



**Town of Lake Park, Florida
Planning & Zoning Board
Meeting Minutes
March 7, 2022, 6:30 P.M.
535 Park Avenue, Lake Park, Florida 33403**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Buechele led the Pledge of Allegiance. The Board held a moment of silence in remembrance of Chair Joseph Rice who unexpectedly passed away in January.

ROLL CALL

Jon Buechele, Vice-Chair	Present
Lauren Paxton	Present
Richard Ahrens	Present
Elizabeth Woolford	Present

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

Appointment of Chair.

Motion: Vice-Chair Buechele nominated Richard Ahrens as Chair of the Planning & Zoning Board; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Board Member Woolford	X		

Motion passed 4-0.

Appointment of Vice-Chair.

Motion: Board Member Woolford nominated Jon Buechele as Vice-Chair of the Planning & Zoning Board; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Board Member Woolford	X		

Motion passed 4-0.

APPROVAL OF AGENDA

Motion: Vice-Chair Buechele moved to approve the Agenda; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Board Member Woolford	X		

Motion passed 4-0.

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of December 6, 2021.

Motion: Vice-Chair Buechele moved to approve the Planning & Zoning Board Meeting Minutes of December 6, 2021; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Board Member Woolford	X		

Motion passed 4-0.

Public Comment

Chair Ahrens explained the Public Comment Procedure.

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 APPLICATION:

1. **PZ-22-1:** On behalf of DXD Capital (“Property Owner” and “Applicant”), Brian Chegus of iPlan & Design, LLC (“Agent”) is requesting Site Plan approval for a four-story, 99,990 SF self-storage building. The proposed development is consistent with the Town of Lake Park’s adopted Regulations for the CLIC-1 Business District.

The Subject Property is located south of Watertower Road, west of 13th Street, and east of 14th Street in the Town of Lake Park as denoted in the location map. It is comprised of the following parcels, which total 1.26

- Parcel 1 – PCN: 36434220220000390
- Parcel 2 – PCN: 36434220220000400
- Parcel 3 – PCN: 36434220220000510
- Parcel 4 – PCN: 36434220220000520

Town Planner Anders Viane explained the item (see Exhibit “A”). The Planning & Zoning Board Members had no ex-parte communication to disclose.

Mr. Brian Chegus, Principal Planner with iPlan & Design, LLC explained the project (see Exhibit “B”). Vice-Chair Buechele asked what type things would be stored at this facility. Mr. Chegus explained that this would be a standard public self-storage facility. Board Member Paxton asked for the hours of operation. Mr. Chegus stated that the hours of operation are 6:00 a.m. until 10:00 p.m. Board Member Woolford asked how they safeguard against people using the units to live in. Mr. Chegus explained that the building was camera monitored. Chair Ahrens commented on the elevation being uneven. He provided suggestions to the turning radius, easements, double dedicator check, Seacoast Utility requirements, sanitation pickup, and that the lot to the west not be listed as a vacant lot. Board Member Woolford asked how many employees would the facility generate. Mr. Chegus stated that it would generate 2-3 employees.

Public Comment open:

None

Public Comment closed:

Motion: Vice-Chair Buechele moved to approve; Board Member Paxton seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Board Member Woolford	X		

Motion passed 4-0.

Planning & Zoning Board Member Comments

None.

Community Development Director Comments and Project Updates

Community Development Director DiTommaso updated the Board on all the projects in the Town. Board Member Paxton asked for an update on the house adjacent to the CRA Parking lot. Community Development Director DiTommaso thought that the property would be used as additional parking. Vice-Chair Buechele thought the property was going to be used as a future dog park. Community Development Director DiTommaso stated that she would verify the Commission's intent. The Commission had spoken about a dog park, but no conclusion was rendered.

The next Planning & Zoning Board Meeting is scheduled for April 4, 2022 at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Board and by unanimous vote, the meeting adjourned at 7:11 p.m.



Richard Ahrens, Chair
Town of Lake Park Planning & Zoning Board



Recording Secretary
TOWN OF LAKE PARK
SEAL
Town Seal

FLORIDA
Approved on this 8 of August, 2022



Exhibit A

**TOWN LAKE OF PARK
PLANNING AND ZONING BOARD
MEETING DATE: March 7, 2022
PZ-22-1**

APPLICATION: DXD Capital Self Storage

SUMMARY OF APPLICANT'S REQUEST: On behalf of DXD Capital ("Property Owner" and "Applicant"), Brian Cheguis of iPlan & Design, LLC ("Agent") is requesting site plan approval for a four-story, 99,990 SF self-storage building. The proposed development is consistent with the Town of Lake Park's adopted regulations for the CLIC-1 business district.

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STAFF REPORT

BACKGROUND:

Owner & Applicant(s):	DXD Capital
Agent and Consultant:	Brian Chegus, iPlan & Design LLC
Location:	No address, see PCNs
Net Acreage (total):	1.26 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	CLIC-1
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



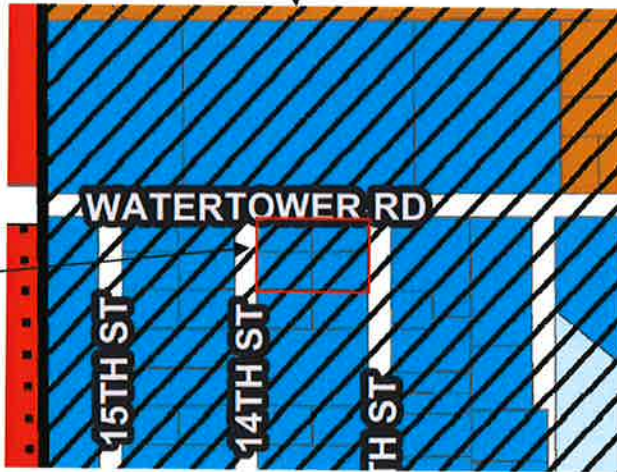
Lake Park Zoning Map



Legend

- TOWN BOUNDARY
 - Planned Unit Development Overlay
 - NBOZ Overlay
 - CRA Overlay
 - FHMUDO Federal Highway Mixed Use District Overlay
-
- Zoning**
- C1 BUSINESS DISTRICT
 - C1B NEIGHBORHOOD COMMERCIAL DISTRICT
 - C2 BUSINESS DISTRICT
 - C3 BUSINESS DISTRICT
 - C4 BUSINESS DISTRICT
 - CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
 - CONSERVATION
 - MJ MIXED USE
 - P PUBLIC DISTRICT
 - PADD PARK AVENUE DOWNTOWN DISTRICT
 - R1 SINGLE FAMILY RESIDENCE DISTRICT
 - R1A SINGLE FAMILY RESIDENCE DISTRICT
 - R1AA RESIDENCE DISTRICT
 - R1B TWO FAMILY RESIDENCE DISTRICT
 - R2 MULTIPLE FAMILY RESIDENCE DISTRICT
 - R2A MULTIPLE FAMILY RESIDENCE DISTRICT
 - TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Subject Site

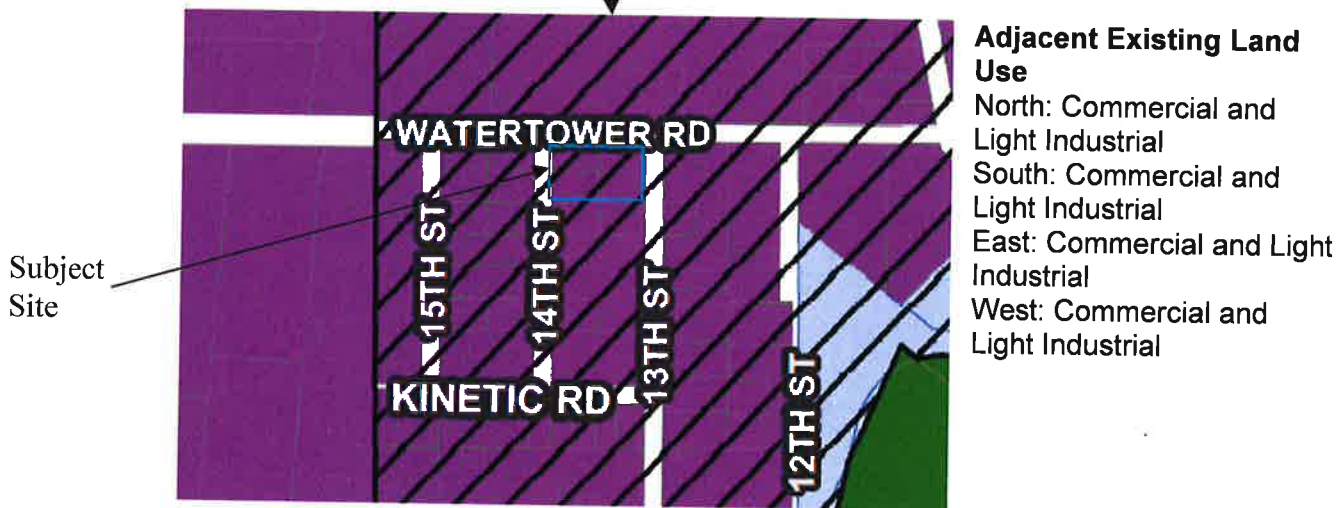
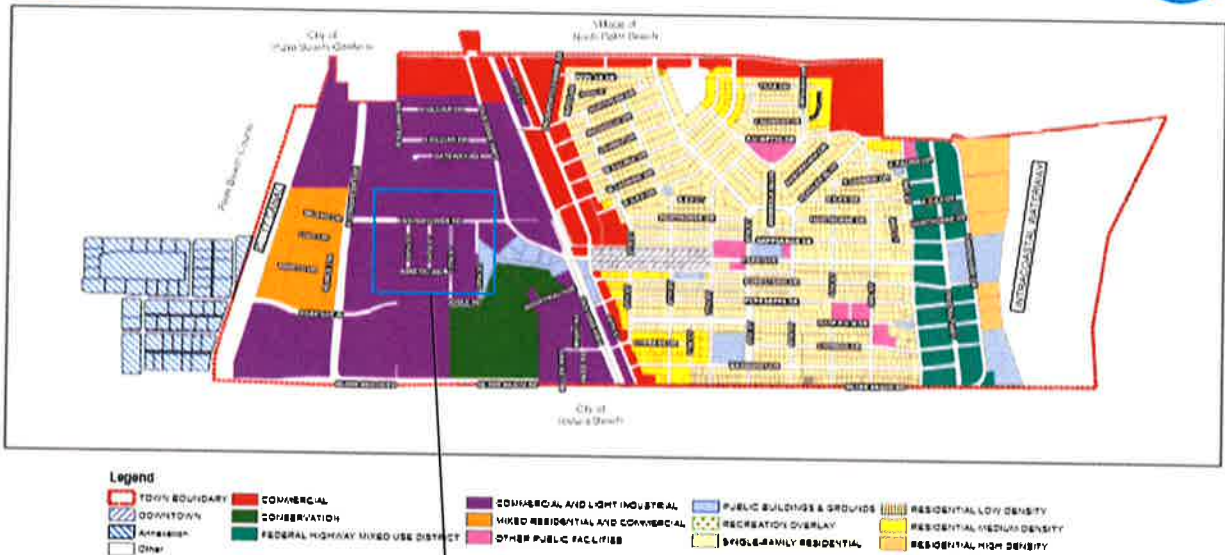


Adjacent Zoning:
 North: CLIC-1
 South: CLIC-1
 East: CLIC-1
 West: CLIC-1

LAKE PARK FUTURE LAND USE MAP



Lake Park Future Land Use Map



PART I: SITE PLAN APPLICATION

The Site Plan for DXD Capital 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, 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.

****This 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 25, 2022****

SITE PLAN PROJECT DETAILS

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.*

This redevelopment project activates vacant properties south of Watertower Road between 14th and 13th Street and is not anticipated to produce strain on neighboring districts or the Town's LOSs. For more information, see the Property Tax Due Diligence Acquisition Report by Ryan, LLC, included in the agenda packet.

→ **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 the definitional requirement for lands in the Commercial and Light Industrial FLU designation and consistent with the required FAR with a floor area ratio of 1.81.

- **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 Business District, including purpose and intent, setbacks, maximum lot coverage, and use. Additionally, this project has been found consistent with all applicable supplemental zoning regulations.

Architecture: The project's architecture is compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. Reviews by Town Staff find the proposal to comply with the standards set forth for building articulation, façade paint colors, material variation, and decorative features.

Building Site: The total impervious area for the project is 38,835 SF and the pervious area is 16,265 SF. The development proposal consists of a four-story, 99,990 SF building. This structure consists of air-conditioned and non air-conditioned bays of various sizes for self-service storage.

Site Access and Roadways: This site has been designed with a strong degree of roadway and pedestrian integration into the surrounding environment. Roadway entrances to the project are provided at the east and west sides along 13th Street and 14th Street. Additionally, there is a one-way exit provided at the northwestern corner onto 14th Street.

Pedestrian access is also available along Watertower via a 10' sidewalk connection and another 4' sidewalk connection has been provided along 13th Street.

Traffic Concurrency: The Applicant has received Traffic Performance Standard (TPS) concurrency approval from Palm Beach County's Traffic Division on January 11. The project was also reviewed for traffic impacts by the Town's consulting engineer at O'Rourke Engineering, who approved the proposed traffic impacts on February 11. A copy of the O'Rourke Engineering approval has been included in the packet.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) on February 11, 2021.

Paving, Grading and Drainage: The Town's consulting Engineers and the Public Works Department have reviewed paving, grading, and drainage for this project and approved on February 11 and February 16, respectively,

Parking and Loading: This project meets the required parking based on the applicable parking code assignment of self-service storage facility. The required parking for this category is: one space per 200 storage bays (5 spaces), two spaces for customer parking located adjacent to the leasing office (2 spaces), and one additional space for each employee on the shift of greatest employment (2 spaces). In total, the applicant is providing the required 9 parking spaces, one of which is an ADA space. Note that no loading space has been provided because a loading space is not required for the self-storage facility use.

Signage: Two monument signs have tentatively been proposed along Watertower Road at the northeastern and northwestern corners of the site. Staff has reviewed the placement details and found the proposals compliant with the Town's signage code insofar as the provided details allow us to ascertain. A full review of this project's signage will be conducted during the signage permitting review of the building permitting phase.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on February 10, 2022.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on February 9, 2022. 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 February 22, 2022. 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
Cover Sheet	CS1	12-24-21	2-28-22
Survey	1	2-7-22	2-28-22
Site Plan	SP1	2-4-22	2-28-22
Site Details	SP2	12-24-21	2-28-22
Color Site Plan Context	CSP1	2-28-22	2-28-22
Color Site Plan	CSP2	2-28-22	2-28-22
Architectural Plan (Floor Plan)	A2.01	11-22-21	2-28-22
Architectural Plan (Floor Plan – 2 nd Floor)	A2.02	11-22-21	2-28-22
Architectural Plan (Floor Plan – 3 rd and 4 th Floor)	A2.03	11-22-21	2-28-22
Architectural Plan (Roof Plan)	A2.05	11-22-21	2-28-22
Architectural Plan (Elevations)	A3.01	11-22-21	2-28-22
Architectural Plan (Elevations)	A3.02	11-22-21	2-28-22
Architectural Plan (Elevations – Color)	A3.01C	11-22-21	2-28-22
Architectural Plan (Elevations – Color)	A3.02C	11-22-21	2-28-22
Architectural Plan (Color Elevations / Materials)	A-6	2-28-22	2-28-22
Landscape Plan	LP1	2-4-22	2-28-22
Landscape Details	LP2	12-16-21	2-28-22
Irrigation Plan	IR1	2-4-22	2-28-22
Irrigation Details	IR2	2-4-22	2-28-22
Irrigation Details	IR3	2-4-22	2-28-22
Irrigation Specifications	IR4	2-4-22	2-28-22
Preliminary Civil Engineering (Index of Sheets)	--	2-7-22	2-28-22
Preliminary Civil Engineering (Boundary and Topographic Survey)	SUR1	12-11-21	2-28-22
Preliminary Civil Engineering (General Notes)	GN	2-7-22	2-28-22
Preliminary Civil Engineering (Existing Conditions)	D1	2-7-22	2-28-22
Preliminary Civil Engineering (Grading & Drainage Plan)	C1	2-7-22	2-28-22
Preliminary Civil Engineering (Water & Sewer Plan)	C2	2-7-22	2-28-22
Preliminary Civil Engineering (Signage & Striping Plan)	C3	2-7-22	2-28-22
Preliminary Civil Engineering (Pollution Control Plan)	C4	2-7-22	2-28-22
Preliminary Civil Engineering (Paving, Grading & Drainage Details)	C5	2-7-22	2-28-22
Preliminary Civil Engineering (Paving, Grading & Drainage Details)	C6	2-7-22	2-28-22
Preliminary Civil Engineering (Pollution Control Details)	C7	2-7-22	2-28-22
Preliminary Civil Engineering (Sections)	C8	2-7-22	2-28-22
Preliminary Civil Engineering (Water & Sewer Details)	C9	2-7-22	2-28-22
Preliminary Civil Engineering (Water & Sewer Details)	C10	2-7-22	2-28-22
Electrical Site Plan	LDE1	12-24-21	2-28-22
Lighting Photometric Plan	LDE2	12-24-21	2-28-22

Master Sign Plan	MSP1	2-4-22	2-28-22
Autoturn Analysis (Civil Engineer)	SV	2-7-22	2-28-22

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 Watertower Road, 13th Street, 14th Street, 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. Owner is not responsible for waste haulers leaving doors open temporarily on pick-up day. 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 any minor modifications that are approved through permitting) and the Landscaping Plan or are deemed to be equivalent by the Town's Landscape Architect.
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.

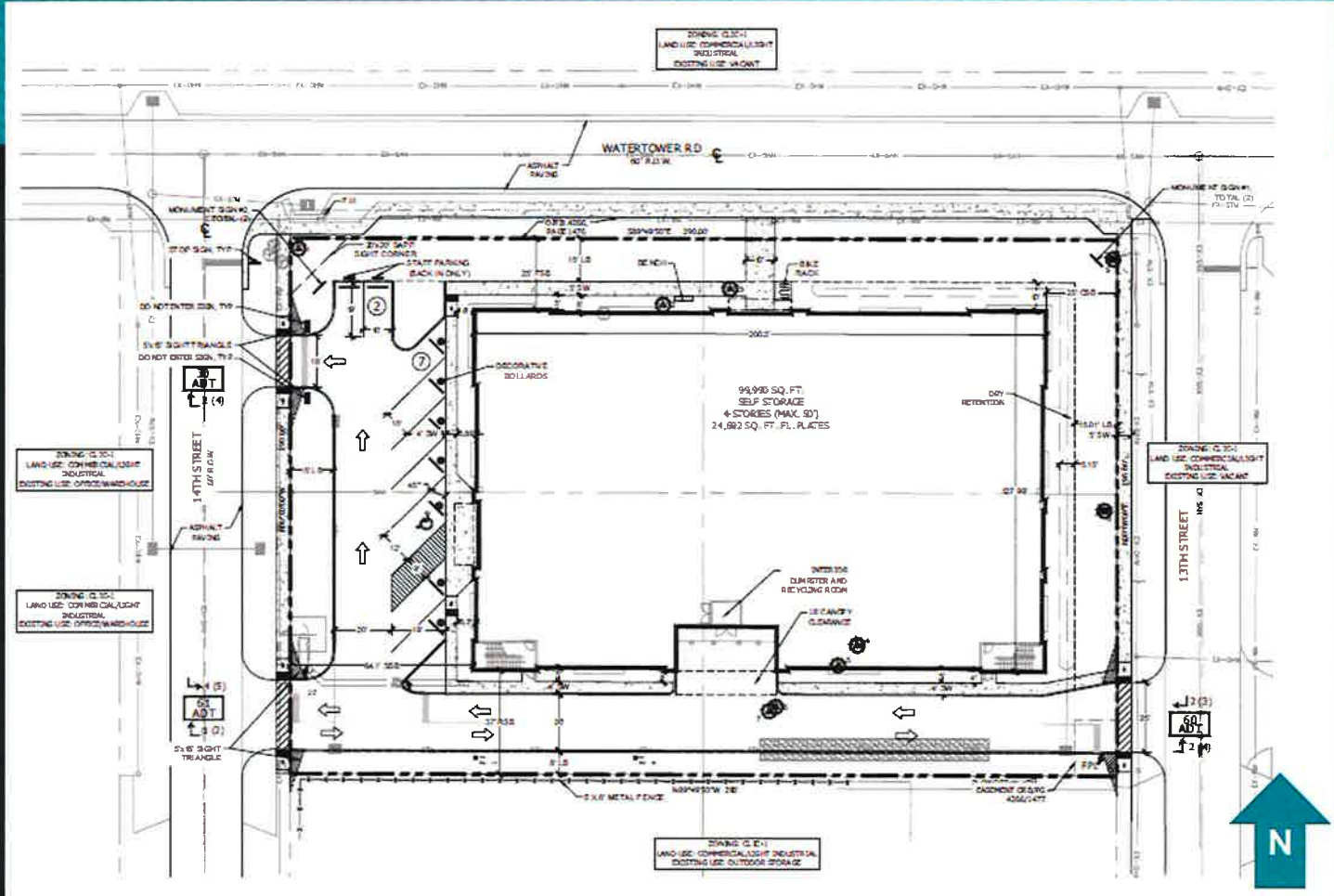
TOWN LAKE OF PARK
Planning and Zoning Board
MEETING DATE: March 7, 2022
PZ Agenda Item # PZ-22-1

Application: DXD Capital Self Storage

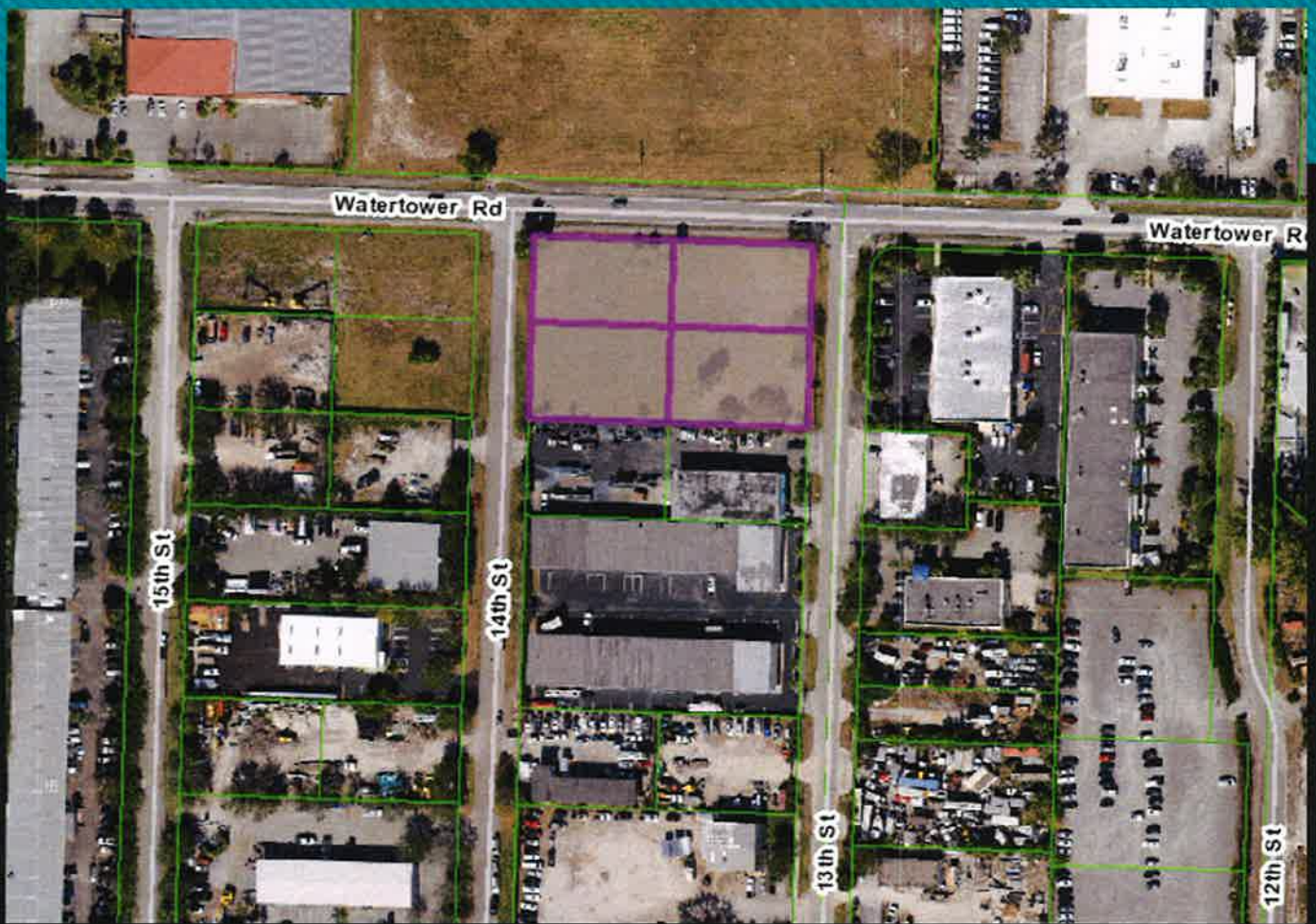
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Locational Info



Zoning Context

Existing Zoning: CLIC-1

Adjacent Existing Zoning:

- North: CLIC-1
- South: CLIC-1
- East: CLIC-1
- West: CLIC-1



FLU Context

Existing FLU: Commercial and Light Industrial

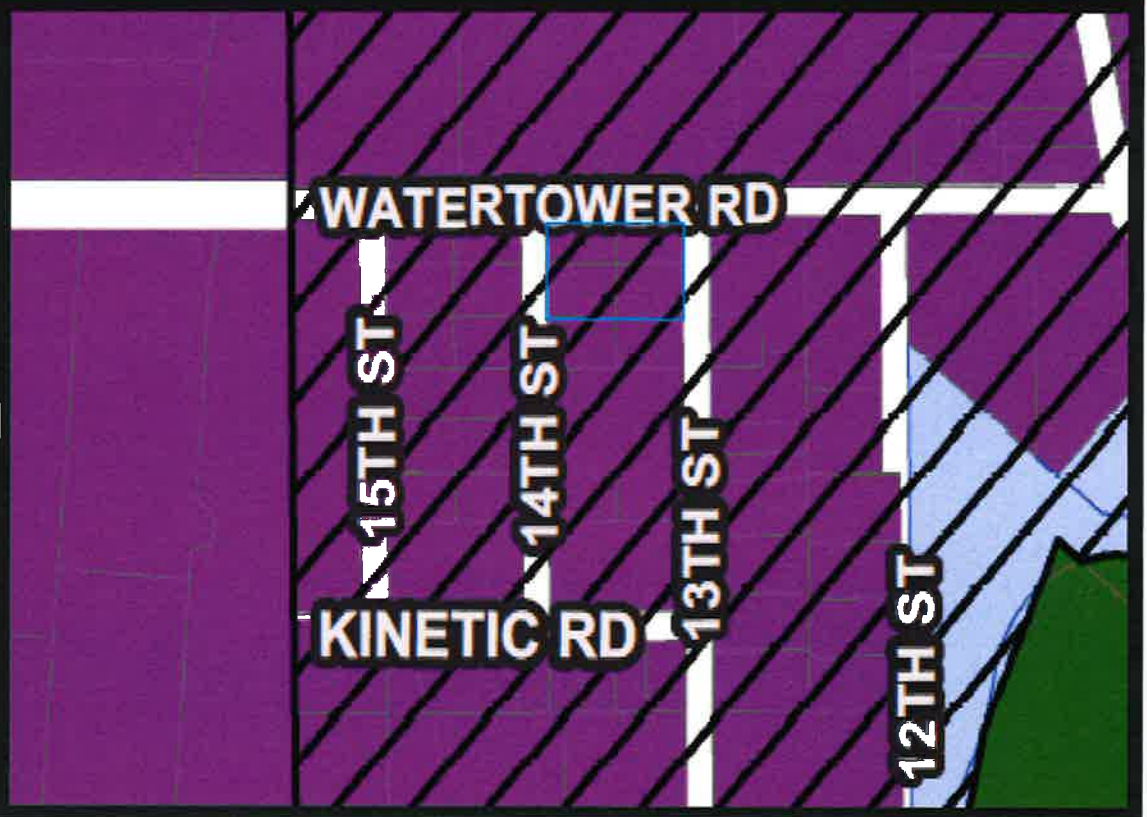
Adjacent Existing Land Use:

North: Commercial and Light Industrial

South: Commercial and Light Industrial

East: Commercial and Light Industrial

West: Commercial and Light Industrial



PART I: SITE PLAN APPLICATION

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PART II: STAFF RECOMMENDATION

Staff recommends APPROVAL of the Site Plan Application!