



**Town of Lake Park, Florida
 Planning & Zoning Board
 Meeting Minutes
 Monday, March 1, 2021 6:30 P.M.
 Town Hall Commission Chamber,
 535 Park Avenue, Lake Park, Florida 33403**

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Vice-Chair Rice lead the Pledge of Allegiance.

ROLL CALL

Judith Thomas, Chair	Excused Absence
Joseph Rice, Vice-Chair	Present
Jon Buechele	Excused Absence
Caleb Decius	Present
Charlemagne Metayer	Present
Lauren Paxton (1 st Alternate)	Present
Shelby Lowe (2 nd Alternate)	Not Present at time of Roll Call

Also in attendance were Community Development Director Nadia DiTommaso, Attorney Thomas Baird, and Assistant to the Community Development Director Kimberly Rowley.

APPROVAL OF AGENDA

Motion: Board Member Paxton moved to approve the agenda; Board Member Metayer seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele			Absent
Board Member Decius	X		
Board Member Metayer	X		
Board Member Paxton	X		
Board Member Lowe			Not present at time of vote
Vice-Chair Rice	X		
Chair Thomas			Absent

Motion passed 4-0.

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting minutes of February 1, 2021.

Motion: Board Member Metayer moved to approve the Planning & Zoning Board Meeting minutes of February 1, 2021; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele			Absent
Board Member Decius	X		
Board Member Metayer	X		
Board Member Paxton	X		
Board Member Lowe			Not present at time of vote
Vice-Chair Rice	X		
Chair Thomas	X		Absent

Motion passed 4-0.

Public Comment

Vice-Chair Rice explained the Public Comment procedure. There were no public comments.

ORDER OF BUSINESS

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

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

NEW BUSINESS – SITE PLAN APPLICATIONS:

1. PZ-21-02. A ZONING VARIANCE APPLICATION SUBMITTED BY ANDREW CHARBONNEAU, AGENT, ON BEHALF OF ACJ OF PALM BEACH, LLC, FOR A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT AT 750 NORTHLAKE BOULEVARD.

Agenda item PZ-21-02 was pulled.

2. PZ-21-03. ON BEHALF OF ASVRF SILVER BEACH ROAD, LLC. (“PROPERTY OWNER” AND “APPLICANT”), EDWARD MITCHELL OF MITCHELL PROPERTY REALTY (AGENT”) IS REQUESTING SITE PLAN APPROVAL FOR 4, ONE-STORY 95,140 SF OFFICE/WAREHOUSE BUILDINGS FOR A TOTAL BUILT AREA OF 380,560 SF. PROPERTY IS LOCATED NORTH OF SILVER BEACH ROAD AND EAST OF NORTH CONGRESS AVENUE AND TOTAL 24.2376 ACRES.

Town Planner Anders Viane presented the item (see Exhibit “A”). On behalf of ASVRF Silver Beach Road, LLC. Mr. Edward Mitchell of Mitchell Property Realty introduced the team and presented to the Planning and Zoning Board. Scott Backman representing the Development Team touched on three key elements of the project. He discussed outdoor storage, the traffic study, parking, and security cameras.

Board Members asked staff and the applicant questions regarding the following topics: traffic flow on Silver Beach Road, concerns regarding the traffic study, the nature scrub area, the type of businesses that would be attracted to this development.

The applicant and staff responded to questions.

Public Comment open:

1. Douglas Eakins, 1481 Kinetic Road, spoke in support of the site plan.

Public Comment closed:

Motion: Board Member Lowe moved to postpone the item until the next meeting; Board Member Decius seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Buechele			Absent
Board Member Decius	X		
Board Member Metayer	X		
Board Member Lowe	X		
Board Member Paxton	X		
Vice-Chair Rice		X	
Chair Thomas			Absent

Motion passed 4-1.

Community Development Director Comments and Project Updates.

Community Development Director DiTommaso provided a project update on the following projects: Nautilus 220 and 754 Park Avenue. She announced that an Economic Development Workshop would be scheduled with the Board in the future.

Planning & Zoning Board Member Comments.

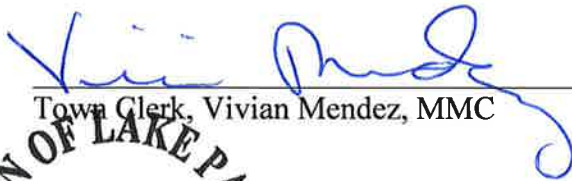
There were no comments by the Board Members.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Lowe and seconded by Board Member Metayer, and by unanimous vote, the meeting adjourned at 7:48 p.m.



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



Town Clerk, Vivian Mendez, MMC

TOWN OF LAKE PARK
SEAL

FLORIDA
Approved on this 5th of April, 2021



TOWN LAKE OF PARK
Planning and Zoning Board
MEETING DATE: March 1, 2021
PZ Agenda Item # PZ-21-03

APPLICATION: Silver Beach Industrial

SUMMARY OF APPLICANT'S REQUEST: On behalf of ASVRF Silver Beach Road, LLC ("Property Owner" and "Applicant"), Edward Mitchell of Mitchell Property Realty ("Agent") is requesting site plan approval for 4, one-story 95,140 SF office/warehouse buildings for a total built area of 380,560 SF. Additionally, the applicant is requesting 72,976 SF of accessory outdoor storage to be located at the rear of the proposed structures and to be screened by an 8-foot tall fence. As part of this application, the applicant will also be proposing off-site improvements on Town-owned property to establish another segment of Park Avenue West linking Park Avenue West as it exists today to Joule Road. The proposed development is consistent with the Town of Lake Park's adopted regulations for the Campus Light Industrial and Commercial Zoning District and the Comprehensive Plan.

The Subject Property is located north of Silver Beach Road and east of North Congress Avenue in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 24.2376 acres:

- Parcel 1 – PCN: 36-43-42-20-00-000-7430

STAFF REPORT

BACKGROUND:

Owner & Applicant(s): ASVRF Silver Beach Road, LLC
Agent and Consultant: Edward Mitchell, Mitchell Property Reality
Location: North of Silver Beach Road and east of North Congress Avenue
Net Acreage (total): 24.23 acres
Legal Description: See survey enclosed in packet.
Existing Zoning: Campus Light Industrial / Commercial
Future Land Use: Commercial and Light Industrial

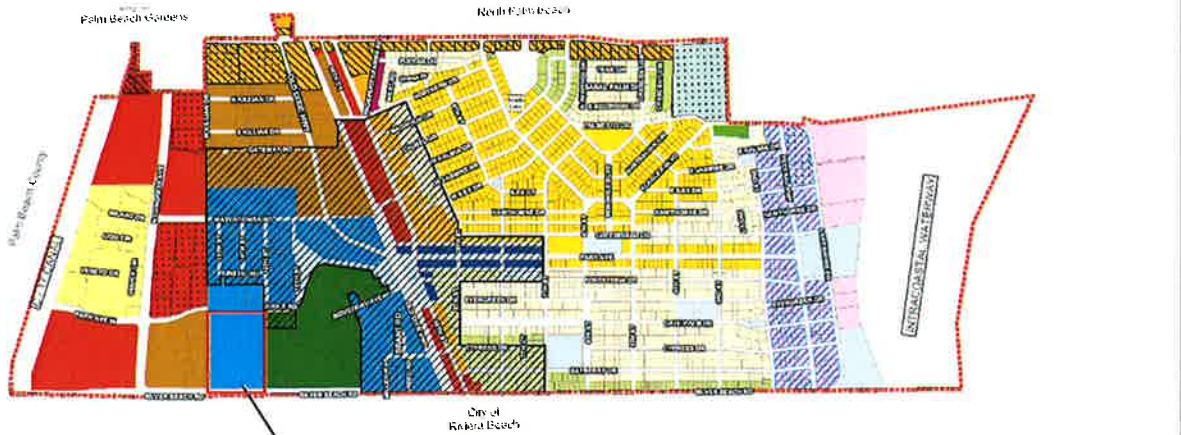
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP



Lake Park Zoning Map



Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> TOWN BOUNDARY Planned Unit Development Overlay I-95 Overlay CRA Overlay FH-1, I-95 Federal Highway Mixed Use District Overlay | <p>Zoning</p> <ul style="list-style-type: none"> C1B NEIGHBORHOOD COMMERCIAL DISTRICT C2 BUSINESS DISTRICT C3 BUSINESS DISTRICT C4 BUSINESS DISTRICT CONSERVATION MIXED USE P PUBLIC DISTRICT PADO PARK AVENUE DOWNTOWN DISTRICT R1A SINGLE FAMILY RESIDENCE DISTRICT R1AA RESIDENCE DISTRICT R1B TWO FAMILY RESIDENCE DISTRICT R2 MULTIPLE FAMILY RESIDENCE DISTRICT TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT |
|---|--|

Subject Site

Adjacent Zoning:

- North: Campus Light Industrial / Commercial (CLIC-1)
- South: (Riviera Beach Jurisdiction) RD-15: Two Family Dwelling District
- East: Conservation
- West: Business District (C-4)

LAKE PARK FUTURE LAND USE MAP



Lake Park Future Land Use Map



Legend

TOWN BOUNDARY	COMMERCIAL	COMMERCIAL AND LIGHT INDUSTRIAL	PUBLIC BUILDINGS & SERVICES	RESIDENTIAL LOW DENSITY
ADAPTATION	CONSERVATION	MIXED RESIDENTIAL AND COMMERCIAL	RECREATION OVERLAY	RESIDENTIAL MEDIUM DENSITY
ANTI-SLOPE	FEDERAL HIGHWAY MIXED USE DISTRICT	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL HIGH DENSITY
Canal				

Subject Site

Adjacent Existing Land Use

- North: Commercial and Light Industrial
- South: MF-10
- East: Conservation
- West: Commercial and Light Industrial

PART I: SITE PLAN APPLICATION

The Site Plan for Silver Beach Industrial has been reviewed by the Town's consulting Engineers, Landscape Architect, along with the Palm Beach County Traffic Division, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, the Town's storm water consultant WRMA, and Lake Park Community Development Department Staff. Based upon this exhaustive review, Town Staff finds that the Site Plan meets the Town's Comprehensive Plan and the Land Development Regulations of the Town Code.

****project has been noticed by certified mail to property owners within 300 feet and with an advertisement in the Palm Beach Post – all completed on February 18, 2021****

SITE PLAN PROJECT DETAILS

Purpose and Intent: The Campus Light Industrial / Commercial District is established and intended to:

- (1) Allow the development of a mixed-use, campus light industrial/commercial employment center. The location of this district abutting the MU mixed-use residential/commercial/light industrial district provides opportunities for employment in close proximity to higher population densities, thereby promoting walk-to-work activity and reduced traffic congestion: **Criteria Met**
- (2) The regulations for this district are intended to encourage development compatible with surrounding or abutting zoning districts, with suitable open spaces, on-site landscaping and parking areas: **Criteria Met**
- (3) A landscape buffer along Silver Beach Road is required so that this district will not be incompatible with residential land uses on the south side of Silver Beach Road: **Criteria Met**

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan. Most importantly:

- **3.4.2 Objectives and Policies, Policy 1.5:** The Town shall encourage development and redevelopment activities which will substantially increase the tax

base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service standards.

The proposed project will develop the Town's last largest undeveloped parcel, increasing the tax base, while also not adversely impacting natural, historic, or neighborhood resources or degrading adopted level of service standards. Staff notes that per a Market Study conducted by Zabik and Associates, this project is anticipated to create anywhere between 400-500 new jobs and have a total economic impact of \$150,000,000. This includes direct benefits (developer investment, revenue generated by the project end-users, and tax revenues), indirect benefits (benefits to other industries that supply inputs to the development such as suppliers and contractors), and induced benefits (additional economic activity generated in the Town by the project's employees).

- **Future Land Use Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code*

The current proposal is consistent with establishing light industrial uses with pollutants controlled on site by proposing an office/warehouse flex space development primarily intended for storage or other uses as outlined in the CLIC-1 zoning code. Finally, the proposed built coverage remains under the maximum F.A.R. and is proposed at 0.37.

- **Future Land Use Element, 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.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

Zoning: The proposed project is consistent with the requirements of the zoning code for the CLIC-1 District and the applicable supplemental regulations, including setbacks, maximum lot coverage, and use. The proposed office-warehouse use is consistent with the permitted uses in the CLIC-1 District and are permitted by right in the CLIC-1 District when inside of a completely-enclosed building, a requirement this application satisfies.

As part of their landscaping plan, the applicant will be providing the required CLIC-1 District landscape buffer per Sec. 78-75 (7) along Silver Beach Road. This buffer will be

a minimum width of 24' feet wide, five feet in height, include landscaping materials and shade trees, and will not extend into sight triangles. Note that only a standard fifteen-foot landscape buffer is provided along the proposed Park Avenue West extension, as properties on Park Avenue are not subject to the berm requirement.

Platting: Staff notes the applicant has submitted an application for plat approval on 1/29/2021. This application has received first round review from the Town's engineering consultant, Engenuity, who issued comments on February 9, 2021. The applicant has not yet responded to these comments but staff will continue to monitor the process and review the plat application concurrently with the site plan review. Staff notes the latest plat draft denotes Palm Beach County as the owner of the new 60' right-of-way dedication for the Park Avenue West extension but this will be changed instead to the Town for the next submittal per staff discussions with the applicant.

Architecture: The proposed project complies with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. Reviews by Town Staff have found the proposed plans to meet the standards set forth for building articulation, façade paint colors, materials, decorative features and various other design elements.

Building Site: The development proposal consists of four 95,192 SF buildings for a total built coverage of 376,222.80 SF of office/warehouse on a 24.23 acre overall site (23.06 acres after subtracting the area for the right-of-way dedication for Park Avenue West). The applicant is proposing 722,003 SF of impervious area and 282,453 SF of pervious area in total.

Additionally, at the rear of each building with the enclosure of a truck courtyard, an outdoor storage area is being proposed. The requested outdoor storage space is 72,976 SF. This area, denoted on Sheet A-0.1, is screened partly by the building's enclosure as well as an 8-foot chain link fence to be covered either by aluminum vertical slats or mesh screening.

Site Access and Roadways: As part of this site plan application, the applicant is proposing to install another portion of Park Avenue West, making improvements on and off the subject site for the purposes of establishing the right of way connection. The new roadway segment will extend from where Park Avenue West currently terminates, just west of the subject site, extending through the northern portion of the site on the Applicant's property, and ultimately connecting to Joule Road. The portion of Park Avenue West currently on the Applicant's site is to be dedicated to the Town of Lake Park (applicant is working on making this notation on their plat submittal documents). It is likely Joule Road may be renamed to Park Avenue West following the installation of the improvements.

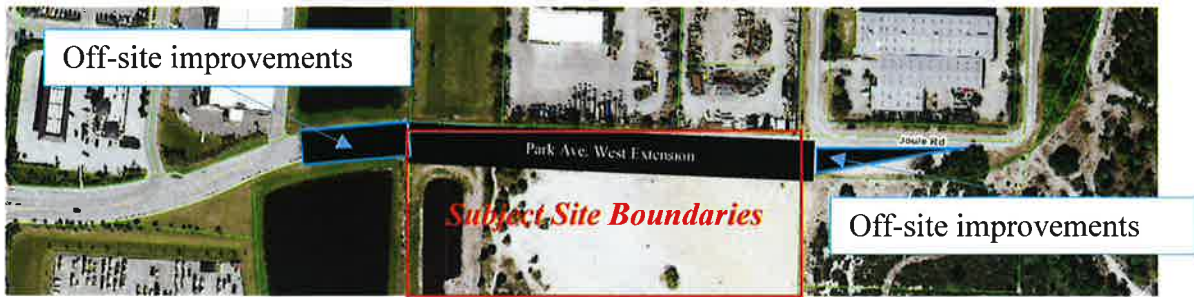


Figure 1 – Park Ave West Extension (See Civil Plan sheet CS200 for greater detail)

The Park Avenue West roadway improvements on the north side of the subject site will facilitate access to the site in the form of three entryways. On the northern side, these will be located in the eastern and western corners as well as the center of the site. This layout is mirrored on the south side along Silver Beach Road. Staff is satisfied with the proposed configuration and number of entrances as well as the proposed sidewalk connections.

Traffic Concurrency: The applicant received a Traffic Performance Standard (TPS) concurrency letter from Palm Beach County’s Traffic Division, which confirms that there is adequate capacity on the roadways to serve the project and its projected traffic demand. The most current letter dated November 12, 2020 was provided with the submittal packet.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town’s consulting Landscape Architect (JMorton) on February 3, 2021.

Paving, Grading and Drainage: The Town’s consulting Engineers (Engenuity), the Town’s stormwater management consultant WRMA, and the Public Works Department have carefully reviewed paving, grading, and drainage for this project. Comments from John Wylie, Storm Water Infrastructure Manager, prompted additional attention from the Town’s civil and storm water consultants, who in turn requested the applicant make modifications to the plans in order to improve drainage and reduce Town maintenance liabilities on the new segment of Park Avenue West going forward. The civil plans were found to comply with best drainage practices and the standards of the Town of Lake Park.

Parking and Loading: For the 376,222.80 SF of proposed built area, 19% is estimated to be used for office, parked at four per 1,000 SF for a total of 286 stalls. The remaining 81% is proposed to be used for warehouse, parked at 1 per 2,000 SF, for a total of 152 stalls. They will also provide 1 parking stall above the requirement. In total, the applicant will be providing 439 spaces, inclusive of 20 handicapped stalls.

However, per the Town Code, the applicant should also provide one space for each employee on the shift of greatest employment, which the applicant hasn’t provided for at this time. Instead, the applicant states the proposed parking will accommodate both

anticipated customer and employee parking needs and notes the requirement for customer parking is irregular and not found in other local parking codes.

Staff is recommending that the applicant provide a parking study to verify their proposed parking will be sufficient as a condition of approval prior to going before the Town Commission. Given the amount of parking already being provided, Staff does not foresee this being an issue since there is flexibility in the way the Town Code is interpreted however, a parking study is required to capture this justification.

Additionally, the applicant will be providing the required 26 loading spaces. Eight of these loading areas are equipped with ramps in the dimensions of 15' X 60' and 18 spaces are proposed in the dimension of 12' X 60' for a total of 21,600 SF of loading area. Additionally, there is another 72,976 SF of outdoor storage area the applicant is requesting to have double as additional loading areas depending on the final building configuration.

Staff has concerns with the way loading is currently denoted on the plans, but there is a solution. While staff believes there is indeed sufficient area to meet the practical loading needs of the project, the applicant has not yet configured and denoted the loading spaces per the requirements of the Town code. The applicant has not identified specific loading spaces because they do not know the final end-user configuration at this time (which makes sense from a practical standpoint). Thus, staff proposes (and the Applicant agrees) that prior to Town Commission approval, the applicant update the plans to denote a possible configuration of the minimum 26 required loading areas, which should also comply with the 15 X 35' minimum loading berth dimensions as well as the required 35' maneuvering apron (12' instead of 15' is also permitted with certain locational requirements).

Signage: Town staff have reviewed the applicant's signage proposals, which include 4 monument signs and 16 wall signs. Two monument signs are proposed along Silver Beach and two are proposed along Park Avenue West. The 16 wall signs are proposed four per building to reflect the anticipated number of tenants per building. Staff reviewed the signage plan details and found the proposals to comply with the Town's signage code.

Water/Sewer: Seacoast Utility Authority reviewed the proposal and still have several comments per their February 17 letter. The comments were provided to the applicant, who updated their plans to reflect the changes required by Seacoast. Seacoast is currently reviewing the revised plans. Staff anticipates they will approve the changes and staff will provide an update at the meeting if one becomes available, either acknowledging all outstanding items have been satisfied or recommending conditions of approval if needed.

Lighting: The applicant has provided detailed photometric plans to depict the proposed lighting conditions on the site. Smith Engineering Consultants, Inc., a sub-consultant of

Engenuity Group, reviewed the photometric plans for sufficiency and found these plans to be in compliance with Town standards on February 17, 2021.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on February 17, 2021. An additional round of fire review will be conducted during the building permit phase per the typical permitting process.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff’s Office and the proposal was found to be in compliance with best-practice principles for CPTED on January 21, 2021. A high-definition security camera surveillance condition of approval (which is standard) is also being recommended.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan Application with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and the title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
Survey			
Cover Sheet	Cover Sheet	8/10/2020	2/23/2021
Sheet 2	Sheet 2	8/10/2020	2/23/2021
Sheet 3	Sheet 3	8/10/2020	2/23/2021
Sheet 4	Sheet 4	8/10/2020	2/23/2021
Architectural			
Cover Sheet	A-0.0	2/17/2021	2/23/2021
Site Plan W/ Notes	A-0.1	2/17/2021	2/23/2021
Site Plan W/ Dimensions	A-0.1.1	2/17/2021	2/23/2021
Future Mechanical Equipment Layout	A-0.1.2	2/17/2021	2/23/2021
Photometric Site Plan	A-0.2	2/17/2021	2/23/2021
Site Details	A-0.3	1/18/2021	2/23/2021
Signage Details	A-0.4	2/17/2021	2/23/2021
Mechanical Equipment Screening Details	A-0.5	2/9/2021	2/23/2021
Southwest Bldg Floor Plan	A-1.0	2/17/2021	2/23/2021
Southwest Bldg Floor Plan	A-1.1	2/17/2021	2/23/2021
East & North Elevations	A-4.0	2/17/2021	2/23/2021
South & West Elevation	A-4.1	2/17/2021	2/23/2021

Building Section	A-4.2	2/17/2021	2/23/2021
Building Section	A-4.3	2/9/2021	2/23/2021
Entry and Wall Signage Details	A-4.4	2/17/2021	2/23/2021
Entry and Wall Signage Details	A-4.5	2/9/2021	2/23/2021
Silver Beach Industrial Elevation Renderings	N/A	N/A	2/23/2021
Civil			
Signage and Marking Plan	CS-101	12/08/2020	2/23/2021
Signage and Marking Plan	CS-102	12/08/2020	2/23/2021
Offsite Improvements Plan	CS-200	12/08/2020	2/23/2021
Grading Plan	CG-101	12/08/2020	2/23/2021
Grading and Drainage Plan	CG-102	12/08/2020	2/23/2021
Drainage Plan	CG-103	12/08/2020	2/23/2021
Drainage Plan	CG-104	12/08/2020	2/23/2021
Typical Cross-Sections	CG-201	12/08/2020	2/23/2021
Swale Profiles	CG-202	12/08/2020	2/23/2021
Swale Profiles	CG-203	12/08/2020	2/23/2021
Utility Plan	CU-101	12/08/2020	2/23/2021
Utility Plan	CU-102	12/08/2020	2/23/2021
Paving Plan	CP-101	12/08/2020	2/23/2021
Soil Erosion and Sediment Control Plan	CE-101	12/08/2020	2/23/2021
Details	CS-501	12/08/2020	2/23/2021
Utility Details	CU-501	12/08/2020	2/23/2021
Landscape			
Overall Landscape Plan	LP1	10/27/20	2/23/2021
Landscape Plan	LP2	10/27/20	2/23/2021
Landscape Plan	LP3	10/27/20	2/23/2021
Landscape Plan	LP4	10/27/20	2/23/2021
Landscape Plan	LP5	10/27/20	2/23/2021
Landscape Plan	LP6	10/27/20	2/23/2021
Landscape Plan	LP7	10/27/20	2/23/2021
Landscape Details & Specifications	LP8	10/27/20	2/23/2021
Conceptual Bioswale Plan	LP9	2/18/2021	2/23/2021
Overall Irrigation Plan	IR1	1/20/2021	2/23/2021
Irrigation Plan	IR2	1/20/2021	2/23/2021
Irrigation Plan	IR3	1/20/2021	2/23/2021
Irrigation Plan	IR4	1/20/2021	2/23/2021
Irrigation Plan	IR5	1/20/2021	2/23/2021
Irrigation Plan	IR6	1/20/2021	2/23/2021

2. Construction associated with the Project is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Community Development Director (the Director).

3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of Silver Beach Road, Park Avenue West, or any other right-of-way during the construction of the Site shall be subject to the review and approval of the Community Development Director and any of the agencies responsible for maintaining these roadways. Should any disruption to the normal flow of traffic occur during construction of the Project without prior authorization, upon written notice from the Director, all construction shall cease until the Director has provided the Owner with a written notice to proceed.
4. All landscaping shown on the approved Site Plan and the Landscaping Plan shall be continuously maintained from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the construction of the Site.
6. All onsite dumpsters and dumpster screening shall be kept closed at all times. All required dumpsters shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations for the Project are in accordance with the approved Site Plan and the Landscaping Plan.
8. Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required by other agencies and have been obtained from those agencies, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management District and the State of Florida Department of Environmental Protection, as applicable.
9. Any revisions to the approved Site Plan, or any approved plans associated with the Project, shall be submitted to the Department of Community Development (Department), and shall be subject to its review and approval. The Department shall determine whether or not the changes are material enough to require further review by the Town Commission.
10. During the building permit phase, signage permitting (window, wall, freestanding, or other) for the Project shall be submitted through the Town's permitting process with a Master sign plan that ensures signage consistency in design and color scheme. A sign package illustrating all signs and their colors shall be submitted to the Department through the regular signage permitting process and shall be subject to its review and approval prior to their placement on the Site.
11. Within 18 months of the effective date of this Resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once initiated, the development of the Site shall be completed within 18 months.
12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install High-definition surveillance cameras, which capture clear facial features throughout the parking areas of the Project and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the Department's and PBSO's review and approval to ensure that they capture the required components.
13. **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice will result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.

- 14.** The Applicant shall furnish staff with a parking demand study justifying their proposed parking prior to scheduling for Town Commission approval. In addition, confirmation from Seacoast is required prior to the Town Commission meeting.
- 15.** The applicant shall furnish staff an updated site plan identifying a possible configuration for the minimum number of required loading spaces, in the dimensions required by the Town Code, prior to scheduling for Town Commission approval.