

RESOLUTION NO. 15-05-14

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A SITE RENOVATION PLAN AND AUTHORIZING WAIVERS TO THE PARK AVENUE DOWNTOWN DISTRICT PARKING SPACE REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sue-Ellen Mosler Gamble Trust is the owner (the “Owner”) of the properties located at 700 and 748 Park Avenue (the “Subject Property”) in the Town of Lake Park, Florida (the “Town”); and

WHEREAS, Fred Vecchione of Vecchione Construction, as agent for the Owner (the “Applicant”) submitted a landscape and site renovation plan and engineering plans (collectively referred to as the “Site Plan” showing the reconfigured parking spaces, and the ingress and egress through the parking lot of the Subject Property (the “Application”); and

WHEREAS, the Applicant has also requested four waivers to the parking space regulations of the Park Avenue Downtown District (PADD); and

WHEREAS, the Town’s Planning and Zoning Board voted to recommend to the Town Commission that it approve of the requested waivers to the PADD so as to authorize the Owner’s development of the Subject Property in accordance with the Site Plan with a modification to one of the waivers; and

WHEREAS, the Town’s Planning and Zoning Board recommended as a condition of approval to approve a waiver to reduce the width of the parallel parking space from 10 feet to 9 feet and keep the drive aisle width at 24 feet instead of the proposed 23 feet; and

WHEREAS, the Town Commission has conducted a quasi-judicial hearing to consider the Application; and

WHEREAS, at this hearing the Town Commission considered the evidence presented by the Town staff, the Applicant, the Owner, and other interested parties and members of the public as to the Application’s consistency with the Town’s Comprehensive Plan; and

WHEREAS, at this hearing, the Town Commission considered the evidence presented by the Town staff, the Applicant, the Owner and other interested parties and members of the public regarding whether the Application meets the Town’s Land Development Regulations of the Town Code; and

WHEREAS, the Town Commission has determined that the conditions incorporated herein are necessary in order for the Application to be consistent with the Town's Comprehensive Plan and to meet the Town's Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK:

Section 1. The whereas clauses are hereby incorporated as the findings of fact and conclusions of law of the Town Commission.

Section 2. The following conditions and waivers shall apply to the Owner, its successors and assigns:

1. The Owner shall construct the improvements consistent with:
 - a. Landscape and Site Renovation Plan referenced as Sheet L-1, prepared by Neal, Smith & Associates, signed and sealed April 7, 2014 and received and dated by the Department of Community Development on April 9, 2014; and
 - b. Engineering Plans referenced as Sheets 1 through 4, and prepared by DiFonte Consulting, Inc., signed and sealed April 7, 2014 and received and dated by the Department of Community Development on April 9, 2014.
2. Pursuant to the recommendation of the Planning and Zoning Board and the Town Commission to replace the drive aisle waiver request with a reduction in the parallel parking stall width of 9 feet instead, the following Waivers to the PADD parking space regulations are hereby granted:
 - a. A reduction of 9 parking spaces from the originally approved plans (73 reduced to 64); and
 - b. A reduction of the width of the 90-degree parking stalls from 10 feet to 9 feet; and
 - c. A reduction of the depth of the 90-degree parking stalls from 18 feet, 6 inches to 17 feet; and
 - d. A reduction of the width of the parallel parking stalls from 10 feet to 9 feet.
 - e. Prior to the issuance of any development permits, the Applicant shall submit revised plan L-1 showing the general location of an easement to the Owner's property line where it meets the property of the owner immediate to the west. The purpose of this condition is to provide for a cross access easement at such time as the owner to the west will agree to enter into a cross access easement, or the Town requires the owner of the property to the west to dedicate an easement providing for cross access between the two properties. The Owner may adjust the general location of the easement to be reserved on its property to facilitate cross access between the two properties.

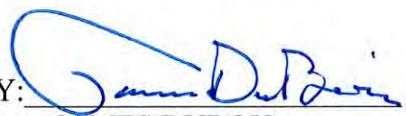
Section 3. This Resolution shall take effect upon adoption.

The foregoing Resolution was offered by Commissioner O'Rourke who moved its adoption. The motion was seconded by Vice-Mayor Glas-Castro and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
MAYOR JAMES DUBOIS	___	___✓
VICE-MAYOR KIMBERLY GLAS-CASTRO	___✓	___
COMMISSIONER ERIN FLAHERTY	___	___✓
COMMISSIONER MICHAEL O'ROURKE	___✓	___
COMMISSIONER KATHLEEN RAPOZA	___✓	___

The Town Commission thereupon declared the foregoing Resolution NO. 15-05-14 duly passed and adopted this 21 day of May, 2014.

TOWN OF LAKE PARK, FLORIDA

BY: 
JAMES DUBOIS
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: 
THOMAS J. BAIRD
TOWN ATTORNEY

RECEIPT

Ad Name: 482671A Ad ID: 482671 Original Ad ID:

Start: 04-25-2014
Stop: 04-25-2014
Issues: 1
Words: 297
Dimension.. 1 X 66
Color:

Editions:
PB Post
PB Post Web

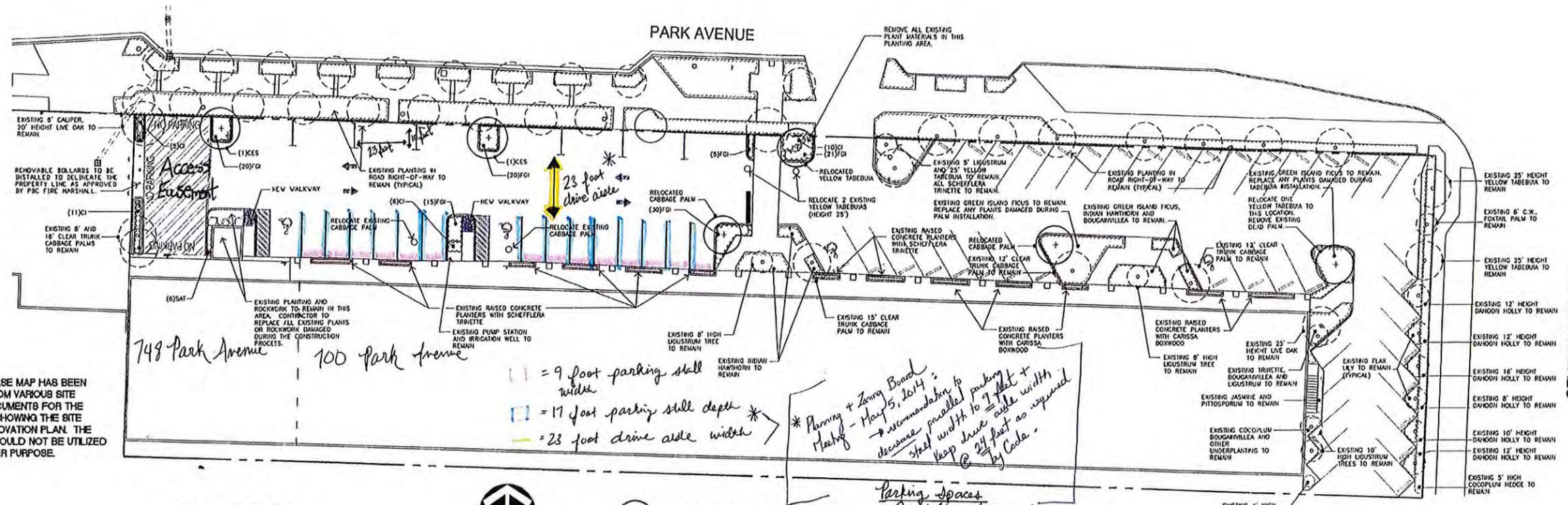
**LEGAL NOTICE OF PROPOSED
PARK AVENUE DOWNTOWN
DISTRICT WAIVERS
TOWN OF LAKE PARK**

Please take notice that the Planning & Zoning Board on Monday, May 5, 2014 at 7:30 p.m., or as soon thereafter as can be heard, and the Town Commission on Wednesday, May 21, 2014 at 6:30 p.m., in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the Park Avenue Downtown District Waivers for 700 and 748 Park Avenue. The request is being initiated by Fred Vecchione of Vecchione Construction, acting as "Agent" on behalf of Sue-Ellen Mosler Gamble Trust, "Property Owner" for the following four waiver requests:

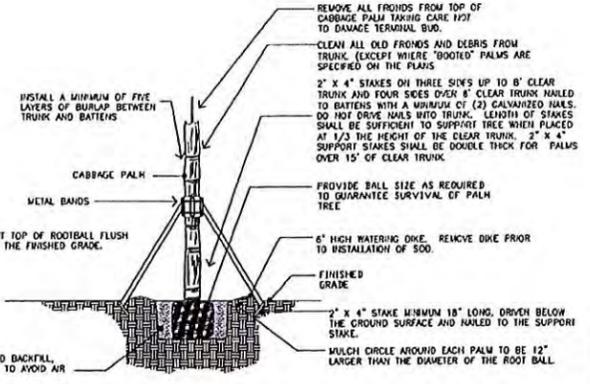
- (1) A REDUCTION OF 9 PARKING SPACES FROM THE APPROVED PLAN (73 TO 64) FOR THE PROPERTIES LOCATED AT 700 AND 748 PARK AVENUE.
- (2) PARKING STALLS WITH A WIDTH OF 9 FEET INSTEAD OF A WIDTH OF 10 FEET AS REQUIRED BY TABLE 78-70-6(B).
- (3) PARKING STALLS WITH A DEPTH OF 17 FEET INSTEAD OF A DEPTH OF 18 FEET, 6 INCHES AS REQUIRED BY TABLE 78-70-6(C).
- (4) A ONE FOOT REDUCTION IN THE DRIVE AISLE WIDTH SEPARATION BETWEEN PARKING SPACES TO 23 FEET FROM 24 FEET AS REQUIRED BY TABLE 78-70-6(D).

If a person decides to appeal any decision made by the Planning & Zoning Board or the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.
Vivian Mendez, Town Clerk, Town of Lake Park, Florida
PUB: The Palm Beach Post
4-25/2014 #238868

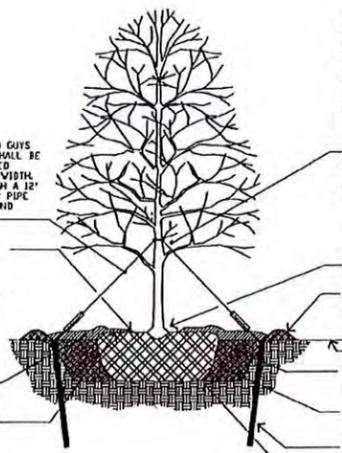
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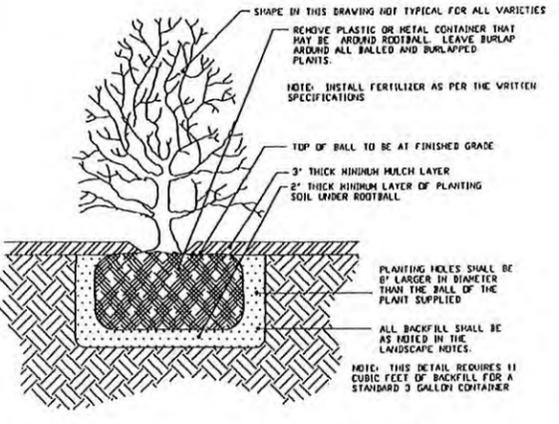
NOTE: THIS BASE MAP HAS BEEN PREPARED FROM VARIOUS SITE PLANNING DOCUMENTS FOR THE PURPOSE OF SHOWING THE SITE PLANTING RENOVATION PLAN. THE PLAN BASE SHOULD NOT BE UTILIZED FOR ANY OTHER PURPOSE.



2 CABBAGE PALM INSTALLATION DETAIL
L-1 NOT TO SCALE



4 TREE INSTALLATION DETAIL
L-1 NOT TO SCALE



3 SHRUB INSTALLATION DETAIL
L-1 NOT TO SCALE

1 SITE PLANNING RENOVATION PLAN
L-1 SCALE 1" = 20'
Revised Site Plan

Parking Spaces
Originally Approved:
700 Park Avenue: 65 spaces
748 Park Avenue: 8 spaces
Total: 73 spaces
Proposed # of spaces: 64 spaces total

LANDSCAPE DATA

TOTAL SITE AREA	80,778 SQ. FT.
PREVIOUS IMPERVIOUS AREA	57,521 SQ. FT.
PREVIOUS PLANTING AREA	3,258 SQ. FT.
PROPOSED IMPERVIOUS AREA	57,751 SQ. FT.
PROPOSED GROUND SURFACE PLANTING AREAS	2,873 SQ. FT.
RAISED PLANTERS	155 SQ. FT.
PROPOSED TOTAL PERVIOUS AREA	3,028 SQ. FT.

- LANDSCAPE NOTES:
- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER ONE OR BETTER UNLESS OTHERWISE SPECIFIED.
 - ALL PLANTING BEDS ARE TO BE COVERED WITH A 3" THICK LAYER OF MELALEUCA MARCH 5 PRODUCED BY "FORESTRY RESOURCES" OR EQUIVALENT.
 - ALL BACKFILL FOR TREES AND SHRUBS SHALL BE ATLAS 5050 MIX OR EQUIVALENT.
 - ALL PLANT MATERIAL SHALL BE INSTALLED WITH AGRIFORM PLANTING TABLETS AS PER THE MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF A PRE EMERGENT HERBICIDE WITHIN ALL PLANTING BEDS PRIOR TO BEGINNING THE MULCHING OPERATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WEEDS FROM THE PLANTING BEDS UNTIL THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING PLANT MATERIALS NECESSARY TO IMPLEMENT THE PROJECT CONSTRUCTION PLANS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR (OR ORIGINAL OR BETTER CONDITION) OF ANY EXISTING LAWS OR PLANTING AREAS THAT ARE DISTURBED DURING THE CONSTRUCTION PROCESS THAT ARE NOT OTHERWISE INDICATED ON THE DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUCCESSFUL RELOCATION OF THE TWO CABBAGE PALMS AND TWO YELLOW TABERNAEMONTANA INDICATED ON THE PLANS. THE WORK SHALL INCLUDE ALL NECESSARY ROOT PRUNING, CROWN PRUNING, WATERING, SOILS, FERTILIZERS, IRRIGATION, MAINTENANCE AND OTHER ITEMS NECESSARY FOR THE SUCCESSFUL RELOCATION OF THE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY TREE THAT DOES NOT SURVIVE THE TRANSPLANTING PROCESS WITH TREES THAT ARE EQUAL IN SIZE AND QUALITY AS THE EXISTING TREES. IN NO CASE IS THE CONTRACTOR TO REMOVE THE TREES WITHOUT MAKING THE RELOCATION ATTEMPT.

PRIOR TO BRINGING ANY PLANT MATERIALS TO THE SITE, THE CONTRACTOR SHALL PROVIDE PHOTOGRAPHS OF EACH OF THE TYPES OF PLANT MATERIAL TO BE PROVIDED FOR THE APPROVAL OF THE OWNER AND THE ARCHITECT. EACH PHOTOGRAPH SHALL BE OF A TYPICAL PLANT FROM THE SPECIFIC BLOCK OF PLANTS TO BE PROVIDED BY THE CONTRACTOR. APPROVED PHOTOGRAPHS SHALL SERVE AS THE STANDARD FOR ACCEPTANCE OF OTHER PLANTS OF THE SAME SPECIES DELIVERED TO THE SITE.

PROPOSED PLANT LIST (original)

KEY	QUANTITY	DESCRIPTION	HEIGHT	SPREAD	SPACING	COMMENTS
CEC	2	COCOCARPUS ERECTUS VARIETY 'SILVERICEUS' (SILVER BUTTWOOD)	12'	5' X 5'	-----	SINGLE TRUNK, 5" C.V., CONTAINER GROWN, 25" DBH
CI	32	CHRYSALARIANUS (CACO (RED TIPPED COCOPLUM)	24'	18' X 18'	2' OC	3 GAL MIN. FULL TO GROUND, RED TIPPED VARIETY ONLY
SAT	6	SCHIFFELERA ARBICOLA 'TRINETTE' (TRINETTE SCHIFFELERA)	24'	18' X 18'	2' OC	3 GAL MIN. FULL TO GROUND
FGI	111	FIGUS MICROCARPA VARIETY 'GREEN ISLAND' (GREEN ISLAND FIGUS)	12'	15' X 15'	2' OC	3 GAL MIN. FULL TO GROUND, DENSE

- PARTIAL LIST OF MISCELLANEOUS ITEMS
- PLANTING SOIL
 - FERTILIZER
 - FINISHED GRADING
 - HERBICIDES
 - TREE GUYING
 - EXISTING TREE PRUNING
 - RELOCATION AND MAINTENANCE OF EXISTING TREES

Community
APR 09 2014
Development

Signature
4.7.14

NEAL SMITH & ASSOCIATES
700 PARK AVENUE
WEST PALM BEACH, FLORIDA 33409
561/986-0633

LANDSCAPE ARCHITECTURE

PLANTING PLAN FOR PARKING LOT IMPROVEMENTS
S-EGM PROPERTIES / 700 PARK AVENUE
LAKE PARK, FLORIDA
700 PARK AVENUE

DATE: 2-11-14
SCALE: AS NOTED

REVISIONS

L-1 OF