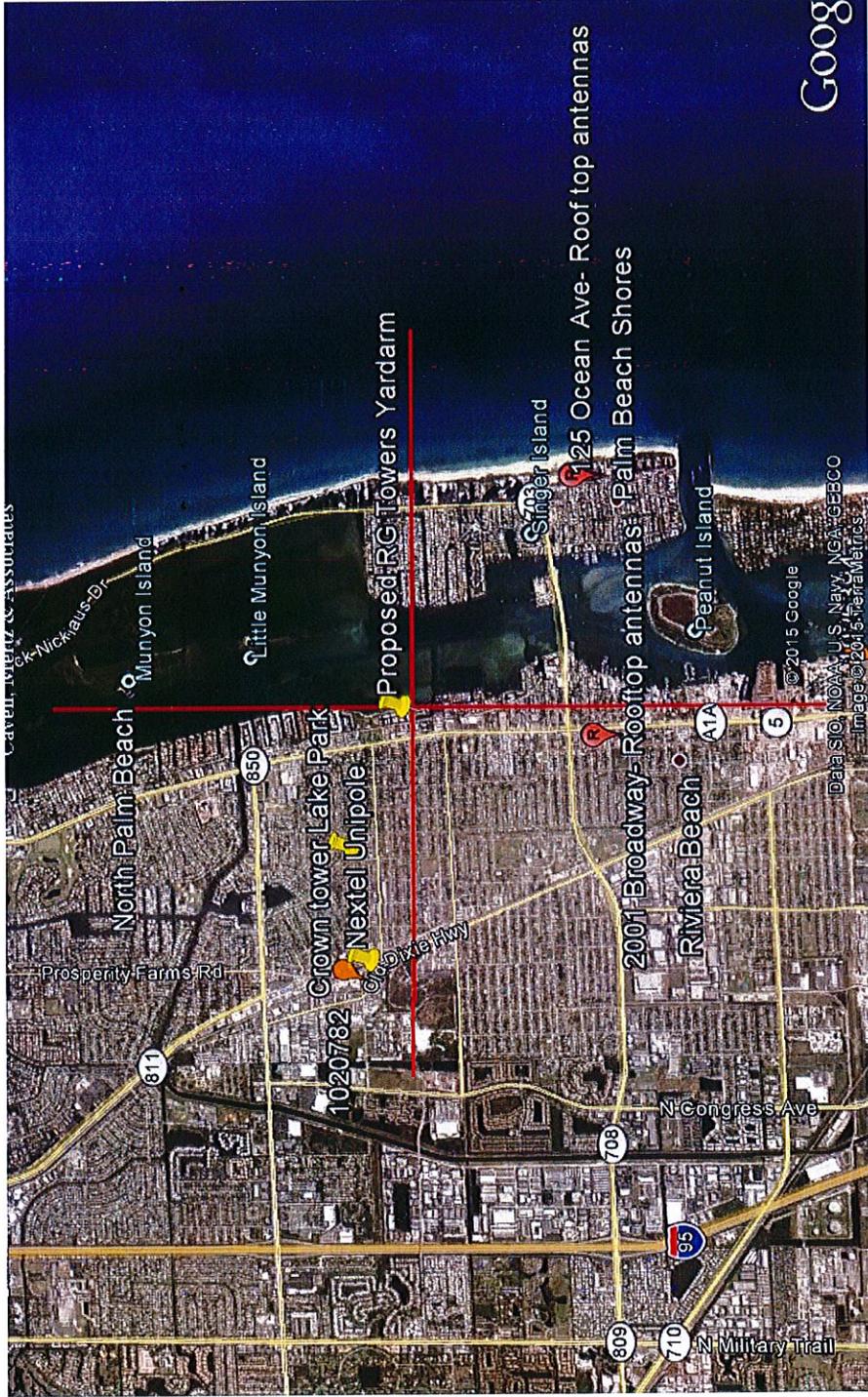
105 Lake Shore Drive
Lake Park, FL 33403

View looking
South from 301
Lake Shore Drive

PS6

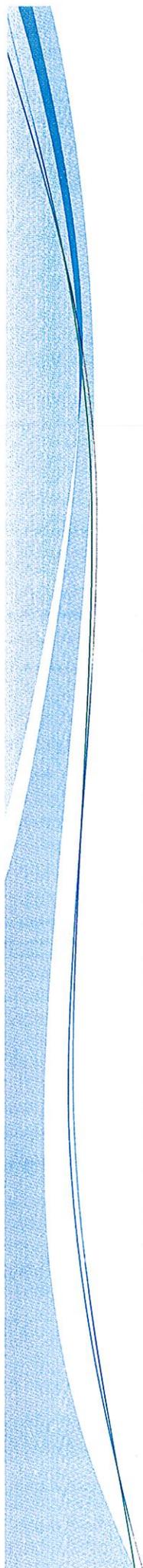


Competitive Analysis



Reg Number	Tower Owner	Distance	Height	Tower Type	Carriers	Address	Comments
Unregistered	Nextel Corp South	1.37 mi	150'	Unipole	unknown	640 Old Dixie Highway, Lake Park FL	Decommissioned per Lake Park Attorney
1020782	SpectraSite Communications, LLC. through American Towers, LLC	1.46 miles	482	Self-Support Tower	1 or 2	1115 Old Dixie Hwy (302758) W. Palm Beach, FL	Provides strong indoor coverage levels for approximately one mile at which point service levels start to become inadequate
unregistered	Crown Castle	0.82 mile	125'	Monopole	1	535 Park Avenue, Lake Park, FL 33403	This non stealth unregistered monopole is .8 miles West of the Marian and the site will not adequately solve low signal areas

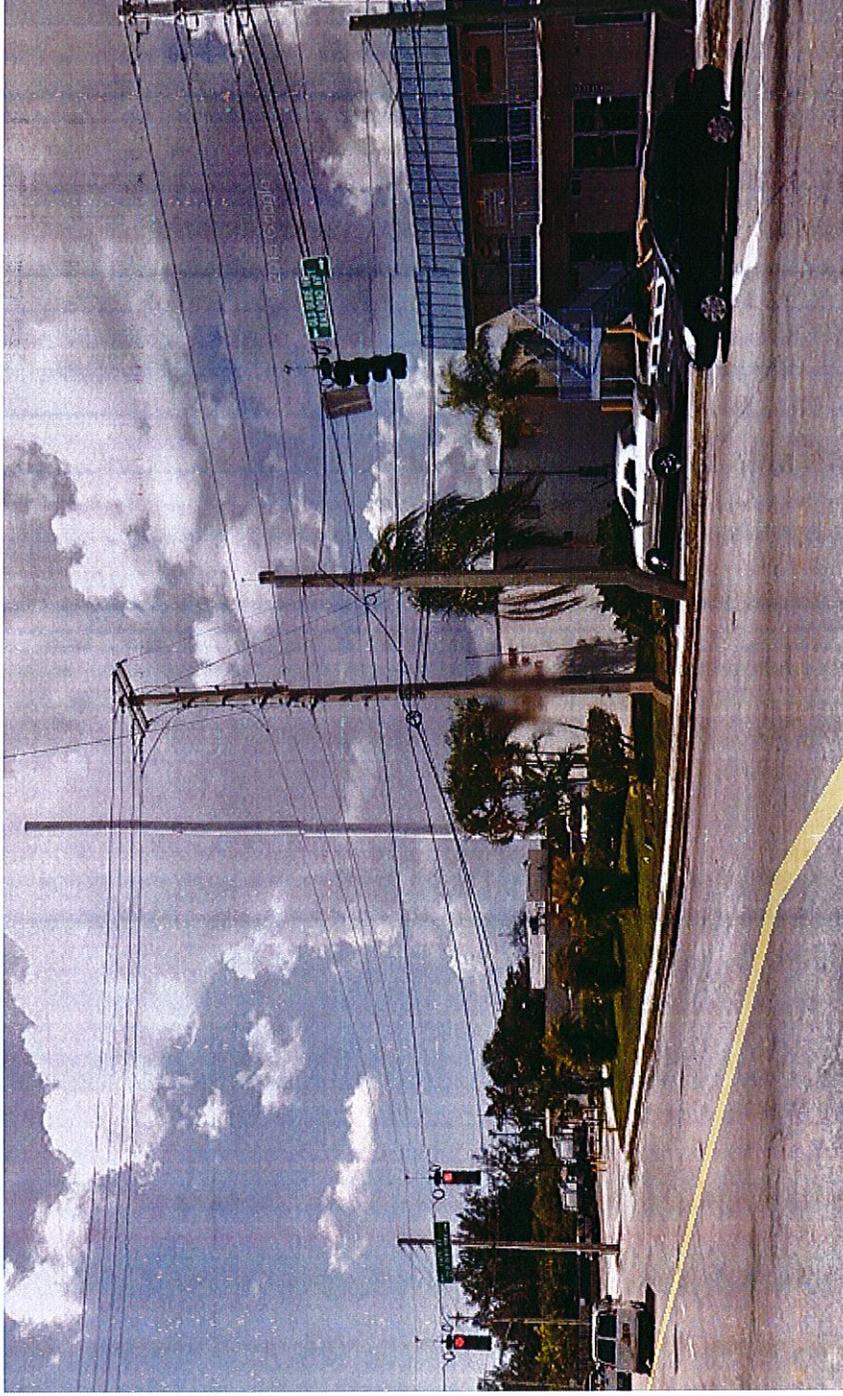




Rooftop	T-Mobile	1.04 miles	Roof top antennas	1	2001 Broadway, Riviera Beach FL	This rooftop antenna installation works well for approximately three quarters of a mile but the signal strength has dropped off significantly by E/W 28th ST
Rooftop	T-Mobile	1.56 miles	Roof top antennas	1	125 Ocean Ave, Palm Beach Shores FL	This rooftop facility provides good levels to the vicinity but levels across the water to the west are too weak for reliable service.



Existing
Nextel
150' Unipole
Lake Park
Public Works



Existing
Spectrasite
482'
Self Support
Tower
Lake Park
1115 Old Dixie



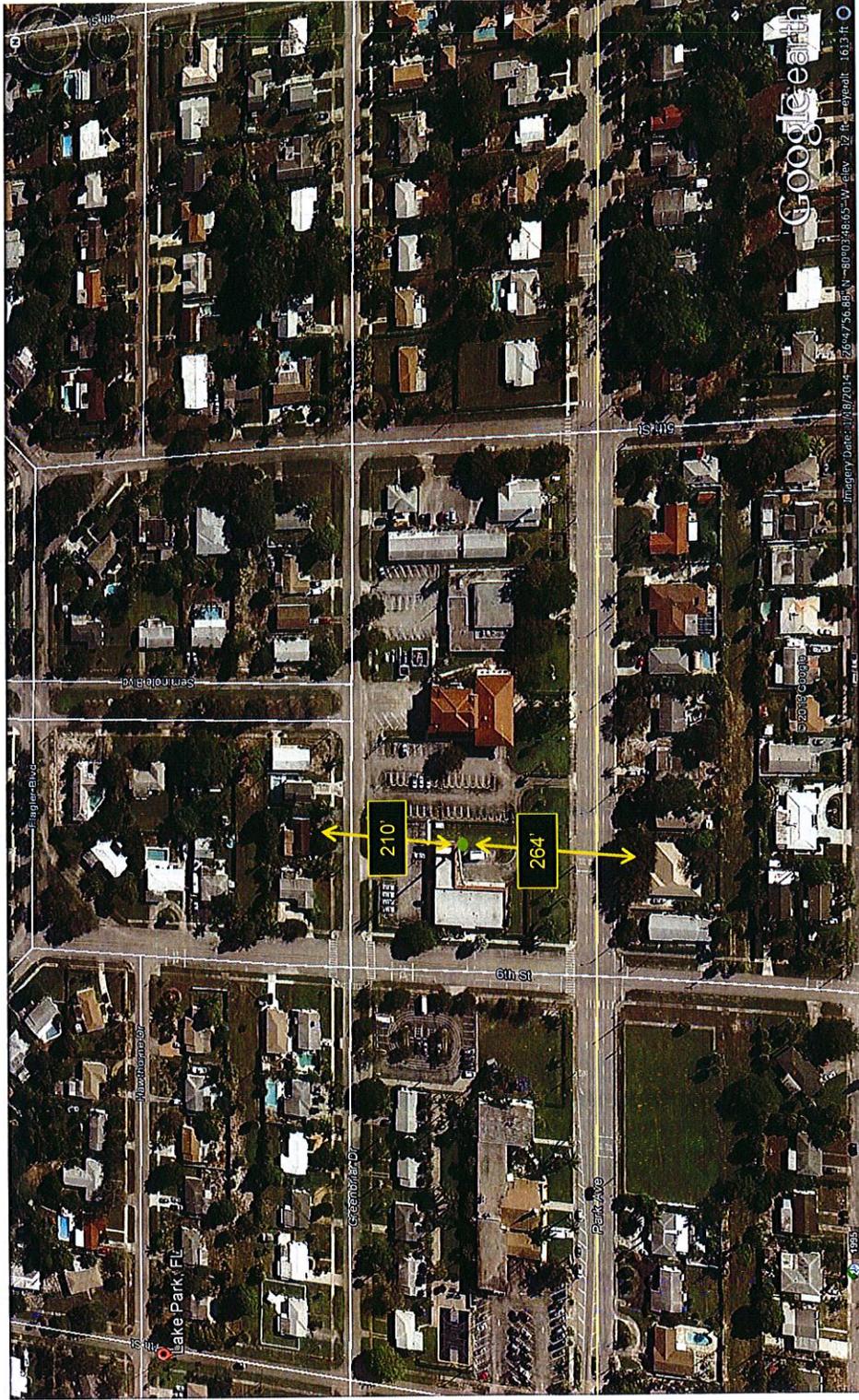
Existing Non
Stealth
Unregistered
Crown
Monopole
Town Hall

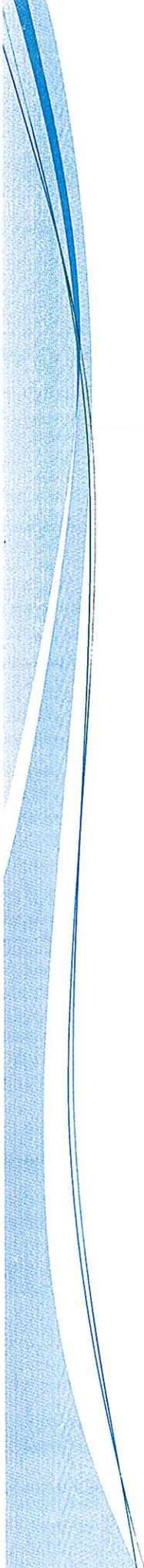


Proposed Lake Park Marina Cellular Tower Distances to Adjacent Residential Structures



Existing Lake Park Town Hall Cellular Tower Distances to Adjacent Residential Structures

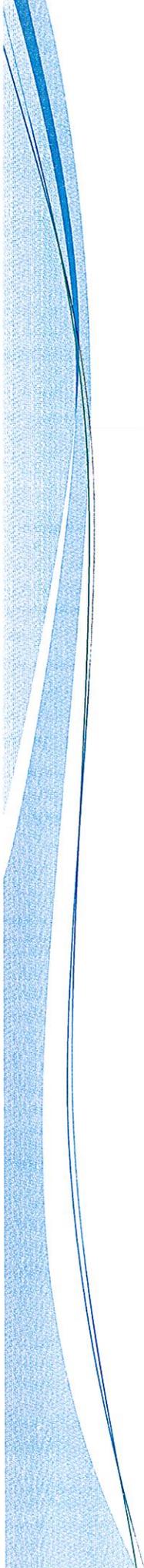




Staff Conditions of Approval

1. Site Plan, Compound Plan, Notes Plan, Elevations Plans, Wood Fence Details Plan, Trench Details Plan, referenced as Sheets C-1 through C-7; and Electrical Plans referenced as Sheets E-1 through E-6; Landscaping Plan referenced as Sheet L-1; and Irrigation Plan referenced as Sheet IR-1; All prepared by Michael Phillips, Registered Engineer and Jason Rinard, Landscape Architect, of Caltrop Telecom, signed and sealed November 18, 2015 and received by the Department of Community Development on November 25, 2015.

Reply: Acknowledged



Staff Conditions of Approval

2. The Insurance liability limits in the Lease Option Agreement fall within the Town's minimum requirements. The requirement of a waiver of subrogation is also a well-reasoned inclusion. They will be required to send a technician to exact repairs from time to time. This technician will have to be on Lake Park property in order to complete his/her appointed repairs on the Tower. The Town needs to be certain that the tenant maintains an active workers' compensation policy in case their technicians should injure themselves in the course of those repairs while on Lake Park property. We do not see any language in the insurance section of the agreement referring to a workers' compensation. Therefore, we would recommend adding a requirement for evidence of workers' compensation insurance, also to include a waiver of subrogation.

Reply: Insurance will be provided according to Section 11 of the Lease.



Staff Conditions of Approval

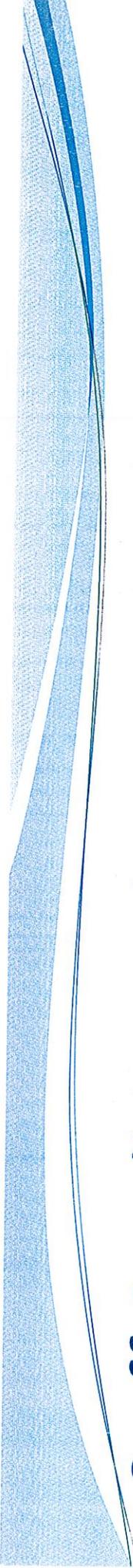
3. Renderings identifying the future ground space needs for future collocators should be identified prior to Town Commission review

Reply: The Phase II expansion area is shown on the plans.

4. Applicant shall upgrade the proposed landscape to incorporate material that exists within the surrounding area. The proposed materials should include:

- Under-planting material to include seagrape and saw palmetto and/or other existing material types that blend planting beds north of the proposed lease area.
- Planting design shall take into account the existing bed lines and incorporate into an overall design which compliments the park.
- Canopy palm trees top include Royal Palms, clusters of Coconut Palms or Gumbo Limbo; Materials to be a size that exceeds code and matches the existing size, spacing and height.
- Design to be reviewed and approved by Town Staff.

Reply: The proposed landscape plan was revised to add Gumbo Limbo trees.

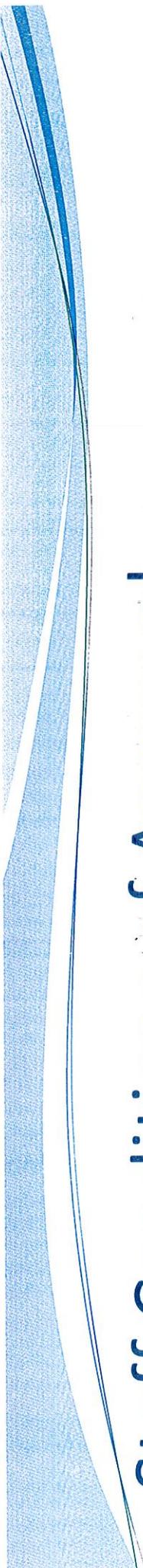


Staff Conditions of Approval

5. Applicant shall modify the fence details to incorporate decorative elements that soften the fence aesthetics.

Reply: Not required, a wood fence matching in style to the existing wood fence enclosing the dumpsters is proposed. The Cocoplums will grow to a height which completely conceals the fence.

6. The Applicant modify the plans to utilize its approved leased area for the required landscaping and be responsible for its maintenance and that these revised plans are submitted to the Town prior to Town Commission consideration. Separate irrigation meters will also be required Reply: The Lease area will not be modified, the plan complies with Exhibit "B" from the lease. The applicant will utilize a separate meter, if feasible. Otherwise, the applicant will pay the Town for usage pursuant to Section 7(d) of the Lease.



Staff Conditions of Approval

7. A Letter of Credit (LOC) is required for the construction and restoration of the site. The applicant must submit a LOC prior to the issuance of any development permit. The LOC requires Town Attorney review and approval. Cost estimates for construction and restoration should accompany the LOC since the amount on the LOC will need to be 110% of these values.

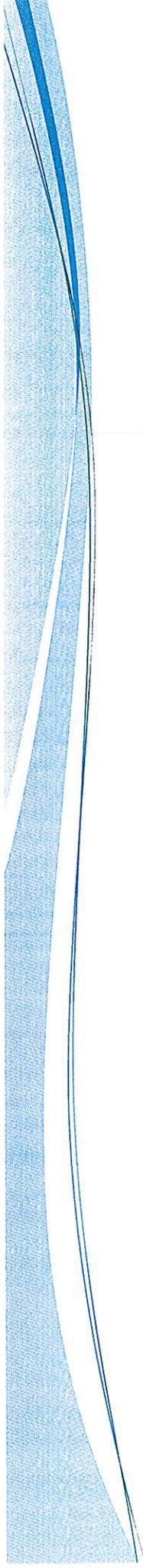
Reply: Acknowledged.

8. If the Tower is approved with flag that require lighting, a Photometric Plan must be submitted prior to the issuance of any development permit

Reply: Acknowledged.

9. Cost Recovery. All 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. Failure by an Owner or an Applicant to reimburse the Town within the 10 day time period may result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

Reply: The Application will comply with the Town's Cost Recovery regulations as outlined in the Town's Code of Ordinances.



Ground Rent	Each Additional Carrier at 1500.00 per month
\$1,684,169.72	\$856,357.48

Ground w/(1) additional carrier	\$2,540,527.20
Ground w/(2) additional carriers	\$3,396,884.68
Ground w/(3) additional carriers	\$4,253,242.16

Revenue Stream for Town of Lake Park

\$4,253,242.16



TOWN OF LAKE PARK - ANNUAL BUDGET GENERAL FUND REVENUE (General Fund 001) REVENUE BUDGET DETAIL FISCAL YEAR 2015-16										Schedule 2	
ACCOUNT NUMBER	DESCRIPTION	ACTUAL 2012-13	ACTUAL 2013-14	CURRENT YEAR BUDGET 2014-15	ACTUAL AS OF 05/31/15	ESTIMATE FOR THE YEAR 2014-15	THE DEPT. PROPOSED BUDGET BY 2015-16	TOWN MGT. PROPOSED BUDGET 2015-16	ADOPTED BUDGET 2015-16		
001-352.100	Fines - Library	871	1,421	850	739	1,109	1,000	1,000	1,000		
001-354.100	Fines - Code Violations (80%)	82,971	83,215	72,000	17,053	25,590	40,000	40,000	40,000		
001-354.105	Fines - Alarm Violations	12,900	7,025	10,000	2,075	3,113	2,000	2,000	2,000		
001-354.110	Code Violations - Admin Cost	12,833	13,727	12,300	5,503	8,255	11,000	11,000	11,000		
001-354.120	Penalties - Business Tax Receipts	8,536	90	7,300	246	369	500	500	500		
001-354.130	Fines-Parking Meter Violation	8,810	8,930	7,500	3,550	5,325	5,000	5,000	5,000		
001-354.135	Parking Violations - Code	50	475	350	345	518	350	350	350		
001-354.210	Code Violations - Community Improv	20,740	20,804	18,000	4,438	6,657	10,000	10,000	10,000		
001-361.100	Interest Earnings	3,959	3,208	3,500	1,712	2,568	2,500	2,500	2,500		
001-361.110	Interest Earnings - Tax Collections	10,783	4,334	17,000	-	-	-	-	-		
001-361.120	Sales Tax Commissions	69	39	50	11	17	20	20	20		
001-361.130	Interest on Assessments	2,376	2,238	1,750	361	542	500	500	500		
001-361.200	Filing Fees	713	250	-	-	-	-	-	-		
001-362.100	Rent - P.B.C. Sheriff	120	110	120	80	120	120	120	120		
001-362.120	Rent - Cell Tower (Sprint)	27,308	28,400	15,382	15,383	15,382	-	-	-		
001-362.121	Rent - Cell Tower (Crown Castle)	17,090	17,783	17,080	-	35,400	35,400	35,400	35,400		
001-362.122	Rent - Cell Tower (T-Mobile)	-	-	2,950	2,950	2,950	-	-	-		
001-362.124	Rent - Burt Reynolds Insbute	-	12	12	-	-	12	12	12		
001-362.200	Rent - Dunkin Donuts Lot	7,788	8,066	7,488	8,423	8,423	8,944	8,944	8,944		
001-363.120	Service Charges-Code Violation	1,785	8,223	4,500	-	-	-	-	-		
001-364.100	Sale of Surplus Property	2,043	472	1,000	-	-	-	-	-		
001-365.100	Sale of Scrap Material	-	528	500	-	-	-	-	-		
001-366.300	Event Sponsorship	850	-	-	-	-	-	-	-		

Lake Park could add \$35,400.00 to the budget for 2016 plus revenue for each addition carrier.





Request

- Approve Site Plan Application and schedule Town Council Hearing



Town of Lake Park
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Staff Report

**SPECIAL EXCEPTION APPLICATION FILED BY NZ CONSULTANTS,
INC. FOR THE SPECIAL EXCEPTION USE OF A SUBSTANCE ABUSE
TREATMENT FACILITY TO BE LOCATED IN THE R-2 RESIDENCE
DISTRICT**

BACKGROUND INFORMATION:

Applicant: NZ Consultants [Applicant]
Site: 143 Silver Beach Road [Site]
Owner of Site: Ashwin Bhatt
Net Acreage: .30
Legal Description: KELSEY CITY LTS 21 TO 24 INC BLK 37
Current Zoning: R-2 Residence District
FLUM land use category: Commercial/Residential

Adjacent Zoning
North: R-1 Residence District
South: City of Riviera Beach, R-6 Residence District
East: R-2 Residence District
West: R-2 Residence District

Adjacent Existing Land Use
North: Single Family
South: City of Riviera Beach, Single Family
East: Commercial/Residential
West: Commercial/Residential



FIGURE 1: Aerial View of Site



The Site





FIGURE 2: Aerial View of Site within Town with general zoning districts



Blue outlined areas are RESIDENTIAL DISTRICTS



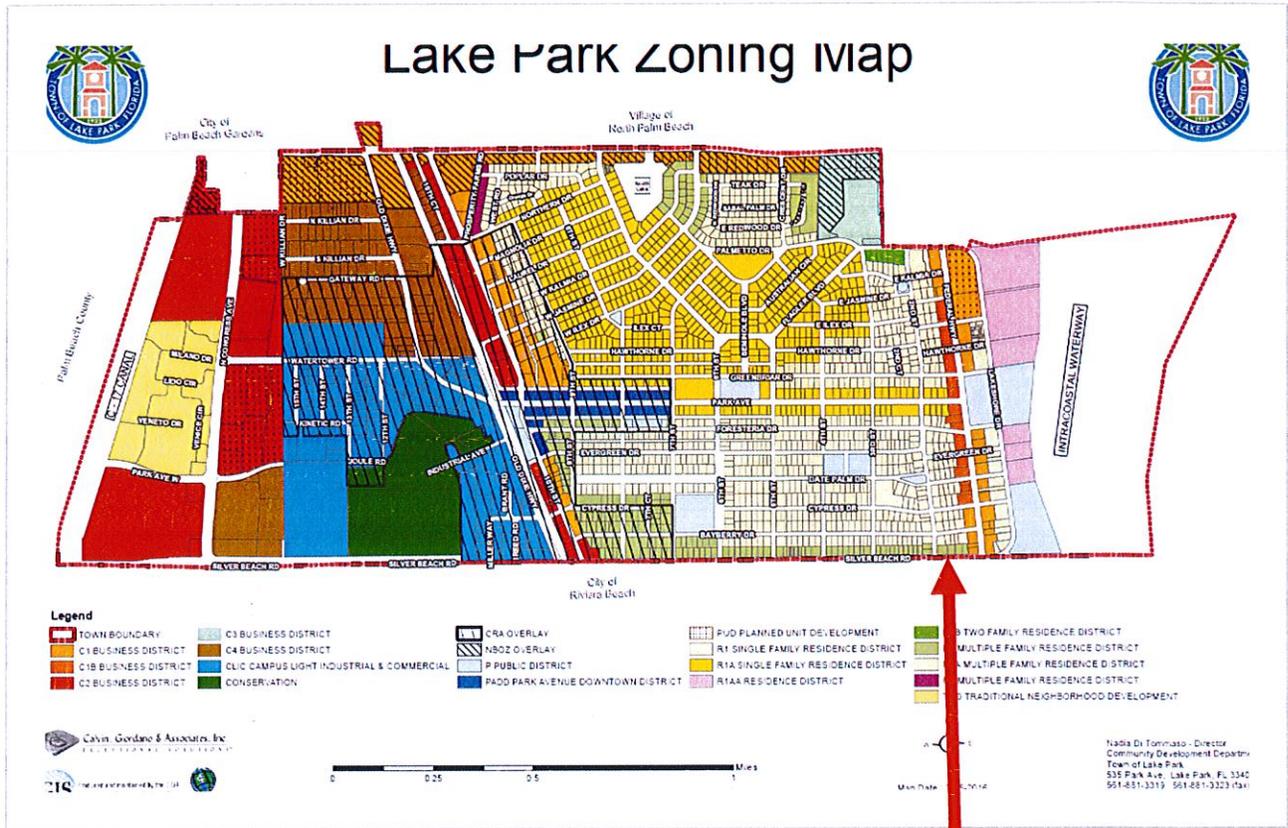
Yellow outlined areas are COMMERCIAL DISTRICTS

The Site



Town of Lake Park
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FIGURE 3: Town Zoning Map



The Site

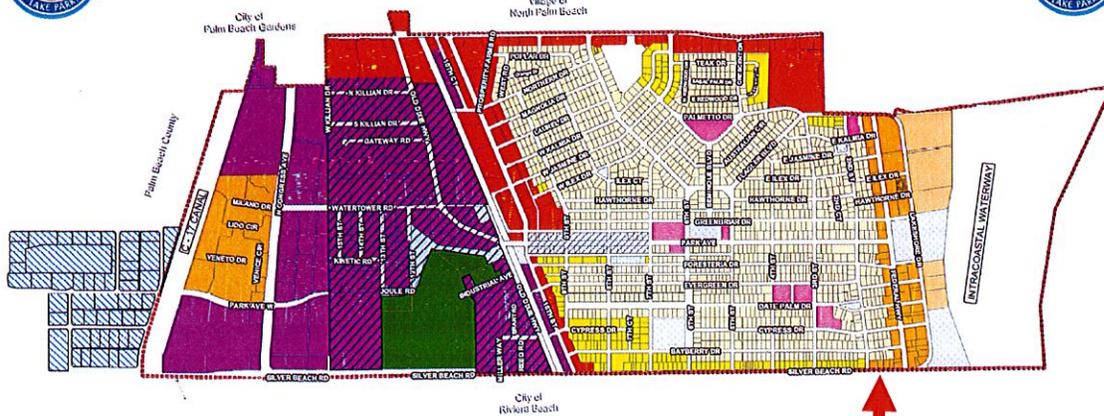


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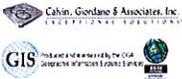
FIGURE 4: Town Future Land Use Map (FLUM)



Lake Park Future Land Use Map



- Legend**
- Annexation
 - Bioscience
 - CONSERVATION
 - OTHER PUBLIC FACILITIES
 - RESIDENTIAL HIGH DENSITY
 - DOWNTOWN
 - TOWN BOUNDARY
 - Other
 - COMMERCIAL AND LIGHT INDUSTRIAL
 - PUBLIC BUILDINGS
 - RESIDENTIAL LOW DENSITY
 - COMMERCIAL
 - MIXED RESIDENTIAL AND COMMERCIAL
 - RECREATION OVERLAY
 - RESIDENTIAL MEDIUM DENSITY



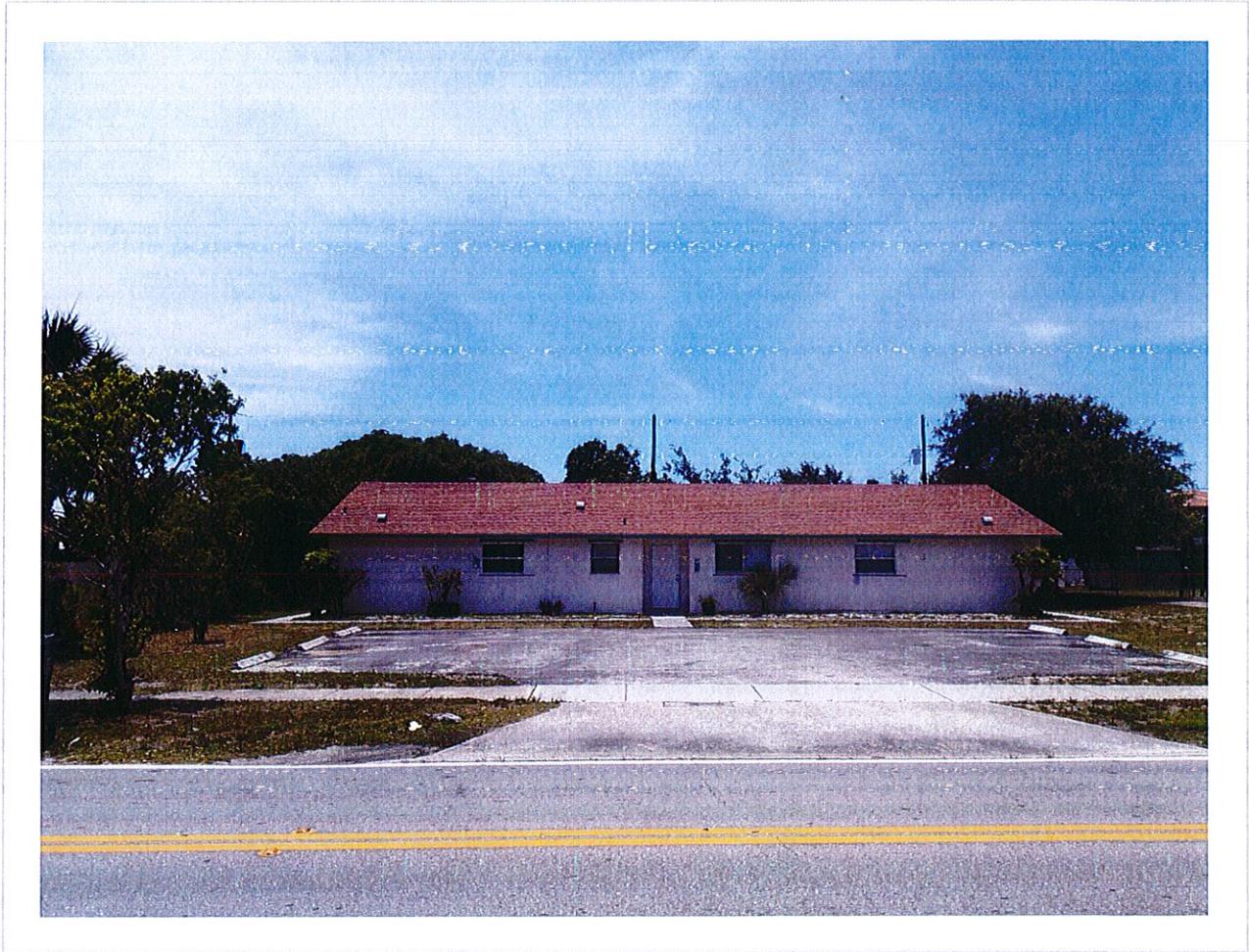
Nadia Di Tommaso - Director
 Community Development Department
 Town of Lake Park
 535 Park Ave., Lake Park, FL 33403
 561-881-3319 561-881-3323 (fax)
 ndtommaso@lakeparkflorida.gov

The Site



Town of Lake Park
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Figure 5: View of Site on Silver Beach Road:





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SUMMARY OF REQUEST:

The Applicant proposes to open a substance abuse treatment facility whose primary function will be medical detoxification. The medical detoxification facility will serve up to 12 clients who will be housed on site while they are treated to during the withdrawal period from substances such as drugs or alcohol. The facility will only provide the medical detoxification component of treatment and will not provide rehabilitation, therapy or intensive outpatient treatment. The facility will be operated by 1 registered nurse and 1 nurse's assistant at each shift, for a shift of maximum capacity of two persons. The facility will be staffed 24 hours a day, 7 days a week and the two nurse practitioners will rotate three, eight hour shifts for a total of 6 employees over a 24 hour period. A doctor will not be onsite, but is on call should his/her services be required. Since two employees will be on Staff for every shift, this equates to a total of 14 persons using, working or residing on Site (patients + Staff) at any one time. The average patient stay is 5 to 7 days.

Existing Conditions

The Site for the special exception use is located in the R-2 Residential District on the north side of Silver Beach Road between Federal Highway and 2nd Street and is approximately 313 feet west of Federal Highway. The structure at the Site was built in 1975 and has historically served as multi-family rental housing. The structure currently has three rental units, each having 2 bedrooms and 1 to 2 bathrooms, depending on the floorplan. The Applicant does not propose any additions to the structure that would expand the footprint, but does propose landscaping improvements and the conversion of kitchens of two units into offices, pursuant to the Applicant's Site and floor plans included with this application.



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Figure 6: PROPOSED Site Plan

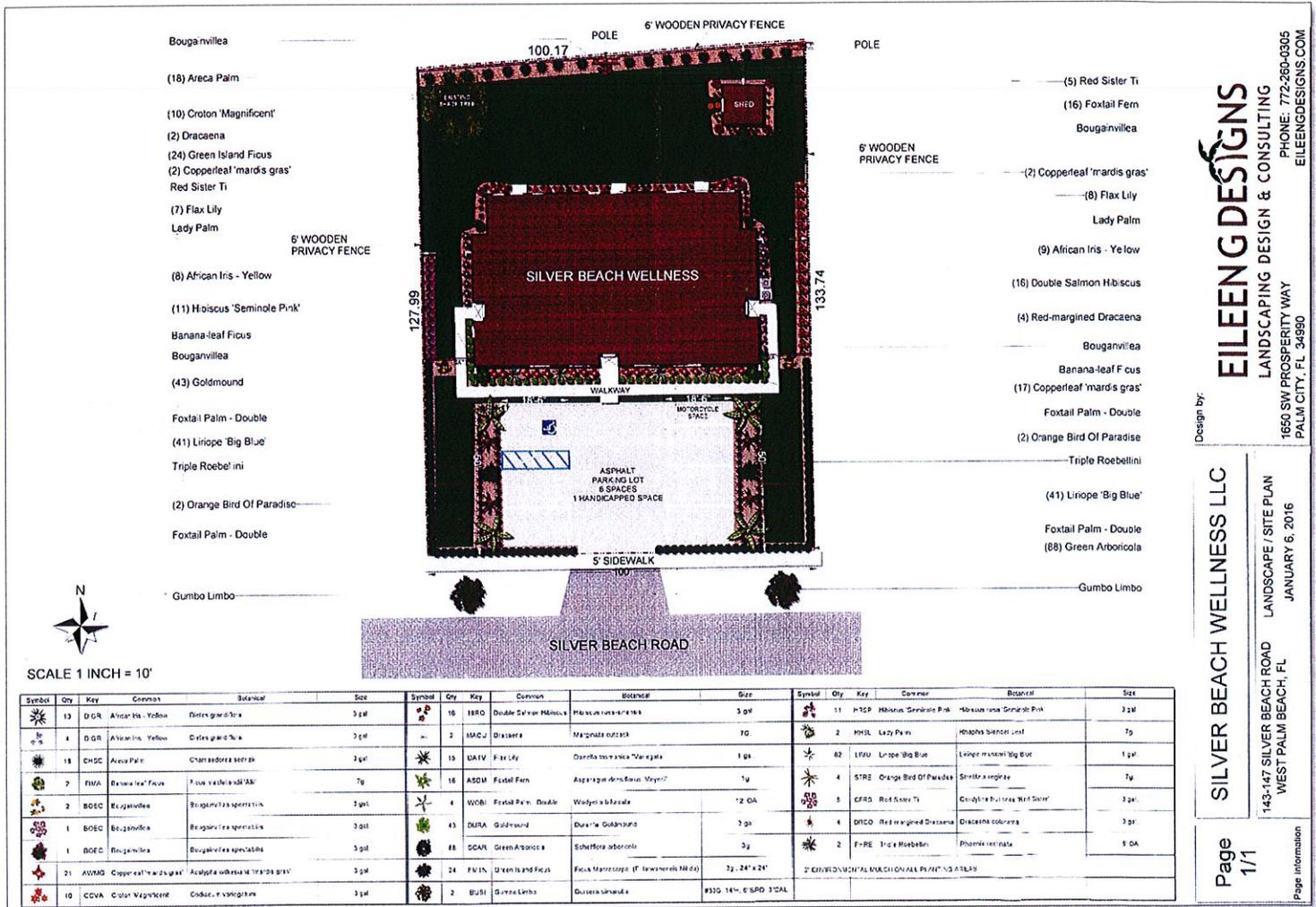




Figure 7: PROPOSED Exterior Improvements

SILVER BEACH WELLNESS LLC

Design by: **EILEENG DESIGNS**
LANDSCAPE DESIGN & CONSULTING
PHONE: 772-260-0305
EILEENGDESIGNS.COM
1650 SW PROSPERITY WAY
PALM CITY, FL 34990

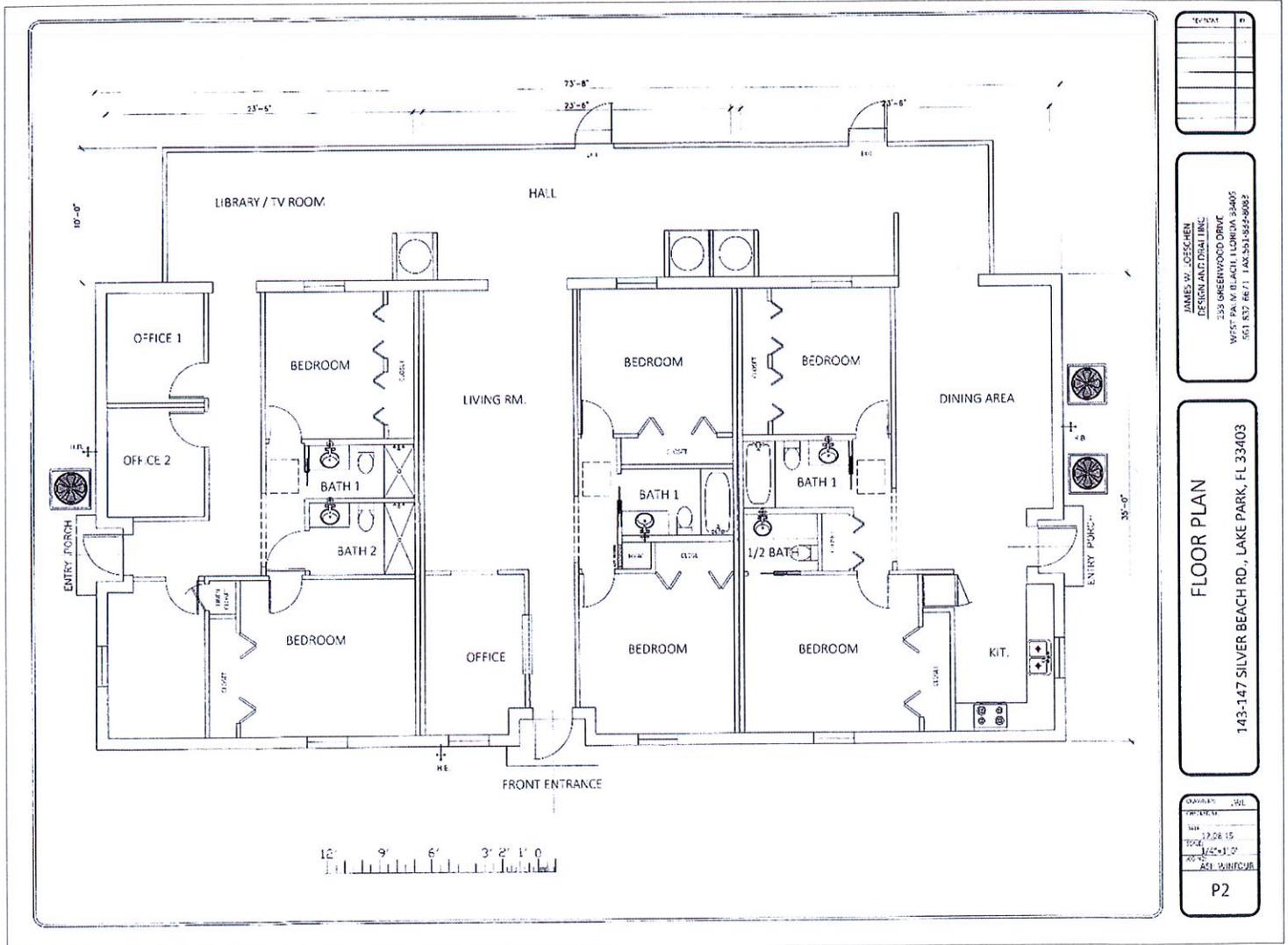
SILVER BEACH WELLNESS LLC
LANDSCAPE / SITE PLAN
JANUARY 6, 2016
143-147 SILVER BEACH ROAD
WEST PALM BEACH, FL

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Page Information



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Figure 8: PROPOSED Floor Plan



JAMES W. JOESCHEN
 DESIGN AND DRAFTING
 233 GREENWOOD DRIVE
 WEST PALM BEACH, FLORIDA 33409
 561.832.8871 FAX 561.832.8882

FLOOR PLAN
 143-147 SILVER BEACH RD., LAKE PARK, FL 33403

DATE:	201
PROJECT:	
DATE:	12.08.15
SCALE:	1/4" = 1'-0"
BY:	ASH WINTERGARDEN

P2



ANALYSIS OF SPECIAL EXCEPTION CRITERIA

The six criteria required for the granting of a Special Exception and Staff comments to each are as follows:

Criteria 1

The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

Applicable Goals and Objectives:

<p><i>Staff Comments:</i> Goal 3.4.1</p>	<p>Ensure that the historic small town character of Lake Park is maintained, <i>while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas.</i> The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) a diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, <i>while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatibles land uses and environmental degradation.</i></p>
<p>3.4, Objective 1, Policy 1.1(b):</p>	<p>Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum: b. Regulate the <i>use</i> and intensity of land development consistent with this element to <i>ensure the compatibility of adjacent land uses;</i></p>
<p>3.4, Objective 1, Policy 1.5:</p>	<p>The Town shall encourage the development and redevelopment of activities which will substantially increase the tax base <i>while minimizing negative impacts on natural and historic resources, existing neighborhoods and development,</i> and adopted Levels of Service standards.</p>
<p>3.4, Objective 4:</p>	<p>The Town shall <i>coordinate with appropriate governments and agencies</i> to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.</p>
<p>3.4, Objective 5:</p>	<p>As a substantially built-out community in an urbanized area, the Town shall <i>promote redevelopment and infill development in a manner that</i></p>



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<p>3.4, Objective 5, Policy 5.1:</p>	<p><i>is considerate to existing neighborhoods and uses</i>, the built and natural environments, <i>and neighboring jurisdictions</i>. <i>The Town shall protect, preserve, maintain and improve its core residential neighborhoods</i> and historic resources, and protect these areas from physical degradation and the <i>intrusion of incompatible uses</i>.</p>
<p>3.4, Objective 9, Policy 9.4:</p>	<p>A Commercial or multifamily (including duplexes) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.</p> <p><i>Staff Note:</i> A Substance Abuse Treatment Facility catering to detoxification and having a live-in component is still a commercial use that is being proposed to be developed onto the subject Site.</p>

STAFF COMMENTS:

The proposed special exception use is **not** consistent with the goals, objectives and policies of the Town’s Comprehensive Plan as follows:

The Town is currently formalizing the regulations for its mixed use zoning overlay district. However, the Comprehensive Plan already sets the vision for these parcels that extend more than 175 feet west of Federal Highway under Policy 9.4, which states that under mixed-use scenarios whereby commercial uses are introduced, these commercial uses should front Federal Highway (Silver Beach Road is not specified since the vision is to retain its residential character beyond 175 feet west of Federal Highway so as to allow different types of residential-*only* types development).

Per Objective 1, Policy 1.1(b) and 1.5, The Town shall regulate the use and intensity of land development to ensure compatible adjacent land uses and to minimize negative impacts to existing neighborhoods. The *overly* transient nature of this proposed special exception use will result in a turnover of Staff, patients, police activity (please refer to **Appendix ‘A’**), and may have an increase in ambulatory activity at the Site that is not consistent with the nature of the surrounding permitted single and multi-family residential uses. The introduction of this use will result in a degradation of the surrounding residential neighborhood by increasing the number of persons using, residing or working at the site, and the number of calls for police services pursuant to the statistical data received by PBSO and enclosed with this agenda packet as **Appendix ‘A’** (PBCFR data is forthcoming). Transient residential uses are allowed in the R-2 Zoning District, however this use is defined as “a dwelling that has a turnover in occupancy of more two times a year...” and its intent is to accommodate turnover produced by seasonal residential rental units and other similar residential-type rental properties. In comparison, the proposed special exception use has a potential occupancy turnover of 624-876 patients per year based on 12 patients having an average stay of 5-7 days and with a staffing turnover of 6 persons per one 24 hour period, or 2,190 a year. This scale of turnover in the number of persons residing (for treatment or staff purposes), using or working at the Site is not compatible with the surrounding permitted residential uses and intensities.



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Per Objectives 4 and 5, the Town is required to communicate with its neighboring jurisdictions regarding potential land uses that would result in a mutual adverse impact or incompatibility with adjacent land uses. The Town contacted The City of Riviera Beach regarding the proposed special exception use and they responded on June 12 and June 29, 2015 in regards to the applicant's first application for a special exception use that was later withdrawn. At that time, Riviera Beach responded that they did not support the proposed special exception use. The Applicant resubmitted an application for a special exception use on 1/20/2016 and after providing Riviera Beach with the new application, they again stated they did not approve of the use in their letter dated 2/16/16. Those letters are attached to this report as **Appendix 'B'**. Therefore, the proposed special exception use is inconsistent with Objectives 4 and 5 since it is not considerate of the Town's neighboring jurisdiction or the Town's surrounding permitted residential uses via the intrusion of an incompatible use. While the City of Riviera Beach does not have authority to approve or deny the Town's development applications, Staff does take into consideration their feedback when reviewing applications for development to remain consistent with these Objectives, per comprehensive plan Goal 10.4, Objective 5.

FINDING: CRITERIA NOT MET



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Criteria 2:

The proposed special exception is consistent with the land development and zoning regulations and all other portions of this code.

Parking 78-145(g)	<p>Section 78-142(c)(5)(f) states that if a particular land use is not included within Section 78-142 that the community development director may assign parking standards for a similar use. Since this section does not contain specific parking standards for the term ‘substance abuse treatment facility’ Staff has applied standards for “convalescent and nursing homes”, the most similar (for parking-related purposes ONLY given the patient beds/staff environment) use to this proposal.</p> <p>Parking spaces for this use are calculated as follows:</p> <table border="1" data-bbox="472 699 1479 961"> <thead> <tr> <th>Requirement</th> <th>Calculation</th> <th>Required parking spaces</th> </tr> </thead> <tbody> <tr> <td><i>One space per four beds of patient capacity plus one space per employee at maximum shift</i></td> <td>Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons</td> <td>3 Spaces 2 Spaces</td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTAL</td> <td>5</td> </tr> </tbody> </table> <p>The Site, having 6 total spaces, including one ADA space, meets the minimum number of required parking spaces.</p>	Requirement	Calculation	Required parking spaces	<i>One space per four beds of patient capacity plus one space per employee at maximum shift</i>	Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons	3 Spaces 2 Spaces	TOTAL		5
Requirement	Calculation	Required parking spaces								
<i>One space per four beds of patient capacity plus one space per employee at maximum shift</i>	Patient Capacity: 12 Beds Staff (maximum shift: 2 Staff Persons	3 Spaces 2 Spaces								
TOTAL		5								
Paving 78-142(c)(10)(f) & Striping 78-142(c)(10)(a)(i):	<p>The Site meets minimum paving standards and does not require repairs; however, the Site must be restriped in accordance with current dimensional standards of the Land Development Code (LDC) to be compliant.</p> <p>➤ The Applicant will sealcoat and restripe the front parking lot pursuant to Site Plan submitted on 1/20/16.</p>									
Parking screening 78-253(1):	<p>The Applicant’s Site plan submitted on 1/20/16 meets screening requirements of Section 78-253(c).</p>									
Landscaping 78-253(a):	<p>The Applicant’s Site plan submitted on 1/20/16 meet landscape requirements of Section 78-253(b).</p>									
Signage 70-103(5):	<p>The Applicant is not proposing signage at the Site; therefore, this section of code is not applicable.</p>									
Building Height, Building Site Area, Minimum Floor Area & Setbacks 78-71(2),(3), (4), & (5):	<p>The structure at the Site for the proposed special exception use meets the requirements of the R-2 Zoning District as it relates to building height, building Site area, minimum floor area, and setbacks.</p>									

STAFF COMMENTS:

Criteria 2 is met so long as, if the application is approved, the Applicant improves the Site consistent with the Site and landscape plans submitted on 1/20/16.

FINDING: CRITERIA MET



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Criteria 3

The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Zoning & Future Land Use:

(Not Satisfied)

The Site is located in the R-2 Residential District, which is comprised of single and multi-family residences. It is abutted by the R-1 Residential District to the North, the R-6 Residential District to the South (Riviera Beach's jurisdiction), and the R-2 District to the east and west. This area is comprised solely of residential uses. The proposed special exception use is not consistent with this zoning district since it is a request for the full operation of a for-profit business at the Site, which is by nature a commercial activity since it caters to business and not a private residential use nor does it provide a housing alternative. A substance abuse treatment facility's detox component has a live in requirement, but it is not a residential use, rather a treatment component.

While the future land use for the Site is Residential/Commercial, the Comprehensive Plan identifies the intent for those properties on Silver Beach Road as residential and those fronting Federal Highway as having the ability to introduce commercial in a mixed-use environment whereby the commercial uses may only front Federal Highway and have the ability to extend west along Silver Beach Road for 175 feet, per Policy 9.4.

Further, the comprehensive plan policy 3.4.1 promotes a diversity of housing alternatives consistent with existing residential neighborhoods. However, the proposed special exception use is a commercial, for profit business providing clinical services to patients and therefore, is not a residential "housing alternative". Patients only remain onsite 5-7 days each, similar to an inpatient treatment facility.

Lake Park, thought to be Florida's first zoned community, was designed in a manner that separated commercial, residential, and industrial uses into separate districts. While the original zoning was much smaller, the intent is still evident today when observing the land use map. While there is always opportunity to introduce more intense uses, compatibility is key. The map below depicts the division of uses today. There is a strong core residential district made up primarily of single family and some multi-family housing. Surrounding that core residential district are the commercial and industrial zoned lands. Public and recreation lands are primarily within the



residential core, but do exist throughout. Based on this observation it is clear the intent today, and intent of the Town's Forefather, was to separate commercial uses away from the residential core. This is further evidence that



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this proposal is not consistent with the historical vision of the Town nor with the current zoning since it's an application for a commercial special exception use within the residential core.

Hours of Operation: (Not Satisfied)	While a component of the proposed special exception use is described as “residential style”, the proposed special exception use and its hours are still commercial in nature. The Applicant’s proposed operating hours are 24 hours a day, 7 days a week during which time 6 staff persons will change shifts three times a day or more, clients will arrive and depart from the facility (via Staff vehicle) every 5 to 7 days, and other related deliveries will occur such as food, medical supplies, and any emergencies requiring ambulatory care. In addition, the need for police assistance is a well-documented byproduct of this land use (See Appendix ‘A’ – PBSO & PBCFR Statistics).
Traffic: (Not Satisfied)	<p>The Applicant submitted a traffic statement to the County who has confirmed that the proposed use will not impact the level of service (LOS) for Silver Beach Road. However, in regard to Criteria 5(c), we look to analyze the amount and flow of traffic generated by the proposed use and its impact to the neighborhood and existing permitted uses rather than simply the impact to the LOS. LOS is an engineering model used to measure and categorize the performance of a street based on its speed, surrounding density and the number of automobiles that can be moved in a specific period of time.</p> <p>The proposed special exception use will generate an increase in traffic that is arriving and departing from the Site than will a neighboring permitted residential use based on the turnover of staff, patients, deliveries, ambulatory and police emergencies. <u>Therefore, the proposed special exception use will have a detrimental impact on surrounding properties based on the amount and flow of traffic in the vicinity around the clock.</u></p> <p>See Appendix ‘A’ – PBSO & PBCFR Statistics</p>
Location\Mass\Setbacks\Other: (Satisfied)	The proposed special exception use does not propose any modifications to the location, massing or setbacks of the structure at the Site. The existing structure is a 3 unit multi-family residence, which meets all aforementioned standards.

STAFF COMMENTS:

Staff finds that the proposed special exception use is *not* compatible with the character and use of the surrounding properties based on the hours of operation and existing and future land use.

FINDING: CRITERIA NOT MET



**Town of Lake Park
Planning and Zoning Board
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Criteria 4

The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

STAFF COMMENTS:

While there are no other substance abuse treatment facilities located within a 1,200 foot radius of the Site, per Town Code Section 78-66, the introduction of a substance abuse treatment facility may lead to the proliferation of recovery residences, inpatient rehabilitation (aftercare), or other substance abuse treatment facilities due to the affordability and availability of housing within the Town as compared to other municipalities. More specifically, the Site is located in an area that already struggles with some of the lowest property values in Town. Therefore, the proposed special exception use may create a concentration and proliferation of the same or similar type of special exception use that is detrimental to the development or redevelopment of the area where it is being proposed.

FINDING: CRITERIA NOT MET



Criteria 5

The proposed special exception use does not have a detrimental impact on surrounding properties based on: (a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and, (c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

- (a) Subsection (a) of Criteria 5 asks that an analysis is performed of the number of persons using, residing or working at the property where the proposed special exception use is located against what is normally permitted in that zoning district. Therefore, Staff compared Code Section 78-66, which regulates the building site area to determine the maximum possible development and persons using the Site. Regardless of the permitted use, this Site can only sustain the following:

The lot size of the Site is 0.3 acres (13,068 s.f.) for which the existing zoning code allows up to a three-family dwelling for a maximum of 9 unrelated persons. Whereas the proposed special exception use, having 14 individuals using, residing (for treatment purposes), or working on the Site (patients + Staff) exceeds the intent of the lot/area by a 55% increase.

In comparison, nursing and convalescent homes, which is a permitted use (allowed by right), are an alternative housing option for persons having difficulty being cared for in their home due to a need for assistance with daily living functions such as dressing, eating, using the restroom, etc. Similarly, a convalescent home typically provides shorter term care for persons needing physical, speech or other therapeutic rehabilitation after a surgery or major illness. Both uses, according to various sources, have an average length of a stay of 835 days for a current (long term) resident and 270 days for a discharged patient. The longest stay cited was more than 5 years for Alzheimer patients.⁽¹⁾⁽²⁾ Based on this, a substance abuse home is not a housing alternative, but a for-profit business that is dissimilar to that of a nursing or convalescent home and provides short-term treatment to individuals embarking on their journey for recovery, a facility that is more appropriate in a commercial area, or an area with some commercial immediately surrounding the site.

The proposed special exception use will have a greater turnover of patients and staff: a potential client turnover of 624-876 persons per year based on 12 patients having an average stay of 5-7 days and with a staffing turnover of 6 persons per one 24 hour period, or 2,190 a year. The proposed special exception use has a scale of turnover in the number of persons residing (for treatment or staff purposes), using or working at the Site is not compatible with the surrounding permitted residential uses and intensities.

Therefore, the proposed special exception use **will** have a detrimental impact on surrounding properties based on the number of persons working, using and residing at the Site because it is not consistent with the number of persons working, using and residing within a permitted neighboring use (substance abuse treatment facilities are not a permitted use, but rather a use that is only permitted by special exception use approval due to its potential incompatibility).

(1) O'Quin, Kevin, "Startling Facts About Long-Term Care." Life Happens 11 March 2015. Accessed 10 March 2016. <https://www.lifehappens.org/blog/startling-facts-about-long-term-care/>

(2) Dav, Thomas. "About Nursing Homes." National Care Planning Council Date Unknown. Accessed 10 March 2016. https://www.longtermcarelink.net/eldercare/nursing_home.htm



Town of Lake Park
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(b) Noise:

Based on the nature of the medical services provided and the known potential for emergencies requiring police assistance (**see Exhibit 'A'**) and the possible increase in ambulatory activity, this proposed special exception use's need for police assistance and ambulatory care at the site is not consistent with the surrounding permitted uses. Having 624-876 patients per year, 2,190 staff changes per year, and activity and noise generated by ambulances, police, deliveries, and staff vehicles, the proposed special exception use will generate more noise than other neighboring permitted uses (i.e. residential uses). Therefore, the proposed special exception use **will** have a detrimental impact on surrounding properties based on noise generated activities at the Site.

Odor:

The proposed special exception use **will not** have a detrimental impact on surrounding properties based on odor that is generated by the activities on Site.

Visual:

The proposed special exception use **will not** have a detrimental impact on surrounding properties based on visual nuisance.

- (c) The Applicant submitted a traffic statement to the County who confirmed that the proposed use will not impact the level of service (LOS) for Silver Beach Road. However, in regard to Criteria 5(c), we look to analyze the amount and flow of traffic generated by the proposed use and its impact to the neighborhood rather than simply the impact to the LOS, which is an engineering model used to measure and categorize the performance of a street based on its speed, surrounding density and number of automobiles that can be moved in a specific period of time.

The proposed special exception use will generate an increase in traffic that is arriving and departing from the Site than will a neighboring residential use based on the turnover of staff, patients, deliveries, ambulatory and police emergencies. Therefore, the proposed special exception use **will** have a detrimental impact on surrounding properties based on the amount and flow of traffic in the vicinity.

STAFF COMMENTS:

Staff finds that the proposed special exception use **will** have a detrimental impact on surrounding properties based on the number of persons using, residing or working on the property; **will** have a detrimental impact on surrounding properties based on the degree of noise; **will** have a detrimental impact on surrounding properties based on the effect on the amount and flow of traffic generated by the use; but **will not** have a detrimental impact on the surrounding area based on the degree of odor or visual nuisance created by the proposed special exception use.

FINDING: CRITERIA NOT MET



Town of Lake Park
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Criteria 6

That the proposed special exception use: (a) Does not significantly reduce light and air to adjacent properties, (b) Does not adversely affect property values in adjacent areas, (c) Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations, (d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces, (e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

(a) The proposed special exception use **will not** reduce light or air to adjacent properties since the application does not propose any additions or exterior renovations that will alter building height and mass.

(b) The Applicant submitted a market analysis with its application that was prepared by their consultant, LRM, Inc. Staff disagrees with the information and findings of that report. Primarily, the report describes the neighborhood as being bound as follows:

Bayberry Drive to the north, West 37th Street to the south, Federal Highway to the east and 2nd Street to the west.

The boundary used by LRM, Inc. includes commercial parcels that front Federal Highway, which is not consistent with the true makeup of the residential core along Silver Beach Road where the Site is located. The Site is located four parcels west of Federal Highway, or approximately 313 feet, in an area that is entirely residential in nature. Therefore, the application of the commercial uses fronting and located on Federal Highway by LRM, Inc. is actually inconsistent with the makeup of Silver Beach Road, which is a purely Residential area, and not a mix of commercial and residential as their report states.

Further, the Site is located in the R-2 Residential District, for which the R-2 District has an eastern boundary of 115 Silver Beach Road, not Federal Highway. Those commercial parcels located along Federal Highway that were included in the findings by LRM, Inc. are actually located in the C-1 Business District (and applicable Commercial District of Riviera Beach) and not the R-2 Residence District. Therefore, the actual immediate area boundaries are comprised of a homogenous residential neighborhood.

Nursing and Convalescent homes are permitted by right in the R-2 District, however, nursing and convalescent homes are housing alternatives having a longer stay (see Criteria 5(a)) and less resident turnover than the proposed special exception use which caters to short-term patients that are only onsite for very short-term treatment purposes. Individuals “move” to nursing and convalescent homes with the intent to live there and take advantage of certain services that may not be available in a regular home. Individuals do not “move” to a treatment facility with the intent to live there, rather their stay is predetermined by the 5-7 day treatment period. This distinction is important to observe because it speaks to the increase in transient activity at the proposed Site and the introduction of a commercial treatment environment rather than a predominantly residential environment of a nursing or convalescent home which has a longer term stay and “move-in” intent.

Based on this interpretation by Staff, the consultant’s option statement on Page 5, paragraph 4 of “A. Analysis” applies (whether a site is owner or tenant occupied) in that: *“...the introduction of a dissimilar land use within a homogenous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact...”* Since the Site is located in a



**Town of Lake Park
Planning and Zoning Board
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homogenous neighborhood containing only single and multi-family residences, the introduction of this proposed special exception use could have a negative impact to the neighborhood.

Consequently, linking this to the conclusion in the market analysis, it is possible that the proposed special exception **will** negatively affect property values in the surrounding area.

- (c) Based on the market analysis submitted by the Applicant, Staff finds the proposed special exception use **will** be a deterrent to the improvement, development or redevelopment of surrounding properties because, per the analysis, "...the introduction of a dissimilar land use within a homogenous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact..."
- (d) The proposed special exception use **will not** have an impact on natural systems or public facilities.
- (e) The proposed special exception use **will not** include pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

FINDING: CRITERIA NOT MET



**Town of Lake Park
Planning and Zoning Board
Meeting Date: March 4, 2016**

FINDINGS OF FACT – STAFF RECOMMENDATION

This application for a special exception use meets Criteria 2, but does not meet 1, 3, 4, 5 and 6. Since the application does not meet all 6 Criteria that is required for the granting of a special exception use, Staff recommends **denial**. Further, the proposed special exception use is not consistent with the Comprehensive Plan and thus pursuant to section 163.3194 (1) (a), Florida Statute, a development order for this use cannot be recommended for approval.

Should the Planning and Zoning Board recommend APPROVAL, staff strongly recommends the following conditions of approval:

1. The site plan dated 1/20/16 shall be fully adhered to; and,
2. Seacoast Utility Authority will require a review of the change in land use at the Site.

Appendix 'A'

PBSO & PBCFR Statistics

Palm Beach County Sheriff's Office (PBSO)

Nursing Home and Detox Facility

Palm Beach County Sheriff's Office (PBSO) provided statistics of police activity for two sites in the County for a period covering one year. One site, Sunrise Detox, a 33 bed detoxification facility located at 3185 Boutwell Road in Lake Worth, and the second site, Northlake Rehabilitation and Health, an 85 bed nursing home that is located at 750 Bayberry Drive in Lake Park.

The average number of police activity incidents were similar for both sites (nursing home has 3 times the amount of beds) over the period, but the distinguishing factor, however, is the nature of the incidents requiring police assistance. PBSO **responded to 11 additional categories of calls that can, according to PBSO, be considered to be a threat or nuisance to the general safety and welfare of the community immediately adjacent to or nearby the Site.** Those categories of calls are highlighted in **red** in the table below.

Staff met with Lieutenant Vassalotti on March 22, 2016 to review these statistics and to talk about the type of police activity and its volume that is associated with a substance abuse treatment facility, a nursing home, and residential sites. Lieutenant Vassalotti stated that the nature and volume of calls received from a substance abuse treatment facility is very different and not comparable to the type of calls received from a nursing home or even a residential site. Further, it was his opinion that a substance abuse treatment facility was not a compatible use to be located within a residential neighborhood and should be located in a purely commercial zoning district because it is not a residence, but a for-profit business that will generate a level of police activity not consistent with what is found in a residential area.

Police Activity by PBSO Period March 22, 2015 through March 19, 2016					
Sunrise Detox (Detoxification Facility) 3185 Boutwell Road, Lake Worth – 33 Beds			Northlake Rehabilitation and Health (Nursing Home) 750 Bayberry Drive, Lake Park – 85 Beds		
Type	Type of Call Received	Number	Type	Type of Call Received	Number
S/13P	Suspicious Person	1	S/31	Assault	5
S/19	Misdemeanor	1	S/81	Verbal Threat	2
S/20	Mentally Disturbed Person	1	S/78	Obscene/Harassing Phone Call	1
S/22	Disturbance	5	10-14	Convoy Escort	3
S/22IP	Disturbance in Progress	2	10-38	Roadblock or Obstruction	1
S/30	Theft/Larceny	2	10-63	Business/Residence Check	1
S/36	Fight	1	10-73	Open Gate	3
S/66	Civil Matter	13	S/16A	Adult Abuse/neglect	5
S/79	Suspicious Incident	2	S/32A	Suicide Attempt	1
S/80	Unwanted Guest	4	S/67	Accidental Injury	1
S/8	Missing Person	3	S/68	Police Service Call	8
S/68	Police Service Call	10	S/76	Assist to Another Dept.	4
S/73	Man Down/Sick Person	3	S/84	Welfare Check	2
S/87	Welfare Check	4	10-20	Location	3
S/11	Abandoned Vehicle	1	10-53	Coming by Office (paperwork)	1
S/76	Assist to Another Dept.	1	10-22	Disregard	7
S/32A	Suicide Attempt	3	n/a	911	11
S/14	Information	3		TOTAL	55
10-67	Serving Civil Process	1			
n/a	911	4			
	TOTAL	65			

Appendix 'A'

PBSO & PBCFR Statistics

Residential Properties on Silver Beach Rd.

Staff also requested records of four single and multi-family properties that are adjacent to the Site of the proposed special exception use to compare with above findings. During the same one-year period the three multi-family and one single family properties had just two incidents requiring police assistance that did not appear to be a result of the activity of the actual residents, since both incidents were burglary of the residence.

Police Activity by PBSO Period March 22, 2015 through March 19, 2016 Adjacent Residential Sites			
Address	Type	Type of Call Received	Number
115 Silver Beach Road	n/a	n/a	0
135 Silver Beach Road	S/21R	Burglary - Residence	2
143 Silver Beach Road	n/a	n/a	0
205 Silver Beach Road	n/a	n/a	0
TOTAL			2

All Sites Comparative Table

Activity by PBCFR Period March 22, 2015 through March 19, 2016 All Sites		
Type/Name	Address	Number
Single Family Residential	115 Silver Beach Road	0
Residential Duplex	135 Silver Beach Road	2
Residential Triplex	143 Silver Beach Road	0
Residential Duplex	205 Silver Beach Road	0
Sunrise Detox	3185 Boutwell Road, Lake Worth	65
Northlake Rehab. Nursing Home750	Bayberry Drive, Lake Park	55

Palm Beach County Fire Rescue (PBCFR)

Staff requested call statistics from PBCFR for the same sites and they were not able to release data on private residences due to HIPPA Regulations. At the time this report was released, Fire Rescue was still preparing a statement regarding the differences in Fire Rescue activity among single/multi-family homes vs. substance abuse facilities and nursing homes. Based on our verbal communications, PBCFR indicated there is a difference. Staff hopes to present their official statement at Planning and Zoning Meeting on April 4th.

Conclusion

Sunrise Detox was selected for review because no detox facility existed with the Town and since it was providing the same or similar services as the proposed special exception use. The nursing home at 750 Bayberry Dr. was selected because it has one of the lowest bed capacities in the

Appendix 'A'

PBSO & PBCFR Statistics

County, per the Florida Agency for Health Care Administration (AHCA). While these two samples both have a higher bed capacity than the proposed special exception use, the data sample does, however, confirm the comparative type of police activity and the comparative potential volume that is associated with each land use. While the actual numbers cannot be predicted for this proposal, and while the total numbers may be lower since the proposal is for a 12 bed facility, it will be greater than your standard residential or nursing home type of use. PBSO confirmed with staff that the data they provided regarding the type of calls and volume are all consistent with the policing needs of this type of facility and they fully anticipate, should it be approved, that the Town will see an increase in calls for assistance that is consistent with this data. This is also clear when comparing the sample location statistics to those of single and multi-family residential. PBCFR statement is also forthcoming.



OFFICE OF
COMMUNITY DEVELOPMENT

Appendix 'B'

CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4060 FAX: (561) 845-4038

February 16, 2016

Scott Schultz, Planner
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

Dear Mr. Schultz:

On February 16, 2016, the City of Riviera Beach received a request from the Town of Lake Park to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. On June 12, 2015, the City provided comments on the proposed special exception application. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application and confirms the original comments as follow:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse facility. The City also has a major concern with the parking needed to support a facility such as a substance abuse facility on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse facility located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,



Mary McKinney, AICP
Director of Community Development



OFFICE OF
COMMUNITY DEVELOPMENT

Appendix 'B'

CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4060 FAX: (561) 845-4038

June 29, 2015

Scott Schultz, Planner
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

Dear Mr. Schultz:

On June 2, 2015, the City of Riviera Beach was requested to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. On June 12, 2015, the City provided comments on the proposed special exception application. On June 23, 2015, the City received a letter from the applicant Ashwin Bhatt regarding the City's comments. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application and confirms the original comments as follow:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse clinic. The City also has a major concern with the parking needed to support a facility such as a substance abuse clinic on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse clinic located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,

Mary McKinney, AICP
Director of Community Development



OFFICE OF
COMMUNITY DEVELOPMENT

Appendix 'B'

CITY OF RIVIERA BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT
600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4060 FAX: (561) 845-4038

June 12, 2015

Scott Schultz, Planner
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: 143 Silver Beach Road Site Plan Application

Dear Mr. Schultz:

On June 2, 2015, the City of Riviera Beach was requested to provide comments for the proposed special exception application by Ashwin Bhatt at 143 Silver Beach Road (PCN: 36-43-42-20-01-037-0210) to develop a 24/7 substance abuse treatment facility onsite. The intent of this letter is to inform you that City staff has completed review for the Ashwin Bhatt's Special Exception Use Application. The City is responding to the Special Exception application with the following comments:

- The proposed use is not compatible with and is inconsistent with the adjacent single family residential future land use and zoning designations.
- The proposed use is a more intensive use than the existing multi-family units. As such, the City has a major concern with the increase of traffic along the Silver Beach Road corridor that will be associated with the proposed substance abuse clinic. The City also has a major concern with the parking needed to support a facility such as a substance abuse clinic on the referenced parcel.
- The proposed use operating a 24/7 facility creates a public safety concern for the residents in the area.

The City of Riviera Beach is not in support of approving the proposed substance abuse clinic located at 143 Silver Beach Road. Please feel free to contact my office at (561) 845-4060 should you have any questions regarding this matter.

Sincerely,

Mary McKinney, AICP
Director of Community Development



TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: NZ Consultants, Inc.

Address: 1851 W. Indiantown Road, Suite 100, Jupiter, FL 33458

Telephone: 561-758-2252 Fax: _____

E-mail: nilsa@nzconsultants.net

Owner Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant) Ashwin Bhatt

Address: P.O. Box 10133, West Palm Beach, FL 33149

Telephone 561-389-7868

E-Mail: Ashwinfour@comcast.net

Property Location: 143 Silver Beach Road

Legal Description: KELSEY CITY LTS 21 TO 24 INC BLK 37

Property Control Number: 36-43-42-20-01-037-0210

Future Land Use: Residential and Commercial Zoning: R-2 Residential District

Acreage: 0.30 Square Footage of Use: 3250

Proposed Use: Residential Substance Abuse Treatment Facility

Zoning/Existing Use of Adjacent Properties

North: Residential-1 (R-1) South: City of Riviera Beach — Residential 6 (RS-6)

East: Residential-2 (R-2) West: Residential-2 (R-2)

PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

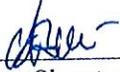


Please be advised that Section 51-6 of the *Town of Lake Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in the processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES storm water review 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 56-881-3318.

I, ASHWIN BHATT, have read and understand the regulations above regarding cost recovery.


Property Owner Signature

1/19/16
Date



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

AGENT AUTHORIZATION FORM

Owner(s) of Record:

Ashwin D. Bhatt

BEFORE ME, the undersigned authority, personally appeared:

Ashwin D. Bhatt

Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

KELSEY CITY LTS 21 TO 24 INC BLK 371

the street address of which is 143 Silver Beach Road

AND DO HEREBY DESIGNATE:

Name: NZ Consultants, Inc.
Address: 1851 W. Indiantown Road, Suite 100, Jupiter, Florida, 33458
Telephone: 561-758-2252

To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

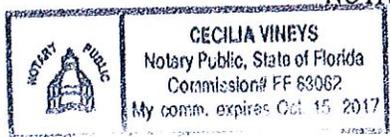

Owner of Record Signature

Owner of Record Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH


NOTARY PUBLIC

REVISED 10/30/2013



NOTARY STAMP

WARRANTY DEED WITH AFFADAVIT



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Pamela Van Woerkom

Sage Title & Escrow

2809 Poinsettia Avenue

West Palm Beach, FL 33401

Property Appraisers Parcel Identification (Folio) Number: 36-43-42-20-01-037-0210

File No. 14-192

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of December, 2014 by Alfred Francois and Marie D. Francois, husband and wife, whose post office address is 424 E. Ilex Drive, Lake Park, FL 33403 herein called the Grantors, to Aswin D. Bhatt, a married man, whose post office address is P.O. Box 10133, West Palm Beach, FL 33419, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

Lots 21, 22, 23 and 24, Block ~~37~~, PLAT OF KELSEY CITY (now known as LAKE PARK) according to the Plat recorded in Plat Book 8, Page 15 as recorded in the Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Pamela VanUberkom

Witness #1 Printed Name

Marguerite Youngman

Witness #2 Signature

MARGUERITE YOUNGMAN

Witness #2 Printed Name

[Signature]
Alfred Francois

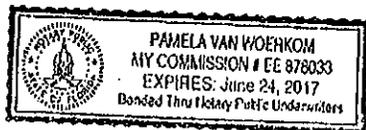
[Signature]
Marie D. Francois

Notary Public

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 3rd day of December, 2014 by Alfred Francois and Marie D. Francois who are personally known to me or have produced drivers license as identification.

SEAL



[Signature]
Notary Public

Pamela VanUberkom
Printed Notary Name
My Commission Expires:

AFFIDAVIT

To Whome it may concern.

I Ashwin D. Bhatt, is current owner of the property, 143 Silver Beach Road Lake Park, FL 33403

Property Control No. 36 43 42 20 01 037 0210

Ashwin
Ashwin D. Bhatt

For Ashwin D. Bhatt

FDOL B300 004 44 0440

ex 2-4-2022



CAROL K. ANDERSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF135413
Expires 6/23/2018

Carol K. Anderson

1-13-2016

LOCATION MAP



Location Map



Subject Property
143 Silver Beach Road



Gary R. Nikolits, CFA
Property Appraiser
 Palm Beach County

Homestead Exemption **E-file**



Location Address 143 SILVER BEACH RD
 Municipality LAKE PARK
 Parcel Control Number 36-43-42-20-01-037-0210
 Subdivision KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
 Official Records Book 27392 Page 1699
 Sale Date MAR-2015
 Legal Description KELSEY CITY LTS 21 TO 24 INC BLK 37

Owners
 BHATT ASHWIN D

Mailing address
 PO BOX 10133
 WEST PALM BEACH FL 33419 0133

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2015	\$10	27392 / 1699	WARRANTY DEED	BHATT ASHWIN D
DEC-2014	\$180,000	27196 / 0998	WARRANTY DEED	BHATT ASWIN D
MAR-1994	\$85,000	08185 / 0552	WARRANTY DEED	FRANCOIS ALFRED &
MAR-1991	\$83,000	06746 / 1273	WARRANTY DEED	
FEB-1991	\$100	06746 / 1272	QUIT CLAIM	

No Exemption Information Available.

Number of Units 3 *Total Square Feet 3250 Acres 0.30
 Use Code 0800 - MULTIFAMILY < 10 UNITS Zoning R2 - Multiple Family Residential (36-LAKE PARK)

Tax Year	2015	2014	2013
Improvement Value	\$102,955	\$85,171	\$71,501
Land Value	\$51,779	\$43,150	\$43,150
Total Market Value	\$154,734	\$128,321	\$114,651

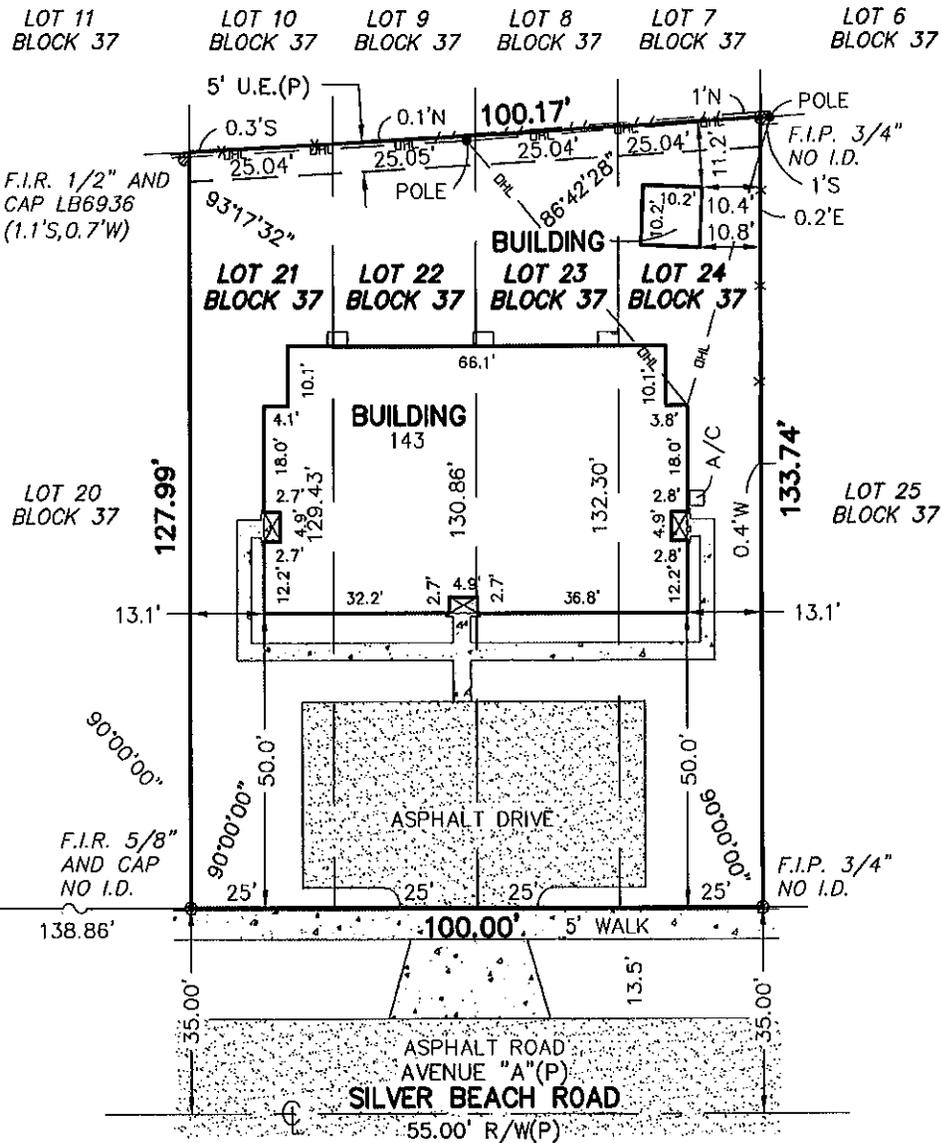
All values are as of January 1st each year

Tax Year	2015	2014	2013
Assessed Value	\$154,734	\$105,807	\$96,188
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$154,734	\$105,807	\$96,188

Tax Year	2015	2014	2013
Ad Valorem	\$3,850	\$2,838	\$2,578
Non Ad Valorem	\$1,171	\$1,180	\$1,036

SURVEY





SURVEY NOTES:

- NO I.D. DENOTES NO IDENTIFICATION.
- THERE ARE FENCES NEAR THE PROPERTY LINES.
- THERE ARE POLES NEAR THE NORTH PROPERTY LINE.
- THE DRIVE CROSSES THE SOUTH PROPERTY LINE.

PAGE 2 OF 2 PAGES

BOUNDARY SURVEY

LB #7893



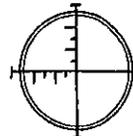
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Digitally signed by
Clyde O. McNeal
 DN: CN = Clyde O. McNeal, C = US
 Date: 2014.09.03 14:16:20 -0400

(SIGNED) *[Signature]*

CLYDE O. McNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



TARGET SURVEYING, LLC

SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 FACSIMILE (561) 640-0576
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576

Community Number: 120212 Panel: 0005 Suffix: B Flood Zone: C Field Work: 9/2/2014

ertified To:
ASHWIN D. BHATT; SAGE TITLE AND ESCROW; FIRST AMERICAN TITLE INSURANCE COMPANY; VELOCITY COMMERCIAL CAPITAL, LLC

Property Address:
143 SILVER BEACH ROAD
LAKE PARK, FL 33403

Survey Number: 212281

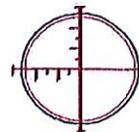
LEGEND:

AC	AIR CONDITIONER	XXX	EXISTING ELEVATION	LME	LAKE MAINTENANCE EASEMENT	R/W	RIGHT OF WAY
BR	BEARING REFERENCE	FF	FINISHED FLOOR	OR	OFFICIAL RECORDS	S/R	SET IRON ROD & CAP
BM	BENCH MARK	FIP	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FO	FOUND	UE	UTILITY EASEMENT	T.O.B.	TOP OF BANK
CLV	CABLE RISER	W	WELL	P.C.P.	PERMANENT CONTROL POINT	WM	WATER METER
CB	CATCH BASIN	WC	WITNESS CORNER	P.R.M.	PERMANENT REFERENCE MONUMENT	WM	WATER METER
DH	DRILL HOLE	F.P.N.	FOUND PARKER-KALON NAIL	T.B.M.	TEMPORARY BENCH MARK	PG	PLAT
DE	DRAINAGE EASEMENT	F.C.M.	FOUND CONCRETE MONUMENT	TEL	TELEPHONE FACILITIES	P.B.	PLAT BOOK
DW	DRIVEWAY	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	UP	UTILITY POLE
Δ	CENTRAL ANGLE DELTA	L	LENGTH	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
CM	CONCRETE MONUMENT	L.A.E.	LIMITED ACCESS EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	AE	ANCHOR EASEMENT
DB	DEED BOOK	M.E.	MAINTENANCE EASEMENT	P.C.	POINT OF CURVATURE	O.H.L.	OVERHEAD UTILITY LINES
D	DESCRIPTION OR DEED	M.H.	MANHOLE	P.R.C.	POINT OF REVERSE CURVATURE	E	PROPERTY LINE
ESMT	EASEMENT	F.N.	FOUND NAIL	P.T.	POINT OF TANGENCY	CH	CHORD
E.O.W.	EDGE OF WATER	N&D	NAIL & DISC	●	PROPERTY CORNER	COVERED AREA	
		N.R.	NON RADIAL	R.O.E.	ROOF OVERHANG EASEMENT	CONCRETE	
		N.T.S.	NOT TO SCALE	R	RADIUS (RADIAL)	WOOD FENCE	
						METAL FENCE	

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FROM EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #7893

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SPECIAL EXCEPTION USE CRITERIA



**Silver Beach Wellness LLC
143 Silver Beach Road
A Residential Medical Detoxification Facility**

SPECIAL EXCEPTION USE APPLICATION

STATEMENT OF USE

Addiction recovery usually follows three core steps: detoxification (detox), rehabilitation (rehab), and intensive outpatient treatment (IOP). All three are crucial steps on the road to recovery. During detox and rehab, individuals with alcohol and substance dependence are weaned off their addiction. During these stages, the patients usually live in the facility. IOP helps reintroduce these individuals to the outside world. The treatment can include therapy sessions, prescription medication, and drug testing. In the IOP phase, patients usually live in sober homes, also known as recovery residences.

According to the Substance Use and Mental Health Estimates from the 2013 National Survey on Drug Use and Health: Overview of Findings, "[a]n estimated 24.6 million individuals aged 12 or older were current illicit drug users in 2013, including 2.2 million adolescents aged 12 to 17. In 2013, 60.1 million individuals aged 12 or older were past month binge drinkers, including 1.6 million adolescents. Of the estimated 22.7 million individuals aged 12 or older in 2013 who needed treatment for an illicit drug or alcohol use problem, 2.5 million received treatment at a specialty facility."

Silver Beach Wellness LLC (proposed facility) will occupy an existing 3-unit residential building (triplex) converted to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for alcohol and/or substance dependence.

Silver Beach Wellness LLC is not a rehabilitation or a sober home facility. All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and be monitored 24 hours, 7 days a week. The average length of stay is 5 to 7 days. The patients will not have vehicles.

The Silver Beach Wellness LLC detox facility will be licensed and regulated by the Florida Department of Children and Families (FDCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. DCF regulates facility capacity (i.e. number of residents), which, in concert with local zoning requirements, insures neighborhood compatibility and prevents overcrowding.



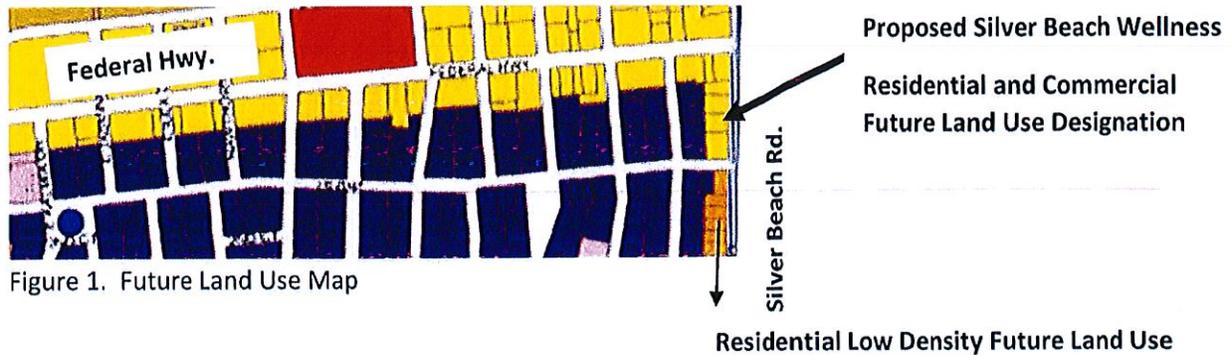
Location of Proposed Facility: 143 Silver Beach Rd.

Silver Beach Wellness LLC will provide a service to individuals seeking treatment for alcohol and/or substance dependence. *Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.*

SPECIAL EXCEPTION USE CRITERIA

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town’s Comprehensive Plan

The proposed Silver Beach Wellness development is a 12-Bed residential medical detoxification facility licensed by the State of Florida Department of Children and Families (DCF) under Florida Statute 397, Chapter 65D-30. As indicated in Figure 1, the subject residential detoxification facility located at 143 Silver Beach Road has a Future Land Use (FLU) designation of Residential and Commercial.



The proposed development is consistent with the goals, objectives, and policies of the Town’s Comprehensive Plan as follows:

FUTURE LAND USE ELEMENT

- A. The proposed Silver Beach Wellness LLC development, a residential medical detoxification facility located in an area with a Residential and Commercial Future Land Use (FLU) designation, is in accordance with Town Goal Statement 3.4.1 (see below). The proposed development will be located on the block that serves as a “transitional area” between Federal Hwy. and the Residential Low Density FLU designation located south of 2nd Street on Silver Beach Road. The proposed use is compatible with the existing uses and will improve the neighborhood. It will contribute to the transitional character between the commercial nature of Federal Hwy. and the residential neighborhood on Silver Beach Road.

The proposed residential medical detoxification facility will provide important services to disabled individuals, contribute diversity to existing housing alternatives within a residential neighborhood, and will strengthen economic development by increasing the Town’s tax base.

3.4.1 Town Goal Statement

*Ensure that the historic small town character of Lake Park is maintained, while **fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas.** The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) a diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while*

minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

- B. The proposed development is consistent with Objective 3. The Silver Beach Wellness facility complies with the required level of service standards.

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.

- C. The proposed development is consistent with Objective 4. Silver Beach Wellness LLC will provide a service to disabled individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.

Objective 4: The Town shall coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

- D. The proposed development is consistent with Objective 5. The proposed Silver Beach Wellness facility contributes to the neighborhood by improving the aesthetics of the existing structure. The proposed redevelopment enhances the landscaping, lighting, parking area, and the building structure. It will have a positive impact on surrounding properties.

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.

- E. The proposed development is consistent with Policy 5.1. Silver Beach Wellness, *is compatible* with the Residential and Commercial Future Land Use designation. The proposed facility will extend the type of services offered by the Town, and it also combines the commercial and residential characteristics that provide a transition component to the contiguous residential area.

Policy 5.1: The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.

The proposed development is consistent with Policy 5.2. The Silver Beach Wellness facility provides a positive impact on the neighborhood by improving the aesthetics of the subject underutilized parcel. The proposed redevelopment enhances the landscaping, lighting, parking area, and the building structure.

Policy 5.2: The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.

- G. The proposed development is consistent with Policy 5.3. The Silver Beach Wellness facility is located on Silver Beach Road one block from Federal Hwy., a key corridor. Silver Beach Road constitutes the southern

- corporate limit of the Town and is classified as a County urban collector. Currently, the Town does not provide standards for design unified criteria.

Policy 5.3: The Town shall foster the redevelopment of key corridors and target areas. Compact mixed use development, defined as a mixture of at least two different land uses in a design-unified, vertically and or horizontally integrated, pedestrian-friendly environment, should be the preferred form of development and redevelopment.

- E. The proposed development is consistent with ~~Policy 1.5: Silver Beach~~ Wellness will occupy a currently underutilized parcel. The subject facility will increase the Town's tax base while improving the current conditions of the existing neighborhood. The proposed substance abuse treatment facility includes structural and landscaping improvements that will have a positive effect on the existing neighborhood.

Policy 1.5: The Town shall encourage the development and redevelopment of 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.

TRANSPORTATION ELEMENT

The proposed development is consistent with Policy 1.1, 1.3, and 1.4. The Silver Beach Wellness facility is located on Silver Beach Road which constitutes the southern corporate limits of the Town and is classified as a County urban collector.

A trip generation analysis was conducted to predict the impact of the proposed development on AM Peak Hour and PM Peak Hour conditions, resulting in one (1) net new peak hour trip for the conversion. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.

The proposed project is in compliance with the Palm Beach County Traffic Performance Standards, and the Town's Level of Service.

Policy 1.1: The Town hereby adopts the following Level of Service (LOS) standards for each listed facility type:

a. Collector roadways – LOS Standard D

6. Urban Minor Arterial roadways – LOS Standard D

7. Urban Major Arterial roadways – LOS Standard D

8. Strategic Intermodal System roadways – LOS Standard D.

Policy 1.3: The Town shall adopt a Traffic Performance Standard ordinance for ensuring that adequate roadway capacity is available or is planned when needed by a development. The Town will continue to utilize the County's Traffic Performance Standards.

Policy 1.4: The Town shall review all proposed development and coordinate and cooperate with the responsible agencies to assure that roadway improvements are planned in accordance with the LOS Standards.

HOUSING ELEMENT

The proposed development is consistent with Objective 3 and Policy 4.3. Silver Beach Wellness LLC will provide a service to individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.

Objective 3: Adequate affordable housing, consistent with the current character of the Town shall be provided for the existing population and anticipated population growth, including housing to accommodate the defined specialized needs of low and moderate income, elderly or handicapped or displaced residents."

Policy 4.3: The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances

The proposed facility is consistent with the land development and zoning regulations. The subject facility is located in the R-2 Zoning District.

Per section 78-66 (1) (m) ***"By special exception, substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility, and further provided that the operator of any such facility obtains a business tax receipt from the town."***

Per the Town's Code definition "Substance abuse treatment facility means a facility having one or more service components that are not otherwise permitted by right by the governing zoning district and that are operated by service providers licensed by the state as defined in F.S. ch. 397."

The proposed Silver Beach Wellness facility is a conversion of an existing 3-unit residential building (triplex) to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for substance abuse.

The proposed treatment facility will be licensed and regulated by the Florida Department of Children and Families (FDCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. FDCF permits facility capacity (i.e., the number residents), which, in concert with local zoning requirements, insures: (1) neighborhood compatibility; and (2) prevents overcrowding. Per Section 78-66 within the R-2 residential district, the proposed facility meets the Zoning Code requirements for Parking, Building Height, Parcel Size, Minimum Floor Area, and Setbacks as follows:

ZONING	Maximum Building Height	Maximum Number of Stories	Minimum Building Site Area	Minimum Floor Area	Minimum Setback Regulations		
					Front	Side	Rear
Required	30 feet	2	12,000 sq. ft.	1,980 sq. ft.	30 ft.	10 ft.	7 ft.
Provided	20 feet	1	13,068 sq. ft.	3,250 sq. ft.	50 ft.	10.4 ft.	11.2 ft.

The proposed development, a Substance Abuse Treatment facility, is a special exception use in the R-2 zoning district. Section 78-142, off-street parking regulations, does not provide standards for this specific use.

Per Town Code Sec. 78-142(c)(5) *Calculating minimum number of required off-street parking spaces, (f) Uncertainty or indefiniteness about a land use: If the standard for the number of parking spaces for a particular land use is not included in this section, the standards for the most nearly comparable land use shall be applied by the community development director. In making this determination, the community development director may consult the community development department, and shall consider such factors as evidence of actual parking demand for similar land uses and such other reliable traffic engineering and planning information which may be available.*

The attached Silver Beach Wellness business plan indicates that the proposed development will be a private 12-bed medically supervised detoxification facility for individuals seeking treatment for alcohol and substance dependence. The clients will be transported to and from the facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care. The proposed development will not operate as a clinic/hospital where patients might drive themselves to be treated at the facility. Therefore, the required number of parking spaces should be based on the use and mode of operation.

In terms of staffing, under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have one Registered Nurse (R.N.) and one nursing support staff on-site at all times. A physician must be available 24/7 days per week on-call to address any medical problems and to provide guidance and support. A Registered Nurse (R.N.) supervisor must also be on call 24/7 days a week. An R.N. or L.P.N must be on-site 24/7 days per week. There will be two full-time staff on duty at the facility at all times.

Pursuant to the Town’s required parking regulations, and according to Code Sec. 78-142(c)(5), Calculating minimum number of required off-street parking spaces, (f) Uncertainty or indefiniteness about a land use, the proposed facility most closely resembles a **congregate living facility** with respect to parking demand. Pursuant to Code Sec. 78-145–Supplemental Parking Requirements for Congregate Living facilities: “A minimum of one parking space shall be provided for each four residents, plus one space for each employee on the shift of greatest employment.”

The proposed facility has six parking spaces plus one motorcycle parking space. A maximum of three (3) spaces will be required for 12 residents, leaving three spaces for staff members. There will be a maximum of two full-time staff members on duty at any time. Furthermore, the patients will be transported to and from the facility by licensed carriers and will not have their private vehicles at the facility. Thus, ample parking for visitors and staff is available at the site.

PARKING	Minimum 1 Space per 4 Residents	Minimum 1 Space per Employee	Total
Required	3	2	5
Provided	3	3	6

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

The proposed Special Exception use, a residential medical detoxification facility, is compatible with the character and use (existing and future) of the surrounding properties.

Market Analysis

In compliance with the Town of Lake Park's requirement for a "market analysis," the applicant prepared the attached study "Neighborhood Impact Analysis." The objective of the analysis is to: (1) define the character of the "neighborhood" in which the proposed facility is located; and (2) assess the proposed facility's impact upon the "neighborhood."

The surrounding neighborhood ("neighborhood") is defined as bounded by Bayberry Drive (north), West 37th Street in Riviera Beach (south), Federal Highway/Broadway (east), and 2nd Street in Lake Park/Avenue "E" in Riviera Beach (south). The 7.2 acre "neighborhood" contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. Using Table 1, the "neighborhood" is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential - 5 (18%); Commercial - 5 (18%); and Vacant - 3 (11%).
2. Residential Tenure: The "neighborhood" contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.
3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).
4. Recent Sales Activity: Eight residential properties have sold within the "neighborhood" during the past 3 years (2013 - 2015). Of those involving an "arm's length" transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.
5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the "neighborhood" is described as a mixture of uses, consisting of owner- and renter-occupied residential units and commercial properties, as opposed to a single use.

From the previous analysis, the "neighborhood" is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter- and owner-occupied single-family and multiple-family residential, commercial and vacant properties. Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values. Finally, age and condition of proximate structures can have an effect upon neighboring property values. "Neighborhood" residential structures within the City of Riviera Beach, according to Palm

Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

It is concluded that property values are currently affected by the current characteristics of the “neighborhood,” including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, it is further concluded that **the proposed facility will not result in an undesirable use that negatively impacts the “neighborhood,” including property values.** Rather, the general character of the “neighborhood” itself is the principal factor determining property values.

Hours of Operation

The proposed facility will operate 24/7, with a staff of two, working three eight-hour shifts. The impact of the proposed facility on the surrounding residential properties will not be significantly more intense than that of a multi-family residence where the occupants might work different shifts, and where visitors and deliveries would be expected.

Type and Amount of Traffic to be Generated

The proposed development is located on Silver Beach Road which constitutes the southern corporate limit of the Town. Silver Beach Road is classified as a County urban collector. Clients will be transported to and from the proposed facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

A trip generation analysis was conducted to predict impact on AM Peak Hour and PM Peak Hour conditions. The result is one (1) net new peak hour trip for the conversion. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.

The proposed project is in compliance with the Palm Beach County Traffic Performance Standards, and the Town’s Level of Service.

Building Location, Mass, Height, and Setback

Per Section 78-66, which applies to the R-2 residential district, the proposed facility meets the Zoning Code requirements for Parking, Building Height, Parcel Size, Minimum Floor Area, and Setbacks as follows:

ZONING	Maximum Building Height	Maximum Number of Stories	Minimum Building Site Area	Minimum Floor Area	Minimum Setback Regulations		
					Front	Side	Rear
Required	30 feet	2	12,000 sq. ft.	1,980 sq. ft.	30 ft.	10 ft.	7 ft.
Provided	20 feet	1	13,068 sq. ft.	3,250 sq. ft.	50 ft.	10.4 ft.	11.2 ft.

4. **Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special exception use is proposed to be developed.**

The proposed Special Exception use, a residential medical detoxification facility, will *not* create a concentration or proliferation of the same or similar type of special exception uses because there are no other substance abuse treatment facilities in the adjacent residential neighborhood or the commercial area along Federal Hwy. The proposed facility is in compliance with Code section 78-66 (1) (m) which permits, *by special exception, a substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and a substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility, and further provided that the operator of any such facility obtains a business tax receipt from the town.*

Compliance with Code Section 78-66(1)(m) will prevent the concentration of substance abuse treatment facilities in the area. The findings of the market study, the Residential and Commercial Future Land Use designation, and the R-2 zoning district regulations support the proposed location for a residential medical detoxification facility. The proposed use is compatible with the character of the neighborhood as was indicated in the market study (Neighborhood Impact Analysis). In addition, Criteria 1 presented an extensive analysis of how the proposed facility is consistent with goals, objectives and policies of the Town's Comprehensive Plan. Criteria 2 presented a detailed analysis of how the proposed Special Exception use is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park *Code of Ordinances*.

5. **Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on: (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.**

The proposed Special Exception use, a residential medical detoxification facility, will *not* have a detrimental impact on surrounding properties based on:

- (a) *The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use.*

As described in the attached Business Plan, the average stay required for effective treatment at the proposed facility is between five and seven days. Clients will be transported to and from the facility by a transportation service. The residents will not be driving or parking private vehicles at the facility, and the mode of transfer will be regulated and supervised by round-the-clock staff. The facility will be a private 12-bed medically supervised detoxification facility for individuals seeking treatment for alcohol and substance dependence. All care and protocols will be designed and provided by a board certified physician who will act as the medical director.

In terms of staffing, under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have one nurse and one nursing support staff on-site at all times. A physician must be available on-call

24/7 days per week to address any medical problems and to provide guidance and support. A Registered Nurse (R.N.) supervisor must also be on call 24/7 days a week. An R.N. or L.P.N must be on-site 24/7 days per week. There will be two full-time staff on duty at the proposed facility at any given time.

(b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use.

The proposed residential medical detoxification facility will not create noise, odor, or visual nuisances that impact the character of the neighborhood. As defined in the attached Market Study (Neighborhood Impact Analysis), the nature of the neighborhood is a mix of residential (multi- and single- family) and commercial uses.

Silver Beach Wellness LLC is not a rehabilitation or a sober home facility. All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and be monitored 24 hours, 7 days a week. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

In terms of safety, outdoor lighting and monitoring cameras will be installed at the facility in accordance with Crime Prevention Through Environmental Design (CPTED) principles and as recommended by the Palm Beach County Sheriff's Office.

(c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

The proposed development is located on Silver Beach Road which constitutes the southern corporate limit of the Town. Silver Beach Road is classified as a County urban collector. Clients will be transported to and from the proposed facility by a transportation service. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care.

A trip generation analysis was conducted to predict impact on AM Peak Hour and PM Peak Hour conditions. The result is **one (1) net new peak hour trip for the conversion**. The Palm Beach County Traffic Division has reviewed the Traffic Statement for the subject development pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). **Based on the review, the Traffic Division has determined that the subject development meets the Traffic Performance Standards of Palm Beach County.**

- Please explain how the proposed Special Exception use meets the following requirements: (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does or negatively impact adjacent natural systems of public facilities, including parks and open spaces; and provides pedestrian amenities, including, but not limited to benches, trash receptacles, and/or bicycle parking.**

The proposed Special Exception use, a residential medical detoxification facility, meets the following requirements:

a) *Does not significantly reduce light and air to adjacent properties.*

Silver Beach Wellness will occupy an existing 3-unit residential building (triplex) converted to a private-pay 12-bed licensed medically supervised residential detoxification facility. The proposed facility is in compliance with required setbacks and lighting requirements for R-2 zoning. The proposed facility will *not* reduce light or air to adjacent properties.

b) *Does not adversely affect property values in adjacent areas:*

In compliance with the Town of Lake Park requirement for a “market analysis,” the applicant prepared the attached study “Neighborhood Impact Analysis.” The objective of the analysis is to: (1) define the character of the “neighborhood” in which the proposed facility is located; and (2), assess the proposed facility’s impact upon the “neighborhood.”

The surrounding neighborhood (“neighborhood”) is defined as bounded by Bayberry Drive (north), West 37th Street in Riviera Beach (south), Federal Highway/Broadway (east) and 2nd Street in Lake Park/Avenue “E” in Riviera Beach (south). The 7.2 acre “neighborhood” contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. From Table 1, the “neighborhood” is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential – 5 (18%); Commercial – 5 (18%); and Vacant – 3 (11%).
2. Residential Tenure: The “neighborhood contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.
3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).
4. Recent Sales Activity: Eight residential properties have sold within the “neighborhood” during the past 3 years (2013 – 2015). Of those involving an “arm’s length” transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.
5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the “neighborhood” is described as a mixture of uses, consisting of owner- and renter-occupied residential units and commercial properties, as opposed to a single use. From the previous analysis, the “neighborhood” is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter- and owner-occupied single-family and multiple-family residential, commercial and vacant properties.

Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values. Finally, age and condition of proximate structures can have an effect upon neighboring property values. “Neighborhood” residential structures

within the City of Riviera Beach, according to Palm Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

It is concluded that property values are currently affected by the current characteristics of the "neighborhood," including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, **it is further concluded that the proposed facility will not result in an undesirable use that negatively impacts the "neighborhood," including property values.** Rather, the general character of the "neighborhood" itself is the principal factor determining property values.

c) Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations

As presented in Criteria 4, the proposed facility is in compliance with Code section 78-66(1)(m) which permits, by special exception, a substance abuse treatment facility that provides room and board for six or fewer residents, provided that it is not located within a radius of 1,000 feet of another such existing substance abuse treatment facility; and a **substance abuse treatment facility that provides room and board for seven to fourteen residents, provided that it is not located within a radius of 1,200 feet of another such existing substance abuse treatment facility**, and further provided that the operator of any such facility obtains a business tax receipt from the town.

Based on the market study and compliance with the Residential and Commercial Future Land Use designation and the R-2 zoning district regulations, the proposed facility will *not* negatively impact future improvements, development, or redevelopment of surrounding properties. In fact, aesthetic improvements such as landscaping, parking lot paving, and painting of the existing structure will have a positive impact on the surrounding properties and the character of the neighborhood. These improvements will create an incentive for redevelopment of existing surrounding properties, and contribute to a more attractive environment for new development.

d) Does not negatively impact adjacent natural systems of public facilities, including parks and open spaces; and provides pedestrian amenities, including, but not limited to benches, trash receptacles, and/or bicycle parking:

The proposed Special Exception use, a residential medical detoxification facility, will *not* impact adjacent natural systems of public facilities, including parks and open spaces. The additional landscaping and screening proposed for the facility will enhance the public walkway that abuts the front of the subject property. Silver Beach Wellness LLC will provide a service to disabled individuals seeking treatment for alcohol and/or substance dependence. Individuals recovering from substance abuse are persons with disabilities under Title II of the Americans with Disabilities Act of 1990 (42 U.S. C. 12131), which prohibits discrimination on the basis of disability by public entities.

BUSINESS PLAN



SILVER BEACH WELLNESS, LLC
143 Silver Beach Road
Lake Park, FL 33403

OBJECTIVE: Develop a 12-Bed residential medical detoxification facility licensed by the State of Florida Department of Children and Families (DCF) under Florida Statute 397, Chapter 65D-30.

FACILITY OWNER: Silver Beach Wellness, LLC d/b/a Silver Beach Wellness & Detox

PROPERTY OWNER: Ashwin Bhatt

PROPERTY ADDRESS: 143-147 Silver Beach Road, Lake Park, FL 33403

CONSULTANT: Ash Bhatt, MD
Diplomate, American Board of Addiction Medicine
Diplomate, American Board of Psychiatry and Neurology, Adult Psychiatry
Diplomate, American Board of Psychiatry and Neurology, Child and Adolescent Psychiatry

OVERVIEW: The facility will be a private 12-bed medically supervised detox for individuals seeking treatment for alcohol and substance dependence. All care and protocols will be designed and provided by a board certified physician who will act as the medical director. All clients will reside at the facility and monitored 24/7 days a week, with an average length of stay of 5-7 days. Clients being admitted will have transportation coordinated to the facility by transportation service. After arriving, they will be initially triaged by one of the on-site nursing staff for medical stability and suitability for admission. Once admitted, they will reside within and remain on the premises during the duration of their stay, unless medically necessary to transfer them to outpatient appointments or higher level of care. They will receive medical and nursing assessments and evaluation, medical detoxification and stabilization, education and case management, and discharge planning during the course of their stay. Clients will benefit from amenities such as nutritious, well-balanced catered in meals, home-like appointed rooms, and an overall comfortable and caring environment. Clients will participate in group and individual therapy, with the ability to participate in yoga, relaxation therapies, and educational groups for future healthy living. Clients seeking treatment are insured and are seeking privacy and confidentiality. The clients who seek treatment will seek anonymity and will not be transient during their stay at the facility.

LICENSURE: The facility will be licensed by the Florida Department of Children and Families and will abide by all state and governing laws. The facility will go through a rigorous process of licensing by the State of Florida that is essential to provide state specific standardized care for our clients.

STAFFING: Under state licensure, any detoxification facility with a licensed bed capacity of 1-15 beds will have 1 nurse and 1 nursing support on-site at all times. A physician shall be available 24/7 days per week on-call to address any medical problems and to provide guidance and support. A nurse supervisor, R.N., shall also be on call 24/7 days a week. An R.N. or L.P.N shall be on-site 24/7 days per week. At any given time, there will be two full-time staff on-site.

CLIENT PROFILE: Our clients will have diverse backgrounds, coming from various walks of life, professions, and socio-economic classes. These are persons seeking help from the cycles of alcohol or drug dependence, who are seeking medical detoxification treatment to safely and comfortably avoid the withdrawal symptoms often associated with cessation of their substance. We are not a public facility. Clients who will be admitted will have the financial means to pay for their services, not originating from public funds, state or federal programs, Medicaid or Medicare. Our clients will often be employed individuals or individuals with families who are able to afford their treatment through private commercial insurance plans or private pay. Our clients will be VOLUNTARY. Clients will not be involuntary or court-ordered.

WHAT WE ARE NOT: This is not an acute care facility. This is not an inpatient psychiatric facility. This is not a residential substance abuse *rehabilitation facility (defined as for those patients not requiring detoxification or acute medical services and whose programming, based on the American Society of Addiction Medicine (ASAM) and the Department of Children and Families (DCF), shall be structured to serve clients who need a safe and stable living environment in order to develop sufficient recovery skills for the transition to a less restrictive level of care or reintegration into the general community in accordance with placement criteria requiring a longer term of care)*. This is not a partial hospitalization program (PHP). This is not an intensive outpatient program (IOP). This is not a hospital. This is not a surgical center. This is not a facility designed to care for individuals who are acutely psychiatric or medically unstable. This is not a facility designed to care for the chronic or persistently mentally ill. This is not a methadone clinic. This is not an ambulatory care center. This is not an outpatient treatment center. This is not a pain management clinic.

CONSULTANT BACKGROUND: Dr. Ash Bhatt, MD is a triple-board certified physician licensed in the state of Florida and Arizona. Dr. Bhatt grew up in South Florida. He is recognized as one of South Florida's leaders in psychiatry and addiction treatment. Dr. Bhatt has been working over 12 years in this field and has served in prominent roles such as the Chief Medical Officer for a nationally recognized behavioral health organization, overseeing their operations within the state of Florida, also as Medical Director of multiple inpatient hospital units, detox units and treatment centers, as well as served as academic teaching faculty at the University of Miami and University of Florida. Dr. Bhatt is also actively involved in the community, and speaks locally, regionally and nationally regarding education to medical professionals and layman alike, to erase the negative stigma, discrimination and misconceptions

SILVER BEACH WELLNESS, LLC
143 Silver Beach Road
Lake Park, FL 33403

associated with addiction and mental illness. Dr. Bhatt currently serves as the national Chief Medical Officer for a large behavioral health and addictions treatment group which has 8 facilities in the states of California, Arizona, Utah, and Florida.

MARKET ANALYSIS





ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

January 4, 2016

Ashwin Bhatt
P.O. Box 10133
West Palm Beach, FL 33437

Re: "Market" Analysis for the proposed Wellness and Detox facility to be located at 143 Silver Beach Road in the Town of Lake Park, Palm Beach County, Florida.

Dear Mr. Bhatt:

Per our Services Agreement dated December 17, 2015, Land Research Management, Inc. is pleased to submit the enclosed analysis, entitled: "Silver Beach Wellness LLC Neighborhood Impacts Analysis".

The analysis is tailored to meet the Town market study requirement associated with the Town of Lake Park special exception approval process.

If you have any questions, regarding the analysis, or its conclusions, please contact this office at: (561) 686-2481.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jim Fleischmann".

Jim Fleischmann, Vice President
Land Research Management, Inc.

encl (1) - Silver Beach Wellness LLC Neighborhood Impacts Analysis

SILVER BEACH WELLNESS LLC NEIGHBORHOOD IMPACTS ANALYSIS

Purpose and Objective

The purpose of this analysis is to meet the Town of Lake Park requirement for a "market analysis" in support of a proposed residential detoxification facility located at 143 Silver Beach Road. The objective of the analysis is to: (1) define the character of the "neighborhood" in which the proposed facility is located; and (2) assess the proposed facility's impact upon the "neighborhood".

Site and Neighborhood Description

The 0.3 acre Subject Site contains an existing residential triplex building constructed in 1975. In total, the existing building contains 6 bedrooms and 4½ bathrooms. The property fronts on the north side of Silver Beach Road, an Urban Collector roadway, approximately 360 feet west of Federal Highway, an Urban Minor Arterial roadway, in the Town of Lake Park.

The surrounding neighborhood ("neighborhood") is defined as bounded by Bayberry Drive (north), West 37th Street in Riviera Beach (south), Federal Highway/Broadway (east) and 2nd Street in Lake Park/Avenue "E" in Riviera Beach (south). The 7.2 acre "neighborhood" contains 28 separate properties. Each of the properties is located on Map 1 and described, using Palm Beach County Property Appraiser data, in Table 1. From Table 1, the "neighborhood" is described as follows:

1. Land Use: Single-family residential - 15 (53%); Duplex/triplex residential – 5 (18%); Commercial – 5 (18%); and Vacant – 3 (11%).

2. Residential Tenure: The "neighborhood" contains 26 residential units (single family and multiple family). Of the 26, five (19%) are currently assigned a homestead exemption by the Palm Beach County Property Appraiser indicating a high percentage of renter-occupancy.

3. Commercial Uses: Commercial uses consist of the following: Valero Gas/Convenience Store, GL Staffing Services, Green Touch Industries (vehicle storage racks), DHAKA Gas/Convenience Store, and Drive-thru Branch Bank (vacated).

4. Recent Sales Activity: Eight residential properties have sold within the "neighborhood" during the past 3 years (2013 – 2015). Of those involving an "arms length" transaction (i.e. sale by warranty deed), single-family home sales have ranged from \$20,000 to \$152,500 with an average sale of \$59,000 and a median sale of \$48,000. Multiple-family (duplex and triplex) property sales ranged from \$53,000 to \$115,000 with an average sale of \$85,000 and a median sale of \$86,000.

Map 1 – Delineation of the Surrounding Neighborhood

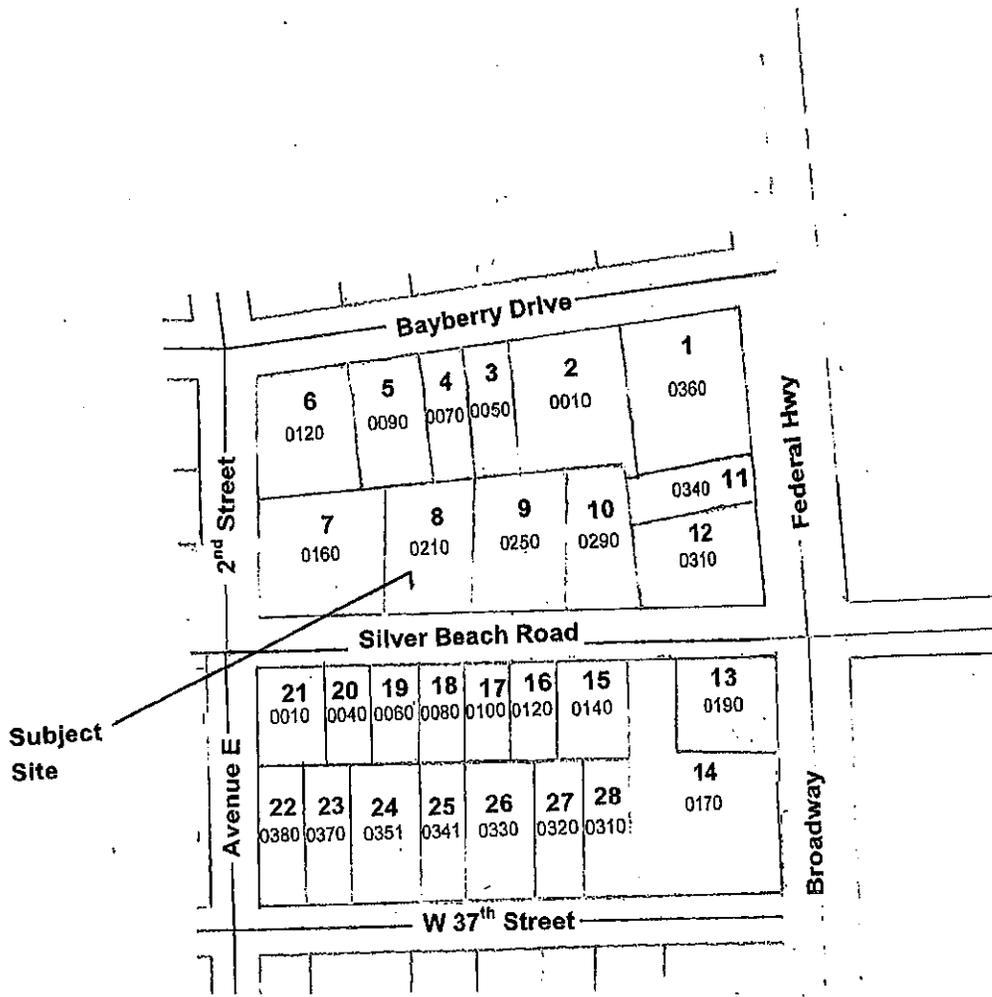


Table 1 – Surrounding Neighborhood Characteristics

Map #	Street Address	Size	Use Code	Homestead	Taxable Value (\$)	Year Built	Recent Sale Date	Selling Price (\$)
1	140 Federal Highway	0.46	Valero Gas/Conv.	No	373,617	1960	10/28/2009	100
2	114 Bayberry Drive	0.39	Single-Family	Yes	268,934	1926	3/18/2015	100
3	120 Bayberry Drive	0.16	Single-Family	No	121,803	1967	3/20/2014	152,500
4	130 Bayberry Drive	0.15	Single-Family	No	84,337	1957	1/23/2013	55,000
5	140 Bayberry Drive	0.22	Single-Family	NA	115,054	1987	1/25/2011	83,000
6	Confidential	0.30	Single-Family	No	199,389	NA	12/31/2001	155,000
7	Silver Beach Road	0.39	Vacant	No	67,264	NA	7/21/2015	75,000
8	143 Silver Beach Road	0.30	MF 3 du	No	154,734	1975	2/10/2015	10
9	135 Silver Beach Road	0.31	MF 2 du	No	89,463	1955	2/19/2013	86,000
10	115 Silver Beach Road	0.22	MF 2 du	No	70,223	1931	7/25/2003	103,000
11	112 Federal Highway	0.16	GL Staffing	No	223,678	1956	12/27/2007	10
12	100 Federal Highway	0.30	Green Touch Ind.	No	456,900	1959	1/23/2003	390,000
13	3343 Broadway	0.26	DHAKA Gas/Conv.	No	254,930	1978	10/31/2012	10
14	3701 Broadway	0.65	Financial/Vacant	No	393,091	1975	2/14/2013	10
15	31 Silver Beach Road	0.17	Single-Family	Yes	37,012	1946	5/25/2001	45,000
16	41 Silver Beach Road	0.11	Single-Family	No	47,567	1946	12/12/2013	41,500
17	49 Silver Beach Road	0.11	Single-Family	No	30,708	1946	7/1/1993	20,100
18	59 Silver Beach Road	0.11	Vacant	No	5,999	NA	2/2/2010	10,000
19	67 Silver Beach Road	0.11	Vacant	No	5,999	NA	11/1/1980	33,000
20	75 Silver Beach Road	0.11	Single-Family	No	43,790	1946	5/29/2015	20,000
21	87 Silver Beach Road	0.17	MF 2 du	No	87,015	1946	5/2/2014	115,000
22	84 W. 37th Street	0.16	Single-Family	No	50,101	1946	11/25/2005	10
23	80 W. 37th Street	0.16	Single-Family	Yes	65,001	1946	5/16/2013	66,000
24	68 W. 37th Street	0.24	Single-Family	Yes	38,812	1946	12/10/2003	1
25	56 W. 37th Street	0.16	MF 2 du	No	7,756	1946	6/1/1986	53,000
26	44 W. 37th Street	0.24	Single-Family	No	34,527	1946	10/29/2014	49,000
27	36 W. 37th Street	0.16	Single-Family	Yes	30,377	1946	1/13/1999	50,000
28	28 W. 37th Street	0.16	Single-Family	No	35,589	1946	3/4/2015	20,000

Source: Palm Beach County Property Appraiser, Land Research Management, Inc.; 12/2015.

5. Age of Structure: Residential properties in Lake Park (north of Silver Beach Road) were constructed over a long period of time; from 1926 to 1987, with a majority prior to 1960. Residential properties in Riviera Beach (south of Silver Beach Road) were all constructed in 1946.

Based upon the above characteristics, the "neighborhood" is described as a mixture of uses, consisting of owner and renter-occupied residential units and commercial properties, as opposed to a single use.

Proposed Facility Description

Silver Beach Wellness LLC (facility) is a conversion of an existing 3-unit residential building (triplex) to a private-pay 12-bed licensed medically supervised residential detoxification facility for individual clients seeking treatment for alcohol and/or substance dependence.

The facility, as opposed to sober homes and halfway houses, will be licensed and regulated by the Florida Department of Children and Families (FDCF) under Florida Statutes Chapter 397 and Florida Administrative Code (F.A.C.) Chapter 65-30. FDCF permits facility capacity (i.e. residents), which, in concert with local zoning requirements, insures: (1) neighborhood compatibility; and (2) overcrowding will not occur.

As part of the licensing process, FDCF requires the following documentation:

1. Proof of compliance with local land development regulations.
2. Proof of compliance with fire and safety inspections.
3. Current Business Tax Receipt (BTR).
4. Proof of property and liability insurance.
5. Verification of professional qualifications and background checks of staff.
6. Proof of financial ability and organizational capacity of the applicant to operate in compliance with state requirements.

Compliance with the above requirements will insure a compliant, safe and professionally managed facility.

Clients, referred to the facility by licensed medical providers including hospitals, will reside within the facility on a 24 hour basis with an average stay of 5 to 7 days. Once admitted, clients will arrive via transportation services generally supplied another treatment component provider. Use of the 6 on-site parking spaces by clients for their personal use will not be permitted during their stay thus eliminating potential vehicular trips and providing adequate spaces for full-time and on-call staff.

Clients will remain on the premises for the duration of their stay unless it becomes necessary for delivery to outpatient appointments or an alternative facility providing a higher level of care. Per state requirements, clients must be visible or accessible to on-site staff at all times.

In addition to residential accommodations (6 bedrooms and 4½ bathrooms), laundry facilities or services, and three meals per day, the facility will provide stabilization and detoxification services. Stabilization services, to be detailed in the required daily schedule, will include supportive counseling, and recreation and education activities.

F.A.C. Chapter 65-30 requires a residential detoxification facility with a licensed capacity of 1 - 15 beds to have at least one nurse and one nursing support on-site at all times. In compliance with state requirements, the facility will provide 2 staff members on a 24-hours per day/7 days per week basis. Daily staffing will consist of three 8-hour shifts (i.e. 6:00 a.m. to 2:00 p.m.; 2:00 p.m. to 10:00 p.m.; and 10:00 p.m. to 6:00 a.m.). In addition to full-time staff, a physician and Registered Nurse will be available on-call 24 hours per day/7 days per week to address medical problems and to provide guidance and support.

Neighborhood Impacts

A. Analysis

There are several negative property characteristics that can create an undesirable land use and result in negative impacts upon neighborhood property values. The determination of whether or not a land use is undesirable and result in a negative impact is partially a function of the characteristics of the neighborhood itself. For example, the introduction of a dissimilar land use within a homogeneous residential neighborhood consisting solely of owner-occupied single-family homes may have a detrimental impact, while the introduction of the same use in a mixed neighborhood may have significantly less or no impact. As a result, an initial step in an impact analysis is to define the characteristics of the neighborhood in which a proposed development is to be located.

From the previous analysis, the "neighborhood" is defined as a mixed-use, as opposed to a homogeneous area. The basis for this conclusion is a land use mix consisting of renter and owner-occupied single-family and multiple-family residential, commercial and vacant properties. Proximity to high impact commercial uses such as the two proximate gas/convenience stores can have a negative impact upon neighboring residential property values.

In addition, an urban collector (Silver Beach Road) bisects the "neighborhood" and encourages higher passing traffic volumes than would normally occur on a local street. It was observed that substantial vehicle stacking occurs on Silver Beach Road during afternoon peak hours; often extending from the traffic signal at Federal Highway to the west, past 2nd Street, temporarily blocking access to the subject site. High passing traffic volumes that impede

access can have a negative effect on adjacent property values.

Finally, age and condition of proximate structures can have an effect upon neighboring property values. "Neighborhood" residential structures within the City of Riviera Beach, according to Palm Beach County Property Appraiser data, were constructed in 1946. A windshield survey indicates that many of these structures are in poor condition. Recent sales (Ref: Table 1) of several residential properties within the \$20,000 to \$50,000 price range serve to substantiate this observation.

Among the potentially negative characteristics that can result in the proposed facility being classified as an undesirable land use include overcrowding, inadequate parking, traffic generation, hours of operation and visual appearance.

1. Overcrowding: The existing building is a residential triplex containing a total of 6 bedrooms and 4½ bathrooms. The proposed detoxification facility will contain 6 bedrooms (maximum of 12 clients) and 4½ bathrooms and comply with Lake Park and Florida Department of Children and Families requirements. Maximum occupancy of the proposed facility should not exceed that of the current triplex use.

2. Adequate Parking: Six parking spaces will be provided to accommodate the needs of the proposed facility. As clients will not be allowed to park their vehicles at the facility, parking spaces will be used solely by staff and on-call medical professionals when needed. As staff will consist of two professionals at any given time, the 6 provided spaces should be adequate to accommodate needs.

3. Traffic Generation: As clients are not allowed to have personal vehicles on-site during the duration of their stay, vehicular trips will be generated by staff and visiting medical professionals. Daily staffing will consist of three 8-hour shifts (i.e. 6:00 a.m. to 2:00 p.m.; 2:00 p.m. to 10:00 p.m.; and 10:00 p.m. to 6:00 a.m.) and shift changes will occur at off-peak hours. As a result, peak-hour traffic impacts will likely be less than the current triplex use.

4. Hours of Operation: As a residential facility, hours of operation is not a serious concern as it is with commercial facilities such as gas/convenience stores. Per Florida Department of Children and Families requirements, all clients must be visible or accessible to on-site professional staff at all times.

5. Visual Appearance: The proposed facility must obtain site plan approval from the Town of Lake Park. During that process, the Town will insure compliance with local codes, including landscaping, lighting and appearance. The process allows the Town to impose conditions of approval to specifically address issues of concern. Further, the Town will not allow signage along the Silver Beach Road frontage. Compliance with Town codes through the site plan approval process will result in an appearance upgrade to the property.

B. Conclusion

It is concluded that property values are currently affected by the current characteristics of the "neighborhood", including its mixed-use nature, traffic volumes and flow, and age and condition of structures. In terms of the five criteria analyzed, it is further concluded that the

proposed facility will not result in an undesirable use that negatively impacts the "neighborhood", including property values. Rather, the general character of the "neighborhood" itself is the principal factor determining property values.

TRAFFIC ANALYSIS





**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

January 5, 2016

Ms. Rebecca J. Mulcahy, P.E.
PTC Transportation Consultants
2005 Vista Pkwy, Suite 111
West Palm Beach, FL 33411-6700

**RE: Silver Beach Wellness Center
Project #: 151208
TRAFFIC PERFORMANCE STANDARDS REVIEW**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the Traffic Statement for the above referenced project, dated December 11, 2015, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project involves converting an existing 3-Unit apartment complex to a 12-Bed Detox facility. The project is summarized as follows:

Municipality: Town of Lake Park
Location: On Silver Beach Rd, W of US 1
PCN #: 36-43-42-20-01-037-0210
Existing Uses: Apartment=3 DU
Proposed Uses: Nursing Home=12 Beds
Access: NA
New Daily Trips: 10
New PH Trips: -3 (0/-3) AM and 1 (0/1) PM
Build-Out: December 31, 2018

Based on the review, the Traffic Division has determined that the traffic study meets the Traffic Performance Standards of Palm Beach County.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email to qbari@pbcgov.org.

Sincerely,

Quazi Bari, P.E.
Professional Engineer – Traffic Division

QAB:saf
ec: Addressee
Maria Tejera, P.E. – Senior Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MUNICIPALITIES\APPROVALS\2015\151208 - SILVER BEACH WELLNESS CENTER.DOCX



Transportation Consultants



2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698 Fax (561) 684-6336
Certificate of Authorization Number: 7989

December 11, 2015

Ms. Maria Tejera
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

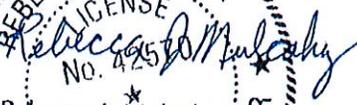
Re: Silver Beach Wellness Center - #PTC15-092

Dear Ms. Tejera:

The purpose of this letter is to provide a traffic statement for the above-referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County Unified Land Development Code (ULDC). It is proposed to convert three residential apartments to a 12-bed detox facility located on Silver Beach Road west of US 1 in the Town of Lake Park, as shown on Attachment 1. The existing apartment building was built in 1975. The Property Control Number is 36-43-42-20-01-037-0210. The proposed Buildout year for the conversion is 2018.

A trip generation analysis is provided on Attachment 2 for the Daily, AM Peak Hour and PM Peak Hour conditions. There is one (1) net new peak hour trip for the conversion. Because the project generates fewer than 20 Peak Hour trips, a traffic study is not required. Therefore, the proposed project is in compliance with the Palm Beach County Traffic Performance Standards.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

REBECCA J. MULCAHY
LICENSE
No. 4257
Rebecca J. Mulcahy, P.E.
Florida Registration #2070
PROFESSIONAL ENGINEER
FLORIDA
Attachment 1
12/11/15

cc: Ashwin Bhatt



SILVER BEACH
WELLNESS CENTER

ATTACHMENT 1
PROJECT LOCATION

12/11/15
15-092
PTC

Attachment 2
Silver Beach Wellness Center
Trip Generation

Daily
Existing Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New Trips
Residential Apartments	220	3 DU	6.65 /DU	20	-	0%	20
TOTAL				20	-		20

Proposed Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New Trips
Nursing Home / Rehab Center	620	12 Beds	2.74 /Bed	33	3	10%	30
TOTAL				33	3		30

Net Increase in Trips 10

AM Peak Hour

Existing Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Total		In	Out	Total	
Residential Apartments	220	3 DU	$T = 0.49(X) + 3.73 (20/80)$	1	4	5	-	0%	1	4	5
TOTAL				1	4	5	-		1	4	5

Proposed Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Total		In	Out	Total	
Nursing Home / Rehab Center	620	12 Beds	0.17 /Bed (69/31)	1	1	2	-	10%	1	1	2
TOTAL				1	1	2	-		1	1	2

Net Increase in Trip - (3) (3)

PM Peak Hour

Existing Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Total		In	Out	Total	
Residential Apartments	220	3 DU	0.62 /DU (65/35)	1	1	2	-	0%	1	1	2
TOTAL				1	1	2	-		1	1	2

Proposed Use

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips			
				In	Out	Total		In	Out	Total	
Nursing Home / Rehab Center	620	12 Beds	0.22 /Bed (33/67)	1	2	3	-	10%	1	2	3
TOTAL				1	2	3	-		1	2	3

Net Increase in Trip - 1 1

(1) Source: Palm Beach County and the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



Gary R. Nikolits, CFA
Property Appraiser
 Palm Beach County

Homestead Exemption **E-file**



Location Address 143 SILVER BEACH RD
 Municipality LAKE PARK
 Parcel Control Number 36-43-42-20-01-037-0210
 Subdivision KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
 Official Records Book 27392 Page 1699
 Sale Date MAR-2015
Legal Description KELSEY CITY LTS 21 TO 24 INC BLK 37

Owners
 BHATT ASHWIN D

Mailing address
 PO BOX 10133
 WEST PALM BEACH FL 33419 0133

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2015	\$10	27392 / 1699	WARRANTY DEED	BHATT ASHWIN D
DEC-2014	\$180,000	27196 / 0998	WARRANTY DEED	BHATT ASWIN D
MAR-1994	\$85,000	08185 / 0552	WARRANTY DEED	FRANCOIS ALFRED &
MAR-1991	\$83,000	06746 / 1273	WARRANTY DEED	
FEB-1991	\$100	06746 / 1272	QUIT CLAIM	

No Exemption Information Available.

Number of Units 3 *Total Square Feet 3250 Acres 0.30
 Use Code 0800 - MULTIFAMILY < 10 UNITS Zoning R2 - Multiple Family Residential (36-LAKE PARK)

Tax Year	2015	2014	2013
Improvement Value	\$102,955	\$85,171	\$71,501
Land Value	\$51,779	\$43,150	\$43,150
Total Market Value	\$154,734	\$128,321	\$114,651

All values are as of January 1st each year

Tax Year	2015	2014	2013
Assessed Value	\$154,734	\$105,807	\$96,188
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$154,734	\$105,807	\$96,188

Tax Year	2015	2014	2013
Ad Valorem	\$3,850	\$2,838	\$2,578
Non Ad Valorem	\$1,171	\$1,180	\$1,036
Total tax	\$5,021	\$4,018	\$3,614

Property Detail

Parcel Control Number: 36434220010370210 Location Address: 143 SILVER BEACH RD
 Owners: BHATT ASHWIN D
 Mailing Address: PO BOX 10133, WEST PALM BEACH FL 33419 0133
 Last Sale: MAR-2015 Book/Page#: 27392 / 1699 Price: \$10
 Legal Description: KELSEY CITY LTS 21 TO 24 INC BLK 37

2015 Values (Current)

Improvement Value \$102,955
 Land Value \$51,779
 Total Market Value \$154,734
 Assessed Value \$154,734
 Exemption Amount \$0
 Taxable Value \$154,734

All values are as of January 1st each year

2015 Taxes

Ad Valorem \$3,850
 Non Ad Valorem \$1,171
 Total Tax \$5,021

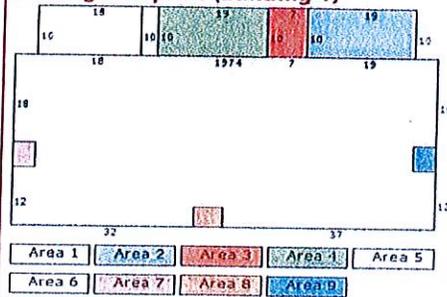
2015 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area	Sq. Footage
BAS BASE AREA	1	2530
FEP FINISHED ENCLOSED PORCH	2	190
FST FINISHED STORAGE	3	70
FEP FINISHED ENCLOSED PORCH	4	190
FST FINISHED STORAGE	5	30
FEP FINISHED ENCLOSED PORCH	6	180
FOP FINISHED OPEN PORCH	7	20
FOP FINISHED OPEN PORCH	8	20
FOP FINISHED OPEN PORCH	9	20

Total Square Footage : 3250
 Total Area Under Air : 2530

Extra Features

Description	Unit
PATIO	114
UTILITY BUILDING	400

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

No	Description	
1.	Exterior Wall 1	CB STUCCO
2.	Year Built	1975
3.	Air Condition Desc.	NO HTG/AC
4.	Heat Type	NONE
5.	Heat Fuel	NONE
6.	Bed Rooms	0
7.	Full Baths	3
8.	Half Baths	0
9.	Exterior Wall 2	N/A
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	ASPH/COMP. SHG.
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	VINYL/ASPH TILE
15.	Floor Type 2	N/A
16.	Stories	1

Acres 0.30

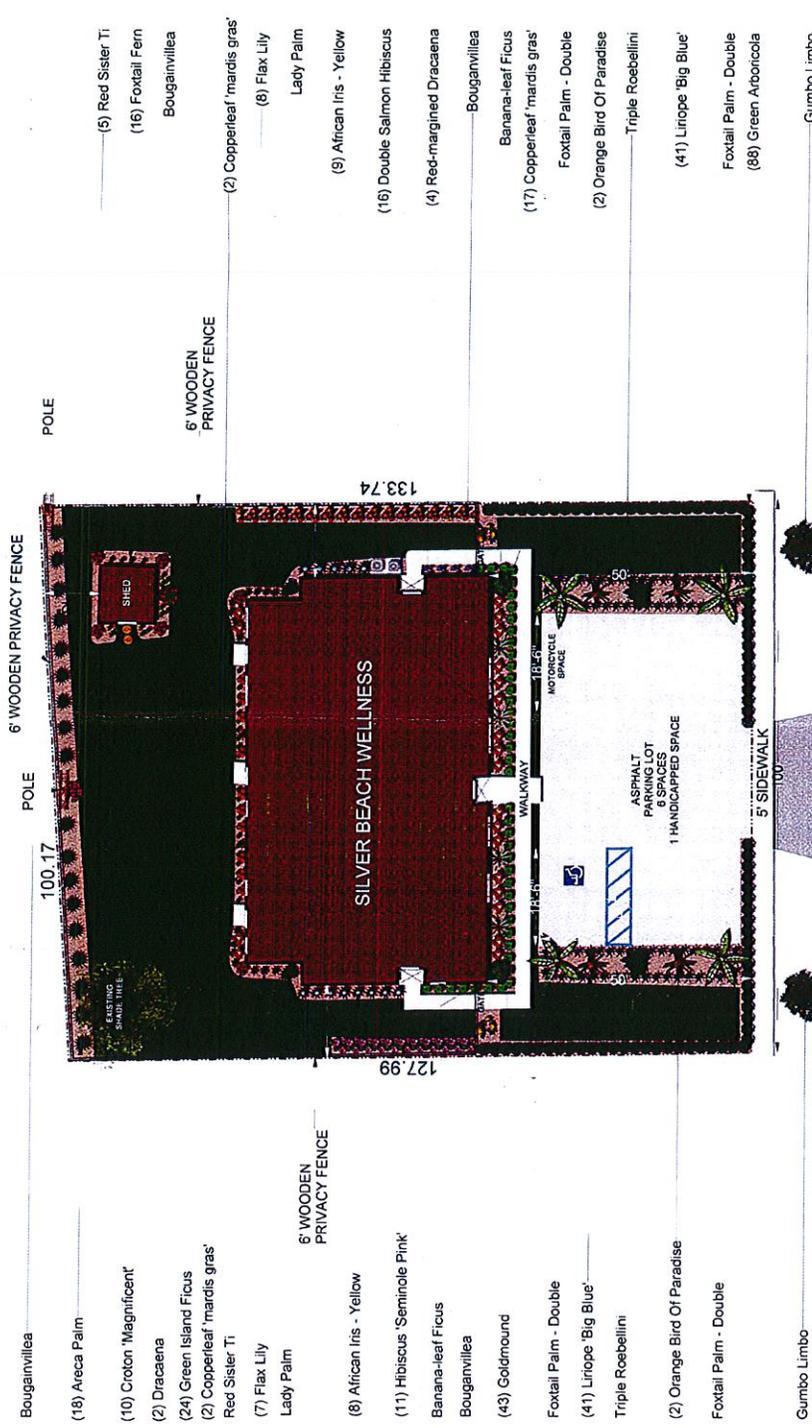
MAP



Owner: BHATT ASHWIN D PCN: 36434220010370210 1 of 1

SITE/LANDSCAPING PLAN, AND FLOOR PLAN





- Bougainvillea
- (18) Atca Palm
- (10) Croton 'Magnificent'
- (2) Dracaena
- (24) Green Island Ficus
- (2) Copperleaf 'mardis gras' Red Sister Ti
- (7) Flax Lily
- Lady Palm
- (8) African Iris - Yellow
- (11) Hibiscus 'Seminole Pink'
- Banana-leaf Ficus
- Bougainvillea
- (43) Goldmound
- Foxtail Palm - Double
- (41) Liriope 'Big Blue'
- Triple Roebellini
- (2) Orange Bird Of Paradise
- Foxtail Palm - Double
- Gumbo Limbo

- (5) Red Sister Ti
- (16) Foxtail Fern
- Bougainvillea
- (2) Copperleaf 'mardis gras'
- (8) Flax Lily
- Lady Palm
- (9) African Iris - Yellow
- (16) Double Salmon Hibiscus
- (4) Red-margined Dracaena
- Bougainvillea
- Banana-leaf Ficus
- (17) Copperleaf 'mardis gras'
- Foxtail Palm - Double
- (2) Orange Bird Of Paradise
- Triple Roebellini
- (41) Liriope 'Big Blue'
- Foxtail Palm - Double
- (88) Green Arboricola
- Gumbo Limbo



SCALE 1 INCH = 10'

Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size	Symbol	Qty	Key	Common	Botanical	Size
[Symbol]	13	DGR	African Iris - Yellow	<i>Dietes grandiflora</i>	3 gal.	[Symbol]	16	HRTG	Double Salmon Hibiscus	<i>Hibiscus rosa-sinensis</i>	3 gal.	[Symbol]	11	HRSP	Hibiscus 'Seminole Pink'	<i>Hibiscus rosa 'Seminole Pink'</i>	3 gal.
[Symbol]	4	DGR	African Iris - Yellow	<i>Dietes grandiflora</i>	3 gal.	[Symbol]	2	MACU	Dracaena	<i>Marginea cuback</i>	7g.	[Symbol]	2	RHSL	Lady Palm	<i>Rhapheis slender Leaf</i>	7g.
[Symbol]	18	CHSE	Atca Palm	<i>Chamaedorea seifrizii</i>	3 gal.	[Symbol]	15	DATV	Flax Lily	<i>Dianella islamaica 'Variegata'</i>	1 gal.	[Symbol]	82	LMU	Liriope 'Big Blue'	<i>Liriope muscain 'Big Blue'</i>	1 gal.
[Symbol]	2	FINA	Banana-leaf Ficus	<i>Ficus macleodensis 'Nir'</i>	7g.	[Symbol]	16	ASDN	Foxtail Fern	<i>Asparagus densiflorus 'Meyeri'</i>	1g.	[Symbol]	4	STRE	Orange Bird Of Paradise	<i>Strelitzia reginae</i>	7g.
[Symbol]	2	BOCC	Bougainvillea	<i>Bougainvillea spectabilis</i>	3 gal.	[Symbol]	4	WOBI	Foxtail Palm - Double	<i>Wodyetia bifurcata</i>	17' OA	[Symbol]	6	CFRS	Red Sister Ti	<i>Cordyline frutescens 'Red Sister'</i>	3 gal.
[Symbol]	1	BOCC	Bougainvillea	<i>Bougainvillea spectabilis</i>	3 gal.	[Symbol]	43	DURK	Goldmound	<i>Duranta 'Goldmound'</i>	3 gal.	[Symbol]	4	DRCO	Red-margined Dracaena	<i>Dracaena colorama</i>	3 gal.
[Symbol]	1	BOCC	Bougainvillea	<i>Bougainvillea spectabilis</i>	3 gal.	[Symbol]	88	SOAR	Green Arboricola	<i>Schefflera arboricola</i>	3g.	[Symbol]	2	PHRE	Triple Roebelin	<i>Phoenix roebelia</i>	5' OA
[Symbol]	21	AWMG	Copperleaf 'mardis gras'	<i>Acalypha wilkesiana 'mardis gras'</i>	3 gal.	[Symbol]	24	FMTN	Green Island Ficus	<i>Ficus Microcarpa (F. laevissima Niess)</i>	3g., 24" x 24"	3' ENVIRONMENTAL MULCH ON ALL PLANTING AREAS					
[Symbol]	10	COVA	Croton 'Magnificent'	<i>Croton variegatum</i>	3 gal.	[Symbol]	2	BUSI	Gumbo Limbo	<i>Bursera simaruba</i>	#305 14H. FSPD, 3'CAL						



SILVER BEACH WELLNESS LLC

