



**Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, March 6, 2013, 7:10 p.m.
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, March 6, 2013 at 7:10 p.m. Present were Mayor James DuBois, Vice-Mayor Kendall Rumsey, Commissioners Jeanine Longtin and Steve Hockman, Town Manager Dale S. Sugerman, Town Attorney Thomas Baird, and Town Clerk Vivian Mendez. Commissioner Tim Stevens was absent.

Vice-Mayor Rumsey led the invocation and Mayor DuBois led the pledge of allegiance. Town Clerk Vivian Mendez performed the Roll Call

ADDITIONS/DELETIONS/APPROVAL OF AGENDA:

Commissioner Longtin requested that the following items be added 1) pictures of the Commissioners, 2) Library Board, 3) Resolution regarding Mayor Vacancy, and 4) Town Manager Monthly Update dated February 28, 2013 for discussion purposes.

Attorney Baird stated that the item regarding Mayor Vacancy is an Ordinance regarding Commission Vacancies not a Resolution and that it is a legislative item. He opined that it would be inappropriate for this Commission to discuss the item because it will be discussed and action taken by a future Commission.

Commissioner Longtin removed her request to discuss the item.

Mayor DuBois requested that discussion regarding the Park Avenue BBQ modifications be added to the agenda.

Commissioner Longtin questioned adding the item because the CRA had discussed the item and provided direction to staff.

Mayor DuBois believed that it is important for the Commission to discuss the item.

Motion: A motion was made by Vice-Mayor Rumsey to approve the agenda as amended; Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		

Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

PUBLIC and OTHER COMMENT:

Diane Bernhard, 301 Lake Shore Drive, thanked the current Commissioners for their service and hard work.

GENERAL BUSINESS:

1. Regular Commission Meeting Minutes of February 20, 2013

Commissioner Longtin requested the following corrections to the minutes:

1) page 3 under Public and other Comment before the motion; she requested that her comment regarding removing the parking meters be added.

2) page 8 under item 5, Authorizing the Town Manager to Sign an Engagement Letter and a Marketing Letter Promoting the use of a Town of Lake Park Video, in the sixth paragraph that the word "assumed" be added regarding the video. That the words "if the Commission agrees to this" be added after the second "that". She questioned if she said that the agreement should be for two (2) years.

3) page 13 under Comments by Commission, Town Manager, Town Attorney that in her comments that the word "he" be replaced with "they".

Mayor DuBois requested that on page 10 paragraph four (4) that his comments be clarified that he did not negotiate with Mr. Gomez of Gomez Barker regarding the cost for his services. He explained and that he inquired about Mr. Gomez's availability to serve as the Town's Lobbyist through the upcoming Legislative Session.

Motion: A motion was made by Commissioner Longtin to approve the Regular Commission Meeting Minutes of February 20, 2013, as amended; Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		

Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

BOARD MEMBERSHIP:

2. Library Board

Town Clerk Mendez advised that Lisa Colgan has been reappointed as a regular member and that Guadalupe Laurence has been appointed as a regular member to the Library Board . The ballots are attached as Exhibit "A".

3. Planning and Zoning

Town Clerk Mendez advised that there is a tie for the appointment of Cynthia Grey to the Planning and Zoning Board. The ballots are attached as Exhibit "B".

PUBLIC HEARINGS:

ORDINANCE ON SECOND READING:

Mayor DuBois opened the Public Hearing.

4. Ordinance No. 02-2013 Amending the Future Land Use Map Designation for Parcels within the Palm Beach County Scrub Area.

Town Manager Sugerman explained the item (see Agenda Request Form attached as Exhibit "C").

PUBLIC COMMENT:

None

Motion: A motion was made by Commissioner Hockman to approve Ordinance No. 02-2013; Vice-Mayor Rumsey made the second.

Vice-Mayor Rumsey stated that the County Representatives were asked to be at this meeting to discuss this issue.

Rob Robins, Director of Palm Beach County Department of Environmental Resources Management, explained what is planned for the Palm Beach Scrub Area. He explained that a parking lot, kiosk with information, hiking trail, and sidewalk that is ADA compliant that will lead to an overlook area is included in the plan. He stated that the anticipated construction cost is approximately \$300,000. He explained that if the project

was put into the construction queue now the anticipated completion date is approximately eighteen (18) to twenty-four (24) months.

Vice-Mayor Rumsey asked if the project is going to be placed in the queue now.

Mr. Robins stated that they would like to and would like to have the Town's blessing to do so.

Mayor DuBois stated that there had been conversation about combining this project with the Park Avenue Extension and that putting the entrance along the improved Extension of Park Avenue makes more sense to him than putting it on Silver Beach Road. He asked if there has been any accommodation on the plans for the Silver Beach Road improvements for the entrance to this area.

Mr. Robins stated that he met with the Palm Beach County Road and Bridge Division and stated that a curb cut was not anticipated for the parking lot but it can be accommodated.

Mayor DuBois asked if it would be possible to have two entrances.

Mr. Robins explained that there were three (3) reasons why Park Avenue was not selected as the first option for the public use facilities. First, was that generally the site has higher ground in the northwest with steep slopes and in order to come off of the Park Avenue Extension into a parking lot and then into a ADA compliant trail would require additional engineering and funding and would have more environmental impact. The second reason was to have the parking lot entrance on or near a curve would reduce line of sight for traffic coming in and out of the parking lot. The third and primary reason is that the Extension of Park Avenue is not currently on the Palm Beach County's five (5) year road plan and they did not want to tie the project to that future project.

Mayor Dubois stated that the Park Avenue Extension entrance would have less impact on the environmentally sensitive area then the Silver Beach entry because the North West corner at Joule has the lowest quality of environmental conditions to disturb. The Park Avenue Extension planning calls for slower speeds due to its limited width, its curves, and changing elevations and the sight line concerns for turning in and out of the proposed nature center entrance are mitigated by the slower speed. For clarification purposes, not stated during the meeting. The town has been meeting with Palm Beach County engineering to resolve development issues and private developers are also working on Park Avenue Extension construction plans that may not requiring the five year planning tool. He stated that he would like for the possibility of an entrance from the Park Avenue Extension to be kept in mind in the future.

Mr. Robins stated that after expending the funds on the initial parking lot that he does not anticipate that the County would be willing to expend the funds on an additional parking lot until such time as the first parking lot was worn to the point of requiring to be re-done.

Mayor DuBois asked if the project could be deferred until there was a definitive answer on whether the Park Avenue Extension was going to be built.

Mr. Robins stated that the Town has a say in the public access point of this facility and if the Town would like to engage in further discourse in where that access point will be that he would be happy to engage in the conversation. He stated that Silver Beach Road access point is an opportunity to pursue now whereas, the access point on the Park Avenue Extension is an unknown.

Mayor DuBois stated that he has been working on getting resolution to the Park Avenue Extension discussion.

Vice-Mayor Rumsey stated that from what he knows the Park Avenue Extension is five (5) years away. If the money can be put in now to move ahead with the access point on Silver Beach Road that his preference would be to move ahead now. He asked how many parking spaces will be in the parking lot, what hours it would be open, if there would be someone there working or if it would be a natural area that the community can come and what is the distance of the walking trail.

Mr. Robins stated that the parking lot would accommodate five (5) cars and one (1) bus and the hours of operation would be sunrise to sunset. He explained that there would not be anyone working at the location that a gate would be constructed and the Town would be asked to open and close the gate. He stated that the trail is approximately a mile and a half and the ADA trail is approximately 1500 feet.

Commissioner Hockman asked if a parking lot could be placed in the northeastern quadrant.

Mr. Robins stated that there are ownership issues and access points that are unresolved. He stated that there are a number of questions regarding where an entrance could be located along the Park Avenue Extension.

Mayor DuBois asked if during the planning, design and engineering could a conceptual design including a co-location of an access point on the Park Avenue Extension.

Mr. Robins stated that it could be done and a conceptual design would not be hard to do and would prefer to do that after. If the Commission concurs, the Silver Beach Road access point is out to bid. He stated that in the County's process the bottle neck is getting the project out to bid and once it is out to bid it is moving along. He would not want to slow down that process. He explained that a conceptual sketch is something that they could do but not sealed drawings.

Commissioner Longtin asked if there will be bicycle racks. She stated that she likes the main access coming off Silver Beach Road. She asked why this project has not moved forward previously.

Mr. Robins stated "yes" there will be bicycle racks. He stated that the project got caught up with the Silver Beach Road and Park Avenue improvements and it fell through to the bottom of the stack as other project that were more ready to go took its place in the queue.

Mayor DuBois stated that some of the delay is on the Town too. That through the Interlocal Agreement the Town has operational commitments and at this time he does not think the Town could take them on and in eighteen (18) months the Town could plan for those obligations. He stated that the Town will have to plan for the operation of this facility such as trash pick-up, maintenance around the facility, and other obligations.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

Vice-Mayor Rumsey asked if the project is now in the queue.

Mr. Robbins stated "yes".

Attorney Baird read the Ordinance into the record by title only.

5. Ordinance 03-2013 Zoning Code Text Amendment Creating the Conservation Zoning District

Town Manager Sugerman explained the item (see Agenda Request Form attached as Exhibit "D").

PUBLIC COMMENT:

None

Motion: A motion was made by Vice-Mayor Rumsey to approve Ordinance No. 03-2013; Commissioner Longtin made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner			

Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

Attorney Baird read the Ordinance into the record by title only.

6. Ordinance 04-2013 Rezoning of the Palm Beach County Scrub Area from the "Campus Light Industrial Commercial" Zoning District to the "Conservation" Zoning District

Town Manager Sugerman explained the item (see Agenda Request Form attached as Exhibit "E").

PUBLIC COMMENT:

None

Motion: A motion was made by Commissioner Longtin to approve Ordinance No. 04-2013; Vice-Mayor Rumsey made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

Attorney Baird read the Ordinance into the record by title only.

Mayor DuBois closed the Public Hearing

RESOLUTION:

7. Resolution No. 05-03-13 Site Plan for Serve Pro

Town Manager Sugerman explained the item (see Agenda Request Form attached as

Exhibit "F").

Attorney Baird stated that this is a Quasi-Judicial item and that the Commission needs to disclose any ex-parte communication regarding this item and any witnesses that will be testifying will need to be sworn-in.

Vice-Mayor Rumsey, Commissioners Longtin and Hockman stated that they have had no ex-parte communication regarding this project.

Mayor DuBois stated that he attended the Planning and Zoning Board meeting when this item was considered, he spoke with Town staff regarding the project and spoke with the applicants after the Planning and Zoning Board meeting.

Town Attorney Baird swore in the applicant and all person(s) that are going to testify regarding this item.

Jennifer Vale, Land Design South made a PowerPoint presentation (see attached Exhibit "G"). She explained that Mitchell Rubin, ServPro, and Karen Bentz, Land Design South, are present to answer any questions. She stated that the applicant is in agreement with all of the conditions for approval provided in the Agenda Request Form (see attached Exhibit "F").

Motion: A motion was made by Vice-Mayor Rumsey to approve Resolution No. 05-03-2013 and the Site Plan as revised subject to conditions in the Agenda Request Form (attached as Exhibit "F"); Commissioner Hockman made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

DISCUSSION AND POSSIBLE ACTION:

8. Proposed Reconfiguration of Town Hall Printers/Copiers/Scanners

Town Manager Sugerman explained the item (see Agenda Request Form attached as Exhibit "H").

Commissioner Longtin asked what will happen to the existing machines.

Town Manager Sugerman stated that the leases on the equipment are in effect up and the Town will own the machines for \$1 and some will be moved around and others may go on the surplus list.

Mayor DuBois asked if service for the equipment included in the lease payment. He stated that in his experience that if the default is set to black and white and color is used on an as needed basis that monies can be saved and asked if a code will be required when using color. He stated that he noticed that the default pixel size for images scanned to PDF was large and asked if the default size could be made smaller and default to black and white in order to save memory on the server.

Town Manager Sugerman stated "yes" service is included and a code will be required when using color. He stated that the discussion regarding the pixel size is an operational discussion and a separate discussion.

Motion: A motion was made by Commissioner Hockman to approve a four-year agreement with Toshiba Business Solutions via an annual purchase order for four multi-purpose printer/copier/scanner/fax machines as proposed to the Town in Exhibit "H" utilizing the State of Florida a government contract terms; Commissioner Longtin made the second.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin	X		
Commissioner Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 4-0.

9. General Fund Contingency Line Iteming for "Eyes on Park" Relocation

Town Manager Sugerman explained the item (see Agenda Request Form attached as Exhibit "I").

Commissioner Hockman asked if the system is currently in operation, if there is any reason it cannot be left as it is currently and why is the system being moved.

Town Manager Sugerman stated "yes" the system is still operational. He stated that there is no reason that the system could not be left as it is currently. He stated that there are two reasons to move the system first is the opportunity to expand the system with six (6)

additional cameras and secondly to provide access to the system at the Palm Beach Sheriff's office building rather than at a building that is being leased to an outside group.

Commissioner Hockman asked if the camera feed can be accessed via the internet.

Town Manager Sugerman stated that he believes that access is at the 800 Park Avenue building.

Public Works Director Dave Hunt stated that the internet connection was disconnected when the 800 Park Avenue building was vacated, the electricity remained on in the building and recording ability remained. He stated that if the equipment remains at the 800 Park Avenue building the internet connection would need to be reconnected and there would be a monthly charge for the service.

Commissioner Hockman asked if there would be a charge for the internet connection if the equipment is moved to the Sheriff's office location.

Public Works Director Hunt stated "no" that there would not be an internet connection cost saving money in the long term.

Commissioner Hockman asked why there is a charge for the bracket when the purchase states that all mounting and hardware is included.

Public Works Director Hunt stated that based on a study of the installation on the monopole it was realized that the bracket would have to be adapted.

Vice-Mayor Rumsey asked what the six (6) additional cameras will cover.

Town Manager Sugerman stated that the additional cameras would have the capability of covering the entire Town. He stated that the camera angle has sixty (60) degree viewing and by six (6) cameras that is 360 degrees.

Vice-Mayor Rumsey asked if the purpose of the \$2,250 to Crown Castle is to ensure that the pole can hold the equipment.

Town Manager Sugerman stated that it is known that the pole can hold the equipment. He believes that Crown Castle has an internal obligation to the Federal Communications Commission (FCC) to prove wind loading for any objects that are placed on cell towers and Crown Castle will not move forward without proof of wind loading of this device.

Vice-Mayor Rumsey asked if the Town already has equipment on the pole that is not currently being used.

Town Manager Sugerman stated "yes" the equipment is hooked up but the Town is not currently using it.

Public Works Director Hunt explained that the equipment is disconnected in the receiving room and that the equipment was the Fire and Police communication equipment when it was part of the Town operations.

Vice-Mayor Rumsey asked if the existing equipment can be taken down and replaced with the new equipment without doing the structural analysis.

Public Works Director Hunt explained that the structural analysis is done as due diligence on the part of Crown Castle and is required for any changes to the cell tower.

Vice-Mayor Rumsey asked how long the cell tower has been there and how much the Town receives to allow the tower to be there.

Public Works Director Hunt stated that the tower was erected in the mid 90's and that he does not know how much the Town charges for the location of the cell tower.

Community Development Director Nadia DiTommaso stated that she will verify the charge for the cell tower with Finance and provide the information.

Vice-Mayor Rumsey stated that for the amount of money Crown Castle has made in operating the cell tower that he does see why they cannot cover the cost for the structural analysis and asked if that has been discussed with them.

Town Manager Sugerman stated staff has discussed this with Crown Castle and increasing the revenue to the Town for the use of the site and he does not have a firm commitment but he has a verbal that the \$2,250 could be refunded if a new deal is completed.

Motion: A motion was made by Vice-Mayor Rumsey to approve up to \$4,044.00 from the General Fund contingency line item for Crown Castle application processing including structural analysis (\$2,250.00) and mounting bracket (\$300.00 for Mobile Communication) to continue with the relocation of the "Eyes on Park" security camera antennas to the cell tower and the recording equipment and internet connection to the Sheriff's Dept. building. Motion failed due to a lack of a second.

Vice-Mayor Rumsey recommended that the item be brought back for consideration at the March 20, 2013 meeting.

10. Discussion of the Pictures of the Commissioners

Commissioner Longtin suggested reducing the size of the pictures of each Commissioner on the wall outside the Commission Chambers and would rather the space be used for another purpose, like a wall of former Mayors.

Mayor DuBois suggested bring the issue to the next Commission since they are the ones that would be impacted.

Vice-Mayor Rumsey stated that the cost of the frame also needs to be considered.

Commissioner Longtin stated that less expensive frames could be used.

11. Discussion regarding the Library Board

Commissioner Longtin asked if the alternate member was provided an opportunity to move to a regular position on the Board before appointing a new member.

Town Clerk Mendez stated that the alternate member was offered the opportunity and choose not to be a regular member.

12. Discussion regarding the Town Manager Monthly Update dated February 28, 2013

Commissioner Longtin asked how much the Town is not receiving in property tax because the Town owns various properties. She stated that in the section regarding bring more revenue to the Town that she thinks the Town needs more code compliance in an effort to beautify the Town. She stated regarding the Community Development Block Grant (CDBG) that she would like the next Commission to have an opportunity to weigh in on how those funds should be expended. She stated regarding delinquent vessels at the Marina that the report states that the Town has worked out a payment plan with Mr. Sikes along with a mortgage on a commercial building located in North Palm Beach and asked if the Town has those documents executed.

Town Manager Sugerman stated “yes” the Town has the executed documents related to the delinquent vessels at the Marina owned by Mr. Sikes.

13. Discussion of the Park Avenue BBQ Modifications

Mayor DuBois stated that this item was discussed by the CRA. He wanted the Commission to also discuss the item since the CRA meets quarterly and the Commission twice a month. He does not want to wait for the next CRA meeting to get a report. He stated that the Town has more resources than the CRA to pursue answers.

Motion: A motion was made by Vice-Mayor Rumsey to direct the Town Manager to set a meeting with the business owner of Park Avenue BBQ and the adjacent business owner to open a dialogue regarding the issues; seconded by Commissioner Hockman.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Hockman	X		
Commissioner Longtin			Absent (during vote)
Commissioner			

Stevens			Absent
Vice-Mayor Rumsey	X		
Mayor DuBois	X		

Motion passed 3-0.

COMMENTS BY COMMISSION, TOWN MANAGER, TOWN ATTORNEY

Attorney Baird had no comments.

Town Manager Sugerman had no comments.

Commissioner Hockman stated that the Municipal Election is on Tuesday, March 12, 2013 and encourage residents to vote.

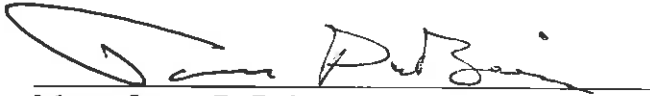
Commissioner Longtin stated that Barkley's on Northlake Boulevard has opened a side business of dog boarding 24/7 and that it is a nice facility and that it is not a permitted use at this time however staff is working on it. She stated that she is concerned regarding the financial condition of the Town in such that fourteen (14) banks were not interested in assisting the Town in refinancing a portion of the outstanding debt. She stated that the Town needs to decrease its expenses and increase its revenues without raising taxes. She thanked the other Commissioners for their service to the Town.

Mayor DuBois stated that the Easter Egg Hunt is on Saturday, March 30, 2013 at Kelsey Park from 10:00 am to noon. He asked that it be added to the Town calendar on the website. He thanked all the Commissioners that have served.

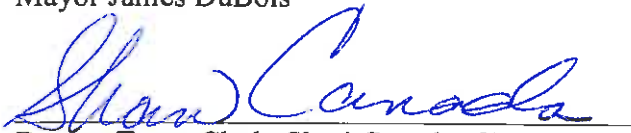
Vice-Mayor Rumsey thanked the residents, Commissioners and others for making his time as a member of the Commission memorable, educational and enjoyable. He thanked Town staff for all of their hard work, dedication, patience and expertise. He stated that the election is Tuesday, March 12, 2013 and encouraged the residents to vote. He explained that he the reason he is not running for re-election and that he is not going to be running for Mayor in the next election.

ADJOURNMENT

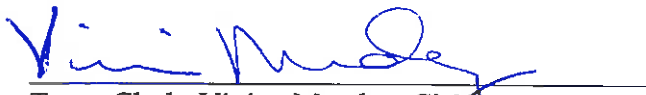
There being no further business to come before the Commission and after a motion to adjourn by Vice-Mayor Rumsey and seconded by Commissioner Longtin, and by unanimous vote, the meeting adjourned at 8:50 p.m.



Mayor James DuBois



Deputy Town Clerk, Shari Canada, CMC



Town Clerk, Vivian Mendez, CMC



Town Seal
FLORIDA

Approved on this 20 of March, 2013

Exhibit "A"
3/6/2013

BALLOT

Longtin

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER LIBRARY BOARD WITH TWO ALTERNATES. WE HAVE TWO APPLICANTS FOR THIS BOARD AS REGULAR MEMBERS.

Member

	Yes	No
Lisa Colgan	<u>X</u>	_____
Guadalupe Laurence	<u>X</u>	_____

Thank you, ladies!!
v

BALLOT

Kendall Roney

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER LIBRARY BOARD WITH TWO ALTERNATES. WE HAVE TWO APPLICANTS FOR THIS BOARD AS REGULAR MEMBERS.

Member

	Yes	No
Lisa Colgan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Guadalupe Laurence	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BALLOT

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER LIBRARY BOARD WITH TWO ALTERNATES. WE HAVE TWO APPLICANTS FOR THIS BOARD AS REGULAR MEMBERS.

Member

	Yes	No
Lisa Colgan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Guadalupe Laurence	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BALLOT

S. Hockman

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER LIBRARY BOARD WITH TWO ALTERNATES. WE HAVE TWO APPLICANTS FOR THIS BOARD AS REGULAR MEMBERS.

Member

	Yes	No
Lisa Colgan	<u>✓</u>	_____
Guadalupe Laurence	<u>✓</u>	_____

Exhibit "B"
3/6/2013

BALLOT

Longtin

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER PLANNING AND ZONING BOARD WITH TWO ALTERNATES. WE HAVE ONE APPLICANT FOR THIS BOARD AS AN ALTERNATE MEMBER.

Member

Yes

No

Cynthia Grey

X

Thank you, Ms. Grey !! ;)

BALLOT

Kendall Remy

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER PLANNING AND ZONING BOARD WITH TWO ALTERNATES. WE HAVE ONE APPLICANT FOR THIS BOARD AS AN ALTERNATE MEMBER.

Member

Yes

No

Cynthia Grey

 X

BALLOT

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER PLANNING AND ZONING BOARD WITH TWO ALTERNATES. WE HAVE ONE APPLICANT FOR THIS BOARD AS AN ALTERNATE MEMBER.

Member

Yes

No

Cynthia Grey

 X

BALLOT

S Hockman

MAYOR/COMMISSIONER

THE TOWN COMMISSION MAY APPOINT A FIVE MEMBER PLANNING AND ZONING BOARD WITH TWO ALTERNATES. WE HAVE ONE APPLICANT FOR THIS BOARD AS AN ALTERNATE MEMBER.

Member

Yes

No

Cynthia Grey

✓



Town of Lake Park Town Commission

Agenda Request Form

Exhibit "c"

3/6/13

Meeting Date: March 6, 2013

Agenda Item No. Tab 4

AGENDA TITLE: Amending the Future Land Use Map Designation for Parcels within the Palm Beach County Scrub Area.

- CONSENT AGENDA
- PRESENTATION/PROCLAMATION
- PUBLIC HEARING
- BID/RFP AWARD
- DISCUSSION/POSSIBLE ACTION RESOLUTION
- ORDINANCE ON 2nd READING
- OTHER:

Approved by Town Manager [Signature] Date: 2/22/13

Nadia Di Tommaso / Community Development Director
Name/Title ND

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: \$ _____ (for 3 Ordinances) Funding Source: Town Clerk Acct. # 106-48100 <input type="checkbox"/> Finance _____	Attachments: → Staff Report → Ordinance 02-2013 → Legal Ad
Advertised: Date: 02-24-2013 Paper: Palm Beach Post <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> or Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

See Staff Report.

Recommended Motion: Adoption of Ordinance 02-2013 on second reading.

Town of Lake Park
Community Development Department



Meeting Date: **March 6, 2013**

To: **TOWN COMMISSION**
On **2nd Reading**

Re: **Small-Scale Land Use Map**
Amendments for Palm Beach
County Scrub Area

Applicant: **Town of Lake Park**

Legal Description:

Property Control Numbers (PCNs): 36434220000007440
36434220000007460
36434220000005130
36434220000005150

Re: **Small-Scale Land Use Map Amendments for Palm Beach County**
Scrub Area

Figure A: Palm Beach County's Scrub Area Boundaries Map



Palm Beach County (PBC) has requested that the boundaries for the PBC Scrub Area in the Town of Lake Park be redefined on the Town's Future Land Use Map (FLUM) to match the County's Scrub Area Boundary Map (Figure A above). Based on Palm Beach County's review of the Town's 2008 amendments to the Town's Comprehensive Plan, PBC staff identified some inaccuracies pertaining to the identified boundaries of the PBC Scrub Area properties purchased

for preservation. Upon further investigation, Town Staff determined that although the Town's intent in 2008 was to properly identify those properties set aside for preservation in the FLUM, the current FLUM presents some inaccuracies. Currently, the Town's FLUM shows 5 parcels within the Scrub Area as shown in *Figure B* below. One (1) parcel is incorrectly identified and needs to be removed (PCN: 36-43-42-20-00-000-7470). Two (2) parcels need to be added (PCN: 36-43-42-20-00-000-7460 and 36-43-42-20-00-000-5150). A third parcel which is correctly identified by number, PCN: 36-43-42-20-00-000-7440, does not include its noncontiguous counterpart. These changes are illustrated in *Figure C* on the following page. The Town is requesting that two parcels be added, one deleted, and one altered to include its noncontiguous counterpart.

Figure B: Palm Beach County's Scrub Area Boundaries in Lake Park's existing FLUM



(The map shown above represents the County's Scrub Area as it is shown on the Town's approved Future Land Use Map.)

Figure C: Proposed PBC Scrub Area Boundaries



(The map shown above represents the proposed Scrub Area Boundary Map with indications of which parcels need to be added and removed. Areas to be removed are circled in orange; areas to be added are circled in blue.)

The parcel identified by PBC for removal, has PCN: 36-43-42-20-00-000-7470 (as seen in Figure C), and has an existing future land use designation of “Conservation”. This property abuts other Town-owned parcels and is owned by the Town of Lake Park. The proposed future land use designation for this parcel is “Public Buildings and Grounds”.

The three additional areas circled in blue in Figure C above have an existing future land use designation of *Commercial and Light Industrial*. Staff is proposing that these be amended to reflect the *Conservation* land use designation. These parcels include PCN: 36-43-42-20-00-000-7460 and PCN: 36-43-42-20-00-000-5150 in their entirety, and the northern region of PCN: 36-43-42-20-00-000-7440. These changes will render the parcels consistent with the Scrub Area boundaries as reviewed by PBC. The total proposed square footage of all parcels within the Conservation land use designation will be 54.93 acres.

According to the Future Land Use Element in the Town's Comprehensive Plan, areas designated as "Conservation" are:

"Areas of passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations, walkways, and greenways," (Lake Park Comprehensive Plan, Sec. 3.4.3, p. 3.59)

These parcels are being used to conserve natural areas and therefore should be classified as "Conservation" land rather than "Commercial and Light Industrial". Conversely, PCN: 36-43-42-20-00-000-7440 is owned by the Town of Lake Park and should reflect a Public Buildings and Grounds land use designation which the Town's Comprehensive Plan defines as:

"Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment, with a maximum F.A.R. of 3.0. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held by publicly regulated utility..."
(Lake Park Comprehensive Plan, Sec. 3.4.3, p. 3.59)

LOCAL PLANNING AGENCY RECOMMENDATION

Monday, January 7, 2013: Approval 5-0.

TOWN COMMISSION RECOMMENDATION ON 1st READING

Wednesday, February 4, 2013: Approval 5-0.

STAFF RECOMMENDATION

Staff recommends that the Town Commission **ADOPT** Ordinance 02-2013 which will enact the following small-scale land use map amendments:

- Removing the Town owned parcel, PCN: 36-43-42-20-00-000-7470, from the Scrub Area boundaries and assigning a future land use designation of "Public Buildings and Grounds" to this parcel.
- Adding the following parcels to the Palm Beach County's Scrub Area and assigning a future land use designation of "Conservation" to these parcels:
 - PCN: 36-43-42-20-00-000-7460 (entire)
 - 36-43-42-20-00-000-5150 (entire)
 - 36-43-42-20-00-000-7440 (northern region)



Town of Lake Park Town Commission

Exhibit "D"
3/6/13

Agenda Request Form

Meeting Date: March 6, 2013

Agenda Item No. Tab 5

AGENDA TITLE: Zoning Code Text Amendment Creating the Conservation Zoning District (C-District).

- | | |
|--|--|
| <input type="checkbox"/> CONSENT AGENDA | <input type="checkbox"/> DISCUSSION/POSSIBLE ACTION |
| <input type="checkbox"/> PRESENTATION/PROCLAMATION | <input type="checkbox"/> RESOLUTION |
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE ON 2 nd READING |
| <input type="checkbox"/> BID/RFP AWARD | <input type="checkbox"/> OTHER: |

Approved by Town Manager  Date: 2/22/13

Nadia Di Tommaso / Community Development Director
Name/Title 

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: \$ _____ (for 3 Ordinances) Funding Source: Town Clerk Acct. # 106-48100 <input type="checkbox"/> Finance _____	Attachments: → Staff Report → Ordinance 03-2013 → Interlocal Agreement R2003-1551 → Legal Ad
Advertised: Date: 02-24-2013 Paper: Palm Beach Post <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> OR Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

See Staff Report.

Recommended Motion: Adoption of Ordinance 03-2013 on second reading.

Town of Lake Park
Community Development Department



Meeting Date: March 6, 2013

To: TOWN COMMISSION
On 2nd Reading

Re: Zoning Code Text Amendment
Creating the Conservation
District (C-District)

Applicant: Town of Lake Park

Re: Zoning Code Text Amendment Creating the Conservation Zoning District (C-District)

The Town Staff recommends the creation of a new zoning district to be entitled the Conservation Zoning District (C-District). The purpose of this zoning district is to create a zoning district to ensure that properties in the Town which are environmentally significant or sensitive can be preserved and protected. The creation of the C-District would also fulfill an Interlocal Agreement the Town entered into with Palm Beach County in 2003 which required the Town to create a zoning district to be assigned to the County's (then) newly acquired Scrub Area so as to preserve the property purchased as part of its environmentally sensitive land bond program.

The following language has been reviewed with Palm Beach County and is being proposed for codification within the Town's Code of Ordinances:

Sec. 78-76.1 - Conservation District (C-District).

(a)

General Description. The conservation district is assigned to properties which have environmentally sensitive habitats or systems which require protection or preservation so as to prevent development and/or minimize any disturbance to native plants and animals. Development is prohibited and limited for certain passive recreational uses as described below.

(b)

Permitted uses.

Natural area, passive public park or recreation center which may include wildlife sanctuaries and feeding stations, nature centers, nature trails, hiking trails, wildlife observation platforms, environmental restoration/environmental education, environmental research stations, and greenways.

(c)

Property development regulations.

Minimum Site Area: 20 acres

Minimum Lot Width (Feet): 300 feet

Maximum Density: 1 unit / 20 acres

Maximum Lot Coverage: 1%

Maximum Building Height: 2 stories/36 feet

Minimum Building Setbacks (Feet):

Front - 100

Side - 50

Side (Facing Street) - 90

Rear - 100

Parking Requirements: See Table 78-142-1.

PLANNING and ZONING BOARD RECOMMENDATION

Monday, January 7, 2013: Approval 5-0.

TOWN COMMISSION RECOMMENDATION ON 1st READING

Wednesday, February 4, 2013: Approval 5-0.

RECOMMENDATION:

Staff recommends that the Town Commission make a motion to **ADOPT** Ordinance 03-2013 which creates Section 78-76.1 in the Town Code of Ordinances for a Conservation Zoning District (C-District).



Town of Lake Park Town Commission

Agenda Request Form

Exhibit "E"
3/6/13

Meeting Date: March 6, 2013

Agenda Item No. Tab 6

AGENDA TITLE: Rezoning the Palm Beach County Scrub Area from the "Campus Light Industrial/Commercial" Zoning District to the "Conservation" Zoning District.

- | | |
|--|--|
| <input type="checkbox"/> CONSENT AGENDA | <input type="checkbox"/> DISCUSSION/POSSIBLE ACTION |
| <input type="checkbox"/> PRESENTATION/PROCLAMATION | <input type="checkbox"/> RESOLUTION |
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCE ON 2 nd READING |
| <input type="checkbox"/> BID/RFP AWARD | <input type="checkbox"/> OTHER: |

Approved by Town Manager Date: 2/22/13

Nadia Di Tommaso / Community Development Director
Name/Title

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: \$ _____ (for 3 Ordinances) Funding Source: Town Clerk Acct. # 106-48100 <input type="checkbox"/> Finance _____	Attachments: → Staff Report → Ordinance 04-2013 → Legal Ad
Advertised: Date: 02-24-2013 Paper: Palm Beach Post <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> OR Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

See Staff Report.

Recommended Motion: Adoption of Ordinance 04-2013 on second reading.



**TOWN LAKE OF PARK
TOWN COMMISSION - 2nd Reading**

Meeting Date: March 6, 2013

DESCRIPTION:

Rezoning the Palm Beach County Scrub Area from the "Campus Light Industrial/Commercial" Zoning District to the "Conservation" zoning district.

APPLICANTS REQUEST: This application is Town-initiated and is pursuant to discussions with Palm Beach County. This application is proposing the rezoning of six parcels of land (the Property) owned by Palm Beach County. See Zoning Map (Exhibit "A") and proposed Scrub Area Boundaries Map (Exhibit "B"). The parcels respective acreages are 45.4 acres, 2.79 acres, 4.52 acres, 1.87 acres, 0.18 acres, 0.17 acres, totaling 54.93 acres. The Property is located within Palm Beach County's Scrub Area. The Scrub Area was purchased by Palm Beach County as part of a bond issue which raised money to protect and preserve environmentally sensitive lands. The Property is located west of Old Dixie Highway, between Silver Beach Road and 12th Street and is currently zoned Campus Light Industrial/Commercial (CLIC). Staff recommends that the Property be rezoned to the Conservation Zoning District (C-District) to be consistent with the future land use designation of "Conservation" as provided for in the Town's Comprehensive Plan.

PLANNING AND ZONING BOARD RECOMMENDATION:
Monday, January 7, 2013: **APPROVAL**

TOWN COMMISSION RECOMMENDATION ON 1st READING

Wednesday, February 4, 2013: Approval 3-2.

The Town Commission requested that the County return on 2nd reading with an update on the timeline for the future improvements of the Scrub Area.

STAFF RECOMMENDATION: APPROVAL on 2nd reading.

BACKGROUND INFORMATION:

Applicant(s):	Town of Lake Park
Owner:	Palm Beach County
Address :	N/A
Lot Sizes:	45.4 acres; 4.52 acres; 2.79 acres; 1.87 acres; 0.18 acres; 0.17 acres
Parcel Control Numbers:	36434220000007450; 36434220000005130; 36434220000007440; 36434220000005020; 36434220000007460; 36434220000005150
Existing Zoning :	Campus Light Industrial/Commercial (CLIC)

Adjacent Zoning

North: Public District (P-District)
South: City of Riviera Beach (Residential)
East: Campus Light Industrial/Commercial (CLIC)
West: Campus Light Industrial/Commercial (CLIC)

Adjacent Land Uses

North: Public Buildings and Grounds
South: City of Riviera Beach (Single-Family Residential)
East: Commercial and Light Industrial
West: Commercial and Light Industrial

CONSISTENCY WITH THE COMPREHENSIVE PLAN

A Small-scale future land use map amendment is being concurrently processed. The proposed small-scale land use map amendment will identify all parcels within the Palm Beach County (PBC) Scrub area with a future land use designation of "Conservation".

The assignment of the Conservation Zoning District (C-District) to the Property would fulfill the requirements of Article IV, Paragraph 26 of the 2003 Interlocal Agreement between the Town and Palm Beach County which reads,

"The Town hereto agrees to review its Zoning Ordinances and Comprehensive Plan and to take such actions as may be necessary to designate the Natural Area with a conservation land use and complimentary zoning designation consistent with its intended use as a nature preserve. Amendment to the Town's Comprehensive Land Use Plan and Zoning Ordinance shall be proposed at the next available comprehensive plan or zoning amendment cycle, respectively."

Furthermore, the proposed rezoning makes the Property's zoning consistent with its future land use designation of "Conservation". The rezoning would be consistent with Policy 1.1 of the Future Land Use Element of the Town's Comprehensive Plan which reads:

Policy 1.1: Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

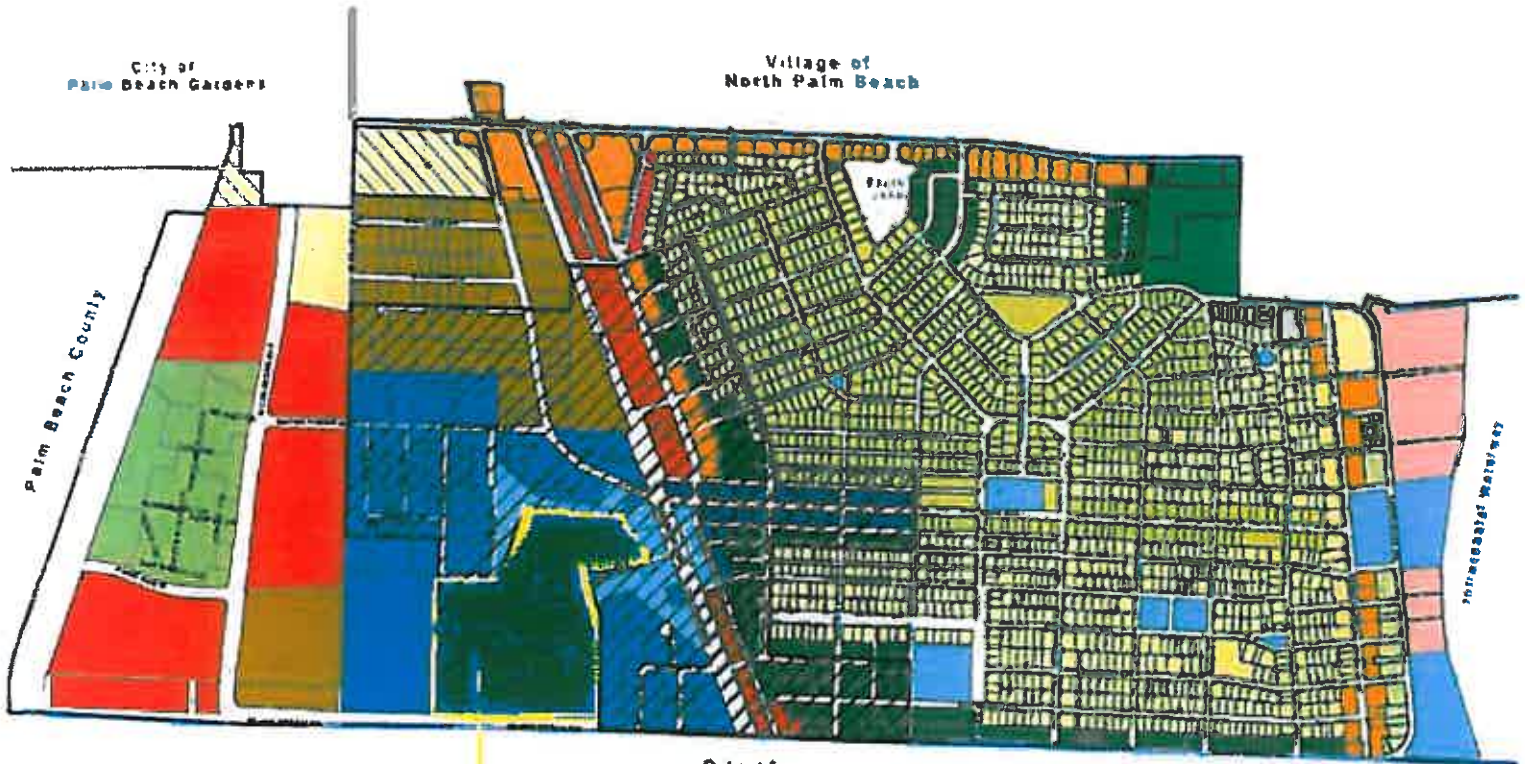
- b. Regulate the use and intensity of land development consistent with this element to ensure the compatibility of adjacent land uses.
- k. Eliminate and/or reduce use of land inconsistent with the Future Land Use Map and the community's character.

The Property is owned by Palm Beach County and was purchased to be maintained for preservation and open space. Accordingly, it is appropriate to assign the Conservation Zoning District to the Property.

STAFF RECOMMENDATION:

Staff recommends that the Town Commission make a motion to APPROVE Ordinance 04-2013 on second reading to rezone the PBC Scrub Area property from "Campus Light Industrial/Commercial" to "Conservation".

EXHIBIT "A" – Town of Lake Park Zoning Map



Legend

— CRA Boundaries

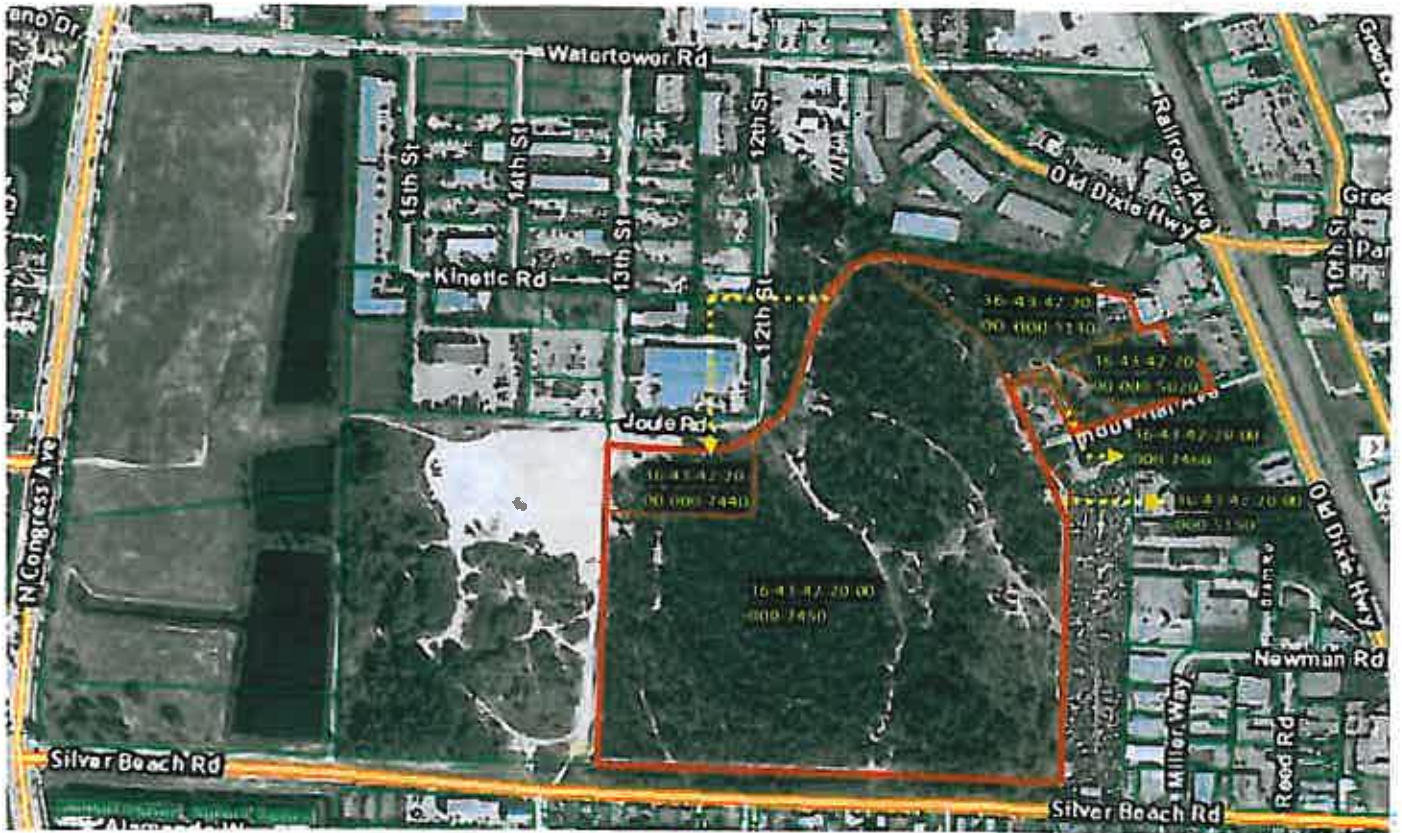
- | | | | |
|--|------|--|-----|
| | R1B | | R2A |
| | R1AA | | R3 |
| | R1 | | R2 |
| | R1A | | TND |

REZONING AREA

- | | | | | | |
|--|-----|--|------|--|--------------------|
| | C1 | | PubC | | CRA |
| | C1B | | PUD | | NBOZ_overlay |
| | D | | MCD | | C1 |
| | S | | CUC | | Line_Park_Boundary |



EXHIBIT "B" – Palm Beach County Scrub Area Boundary Map





Town of Lake Park Town Commission

Agenda Request Form

Exhibit "F"
3/6/13

Meeting Date: March 6, 2013

Agenda Item No. Tab 7

AGENDA TITLE: Site Plan Approval of a 2,697 Square Foot Office/Warehouse Addition at 117 Miller Way.

- | | |
|--|---|
| <input type="checkbox"/> CONSENT AGENDA | <input type="checkbox"/> DISCUSSION/POSSIBLE ACTION |
| <input type="checkbox"/> PRESENTATION/PROCLAMATION | <input checked="" type="checkbox"/> RESOLUTION |
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> ORDINANCE ON 2 nd READING |
| <input type="checkbox"/> BID/RFP AWARD | <input type="checkbox"/> OTHER: |

Approved by Town Manager  Date: 2/22/13

Nadia Di Tommaso / Community Development Director 
Name/Title

Originating Department: <p style="text-align: center;">Community Development</p>	Costs: \$ 127.28 Funding Source: Town Clerk Acct. # 106-48100 (recovered from Applicant) <input type="checkbox"/> Finance _____	Attachments: → Staff Report → Resolution _____ → Legal Ad <i>*plans on CD*</i>
Advertised: Date: 02-24-2013 Paper: Palm Beach Post <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>ND</u> or Not applicable in this case _____ Please initial one.

Summary Explanation/Background:

See Staff Report.

Recommended Motion: APPROVAL subject to the conditions of approval as stated herein, and any additional conditions of approval which may be added by the Town Commission.



TOWN LAKE OF PARK
TOWN COMMISSION: March 6, 2013

PLAN DESCRIPTION: Site Plan Approval for a Proposed Two-Story Office/Warehouse Addition to an Existing One-Story Office Building at 117 Miller Way.

OWNERS REQUEST: An application by Land Design South ("Applicant") as the agent for Metropolitan Properties, Inc. d/b/a ServPro. ("Owner"), a disaster remediation company, for a new Site Plan approval. The Owner proposes to construct an addition to its existing 1,248 square foot office building. The proposed addition is a new two story, 2,697 square foot office/warehouse (the Application). The location of the property is 117 Miller Way ("Property"). The Property is located within the Campus Light Industrial/Commercial (CLIC) Zoning District in the Town of Lake Park.

STAFF RECOMMENDATION: **APPROVAL** subject to the conditions of approval as stated herein, and any additional conditions of approval which may be added by the Commission.

PLANNING & ZONING RECOMMENDATION:

Monday, February 4, 2013: Approval 3-0.

The Planning and Zoning Board also considered variance requests under a separate agenda item at their meeting. These variance requests were required in order to afford an opportunity to the Property Owner to redevelop, and they pertained to: (1) no parking lot shade trees; (2) no perimeter landscape buffer along the north and east property lines and a partially mitigated perimeter landscape buffer along the south property line; (3) a reduced landscape buffer width along the front property line from 15 feet to 6 feet; (4) no hedge material along the rear side of the dumpster; and (4) reduction of the parking stall width from 10 feet to 9 feet. The Planning and Zoning Board acts as a quasi-judicial board for variance requests with the sole authority to approve or deny the request(s). All five (5) variance requests were unanimously approved by the Planning & Zoning Board.

The Board was also provided with a presentation from Staff and the Applicant on the Site Plan proposal and the Owner was present to answer questions. Board members questioned the Property Owner on his current operation and the need for all the required parking spaces. The Property Owner explained that while the majority of the employees generally access an off-site location with their trucks, the minimum parking required by Code is needed for the office/warehouse operation whereby 3 employees at maximum shift are present. While the plan meets Code requirements for lighting, additional lighting at the front of the property was also discussed, but not made part of the motion. The Owner was also questioned regarding the dumping and the Board was informed that there is no dumping done on site, there is only dirty water that filters through the Septic system. Both the Town and the Property Owner hope that sometime soon, the entire area will be connected to a sanitary sewer. Signage was also discussed, and the Owner was informed that its existing wooden wall sign is set to expire by May 31, 2014 and will need to be removed by that time. The Owner is proposing an additional wall sign to complement the new addition and intends on removing the existing sign and replacing it with the proposed channel letter signage when the addition is built. Additional quoin insets along the north elevation were also recommended by staff, conditioned by the Board and incorporated by the Applicant on the updated elevations. Finally, the Applicant will also revise the dumpster enclosure to 10 feet by 13.5 feet per the discussion.

BACKGROUND INFORMATION:

Applicant(s): Land Design South
Owner: Metropolitan Properties Inc. d/b/a ServPro
Address of Location: 117 Miller Way
Lot Size: 0.2563 acres
Existing Zoning: Campus Light Industrial/Commercial (CLIC)
Future Land Use: Commercial and Light Industrial/Bioscience Overlay

Adjacent Zoning

North: CLIC- Campus Light Industrial/Commercial
South: CLIC- Campus Light Industrial/Commercial
East: CLIC- Campus Light Industrial/Commercial
West: CLIC- Campus Light Industrial/Commercial

Adjacent Land Uses

North: Commercial and Light Industrial/Bioscience Overlay
South: Commercial and Light Industrial/Bioscience Overlay
East: Commercial and Light Industrial/Bioscience Overlay
West: Commercial and Light Industrial/Bioscience Overlay

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed addition is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed addition of office/warehouse space:

Future Land Use Element

Objective 1: Future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land regulations which: ... (3) encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas; (5) discourage the proliferation of urban sprawl.

The Applicant is proposing to build an addition to an existing 1,248 square foot business being used as an office building. The Applicant proposes a new two story structure consisting of an additional 2,697 square feet of office/warehouse space to be used as additional office space and storage space for ServPro, a disaster remediation company. The Property is in the CLIC Zoning District.

Policy 1.1: Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

- b. Regulate the use and intensity of land development consistent with this element to ensure the compatibility of adjacent land uses;
- e. Ensure safe and convenient onsite traffic flow and vehicle parking needs

The proposed addition will be used as an office/warehouse space which is permitted in the CLIC Zoning District and is consistent with the surrounding commercial and industrial uses. The addition would require 14 parking spaces pursuant to Town Code Section 78-142 (1/250 square feet of office space; 1/2,000 square feet of warehouse space; 1 per employee at max shift). The Applicant proposes to meet this requirement by providing 14 parking spaces, which include the 3 required employee parking spaces.

Objective 2 Policy 2.1: The owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District ("District").

The Application is consistent with the Policy, and has been reviewed by the Town Engineer who determined it is in compliance with the stormwater requirements of the District.

Objective 3. All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards are available concurrent with the impacts of the development.

The Application is consistent with the Policy and has been reviewed by the Town Engineer who has determined that the addition will not exceed the level of service standards.

Objective 5. As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.

The Applicant is proposing infill development on an older parcel in the Town's industrial district. The proposal is considerate of the surrounding uses as well as the existing built and natural environments.

4.0 Traffic Circulation

Policy 1.3: The Town will continue to utilize the County's Traffic Performance Standards.

The Applicant has submitted a Traffic Concurrency letter from the Palm Beach County Engineer confirming that the Property satisfies the countywide Traffic Performance Standards ("TPS") and therefore meets the Palm Beach County traffic concurrency requirements.

6.0 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

6.62 Objective 1. The Town shall ensure through the land development approval process that, at the time a building permit is issued adequate public facility capacity is available.

The Town's Engineer and the Seacoast Utility Authority (SUA) have reviewed the Application and concluded that there are adequate public facilities to serve the site. The proposed expansion questionnaire has been submitted to SUA. The site is currently on septic and is not connected to sanitary sewers.

8.0 Conservation

Objective 1: Protect air quality within the Town of Lake Park.

Policy 1.1: Construction practices such as seeding, wetting, and mulching which minimize airborne dust and particulate emission generated by construction activities shall be undertaken in accordance with all applicable National Pollutant Discharge Elimination System (NPDES) standards.

An NPDES permit is not required because the site is less than one acre, as determined in the Applicant's Drainage Statement document.

Objective 3: Conserve potable water supplies.

The Application is consistent with the objective. Florida Building Code specifies water conservation fixtures and these fixtures will be used as part of the expansion.

PROJECT DETAILS:

Building Site: The Property is located in the CLIC Zoning District with a future land use designation of Commercial and Light Industrial and is also within the Bioscience Overlay. The use of a 3,945 square foot office/warehouse business is a use permitted within the CLIC zoning district and consistent with the future land use designation. The Interlocal Agreement approving the Bioscience Overlay does not object to any use that is permitted by right, but rather is only concerned with those uses that require a land use change or rezoning relating to residential or retail uses.

Zoning: The zoning for the Property is Campus Light Industrial/Commercial (CLIC). The use of an office/warehouse is a use permitted within this zoning district.

Site Access: The existing structure is located on a 0.2563 acre parcel on 117 Miller Way. The Property is only accessible through the Miller Way entrance/exit.

Traffic: Palm Beach County's Traffic Engineering Division has approved the Applicant's vehicular circulation and accessibility layout and provided the Town with a letter dated June, 2012.

Drainage: The Applicant has provided the Conceptual Engineering Plans as well as a Drainage Statement and preliminary drainage calculations to the Town. The engineering plan and calculations indicate that the Property will be improved to the current South Florida Water Management District Standards with regard to drainage. The Town's Engineer has reviewed and approved all engineering plans and determined that these plans meet the requirements of the Town Code and Florida Building Code .

Signage: The Applicant is proposing a channel letter wall sign on the west wall of the proposed addition. This sign will replace the existing wall sign when the addition is built and will be permitted separately.

Water/Sewer: The Town's Engineer requested a Seacoast Utility Authority questionnaire and has reviewed the Application and determined that there is sufficient available capacity for potable water . The Town's engineer also reviewed the project for wastewater treatment. The entire industrial park where the subject property is located is on septic which is routinely inspected by the Palm Beach County Department of Health which works in conjunction with the Florida Department of Environmental Protection.

Design: The Applicant's detailed elevation plan meets the Town's Architectural Design Guidelines by incorporating a varied color palette and architectural details on the four sides of the proposed two story addition. It is recommended that the north wall incorporate additional new custom hardcoat foam square quoin with inset tiles, in addition to the proposed banding. This will make it consistent with the other walls as proposed on Sheet A-3 of the set of plans.

Fire: Palm Beach County Fire Rescue reviewed the Site Plan package and has no comments. They will perform additional review when the building permit plans are submitted.

PBSO: Palm Beach Sheriff Office typically performs the Crime Prevention Through Environmental Design (CPTED) review, however the CPTED review was done by Town staff instead. Recommendations were given to the Applicant during the plan review process. The only CPTED concern related to insufficient lighting on the Property. While from a CPTED perspective, staff recommends that a condition be added to require additional lighting for the portion of the Property facing Miller Way in an attempt to

enhance visibility and safety, the lighting plan has been reviewed by the Town's consultant and has been deemed sufficient.

Landscaping: The Applicant requested four (4) variances from the Town's Landscaping Code. This application was considered by the Planning & Zoning Board as part of a separate proceeding and received unanimous approval at its February 4, 2013 meeting. The variances were as follows:

Town Code Section	Requirement	Proposed
78-253(c)(1) (Minimum Landscape Requirements)	Parking area shade trees provided such that no parking space is more than 40 feet from the center of a shade tree. Trees to be located within 5 foot islands (25 square feet minimum)	No parking lot shade tree or islands
78-253(h)(1) (Minimum Landscape Requirements)	8 foot perimeter buffers along the north, south and east property lines with one tree per 40 linear feet and 30 inch hedge installed at 2 foot on center	No perimeter buffer along north or east property lines and a partially mitigated landscape buffer along the south property line proposing diamond cut-out plantings in between parking stalls.
78-253(h)(1) (Minimum Landscape Requirements)	15 foot Right-Of-Way buffer along west property line (Miller Way) with one hedge installed at 20 linear feet and 30 inch hedge installed at 2 foot on center	6 foot wide Right-Of-Way buffer along west property line (Miller Way) with one tree per 20 linear feet and 30 inch hedge installed at 2 foot on center
78-253(h)(4) (Minimum Landscape Requirements)	3 foot hedge provided around dumpster	Hedge provided only on sides of dumpster. No hedge on rear of dumpster.

The Applicant has met the remainder of the requirements in the Town's Landscaping Code.

Maintenance of landscaping and of plant height is conditional and all hedge material shall be maintained at a four foot height.

Parking: The parking spaces proposed meet the 14 required parking spaces per Town Code: 1 space per 250 square feet of office space (totaling 10 spacing); 1 space per 2000

square feet of warehouse space (totaling 1 space); and 1 space per employee during the maximum shift of employment (totaling 3 spaces). A variance to reduce the parking stall width from 10 feet to 9 feet was also requested under separate cover and received unanimous approval by the Planning & Zoning Board at its February 4, 2013 meeting.

STAFF COMMENTS:

Staff recommends **APPROVAL** of the Site Plan as revised subject to the following conditions:

1. The Owner shall develop the Property consistent with the following Plans submitted by Land Design South:
 - a. Site Plan, Landscape Plans referenced as sheet SP.1, SP.2, and SP.3, respectively, dated 02-14-2013 and prepared by Land Design South, received and dated by the Department of Community Development on 02-14-2013.
 - b. Floor Plans and Elevations, referenced as sheets A-1 through A-3 and AB-1 dated 02-11-2013 and prepared by Island Design, Inc., received and dated by the Department of Community Development on 02-14-2013. Color elevations also included as sheets A-2 and A-3 and dated 05-04-12 and 02-11-13 respectively.
 - c. Drainage plan referenced as sheet C-1 and dated 02-13-2013 and prepared by Erdman Anthony, Inc, received and dated by the Department of Community Development on 02-14-2013.
 - d. Septic plan referenced as sheet SS-1 and dated 02-11-2013 and prepared by Gruber Consulting Engineers, Inc, received and dated by the Department of Community Development on 02-14-2013.
 - e. Photometric Plan referenced as sheet EI.1 and dated 02-12-2013, prepared by Kamm Consulting, Inc., received and dated by the Community Development Department on 02-14-2013.
 - f. Irrigation plan referenced as sheet IR-1, dated 09-27-2012 and prepared by Irrigation Design, Inc, received and dated by the Department of Community Development on 02-14-2013.
 - g. Survey referenced as Job No. 98-228-5 and dated 03-09-2012, prepared by Dailey & Associates, Inc. and received by the Department of Community Development on 02-14-2013.

- 2) Construction on the subject property is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing at least 7 calendar days in advance by the Community Development Director.

- 3) Any disturbance of the public right of way along Miller Way which causes a disruption to the normal flow of traffic shall be subject to the review and written approval of the Directors of the Town's Public Works and Community Development Departments at least 7 calendar days in advance.
- 4) Any disruption to any of the surrounding entrance/exit streets and parking areas along Miller Way which causes the disruption to the daily operation of nearby businesses shall require prior written approval by the Community Development Director.
- 5) The Owner's contractor shall employ commonly accepted construction practices to ensure the safety and well being of the general public.
- 6) All landscaping as shown on the Site and Landscaping Plans shall be continuously maintained by the Owner from the date of the issuance of the Certificate of Occupancy by the Town. It is the Owner's responsibility to replace any and all dead or dying landscape material at any time the subject property is not in compliance with the landscaping requirements of the approved Site and Landscaping Plans.
- 7) The hedge material for the subject property shall be maintained at four feet.
- 8) Safe and adequate pedestrian passage shall be maintained along the subject property's frontage along Miller Way.
- 9) The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the subject property.
- 10) All dumpsters shall be enclosed as noted on the Site Plan and enclosure doors kept shut at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park. The dumpster opening shall be modified to reflect a 13.5 foot x 10 foot opening.
- 11) Applicant shall incorporate additional new custom hardcoat foam 10-inch x 19-inch square quoin with 4-inch x 4-inch inset tiles on the north wall, in addition to the proposed banding.
- 12) Prior to issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations on the subject property are in accordance with the Site and Landscaping Plans hereby approved.
- 13) Prior to the issuance of any building permits, the Applicant shall submit copies of any other applicable permits required by other State and Federal agencies, including but not limited to Palm Beach County Health

Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.

- 14) Any revisions to the approved Site Plan, landscape plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Community Development Department and shall be subject to its review and approval.
- 15) The Owner shall initiate bona fide and continuous development of the subject property within 18 months from the effective date of this development order. Such development shall be completed within 18 months from the effective date of initiation of development; unless extended as provided for in the Town of Lake Park Code of Ordinances Section 67-42 *Expiration of development approvals*.
16. Cost Recovery. All fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Applicant for the Owner, shall be paid to the Town within 10 business days of receipt of an invoice from the Town. Failure by an Owner or an Applicant to reimburse the Town within the 10 business day time period may result in the automatic revocation of any approvals by the Town and any other appropriate measures that the Town deems necessary and appropriate to secure payment.
17. The Owner's successors and assigns shall be subject to this Development Order, including its conditions.

Exhibit "G" 3/6/2013

ServPro

Request:
Site Plan Approval

Staff Recommendation: **APPROVAL**

Town of Lake Park
TOWN COMMISSION
March 6, 2013





Location Map





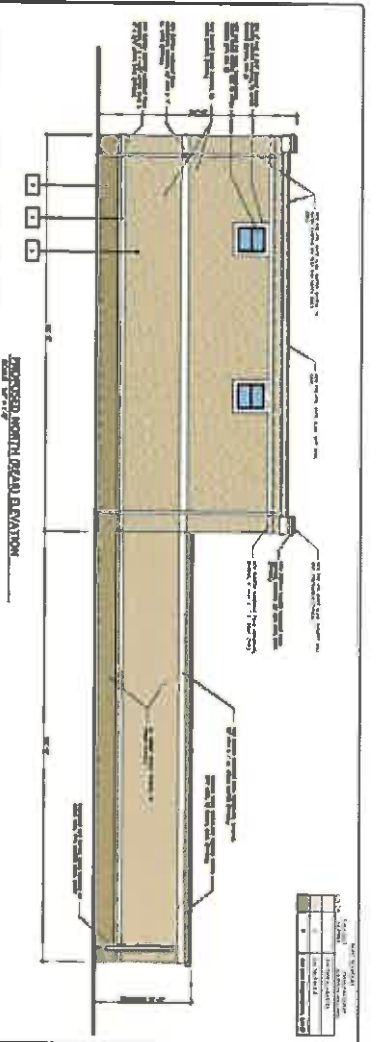
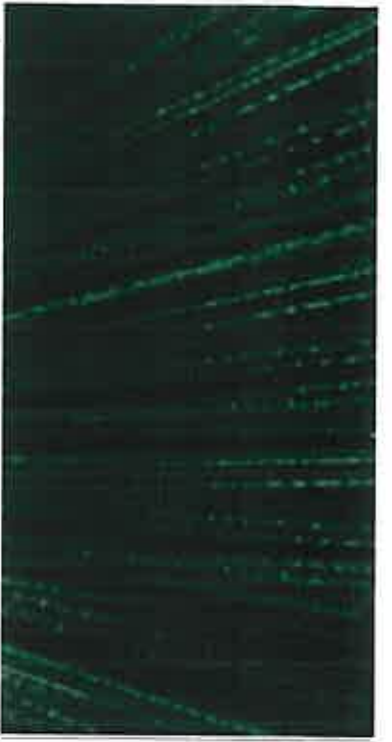
SERVPRO SITE PLAN

ILLUSTRATIVE GRAPHIC

ALREADY APPROVED BY P&Z BOARD
Variance Request

	Required	Provided
1. Off-Street Parking & Loading	10' x 18.5' Parking lot shade trees	9' x 18.5' No shade trees
2. Min. Landscape Req.	8' Perimeter buffers (N, S, E)	No buffers
3. Min. Landscape Req.	15' ROW buffer (W)	6' ROW Buffer (W)
4. Min. Landscape Req.	3' Dumpster Hedge	Hedge on sides of Dumpster

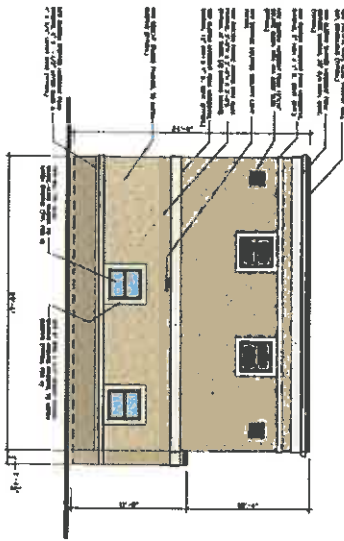
Proposed Site Plan



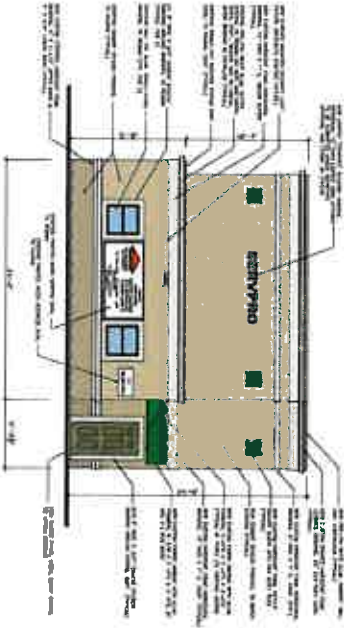
PROPOSED NORTH ELEVATION



PROPOSED SOUTH (FRONT) ELEVATION



PROPOSED EAST (END) ELEVATION



PROPOSED WEST (END) ELEVATION

A-2	PROPOSED ELEVATIONS	OFFICE / WAREHOUSE ADDITION FOR SEAVRO OFFICE & WAREHOUSE 117 MILLER WAY LAKE PARK, FLORIDA	 GLAND DESIGN, INC. ARCHITECTS & PLANNERS 117 MILLER WAY, SUITE 200 LAKE PARK, FLORIDA 32909 (888) 252-2222
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A-3	PROPOSED ELEVATIONS	OFFICE / WAREHOUSE ADDITION FOR SEAVRO OFFICE & WAREHOUSE 117 MILLER WAY LAKE PARK, FLORIDA	 GLAND DESIGN, INC. ARCHITECTS & PLANNERS 117 MILLER WAY, SUITE 200 LAKE PARK, FLORIDA 32909 (888) 252-2222
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Proposed Architecture



ServPro

Request:
Site Plan Approval

Staff Recommendation: **APPROVAL**

Town of Lake Park
TOWN COMMISSION
March 6, 2013



Town of Lake Park Town Commission

Exhibit "H"

Agenda Request Form

3/6/13

Meeting Date: March 6, 2013

Agenda Item No. Tab 8

Agenda Title: Proposed Reconfiguration of Town Hall Printers/Copiers/Scanners

- Consent Agenda, Presentation/Proclamation, Public Hearing, Bid/RFP Award, Discussion/Possible Action, Resolution, Ordinance on Reading, Other

Approved by Town Manager [Signature] Date: 2/21/13
Blake Rane Finance Director

Table with 3 columns: Originating Department (Finance), Annual Cost (\$15,824), Attachments (Memorandum: Analysis of Proposals...), Advertised (Not Required), and notification status (Not applicable).

Summary Explanation/Background:

Currently in Town Hall there are almost two dozen printers, copiers, scanners and fax machines being used in the four major work areas of the building from a multitude of vendors.

In an effort to reduce costs, the Finance and Information Technology Departments contacted three vendors (Toshiba Business Solutions, Source One and Canon Solutions America) for an alternative approach and suggested improvements.

The resulting responses from the vendors are as follows:

	Total Monthly Machine Cost Including the Per Image		Annual Cost on 48 Month Basis
	36 Month	48 Month	
Toshiba	\$ 1,406.47	\$ 1,318.68	\$ 15,824.10
Canon	\$ 1,669.93	\$ 1,532.66	\$ 18,391.92
Source One	\$ 1,749.00	\$ 1,601.00	\$ 19,212.00
Current Budgeted Expense		\$ 2,734.89	\$ 32,818.68

First, it is expected that the overall cost of network printing/copying/scanning/faxing can be reduced by as much as \$17,000 annually. This includes monthly payments and per image costs. Second, standardizing all the machines with one vendor simplifies employee training and supply inventory. Third, all the machines are color capable (color can require entry code) improving back-up capability in case of equipment breakdown. Finally, faxing is centralized, improving record retention and security and reducing the number and cost of fax telephone lines.

All of the vendors were comparable in terms of equipment capability and service but the overall lowest cost vendor was Toshiba Business Solutions utilizing the pricing under its State of Florida government contract for the following machines: one Toshiba 5540c, one Toshiba 3540c and two Toshiba 3040c multifunction printers. This will require a 48 month commitment but only annual purchase orders to Toshiba with total monthly lease payments of \$729.32 or \$8,751.84 annually and an estimated per month per copy cost of \$589 for all four machines (actual monthly per copy costs will depend on actual usage).

Recommended Motion:

It is recommended that the Town Commission approve entering into a four-year agreement with Toshiba Business Solutions via an annual purchase order for four multi-purpose printer/copier/scanner/fax machines as proposed to the Town utilizing the State of Florida government contract terms.



Exhibit "I"
3/6/13

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 6, 2013

Agenda Item No. Tab 9

Agenda Title: General Fund contingency line iteming for "Eyes on Park" Relocation

- CONSENT AGENDA
- PRESENTATION/PROCLAMATION
- PUBLIC HEARING
- BID/RFP AWARD
- DISCUSSION/POSSIBLE ACTION RESOLUTION
- ORDINANCE ON ___ READING
- OTHER:

Approved by Town Manager [Signature] Date: 2/22/13

Richard Pittman/Project Manager
Name/Title

Originating Department: Public Works	Costs: Up to \$4,044.00 Funding Source: Contingency Acct. # Contingency <input checked="" type="checkbox"/> Finance <u>BK2</u>	Attachments: Agenda Item- May 2, 2012 Crown Castle-P.O. Request P.O. to Crown Castle P.O. to Mobile Communications
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <u>[Signature]</u> Please initial one. <u>J.R.P.</u>

Summary Explanation/Background:

The Town Commission is being asked to approve up to \$4,044.00 from the General Fund contingency line item for costs associated with relocation of the "Eyes on Park" receiving antennas and recording equipment to the cell tower and adjacent building at 700-6th Street occupied by the Palm Beach County Sheriff's office District 10.

The original "Eyes on Park" security camera system project consists of eleven security cameras on Park Avenue and the alley south of Park Avenue sending views 24/7 to a digital recorder currently located at the Art on Park Avenue Building, 800 Park Avenue. The installation of this security camera system was completed in October 2011, and was funded by a Department of Justice (DOJ) grant in the amount of \$42,416.00.

Budget restraints for the 2011/2012 fiscal year closed the 800 Park Avenue building at which time relocation of the receiving antennas, recording equipment and Internet connection was evaluated. The Town applied for and received a Florida Department of Law Enforcement (FDLE) grant in the amount of \$5,459.00 for relocation. The grant award anticipated the relocation of the "Eyes on Park" receiving antennas and recorder to the Town's emergency operations center which is currently housed at the Public Works facility.

In early 2012, the Town Commission approved requesting an amendment to the FDLE grant to relocate the "Eyes on Park" receiving antennas to the cell tower located between Town Hall and the 700-6th Street building, with the recording equipment and Internet connection to be located in the 700-6th Street building (see attached copy of the May 2, 2012 agenda item). Purchase order #55244 was issued to Mobile Communications in the amount of \$6,952.75 to perform the relocation of the receiving antennas and recording equipment. No work has been performed under this purchase order.

Subsequent to the FDLE amendment, the Town has been dealing with Crown Castle Company, the owner of the tower, to properly access the cell tower. Crown Castle is the owner of the cell tower through a lease agreement which dates back to August 1994 when Bellsouth Mobility and the Town agreed to the erection of the cell tower on Town property. The agreement allowed the Town to have public safety equipment on the tower. The public safety equipment still remains on the tower although it is not currently being used.

The Town has applied to Crown Castle for the Town to install up to six receiving antennas associated with wireless security cameras that could be placed throughout the Town. Crown Castle has informed the Town that a fee of \$2,250.00, to perform a "structural analysis", will need to be paid to process the application. Three antennas would be installed under the current FDLE grant and three would be installed under a future project. At least one of the Town's public safety antennas would need to come down in the near future.

In addition to the \$2,250.00 application fee to Crown Castle, the Town's contractor for the "Eyes on Park" camera project (Econocomm, Inc. d/b/a Mobile Communications) is asking for an additional \$300.00 to fabricate a bracket for the mounting of the three receiving antennas at the 700 6th Street building, for a total cost of \$2,550.00.

COSTS

Mobile Communications original proposal:	\$6,952.75
Current Request:	
Mounting bracket	300.00
Crown Castle processing and structural analysis	<u>2,250.00</u>
Total Costs.....	\$9,602.75
Florida Department of Law Enforcement Grant	(<u>\$ 5,459.00</u>)
Net Cost to Town.....	<u>\$ 4,043.75</u>

Recommended Motion: Approve up to \$4,044.00 from the General Fund contingency line item for Crown Castle application processing including structural analysis (\$2,250.00) and mounting bracket (\$300.00 for Mobile Communication) to continue with the relocation of the "Eyes on Park" security camera antennas to the cell tower and the recording equipment and internet connection to the Sheriff's Dept. building.

If approved, \$25,191.00 will remain in the General Fund contingency line item.



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, March 6, 2013,
Immediately Following the
CRA Board Meeting
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kendall Rumsey	—	Vice-Mayor
Steven Hockman	—	Commissioner
Jeanine Longtin	—	Commissioner
Tim Stevens	—	Commissioner
.....		
Dale S. Sugerman, Ph.D.	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. **CALL TO ORDER**

B. **INVOCATION**

C. **PLEDGE OF ALLEGIANCE**

D. **ROLL CALL**

E. **ADDITIONS/DELETIONS - APPROVAL OF AGENDA**

F. **PUBLIC and OTHER COMMENT:**

This time is provided for audience members to address items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a **TOTAL** of three minutes.

G. **GENERAL BUSINESS:**

1. **Regular Commission Meeting Minutes of February 20, 2013**

Tab 1

H. **BOARD MEMBERSHIP:**

- 2. Library Board
- 3. Planning and Zoning

Tab 2
Tab 3

I. **PUBLIC HEARING:**
ORDINANCE ON SECOND READING:

******* OPEN PUBLIC HEARING*******

A. Staff Report

B. Public Comments

C. Commission Deliberation

- 4. Ordinance No. 02-2013 Amending the Future Land Use Map Designation for Parcels within the Palm Beach County Scrub Area.

Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE LAND USE DESIGNATION FOR CERTAIN PARCELS OF REAL PROPERTY IN THE TOWN OF LAKE PARK WHEREBY THREE PARCELS ARE OWNED BY PALM BEACH COUNTY KNOWN AS THE SCRUB AREA AND ONE PARCEL IS OWNED BY THE TOWN OF LAKE PARK; PROVIDING FOR A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT PURSUANT TO SECTION 163.3164(39) AND 166.041(3)(A), FLORIDA STATUTES TO ASSIGN THE FUTURE LAND USE DESIGNATION OF CONSERVATION TO THE SCRUB AREA AND PUBLIC BUILDINGS AND GROUNDS TO THE TOWN-OWNED PARCEL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5. Ordinance 03-2013 Zoning Code Text Amendment Creating the Conservation Zoning District

Tab 5

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, CREATING A CONSERVATION ZONING DISTRICT (C-DISTRICT) AND INCORPORATING SAME INTO SECTION 78-76.1 OF CHAPTER 78, ARTICLE III, OF THE TOWN'S CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 6. Ordinance 04-2013 Rezoning of the Palm Beach County Scrub Area from the "Campus Light Industrial/Commercial" Zoning District to the "Conservation" Zoning District

Tab 6

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROVIDING FOR THE REZONING OF SIX PARCELS OF REAL PROPERTY AS LEGALLY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND GENERALLY REFERRED TO AS THE PALM BEACH COUNTY SCRUB AREA; PROVIDING FOR THE ASSIGNMENT OF THE

CONSERVATION ZONING DISTRICT TO THE SCRUB AREA; PROVIDING FOR THE AMENDMENT BY REFERENCE OF SECTION 78-32 OF THE TOWN CODE WHICH INCORPORATES THE TOWN'S OFFICIAL ZONING MAP TO REFLECT THE ASSIGNMENT OF THE CONSERVATION DISTRICT TO THE PARCELS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

***** CLOSE THE PUBLIC HEARING *****

J. RESOLUTION:

7. Resolution No. 05-03-13 Site Plan for Serve Pro

Tab 7

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA APPROVING A SITE PLAN AUTHORIZING AN ADDITION CONSISTING OF A TWO-STORY, 2,697 SQUARE FOOT OFFICE WAREHOUSE BUILDING ON 0.2563 ACRES LOCATED AT 117 MILLER WAY ; AND PROVIDING FOR AN EFFECTIVE DATE.

K. DISCUSSION AND POSSIBLE ACTION:

8. Proposed Reconfiguration of Town Hall Printers/Copiers/Scanners

Tab 8

9. General Fund Contingency Line Iteming for "Eyes on Park" Relocation

Tab 9

L. COMMISSIONER COMMENTS, TOWN ATTORNEY, TOWN MANAGER:

M. ADJOURNMENT

Next Scheduled Regular Commission Meeting will be held on Wednesday, March 20, 2013