

RESOLUTION NO. 34-10-2013

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A VEHICLE SALES ESTABLISHMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Offlease Automart LLC, ("Applicant") has submitted an application for a special exception use of vehicle sales for a business to be located at 1301 10th Street (Subject Property) in the Town of Lake Park, Florida (Town); and

WHEREAS, the Subject Property is currently owned by Prime Plaza, Inc. (Owner"); and

WHEREAS, the Subject Property is located within the Town's C-1 Business District, and

WHEREAS, the Town's Planning and Zoning Board has reviewed the Application and has recommended its approval to the Town Commission; and

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

WHEREAS, at the hearing, the Town Commission considered the evidence presented by the Town staff, the Applicant, and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan; and

WHEREAS, at the hearing, the Town Commission considered whether the Application met the Special Exception criteria as set forth in Section 78-184 of the Town's Land Development Regulations, and

WHEREAS, at the hearing the Town Commission determined that certain conditions would be necessary in order for the Application to meet the special exception criteria of Section 78-184, and the Town's Land Development Regulations; and

WHEREAS, the Applicant, the Property Owner, and their successors and assigns shall be subject to the conditions contained in Section 2 of this Resolution.

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

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

Section 2. The Town Commission hereby approves the application for the special exception use of vehicle sales establishment subject to the following conditions:

- (1) The Applicant shall develop the Subject Property consistent with the following plans:
 - a. Boundary Survey and Site Plan referenced as Sheet 1 of 1, and prepared by Clyde O. McNeal PSM, signed and sealed 08/12/2013 and received and dated by the Town's Department of Community Development on 08/26/2013 as amended by the Applicant on 10/03/2013 to include the notations that a repair shop is not permitted as an accessory use for this special exception use, and that any fence running parallel to 10th Street shall be a post and cable or decorative material.
 - b. Photometric Plan prepared and signed and sealed by Ronald Levinson, P.E. on 08/27/2013 and received and dated by the Town's Department of Community Development on 08/27/2013.
- (2) The Applicant shall install a 30 inch hedge within the north and west perimeter landscape buffers as indicated on the Site Plan. All perimeter hedge material, including the existing hedge material surrounding the outdoor covered area, shall be maintained at a minimum 5-foot height. The Applicant shall install three additional palm trees of at least 12 feet and having a 3-foot trunk diameter within the east landscape buffer as indicated on the Site Plan.
- (3) The Applicant shall remove the striping of three existing parking spaces along the east building wall per the Site Plan.
- (4) The accessory use of repair shop is not permitted. Cosmetic repairs of vehicles, such as minor detailing, the changing of tires, and the installation of rims/hubcaps without the use of heavy machinery or fluids is permitted, but only between the hours of 8 a.m. and 6 p.m. Monday through Saturday. No vehicles shall be accepted for repair or service.
- (5) The installation of a Chainlink fence running parallel to 10th Street is prohibited. Any fencing facing 10th Street shall either be a decorative or post and cable fence. The proposed fence shall be subject to the review and approval of the Community Development Department and the Building Official.

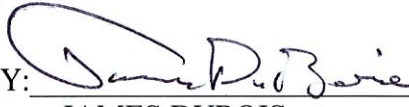
Section 3: This Resolution shall become effective immediately upon execution.

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

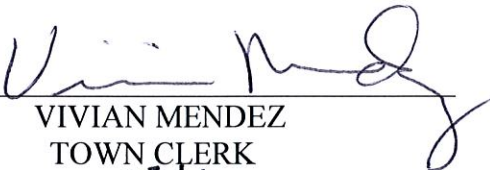
	AYE	NAY
MAYOR JAMES DUBOIS	<u> / </u>	<u> — </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u> / </u>	<u> — </u>
COMMISSIONER ERIN FLAHERTY	<u> / </u>	<u> — </u>
COMMISSIONER MICHAEL O'ROURKE	<u> / </u>	<u> — </u>
COMMISSIONER KATHLEEN RAPOZA	<u> / </u>	<u> — </u>

The Town Commission thereupon declared the foregoing Resolution NO. 34-10-13 duly passed and adopted this 2 day of October, 2013.

TOWN OF LAKE PARK, FLORIDA

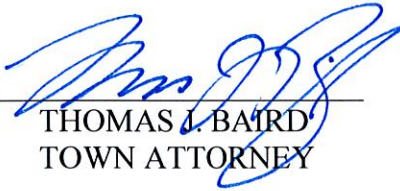
BY: 
JAMES DUBOIS
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: 
THOMAS L. BAIRD
TOWN ATTORNEY

AUG 26 2013



THE TOWN OF LAKE PARK
Community Development Department

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Name of Applicant/Agent: OFFLEASE AUTOMART LLC

Address: 1301 10TH ST LAKE PARK FL 33403

Telephone: 561-236-8416 Fax: _____

E-mail address: JLEE69@BELL SOUTH.NET

Owner Agent (Attach Agent Authorization Form)

Owner's Name (if not applicant): C. FRANCOIS / PRIME PLAZA INC

Address: 65 SPANISH RIVER DR PALM BEACH FL 33435

Telephone: 561-704-0039 Fax: _____

E-Mail address: _____

Property Location: 1301 10TH ST LAKE PARK FL 33403

Legal Description: KELSEY CITY LOTS 19 TO 30 INC

BLK 79

Property Control Number: _____

Future Land Use: COMMERCIAL Zoning: C-1

Acreage: 0.9 Square Footage of Use: 4500

Proposed Use: AUTO SALES AND REPAIR / ACCESSORY SALES

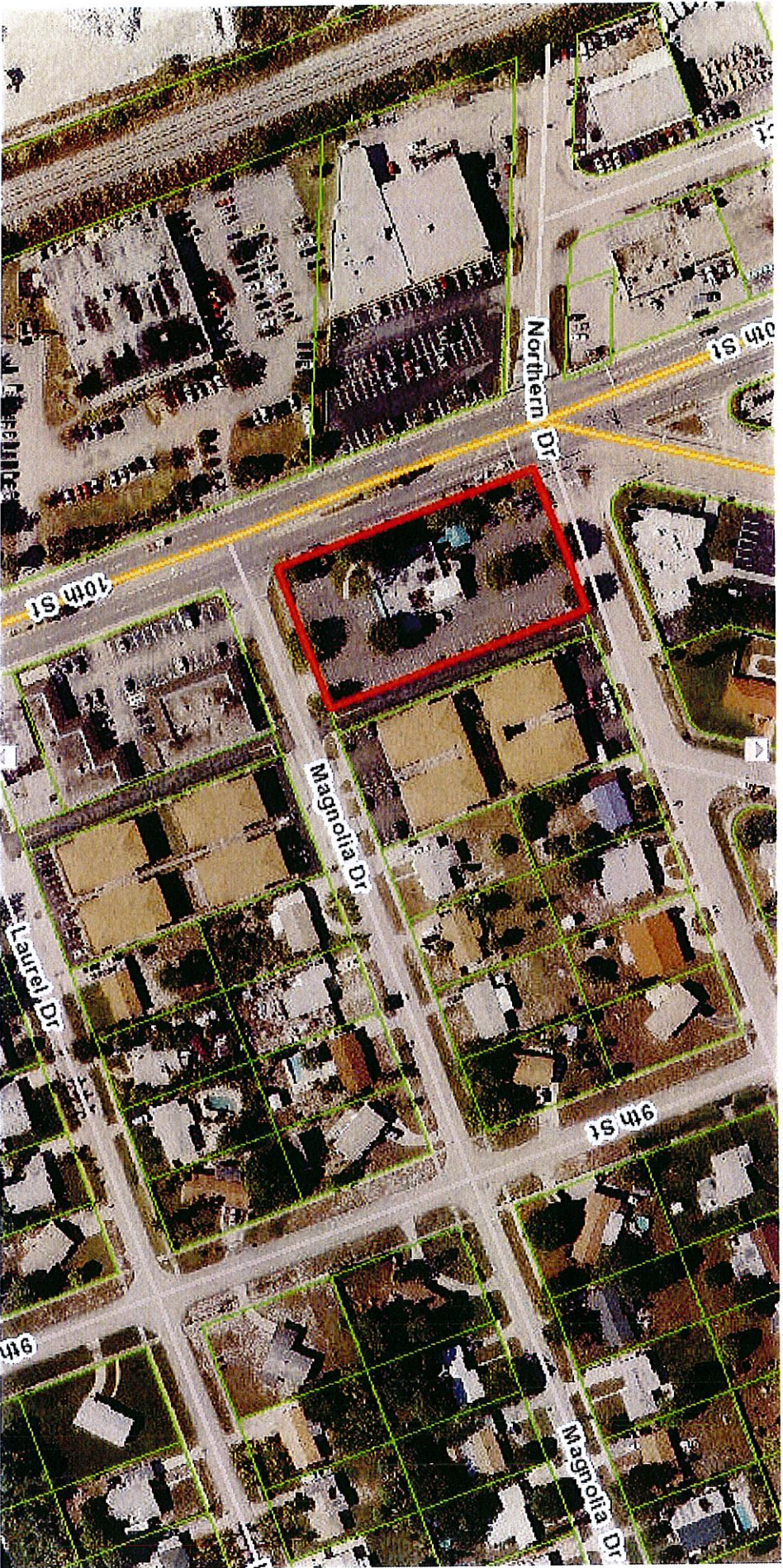
Adjacent Property

Direction	Zoning	Business Name	Use
North	C-1 + H-3	VALERO FUEL STATION	FUEL STATION
East	H-2	OPABOU SQUARE	RESIDENTIAL
South	C-1	CLAYTON SQUARE	MULTI BUSINESS
West	C-2	BENNETT AUTO SUPPLY	AUTO PARTS SALES

Application Fee \$1,250
Zoning \$800.00

PO BOX
530562
LAKE PARK FL
33403

AERIAL IMAGE OF SITE



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

One of our goals is to generate public interest in coming to our property to purchase used vehicles. That will do several things. First it generates income for the business and also adds to the tax base of our town. Second it also generates interest in the city of Lake Park, with an influx of people coming to our location. They will also be around other business locations in the Lake Park area. Bennett Auto supply is next door, AAMCO transmissions are right next door, along with the gas station just to our north, just to name a few. This will provide additional business opportunities for the neighboring businesses'.

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.

Our location and business model in no way will effect or detour away from the already existing landscape or integrity of the building. The landscape will remain current and up to code. There will be no removal or destruction of the current landscape. There will be no removal of current parking spaces. All handicap spaces will remain, along with ample parking for all vehicles that enter the property. All of the outside structure and appearance will remain within all of the Town Codes. There will be a perimeter fencing of the property to insure that the property is well protected and secure at all times. The interior structure and integrity of the building will remain. There will be no construction or removal of walls or anything to destroy the inside of the building.

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 locations ; mass ; and setback ; and other relevant factors peculiar to the Special Exception use and surrounding property.

The compatibility of the business with the surrounding properties is very favorable to the growth of local business. The auto parts store right next door has the potential for tremendous growth. Pre-owned vehicles have a big need for auto parts and services that would be ideal for the auto parts business. The fuel station just to the north would be a primary location for us to use for our fueling needs, as most of our cars will require the need for fuel. The transmission business has the potential to add many opportunities for future business. Our hours of operation will coincide with all other local businesses in the area. Our hours of operation will be from 9:30am to 8:00pm Monday thru Friday, 9:30am to 7:00pm on Saturdays, and 12:00 to 5:00 on Sundays. The type and amount of traffic generated will be favorable for all in the area. With the amount and type of traffic that will be generated it will also have an effect on the so called "negative" activity in the area. The activity will detour away the undesirable activity that exists in the area now. This once again is in favor of all the businesses in the area. The building is also set back far enough that you won't have potential dangerous situations near the existing roadways. It is clear to see that the business will provide a potential for profit and benefit all surrounding businesses in the area.

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.

There will be no concentration or proliferation of the same type of Special Exception use because there are no auto dealers within the area. This will be in no way detrimental to the development or redevelopment of the area. In fact just the opposite, this will enhance the area, and will be favorable for the surrounding businesses and land owners for future development. It also will have the ability to entice future owners of businesses to consider the Town of Lake Park to be their home to build and grow future businesses.

5. Please explain how the Special Exception use does not have the 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 nuisances factors generated by the Special Exception use; (c) The effect on the amount of flow traffic within the vicinity of the proposed Special Exception use.

There will be no detrimental impact to the area based on persons using the property, because there will be a minimum staff and there will be no visible (other than walking around) activities within the sight of the surrounding properties. There will defiantly be no one residing at the property, so there is no concern there. There will be no variance in the degree of noise, as all of the business transactions will be taking place within the confines of the building and will not be subject to the outside. Since we will not be dealing or handling any chemicals or anything of that nature. There will be no unpleasant or disturbing odors ever coming from the property. Since all transactions will be done inside, the visual effect will be nonexistent and never a detriment or disturbing to existing businesses or residential property owners. The effect that the flow of traffic will have will be positive for all. Since the property will be gated and fenced all around there will be no "overflow" spilling out on the streets. This will also insure safety and security for all that enter. The additional traffic also equals to addition people, this again is potential for all surrounding businesses to obtain additional customers and potential business for future growth in their own line of business.

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

There would not be a reduction in light, but an actual enhancement in light. There will be additional lighting that we will install to enhance the property, and because our hours of operation will be within the normal business hours of the day. There will be no interference or contradiction to adjacent business owners or residential property owners in regards to lighting. So this is actually a positive for the surrounding businesses and property owners. As far as air adjacent properties, all existing properties on the property will remain unchanged. Property values will now have the potential to increase in the area, because there will be another successful business in the area that will entice and lure potential business owners, Making the potential for values of properties in the area to increase at greater speed than unused or vacant properties. With the existence of a successful business in the area, future development will now become more attractive and promising to new business owners. Since the property and business will be totally fenced in and secured, there will be no negative impact on any natural systems or any public facility. All pedestrian amenities will remain unchanged and kept up to existing codes. All handicap amenities will also remain unchanged and kept up to all existing codes.

August 6, 2013

I, Christina Hancock (Property Owner), authorize Mr. Dan Wynne of OffLeaseAutoMart (Business) to submit a Special Exception application and assume all procedural and financial responsibilities for the above-referenced application. *and Jerry Lee*

Christina Hancock

(Signature of Property Owner)

Kimberly B Rowley



8/6/2013

Notary Seal

Personally Known

Date / Identification Produced

*The Town of Lake Park
Community Development Department*



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

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

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

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

I, Jerry Lee, have read and understand the regulations above regarding cost recovery.
[Signature]
Signature of Property Owner Applicant Date 8/26/13

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

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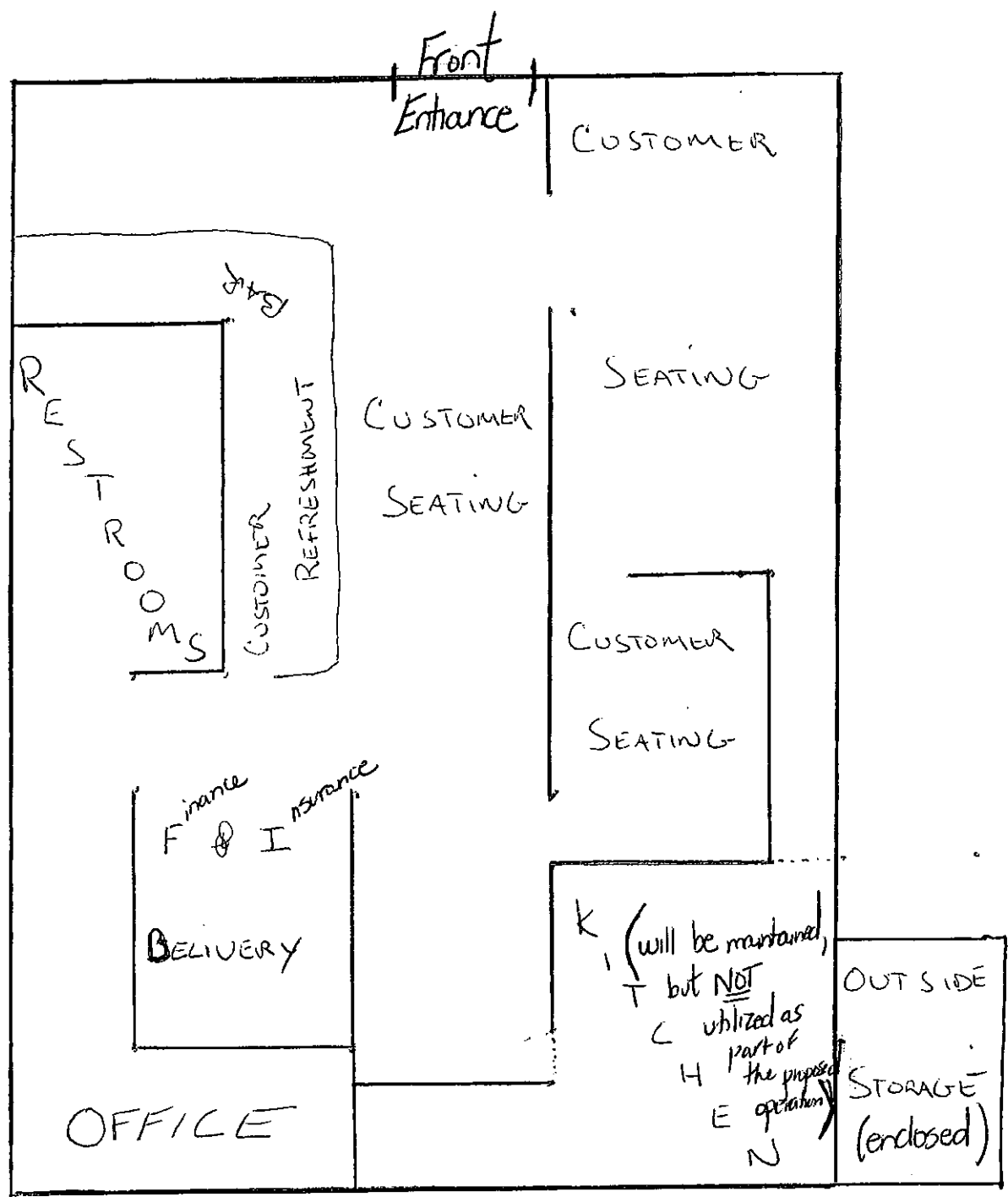
COMMUNITY

Northern Drive

AUG 26 2013

Development

10th Street



FLOOR PLAN



September 4, 2013

Masoud Atefi, MSCE
TPS Administrator – Municipalities
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411

Re: Automobile Sale – Lake Park
PCN: 36-43-42-20-01-079-0190

Dear Mr. Atefi:

There is an application to convert an existing 4,500 square-foot building into a used automobile sale facility. The existing building has been in use within the past five years as a high turnover sit-down restaurant. The 0.95-acre site is located at 1301 10th Street in the City of Lake Park. The facility is expected to be operational as soon as approved, but no later than 2015.

MTP Group has been retained to prepare a Traffic Statement. This statement has been prepared to comply with the requirements of *Palm Beach County Traffic Performance Standards (TPS) Article 12 of the Palm Beach County Unified Land Development Code*.

Trip generation characteristics of the development have been determined using trip generation rates included in the *Palm Beach County Trip Generation Rates* table dated September 1, 2011. The most appropriate land use included in the table for the proposed use is new car sales. Therefore, trip generation characteristics of the proposed development have been evaluated based on those of new car sales. **Table 1** presents the trip generation characteristics of the proposed development while **Table 2** presents the trip generation rates used in the study.

TABLE 1
Trip Generation

Land Use	Amount	Daily Traffic	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Car Sales	4,500	150	9	7	2	12	5	7
<i>Pass-By</i>	15%	23	1	1	0	2	1	1
Net Traffic - Proposed		127	8	6	2	10	4	6
Existing								
Restaurant	4,500	572	52	27	25	50	30	20
<i>Pass-By</i>	43%	246	22	12	10	22	13	9
Net Traffic - Existing		326	30	15	15	28	17	11
Net Traffic		(199)	(22)	(9)	(13)	(18)	(13)	(5)

Independent Variable:

New Car Sales: 1,000 square-feet
High Turnover Sit-Down Rest.: 1,000 square-feet

TABLE 2
Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
New Car Sales	841	33.34	2.03	74%	26%	2.59	39%	61%
High Turnover Sit-Down Rest.	932	127.15	11.52	52%	48%	11.15	59%	41%

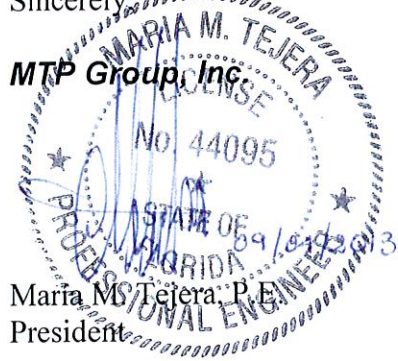
As presented in Table 1 above, the proposed development has the potential to reduce traffic impact from that already vested due to the existing use in the property.

Based on the requirements of *Palm Beach County Traffic Performance Standards*, the proposed development does not require a traffic study and should be approved.

Please, do not hesitate to contact me at your earliest convenience at (561) 795-0678 should you have any questions.

Sincerely,

MTP Group, Inc.



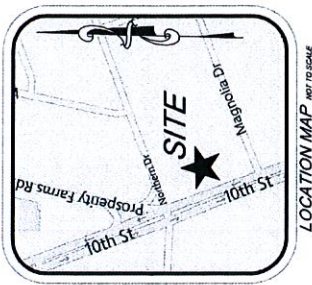
Maria M. Tejera, P.E.
 President

Florida Registration Number 44095
 MTP Group Certificate of Authorization 6585

BOUNDARY SURVEY & SITE PLAN OF PROPOSED IMPROVEMENTS OF
 1301 10th STREET
 LAKE PARK, FL 33403
 PREPARED FOR
 OFF LEASE AUTOMART

Project: 12347
 Date: 8-12-2013
 Scale: 1" = 30'

COMPASS SURVEYING
 4250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: 561.446.4800
 FAX: 561.440.5776
 WWW.COMPASSSURVEYING.NET
 LB #1663



FLOOD ZONE: C
 COMMUNITY NUMBER: 120212
 PANEL: 0005
 SUFFIX: B

LEGAL DESCRIPTION:

LOTS 19 THROUGH 30, INCLUSIVE, BLOCK 79, KELSEY CITY, ALSO KNOWN AS LAKE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Lot size: 41,250 s.f. (0.947 acres)
 ABBREVIATION DESCRIPTION:

- A/C AIR CONDITIONER
- C CENTERLINE
- I.D. IDENTIFICATION
- LB LICENSED BUSINESS
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.H.L. OVERHEAD UTILITIES
- P-K PARKER KYLON MAIL
- PSM PROFESSIONAL SURVEYOR MAPPER
- R/W RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. NO CLAIM OF PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING THIS SURVEY.
2. THIS SURVEY IS FOR THE PURPOSE OF ABSTRACTING THIS SURVEY.
3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.

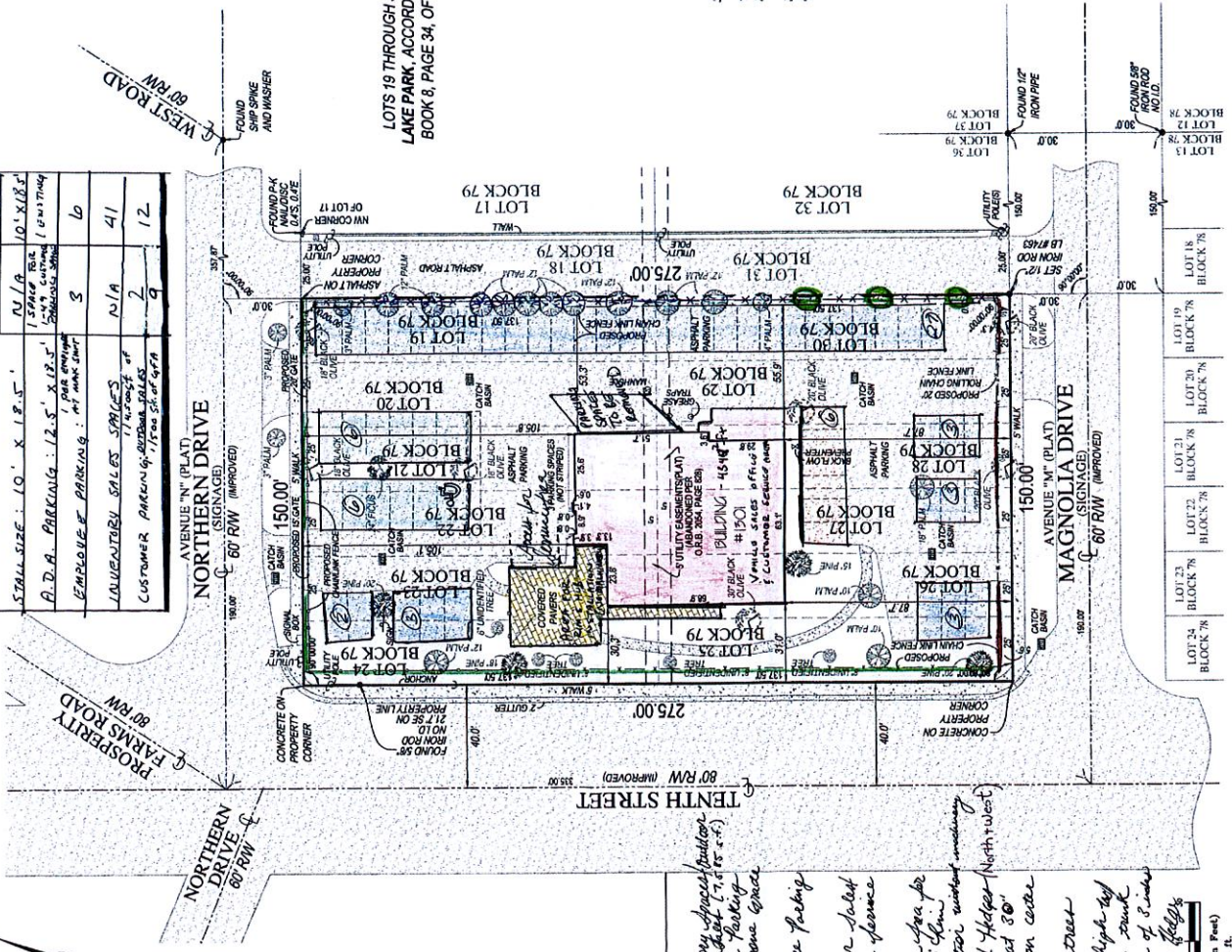
REVISIONS:
 1. LOCATED PARKING STIPES AND EXISTING TREES AND REVISED PROPOSED FENCE... 08/21/2013

* additional notations in color added by Applicant *
 COMMUN...
 AUG 26 2013

Clyde O. McNeal PSM #2863
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Tabular Data for Parking Existing # of Parking Spaces: 5-9

Use	Area	Existing # of Parking Spaces
N/A	10' x 18.5'	10
P.D.A. Parking	12.5' x 12.5'	3
EMPLOYEE PARKING	at max dist	3
ADJUTANT SALES SPACES	N/A	41
CUSTOMER PARKING	at max dist	2
		12



Legend

- Necessary space for customer area for block 79 (0.947 acres)
- Customer parking at an above grade site
- Employee parking
- Vehicular street
- Customer fence area
- Service area for building (at max dist)
- Proposed fence (Northwest) placed at 80' feet on center
- Proposed palm trees
- 12 ft high w/ minimum trunk diameter of 8 inches
- Utility poles

GRAPHIC SCALE (in Feet)
 1 inch = 30 ft.

RONALD L. LEVINSON, P.E.
3030 So. Olive Ave.
West Palm Beach
Florida 33405-1868
Ph: (561) 979-4835
Fak: (561) 983-2827
LevinsonR@gmail.com

F.L.P.E. NO. 34871



PROJECT:
**OFFLEASE
AUTOMART**

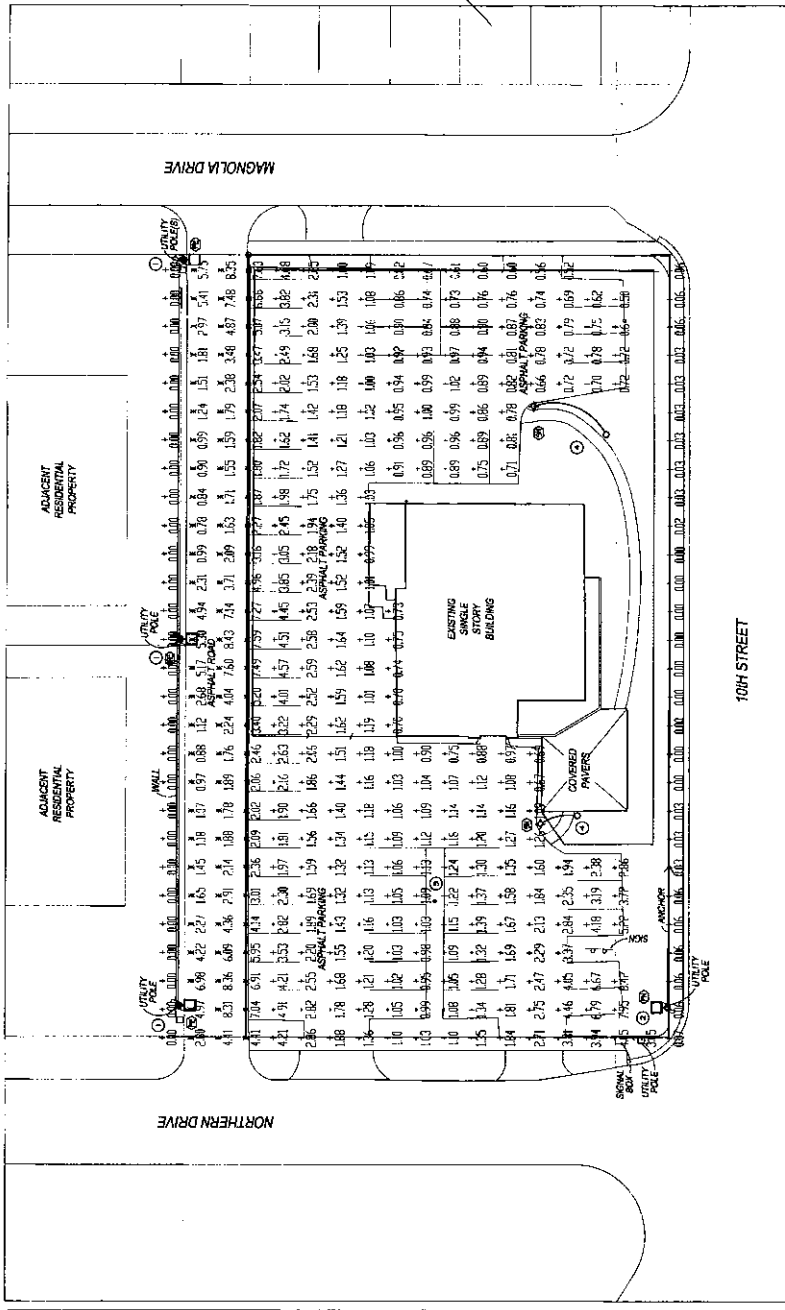
SITE LIGHTING

PKR-36-43-20-01-09-0190
1501 10th St.
Lakeland Park
Florida
33403

Date: 8-27-2015
Drawn By: RLL
Checked By: RLL
Project No.: B0802
Revised:

SHEET NO. 1 of 1

E-1



1 SITE LIGHTING PLAN
SCALE: 1" = 20'-0"

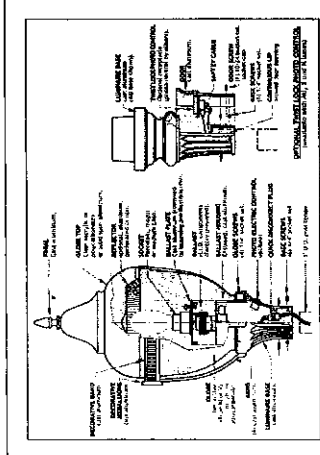
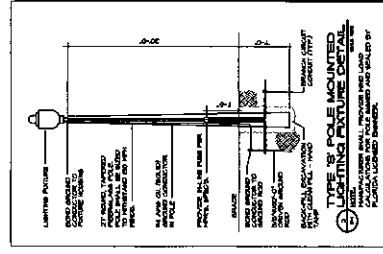
ELECTRICAL SHEET LIST:
E-1 SITE LIGHTING PLAN

LUMINAIRE SCHEDULE:

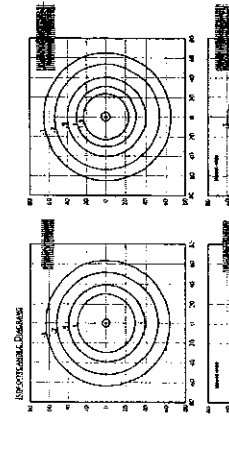
TYPE	MANUFACTURER	DESCRIPTION	FOOTCANDLES	HEIGHT	SPACING	AVC	MAX	MIN	NUMBER	AVG	LF	LF/FT
1	FC LUMINAIRE	FC-400 POWERLOAD	30000	34'	100 FT	10A	8.42	0.50	19.94	3.02	0.8	1
2	FC LUMINAIRE	FC-400 POWERLOAD	30000	34'	100 FT	10A	8.42	0.50	19.94	3.02	0.8	1
3	FC LUMINAIRE	FC-400 POWERLOAD	30000	34'	100 FT	10A	8.42	0.50	19.94	3.02	0.8	1

CALCULATION SUMMARY:

AREA NAME	AREA (SQ FT)	AVG FC (FOOTCANDLES)	AVC	MAX	MIN	NUMBER	AVG
1	1000	10.0	10A	8.42	0.50	19.94	3.02
2	1000	10.0	10A	8.42	0.50	19.94	3.02
3	1000	10.0	10A	8.42	0.50	19.94	3.02

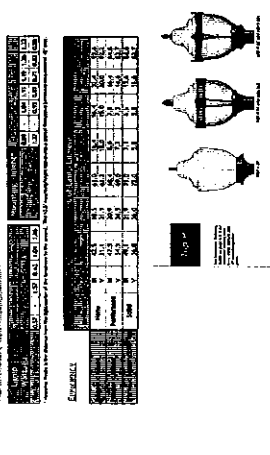


CLAMP SHALL BE USED FOR ALL DIMENSIONED MOUNTING HARDWARE...
MOUNTING HARDWARE SHALL BE USED FOR ALL DIMENSIONED MOUNTING HARDWARE...
MOUNTING HARDWARE SHALL BE USED FOR ALL DIMENSIONED MOUNTING HARDWARE...



Beam Spread and Footcandle Distribution Data

Luminaire	Beam Spread (Degrees)	Footcandle Distribution
1	10	10.0
2	15	10.0
3	20	10.0
4	25	10.0



LEGAL NOTICE OF PUBLIC HEARING FOR SPECIAL EXCEPTION USE
APPLICATION - TOWN OF LAKE PARK

PLEASE TAKE NOTICE AND BE ADVISED that the Town of Lake Park **Town Commission** will hold a public hearing on **Wednesday, October 2, 2013, at 6:30 p.m.** or as soon thereafter as can be heard, in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida for a Special Exception Use application filed by Offlease Automart LLC, for a Vehicle Sales with accessory vehicle repair shop establishment within the Commercial-1 Business District, for a property located at 1301 10th Street, in the Town of Lake Park, Florida.

All documents pertaining to said application are available in the Community Development Department, 535 Park Avenue, Lake Park, Florida, and may be reviewed by the public during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday, telephone number (561) 881-3318.

If a person decides to appeal any decision made by 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.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Sunday, September 22, 2013

RECEIPT

Ad Name: 264454A Ad ID: 264454 Original Ad ID:

Start: 09-22-2013
Stop: 09-22-2013
Issues: 1
Words: 233
Dimension.. 1 X 51
Color:

Editions:
PB Post Web
PB Post

**LEGAL NOTICE OF PUBLIC HEARING
FOR SPECIAL EXCEPTION USE**

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Town Clerk: Vivian Mendez
PUB: The Palm Beach Post
9-22/2013 #123460

Ad shown is not actual print size.

**LEGAL NOTICE OF PUBLIC HEARING FOR SPECIAL EXCEPTION USE
APPLICATION - TOWN OF LAKE PARK**

PLEASE TAKE NOTICE AND BE ADVISED that the Town of Lake Park Town Commission will hold a public hearing on Wednesday, October 2, 2013, at 6:30 p.m. or as soon thereafter as can be heard, in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida for a Special Exception Use application filed by Offlease Automart LLC, for a Vehicle Sales with accessory vehicle repair shop establishment within the Commercial-1 Business District, for a property located at 1301 10th Street, in the Town of Lake Park, Florida.

All documents pertaining to said application are available in the Community Development Department, 535 Park Avenue, Lake Park, Florida, and may be reviewed by the public during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday, telephone number (561) 881-3318.

If a person decides to appeal any decision made by 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.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post
9-22/ 2013 #123460

**LEGAL NOTICE OF PROPOSED ORDINANCE
TOWN OF LAKE PARK**

Please take notice that on Wednesday, October 2, 2013 at 6:30 p.m. or soon thereafter the Town Commission, of the Town of Lake Park, Florida in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance on second reading and proposed adoption thereof:

ORDINANCE NO. 14-2013

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 22, ARTICLE III, OF THE TOWN CODE ENTITLED "MOBILE VENDORS"; PROVIDING FOR AMENDMENTS PERTAINING TO FOOD AND MERCHANDISE SALES AND SERVICES BY MOBILE VENDORS IN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by 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, CMC, Town Clerk
Town of Lake Park, Florida
PUB: The Palm Beach Post
9-22/ 2013 #124633



Town of Lake Park
Community Development Department

Certified Mail – You are receiving this notice because you are the legal owner of record for property that is located within 300 feet of the subject property.

August 29, 2013

Re: 1301 10th Street, Lake Park, FL - Special Exception Use Application to establish a “Vehicles Sales with accessory vehicle repair shop”

Dear Property Owner:

Please be advised that Offlease Automart LLC, the applicant and agent for the property located at 1301 10th Street, Lake Park, Florida, 33403, has filed an application for a special exception pursuant to Code Section 78-71 to allow for a vehicle sales with an accessory repair shop establishment to be operated at the aforementioned address. The property is currently owned by Prime Plaza Inc.

The **Planning and Zoning Board** will conduct a public hearing to consider this application on **Thursday, September 12, 2013 at 6:00 p.m.**, in the Town Hall Commission Chambers located at 535 Park Avenue, Lake Park, Florida.

The **Town Commission** will conduct a public hearing to consider this application on **Wednesday, October 2, 2013**, or as soon thereafter as can be heard, in the Town Hall Commission Chambers located at 535 Park Avenue, Lake Park, Florida.

If you have any questions, please do not hesitate to call the Community Development Department at (561) 881-3318.

Sincerely,

Nadia Di Tommaso

Community Development Director

535 Park Avenue, Lake Park, Florida 33403 – Phone: 561-881-3319 Fax: 561-881-3323
Web Site: www.lakeparkflorida.gov Email: NDiTommaso@lakeparkflorida.gov