



**Town of Lake Park, Florida
Planning & Zoning Board
Meeting Minutes
Monday, November 6, 2017, 7:00 PM**

CALL TO ORDER

Chair Judith Thomas called the Planning & Zoning Board Meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Thomas lead the Pledge of Allegiance.

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Present
Charlemagne Metayer	Present
Joseph Rice	Present
John Linden – 1 st Alternate	Present

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

The Board held a moment of silence in remembrance of the victims in Sutherland Texas.

APPROVAL OF AGENDA

Chair Thomas announced that staff has requested that the Agenda be reordered with item number 3 (A Special Exception Application submitted by James M. Crowley, Esq., Gunster Law Firm, for the special exception use of a 3,000 square foot dental office) be heard first, followed by item 1 (A site plan application submitted by CPH Corporation for development of a 7,372 square foot retail store (AUTOZONE, LLC)), followed by item 2 (A site plan application submitted by Milcor Group, Inc. on behalf of the owner/applicant, 754 Park Avenue LLC, for the development of a 4,225 square foot roof-top open air patio/tasting room).

Motion: Vice-Chair Schneider moved to approve the agenda in the revised order; Board Member Rice seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

APPROVAL OF MINUTES

- Special Call Planning & Zoning Board Meeting minutes of September 25, 2017

Motion: Board Member Metayer moved to approve the Special Call Planning & Zoning Board Meeting minutes of September 25, 2017; Board Member Malanga seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

- Planning & Zoning Board meeting minutes of October 2, 2017

Motion: Board Member Rice moved to approve the Planning & Zoning Board Meeting minutes of October 2, 2017; Vice-Chair Schneider seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Public Comment

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

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

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

NEW BUSINESS – SITE PLAN APPLICATIONS:

3. A Special Exception Application submitted by James M. Crowley, Esq., Gunster Law Firm, for the special exception use of a 3,000 square foot dental office (or clinic by definition) located in the C-1 Commercial District (within a PUD and the NBOZ) at 1220/1224 Northlake Boulevard, Unit 310 (Plaza at Lake Park PUD).

Community Development Director Nadia DiTommaso explained the item (see Exhibit “A”). Mr. Jamie Crowley of Gunster Law Firm representing the applicant introduced himself and was available to answer questions.

Public Comment open:

Edward King – 1375 N. Killian Drive, expressed concern regarding the degree of the ramp on the west entrance to the plaza. He suggested closing the west entrance and utilizing the newly designed entrance to the plaza.

Public Comment closed:

Vice-Chair Schneider asked questions regarding the number of parking spaces. He asked the applicants traffic consultant how they were able to conduct the traffic study when the two largest users are not in yet. Mr. Chris Hagen, Traffic Engineer and Consultant with Kimley-Horn & Associates, 1920 Wekiva Way, West Palm Beach explained that the use requirement for a dental office was the same as for retail use. He explained that the study consisted of the entire parking field, with projections of the retail stores. The study showed that they were well below the requirement of parking on site. He stated that the second thing they took into consideration was that patients and staff would not be parking on the east side of the parking lot due to proximity to the office. They calculated from 400 feet of the dental office. He stated that they used actual demand, plus Code, and the projections to determine the amount of parking spaces they would need.

Vice-Chair Schneider asked if the west entrance ramp was taken into consideration. Mr. Hagen stated that removing the west entrance was not considered. He stated that the dental office would not affect how the driveway would be used.

Chair Thomas welcomed Board member Linden and asked if he had any questions of staff or the applicant. Board member Linden had no questions.

Chair Thomas commented that Chick-Fil-A has conducted traffic calming of the parking lot. She stated that the dental office would be in the high volume area of the plaza and wanted to be very cognizant of what was taking place in that area as it relates to the new and established users. She expressed concern with the need for either traffic calming or

traffic flow in the high volume area of the plaza. She agreed that something needed to be done at the west entrance of the plaza.

Mr. Hagen explained that there were parking spaces behind the plaza and their study assumed that all of the parking would be out front and employees could park in the back of the plaza if necessary.

Vice-Chair Schneider stated that the comments were not necessarily for this applicant. He suggested that staff contact the plaza property owner and raise the concerns discussed.

Motion: Vice-Chair Schneider moved to approve the Special Exception; Board Member Rice seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

1. A site plan application submitted by CPH Corporation for development of a 7,372 square foot retail store (AUTOZONE, LLC) to be located on a 1.04 acre vacant site along the east side of North Congress Avenue between Park Avenue West and Watertower Road.

Community Development Director Nadia DiTommaso explained the item (see Exhibit "B").

Ms. Nicole LeBron with CPH Corporation, 5601 Mariner Street, Tampa, FL. Representing AutoZone made a presentation (see Exhibit "B").

Board member Linden asked if the outdoor lighting would remain lite until a certain hour. Ms. LeBron stated additional lighting was placed between the buildings and was unsure of the hours they would remain lite. Board member Linden asked where the outdoor seating was. Ms. LeBron stated that the outdoor seating would be under the awning near the front door. Board member Linden asked if the outdoor furniture would be moved each night. Ms. LeBron stated that the outdoor furniture was permanent metal.

Board member Rice asked if AutoZone delivered parts to other auto repair business. Ms. LeBron believed that AutoZone did not offer that service.

Vice-Chair Schneider asked that the setback table be updated to reflect N/A or 8-feet for the landscape buffer to reflect that the applicant was meeting the requirement. He asked if the pillar could have accent colors instead of the pillars being all tan. Community Development Director DiTommaso stated that accent colors could be incorporated up to 10%. Vice-Chair Schneider asked what the height of the monument signs of the other

new businesses in the area were. Community Development Director DiTommaso stated that they were between 8-10 feet based on the PUD (Planned Unit Development) Masterplan. Vice-Chair Schneider suggested a pedestrian crosswalk between AutoZone and Culver's Restaurant.

Board member Metayer asked how many handicap parking spaces were expected. Ms. LeBron stated that there would be two handicap parking spaces.

Board member Malanga suggested having a pedestrian bench and crosswalk in the area to blend the properties together.

Chair Thomas asked if the monument sign was consistent with the other parcels. Community Development Director DiTommaso explained that had it been one parcel they would be entitled to one 10-foot monument sign. Since the parcel was split into three parcels, then each tenant was allowed a monument signs of 10-feet. Chair Thomas asked if proper receptacles would be on the property for things like oil, batteries, etc. Ms. LeBron did not want to encourage such use of the property and explained that dumpsters were available behind the property. If a customer brought such items into the AutoZone then they would be properly discarded in the proper receptacles. She explained that AutoZone has Environmental Health and Safety manuals provided to the owners as well as the employees are trained to dispose of materials properly. Chair Thomas asked for the Town Code regarding window signage. Community Development Director DiTommaso explained the Town's Code for window signage and permit process.

Board member Rice expressed concern with benches outside of AutoZone. He encouraged motion lighting in the evening to avoid vagrancy.

Public Comment open:

None

Public Comment closed:

Motion: Vice-Chair Schneider moved to approve with the following conditions: revise the setback table to reflect the correct required setback; applicant and staff to work on additional internal pedestrian connections that could be made to the parcel to the North and South; applicant and staff to work on a slightly darker color on the columns to break-up the façade; provide nighttime security lighting near the front door by the bench; Board Member Rice seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

2. A site plan application submitted by Milcor Group, Inc. on behalf of the owner/applicant, 754 Park Avenue LLC, for the development of a 4,225 square foot rooftop open air patio/tasting room, 1,575 square foot restaurant, and a 4,225 square foot business office at 754 Park Avenue with associated waiver requests for the already built building.

Community Development Director Nadia DiTommaso explained the item (see Exhibit "C"). Adam Steinhoff owner of 754 Park Avenue introduced himself to the Board and gave a presentation (see Exhibit "C").

Chair Thomas verified that Ordinance 12-2017 Micro Brewery had been adopted. Community Development Director DiTommaso confirmed that Ordinance 12-2017 was adopted. Chair Thomas asked where the abandonment of the Right-of-way was in the process. Community Development Director DiTommaso explained that the abandonment item would be on the November 15, 2017 regular Commission meeting agenda as well as the site plan application. Chair Thomas expressed concern with the process. Community Development Director DiTommaso explained that the agenda items had been structured to include that the site plan approval was contingent on the abandonment of the Right-of-way. Chair Thomas expressed concern due to previous experience where the abandonment was not completed before the site plan. She asked if the abandonment would be recorded as a separate instrument that would then be provided to the applicant. Community Development Director DiTommaso stated "yes".

Board member Malaga asked if the applicant would be willing to continue the mural that currently exist on that block. Mr. Steinhoff stated that they have spoken with the Brockman's and would agree to a mural, but had concern with how the mural would look against their Mediterranean façade. Board member Malaga asked if the public would use the rear stairwell. Mr. Steinhoff explained that it would not be open for public use; however, employees would use the stairwell. He stated that the public would have access to stairs and an elevator inside of the building.

Board member Metayer asked where the parking lot was expected. Community Development Director DiTommaso explained that it would be built on the Community Garden property. She explained that the design engineer has proposed two parking lot designs. Board member Metayer expressed his delight with the project.

Vice-Chair Schneider asked what the timeline was for construction and opening. Mr. Steinhoff stated that the project would be done in phases. He explained that the brewer was ready to start bringing in the tanks, since the brewing process takes about four months. They would then move into the tasting room and restaurant afterwards. It was estimated that they would open sometime summer of 2018. Vice-Chair Schneider expressed concern with having the full operation open before a parking lot was built. Mr. Steinhoff stated that the rooftop area would be the last to open. Vice-Chair Schneider asked if the Cross-Access agreement was a legal document. Mr. Steinhoff stated "yes". Vice-Chair Schneider expressed concern regarding the possible noise levels and hours of operation; he asked what the noise Ordinance states. Community Development Director DiTommaso explained the Ordinance. Vice-Chair Schneider asked if there were any

single-family properties within the 300-feet. Community Development Director DiTommaso stated “yes” behind the property.

Board member Linden asked if new staff would be hired to work in Dedicated IT or will existing staff be brought in to work at this location. Mr. Steinhoff explained that some employees will work out of this location and some work via satellite. He explained that the restaurant and brewery would operate during different hours, which was how they would manage the lack of parking situation until a parking lot was built. Board member Linden asked for the timeline to have the surface parking lot completed. Community Development Director DiTommaso explained that there was no projected date. She has spoken to the Town Manager who indicated that the parking lot would be built within this fiscal year. Board member Linden asked if dedicated parking spots would be identified in front of the business. Mr. Steinhoff stated that the front parking spots would be for guests with the Dedicated IT staff parking in the alleyway.

Chair Thomas suggested that the rooftop bar have amplified restrictions due to being in a residential area. Vice-Chair Schneider made some suggestions regarding the extra parking needed to accommodate the rooftop bar as using the two western most parking pods shown on the Community Garden block which could be constructed and useable upon opening of the rooftop bar and outdoor seating, which should provide about 30 parking spaces. He stated that constructing to the western most lots would allow the Community Garden to remain to the east until a future date.

Board member Linden disagreed with constructing a parking lot in pieces stated that cost would be astronomical. Vice-Chair Schneider explained that it would not prevent them from doing the parking lot all at once. He was suggesting that at least the western area be built and if the Town or the applicant wants to do more, then they have that option. Board member Malanga agreed that a parking lot or area would be needed once the rooftop section were open for business.

Board member Rice stated that the project was not contingent on the parking. He stated that the timeline seems to be on target. Community Development Director DiTommaso agreed that the timeline would work with the rooftop phase being done in the future. Mr. Steinhoff asked that the use of the lot be ratified prior to the pavement being installed. Board member Rice explained that it would be up to the Commission. Community Development Director DiTommaso explained that it would need to be a condition of approval because the Town Code states that all parking areas must be paved. Board member Rice suggested including minimum standard language for the parking lot foliage, not just grass.

Chair Thomas asked if the Town was looking at abandoning the Community Garden. Community Development Director DiTommaso explained that the Community Redevelopment Agency (CRA) Master Plan has included a parking lot on that site with the Community Garden as a temporary use, which has carried on for longer than anticipated.

Vice-Chair Schneider asked for clarification regarding the amplified music on the rooftop and what would be considered acceptable. Chair Thomas asked Mr. Steinhoff of the

intent because they did not want to be too restrictive, but had to be respectful of the neighbors. Mr. Steinhoff stated that the rooftop section would have entertainment for patrons to enjoy drinking the beer and eating the food. He stated that it was not intended to be like Roxy's Pub in West Palm Beach. He stated that the entertainment would have speakers with an amplifier and live music.

Board member Rice stated that it would take time to create a balance between the level of amplification that was and was not acceptable to the area. Vice-Chair Schneider stated that the Town Code states that if someone complains then the levels have to be turned down. He asked what the hours of operation would be for the rooftop bar and could the live music be limited to stop at a certain hour. Mr. Steinhoff stated that the hours of operation and restricting the amplified music was a reasonable request. Board member Rice stated that midnight would be reasonable.

Public Comment open:

None

Public Comment closed:

Motion: Vice-Chair Schneider moved to approve the application with staff recommendations and the additional condition that at a minimum the two-western most parking pods shown on the Community Garden block shall be constructed and useable upon opening of the rooftop bar and outdoor seating and a condition that no amplified music be played after midnight at the rooftop bar; Board Member Rice seconded the motion.

Board member Linden asked if there was a way to receive a waiver for the parking area to remain as a temporary grass area to be used for parking. Community Development Director DiTommaso recommended the motion provided by Vice-Chair Schneider to include that the parking be constructed on a temporary or permanent bases. Chair Thomas asked that a timeline be included with that because temporary could be stretched out for a long period of time. She suggested that there be a six-month deadline with an extension of six-month to provide the Town with sufficient time to complete the parking lot. Mr. Steinhoff asked that the outdoor seating be separated from the motion since it would only be four tables for the outdoor seating area. Vice-Chair Schneider agreed to amend the motion to remove the outdoor seating.

Community Development Director DiTommaso clarified her understanding of what the Boards intention was as follows: that the two-western most parking pods be constructed and usable either on a temporary or permanent bases upon the opening of the rooftop bar; however, the temporary condition should not extend beyond six-months of the opening of the rooftop bar with the option of the one six-month renewal to convert the area to permanent parking. Vice-Chair Schneider suggested adding the Commission must approve to that statement. He stated that the amplified music be allowed only until midnight.

Motion: Vice-Chair Schneider amended his motion as stated above; Board member Rice seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga	X		
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Planning & Zoning Board Member Comments

Board member Malanga asked if it had been determined to remove the Community Garden. Vice-Chair Schneider stated that the Community Garden does not have to be removed because it was not known if the Town would need that much parking. He stated that several pods could remain as the Community Garden. Board member Rice stated that he agreed with Board member Linden regarding the financial aspect of the project. Vice-Chair Schneider stated that the financial aspect was up to the Town. He would prefer that the Town keep the Community Garden. Chair Thomas agreed and was proud that the Town had a Community Garden.

Board member Linden thanked staff for the preparation of the meeting.

Chair Thomas thanked staff for putting everything together on short notice knowing that staff was shorthanded. She appreciated their efforts. She announced that she would not be present at the November 9th Special Call meeting.

Board member Rice asked if the Town had a new Attorney. Assistant Town Attorney Jamie Gavigan stated that he works with Attorney Thomas Baird and was covering for him this evening.

Community Development Director Comments

Community Development Director DiTommaso stated that the Chair has announced that she will not be attending the November 9th Special Call meeting. She asked, by a show of hands, who would be attending the Special Call meeting. The Board will have a quorum for the meeting. She announced that the next regular Planning & Zoning Board meeting would be December 4th, however the one application that would appear on that agenda would not be ready in time. She asked if the Board would be available to meet on December 18th instead. Chair Thomas announced that she would not be available to attend the December 18th meeting. The remaining members of the Board would be available on December 18th.

Community Development Director DiTommaso announced that the Planning Official Training Workshop was being held November 17th in the Village of Palm Springs, if interested please notify Kim Rowley if you have not already registered. She asked the Board for their feedback on the size of building plans they would prefer to receive for the

meetings, large sets or small sets. Most of the members preferred the smaller size plans, with two members requesting the larger sets.

Future Meetings:

The next Special Call Planning & Zoning Board meeting will be held on Thursday, November 9, 2017 at 6:30 p.m. (one agenda item – packet will be provided at this meeting of November 6, 2017).

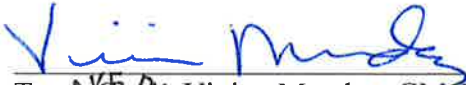
December 4, 2017 at 7:00 p.m. Regularly scheduled Planning & Zoning Board Meeting.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Rice and seconded by Board Member Metayer, and by unanimous vote, the meeting adjourned at 9:13 p.m.



~~Judith Thomas, Chair~~ *Martin Schneider, Vice Chair*
Town of Lake Park Planning & Zoning Board



~~Town Clerk~~ *Vivian Mendez, CMC*



Approved on this 18 of December, 2017

SPECIAL EXCEPTION USE (DENTAL OFFICE) PRESENTATION

This application is very simple. Since the Plaza at Lake Park Planned Unit Development (known as a PUD – *this is the plaza where Burlington and Hobby Lobby are located*) is located within the Northlake Boulevard Overlay Zone (also known as the NBOZ), this overlay area defines Dental and Medical Offices or Clinics distinctly. The underlying zoning district for this parcel is the Commercial-1 (C-1) Business District. This district allows several uses by right and by special exception approval. While the proposed “dental office” use is not listed specifically in the C-1 district, since this parcel is designated as a PUD, the PUD designation offers, pursuant to Town Code Section 78-77(1)(G)(3), the opportunity for an owner to apply for special exception approval for “like uses” to those listed in the underlying zoning district, which as mentioned is the C-1 zoning district. Since the C-1 allows professional offices, but not “dental offices” as defined in the NBOZ (the Overlay area), the applicant James M. Crowley of the Gunster Law Firm, on behalf of the owner SC Lake Park Associates LLLP, is proposing the special exception use approval of a 3,000 square foot dental office within the existing structure in Parcel A of the plaza (unit #310). The land use designation for this parcel is “Commercial” therefore, the proposed use is in line with the land use. Staff analyzed the 6 special exception criteria in the Town Code for special exception uses (identified in the staff report provided and in the Applicant’s justification) and has determined that the Applicant has met all the criteria. The hours of operation are Monday through Saturday, 8am-6pm and the Town’s consulting engineer reviewed the parking study provided ascertaining that the use will not present any impacts. In addition, the Applicant identified in their application that the proposed dental office will introduce a capital investment comprised of leaseholder interior improvements of approximately \$300-\$350K along with additional interior trade work of approximately \$200-\$210K. The dental office will also create an initial 7 positions (1 dentist; 1 hygienist; 4 dental assistants; 2 front desk) with salaries totaling approximately \$400K. Staff recommends approval of the proposed Dental Office in unit #310 at the Plaza at Lake Park PUD. The Applicant is here to present as well.

SITE PLAN – AUTOZONE PRESENTATION

This is an application for site plan approval. Just recently, those members who were on the Board at the last few meetings, approved a Culvers restaurant within the Congress Business Park PUD. This proposal for a 7,372 square foot Autozone retail store is for parcel A2B (1.04 acre site) of the Congress Business Park PUD, which is located just south of the approved Culvers, on the southeast corner of Watertower Road and Congress Avenue. The Applicant is CPH Corp. with the owner being AutoZone Stores, LLC. The zoning is Commercial-2 (C-2) with a Planned Unit Development (PUD) designation, along with a Commercial Light Industrial future land use designation. Project details:

Site Access: One access point is proposed along the eastern internal parcel boundary. The site also shares internal circulation with tract A2A (Culvers) to the north and with the Aldi store to the south.

Traffic: A letter from Palm Beach County confirming that the proposal meets the Traffic Performance Standards of PBC was received on October 25, 2017

Setbacks: All proposed setbacks for the primary structure are compliant with code requirements of the C-2 Zoning District

Landscaping: The Town's consulting Landscape Architect finds that the site meets the landscaping regulations of the Town Code

Paving/Grading/Drainage: The Town's consulting Engineer has reviewed the Applicant's Paving, Grading and Drainage Plan and has determined that it meets engineering requirements

Parking: A retail store requires 5 spaces per 1,000 square feet. For the proposed 7,372 square foot store, a total of 37 minimum parking spaces are required and 46 spaces are being proposed, inclusive of 2 ADA spaces, along with one 15 foot x 35 foot loading space as required by Code.

Signage: The applicant is proposing the wall and freestanding signage pursuant to their sign package. All signs shall be reviewed and permitted separately from this site plan application, but preliminary reviews confirm that the proposed signs are code compliant.

Photometric (Lighting): Meets the minimum requirements in the Town code pursuant to Section 54, Article III

Water/Sewer: Seacoast Utility Authority provided confirmation that the proposed site plan has been reviewed and approved.

Design: The proposed retail store meets the architectural guidelines of the Town Code and the PUD by incorporating like colors and materials in the beiges and neutral tones and providing the necessary recesses and projections with the only design variation being the red trademarked name on the signs, which is a permitted variation of the PUD Master Plan.

Fire: PBC Fire will review the plans in greater detail as part of the building permit review process, but did not have any concerns based on their preliminary site plan review.

PBSO: The Crime Prevention through Environmental Design (CPTED) review was performed by the Palm Beach Sheriff's Office (PBSO) and all is satisfied.

Staff recommends **approval** of the 7,372 square foot Autozone, authorizing the development of a retail store with the standard conditions of approval 1 through 12, along with special condition of approval #13 relevant to this proposal that reads: *Outside storage and repair/installations of any kind is prohibited on the site. Operator shall install signs in the parking areas prohibiting repairs/installations prior to the issuance of the Certificate of Occupancy.*



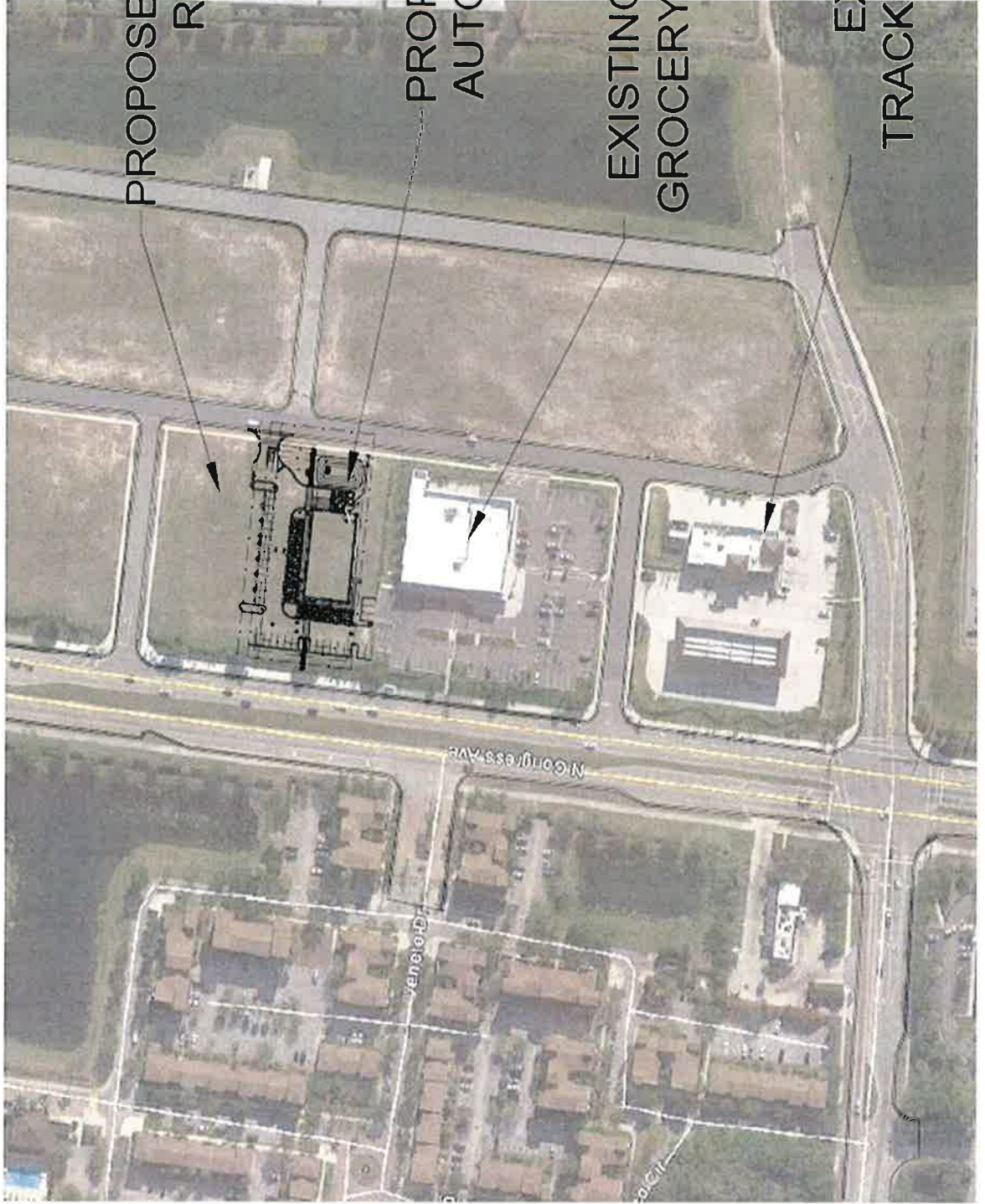
AutoZone Lake Park



TOWN OF
LAKE PARK

Epoh

PROJECT AERIAL



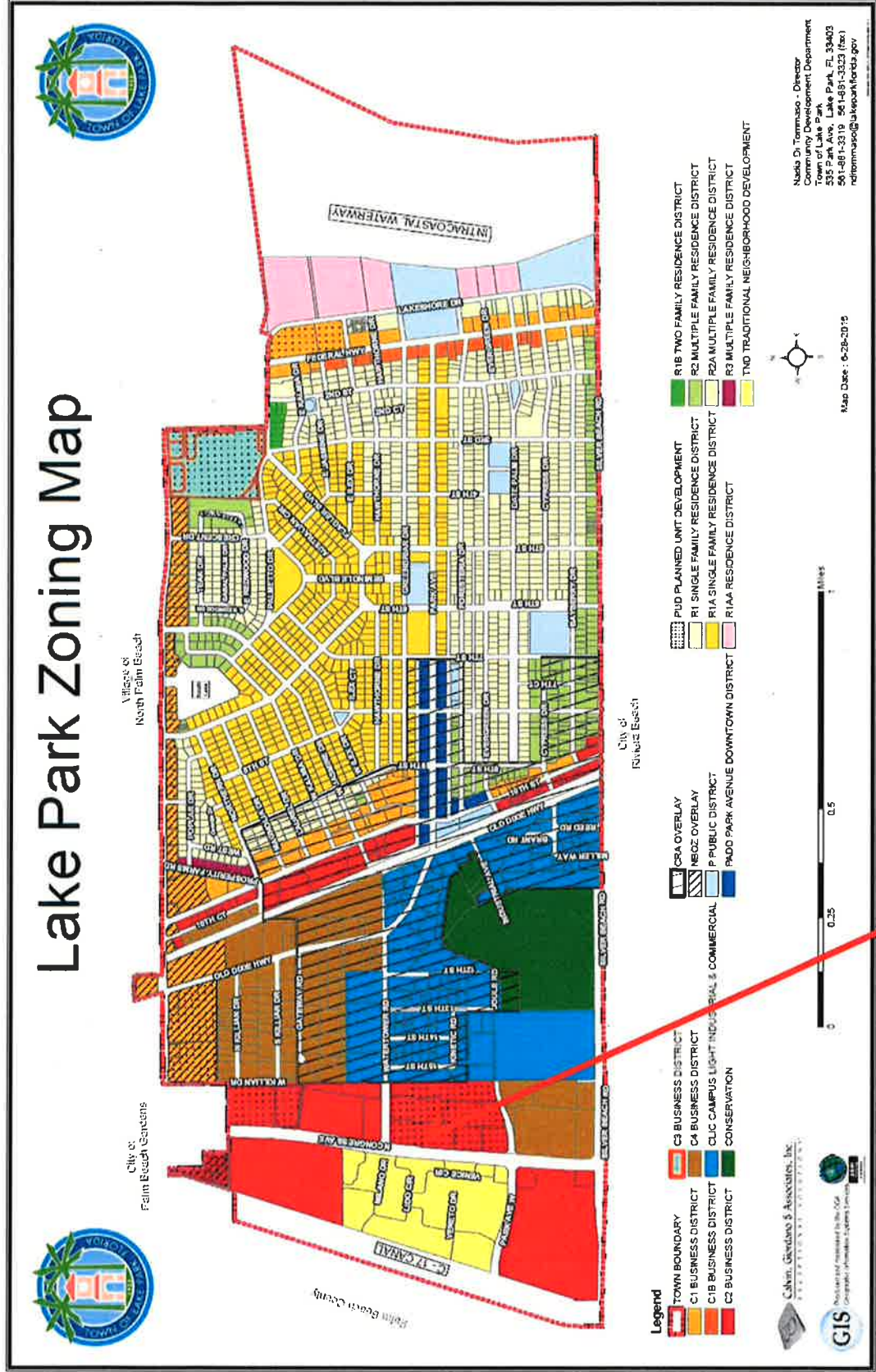
PROPOSED CULVER'S RESTAURANT

PROPOSED AUTOZONE

EXISTING ALDI'S GROCERY STORE

EXISTING RACE TRACK GAS STATION

LAKE PARK ZONING MAP

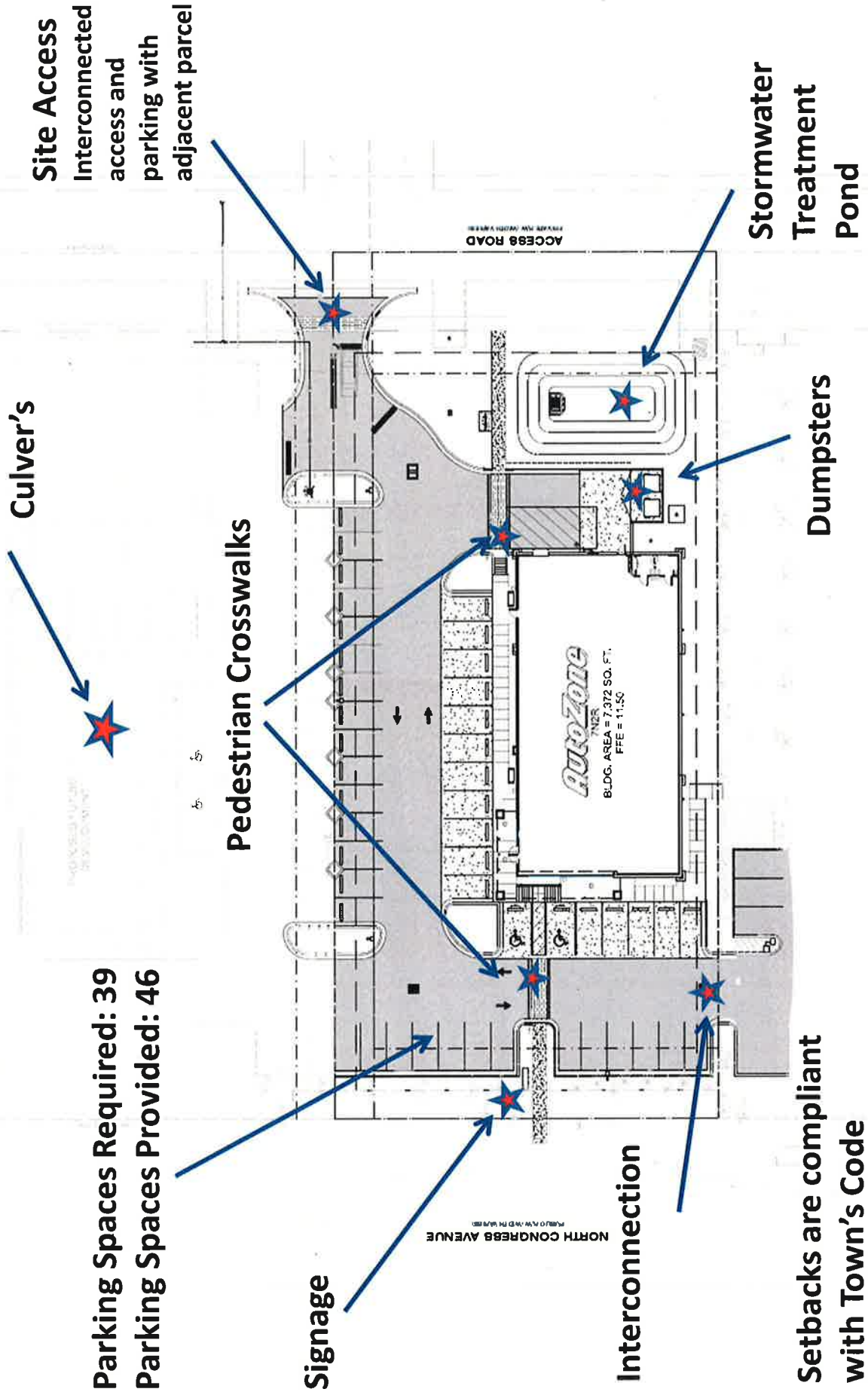


Proposed AutoZone Site

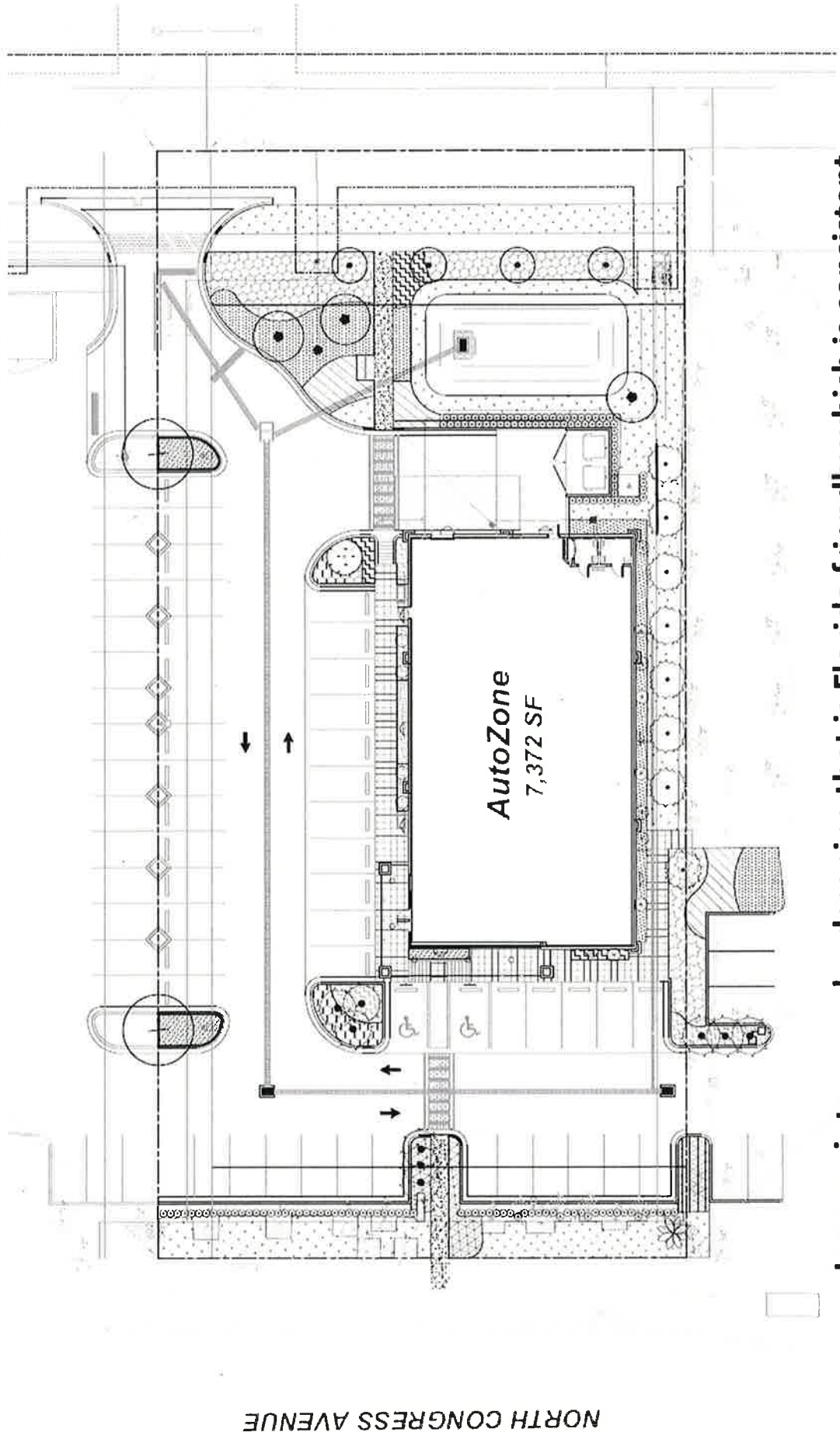
Project History of Approvals

- ALDI October 1, 2014 –Resolution 33-10-14 approved the Aldi Food Market Site Plan on Tract F of the Congress Business Park PUD;
- RACETRAC March 4, 2015 –Resolution 07-0301 approved the RaceTracGasoline Station with a convenience store site plan and Special Exception Use on Tract B of Congress Business Park PUD;
- CULVERS October 18, 2017 – Commission Site Plan Approval
- AutoZone November 6, 2017 – P & Z Hearing

Site Plan



Site Landscaping



Low maintenance landscaping that is Florida friendly which is consistent with the balance of the PUD

Site Landscaping



COONTIE



GREEN ISLAND FIGUS



DWARF FIREBUSH



MAUI RED IXORA



PURPLE LOVE GRASS



MUHLY GRASS



PLUM PASSION ORCHID



BIG RED BROMELIAD



STOKES DWARF HOLLY

S H R U B S A N D G R O U N D C O V E R S
AUTOZONE STORE DEVELOPMENT
LAKE PARK, FL.

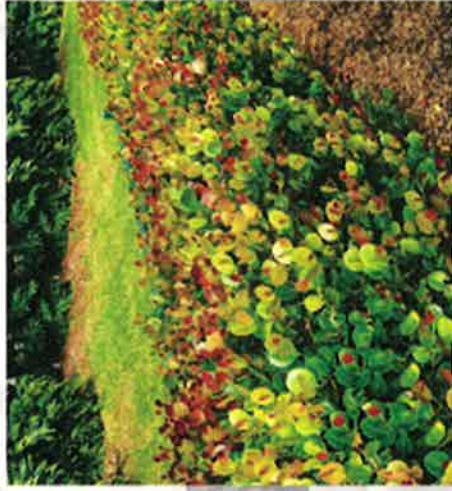
Site Landscaping



WHITE BIRD
OF PARADISE



ORANGE BIRD
OF PARADISE



RED TIP
COCOPLUM

HEDGES AND ACCENTS
AUTOZONE STORE DEVELOPMENT
LAKE PARK, FL.

Site Landscaping



LIVE OAK



SEAGRAPE



PIGEON PLUM



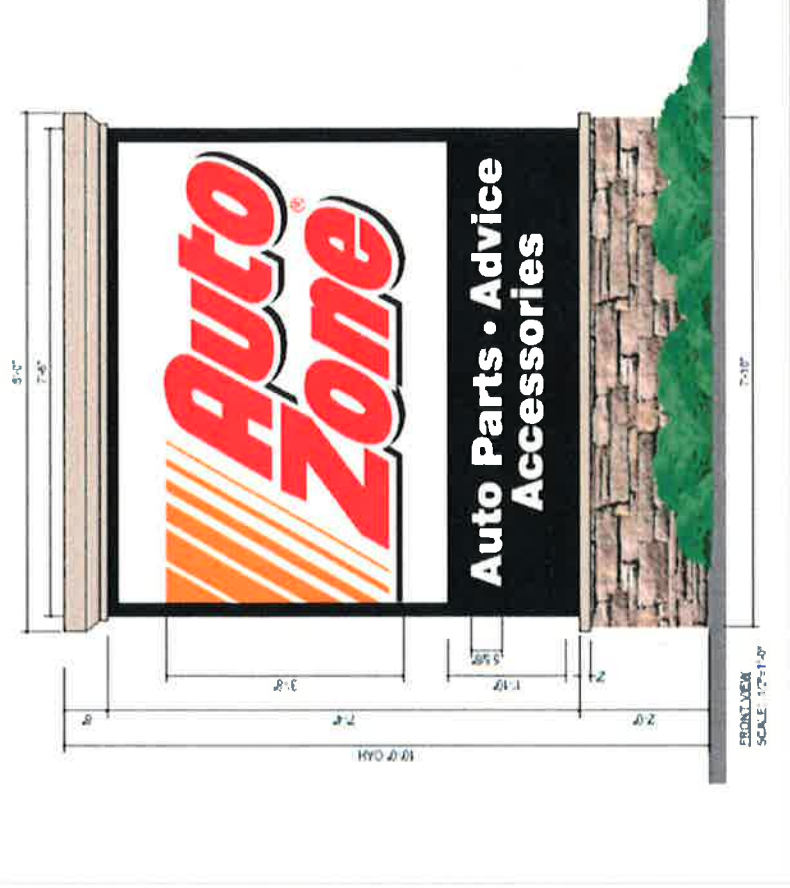
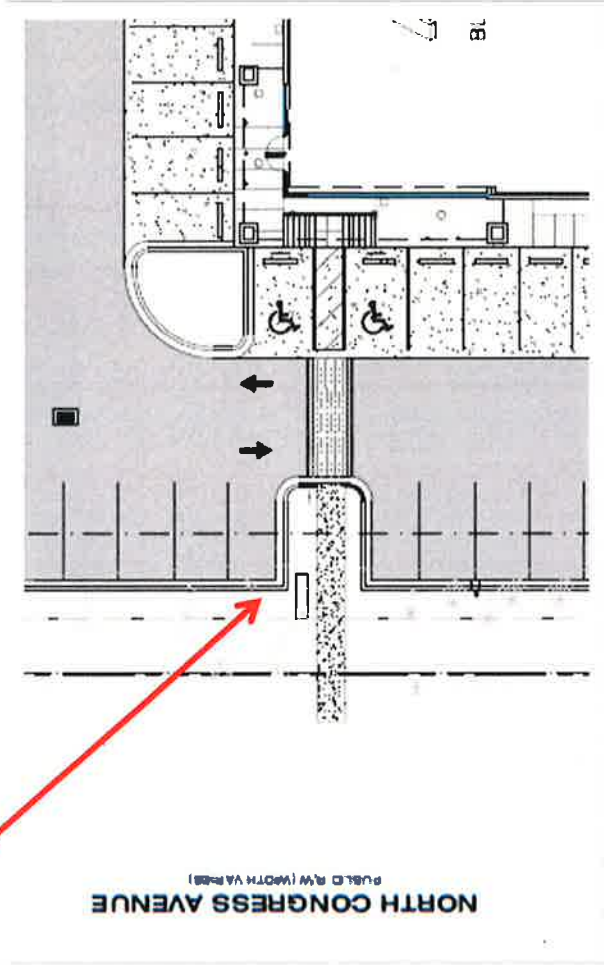
CABBAGE PALM

TREES
AUTOZONE STORE DEVELOPMENT
LAKE PARK, FL.

Site Signage

Proposed Signage is
Compliant With Code

Proposed Signage



Architecture- Looking Northeast Along Congress Ave

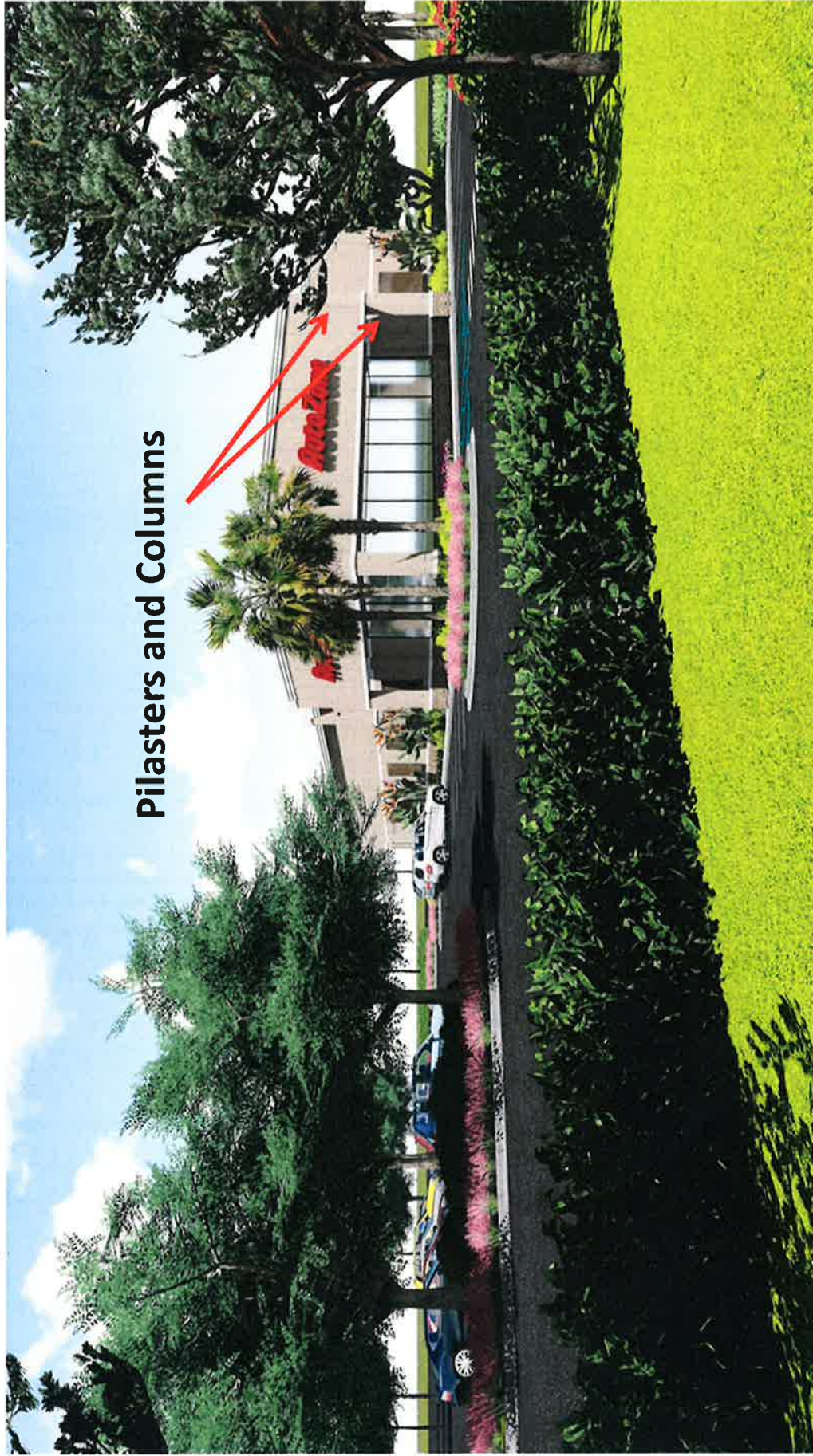


Architecture- Aerial View Looking Southeast Along Congress Ave

Raised Parapets



Architecture- Looking Southeast Along Congress Ave



Architecture- Looking East Along Congress Ave



Color Pallet Breakdown

Neutral Stucco Color Pallet

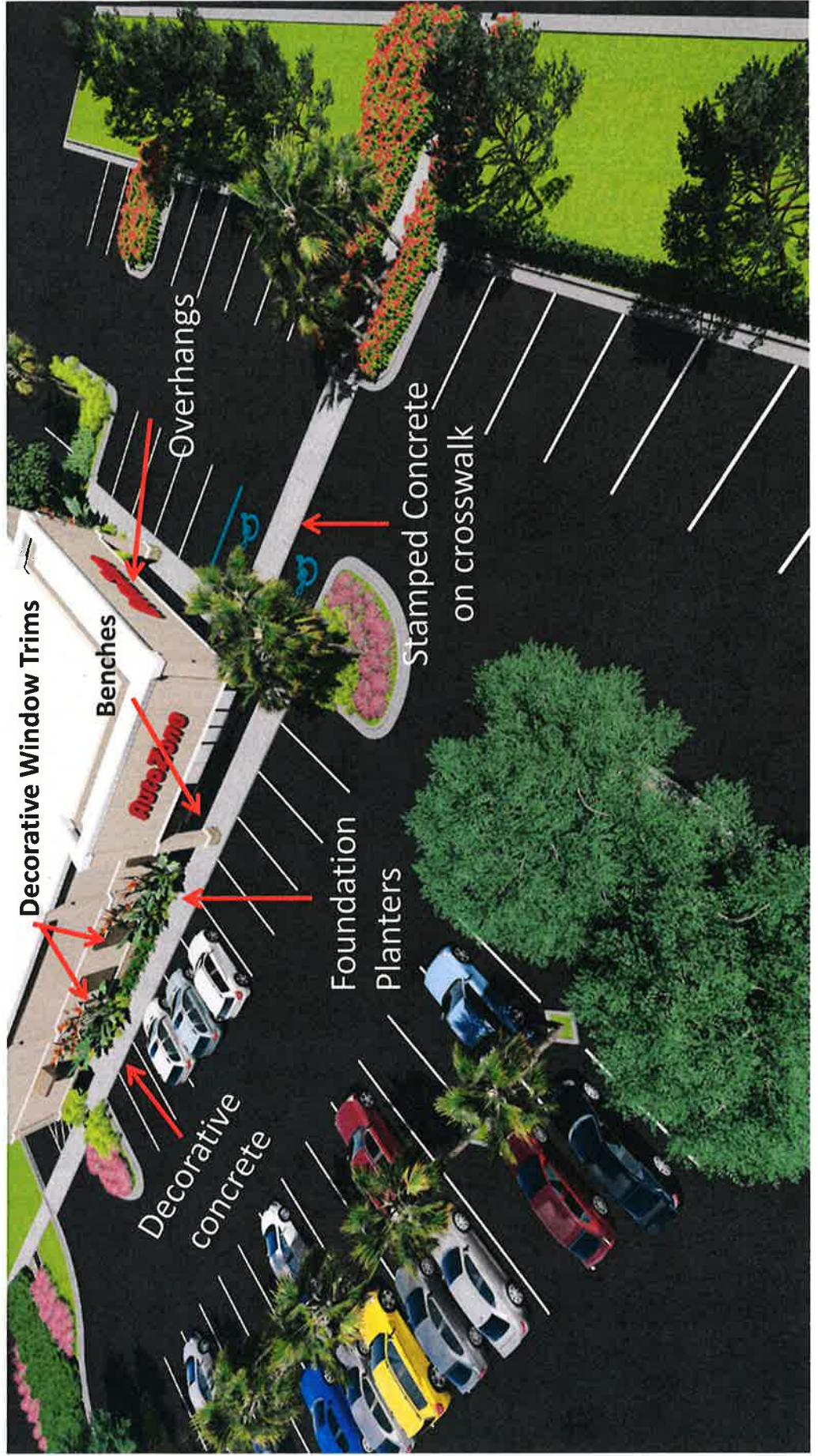
Architecture- Looking Southeast Along Congress Ave

Primary Entrance Features



Architecture- Aerial View Looking Southeast Along Congress Ave

Secondary Entrance Features



Site Operations

- Outside Storage and repair/ installations are prohibited on site.
- Operation to install signs in parking area.
- Waste receptacle provided around the building
- Maintenance Schedules and Environmental Business Manuals provided to operator detailing procedures for cleaning oil/ fluid spills and maintaining a clean and safe experience for customers and community.



AutoZone Lake Park



TOWN OF
LAKE PARK

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SITE PLAN – 754 PARK AVENUE PRESENTATION

Exhibit "C"

I would like to start off by indicating that while all development projects are extremely important to the Town and provide economic stimulus, this site plan application for 754 Park Avenue located on the southeast corner of 8th Street and Park Avenue is of particular importance because it is being proposed in our downtown area with the intent to provide a regeneration to a building that has sat vacant for over a decade. The Town Manager has played an integral role in securing this site plan application for the Town, understanding the site constraints, but weighing these against the vision for the downtown and the economic stimulus needed for this area. Consequently, the Milcor Group, Inc. acting as the agent for the project, has submitted a site plan application on behalf of 754 Park Avenue LLC to redevelop the site with a 1,575 square foot restaurant with outdoor seating (a use permitted by right); a 4,225 square foot business office (permitted by right); and a 4,225 square foot brewery under the 'microbrewery' classification with a rooftop open air patio and tasting room (for which a conditional use approval is being considered as part of this application). The proposal estimates a total of approximately 270 seats at maximum for both the rooftop patio area and outdoor restaurant seating, combined which were factored into the parking calculations (this clarification is needed since the staff report may have been confusing in this description). In addition, integral to this application are three Park Avenue Downtown District (known as the PADD) waivers which are part of this site plan review process and enabled by the PADD zoning district within which the site is located. The future land use designation is also "Downtown".

For this proposal, it will be important to review some of the site's history. More particularly, the subject site (754 Park Avenue) was originally built in 1969. In its later years, Park Avenue BBQ and Grille (previous owner) redeveloped the property in 2001 with the intent to incorporate the Park Avenue BBQ restaurant at this location. The building was never completed and sat vacant for over a decade. Just recently, 754 Park Avenue LLC, under the leadership of Mr. Adam Steinhoff and Aaron Underhill who currently operate Dedicated IT (an IT company),

purchased the property after lengthy negotiations between the previous owner, the Town Manager and other stakeholders. The Town has been interested in revitalizing the downtown for years and attracting owners that share in the Town's visions to promote the arts, cultural and entertainment district which is currently a theme with the Kelsey Theatre, Brewhouse Gallery and other tenants. The Town was fortunate to meet the Dedicated IT group who expressed an interest in the 754 Park Avenue building, wanting to incorporate their corporate IT office that would bring in 50+ jobs with employees earning \$75K+ per year, a brewery (or microbrewery by definition) with tasting room, and a unique restaurant. Consequently, the Town Manager immediately entered into negotiations with the (then) property owner and Dedicated IT to purchase the property with the end goal to redevelop it into a vibrant, active, mix of uses that would synergize with the existing Park Avenue successes and allow the downtown area to grow even more. The property has sold to the Dedicated IT group and the new ownership is 754 Park Avenue LLC (the applicant of this site plan application). Through the sale process, the Town's commitment was to work with the new owner to develop modernized use classifications for brewery-type uses in the PADD, as well as a revised (and flexible) downtown parking plan that would enable the use of public parking spaces. In addition, revisions to the PADD so as to allow for outdoor cafes/courtyards on public property were also entertained by Town staff in an effort to promote the vision. These changes were discussed previously by the Planning and Zoning Board and recently adopted by the Town Commission, and used as part of this site plan application as detailed in the package. The last piece of history also required the new owner to pursue an abandonment application for a 0.9 foot x 53.8 foot portion of public right-of-way, ultimately representing the (already built) western building wall. Since the previous owner never completed the redevelopment of the site with development permits that expired without inspections ever being called into the Town, it appears the western wall slightly encroaches into the public right-of-way and requires an abandonment (an abandonment that will not eliminate any enjoyment to public space, sidewalk or roadway of any kind since the wall has been in existence for over a decade). In addition to the separate

abandonment request which will be considered by the Town Commission, this site plan application also includes three waivers that are enabled by the PADD (as mentioned), but need to be addressed as part of this site plan application and justified accordingly: these include → front setback (building is already built); side street setback (building is already built); and alleyway screening (existing alleyway), which I will further describe in a moment.

As it relates to the Town Code requirements in the PADD that relate to waiver requests and conditional uses, both of which are being processed as part of this site plan application for the redevelopment of the site, the relevant Town Code Sections include:

78-70 (j) Conditional uses. The provisions of this section shall apply to any use classified by Table 78-70-1 or this section as a conditional use. (...) and the use of a microbrewery is classified as a conditional use... AND....

78-70 (l) Waivers. The provisions of this section shall apply to any application to waive signage, landscaping, height, property development regulations, district regulation, and certain other identified standards contained in this section.....

Now, to explain the **PROJECT DETAILS** and how the conditional use and waivers come into play....

Building Site: The subject property is comprised of one 0.33 acre parcel located at 754 Park Avenue, which is located on the southeast corner of Park Avenue and 8th Street.

Site Access: The site access is proposed off of 8th Street (two-way) and Park Avenue (two-way).

Traffic: The Department has received an email from the Palm Beach County's Traffic Division (Quazi Bari) dated 10/26/17 indicating that they are in the final review stages and will be issuing

an approval letter soon confirming that there is adequate capacity on the roadways to serve the Site. It appears their department is extremely backed-up as well and while the Applicant can explain more, staff's understanding is that the approval letter is forthcoming however, this can always be added as a condition of approval if needed as added assurance.

Setbacks and Screening:

All proposed setbacks are compliant with code requirements of the PADD Zoning District except for two waiver requests as follows:

TABLE 78-70-3
PROPERTY DEVELOPMENT REGULATIONS

Dimension	Required <u>AND PROPOSED</u>
Lot Size	5,000 square feet (minimum) (0.33 acres - 14,375 sf)
Lot Width	50 feet (minimum) (115 feet)
Lot Depth	100 feet (minimum) (125 feet)
Building Height (Maximum)	Lesser of four stories or 45 feet (38'3" at max point)
Building Height (Minimum)	Two stories (2+ rooftop proposed)
Building Height (Interior)	8 feet (12+ feet per elevations)
Building Coverage	100 percent (met)
Front Setback	None (0) (59.62') – waiver requested – see staff responses below and enclosed justification from Applicant.
Side Setback (Interior)	None (0')
Side Setback (Corner)	5 feet (0') – waiver requested – see staff responses below and enclosed justification from Applicant.
Rear Setback	Zero (0) feet (5.28 feet)

For **SCREENING**, a third waiver to Town Code Section 78-70(n)(5) is being requested. This Town Code Sections requirements indicates the following, in part:

(5) Alley screening walls. All new construction or substantial renovation of existing buildings and structures shall construct or reconstruct a solid masonry or concrete wall eight feet in height. The wall shall be located along the opposite side of that portion of the alley that is coterminus with the rear property line of the parcel being improved(...)

The three waivers were analyzed pursuant to the 12 waiver criteria identified in the PADD Code and detailed in the staff report. For all the criteria, the primary reason why these waivers are being requested is due to the building having been built several years ago without ever being completed. The building's footprints are in existence and the alleyway screening is contrary to the alleyway improvements constructed over the years, along with the adjacent community garden area that is publicly owned and will serve as a future public parking area. Pedestrian connections promoting the neighborhood and community-serving urban setting is envisioned. The Town is also entertaining a PADD Code overhaul in 2018 that will serve to better structure the Code language with the existing vision, uses and structural configurations of the Park Avenue Downtown District. Consequently, the Applicant has met all the required criteria to justify the granting of the waiver requests to the front and side corner setbacks and alleyway screening.

Landscaping: The Site Plan meets the Town's Landscaping Code per the Town's consulting landscape architect.

Paving/Grading/

Drainage: The Town's consulting engineer has reviewed the Applicant's Paving, Grading and Drainage Plan and has determined that it meets the engineering requirements.

Signage: The application is proposing three to four wall signs of the same type and color as detailed on their proposed elevations. Signs will also be reviewed and permitted separately from the site plan application at building permit phase.

Photometric (Lighting): Meets the minimum requirements in the Town Code.

Water/Sewer: Seacoast Utilities reviewed and approved the plans for site plan approval.

Design: The proposed Elevations meet the general intent of Town's Architectural Guidelines for the Park Avenue Downtown District. Staff is however proposing that the Applicant consider incorporating additional exterior window moldings or trim to enhance the aesthetics of the windows around the building (and has included this as a condition of approval for the Board/Commission to consider).

Fire: PBC Fire will be reviewing the plans in greater detail as part of the building permit review process, but they approve for site plan purposes as it relates to their utility requirements.

PBSO: The Crime Prevention through Environmental Design (CPTED) review was performed by the Palm Beach Sheriff's Office (PBSO) – staff does not have any pending matters in our records.

Zoning: As indicated, the proposed use of "Business Office" and "Restaurant" are permitted by right in the PADD zoning district. The "Microbrewery" with open-air patio and tasting room is a conditional use (also recently approved through a copy of the Ordinance enclosed in your packets). The proposed Microbrewery meets all of the Town Code criteria for conditional uses pursuant to Code Section 78-70(j) – the applicant also provided justifications in the packets. In essence, the criteria indicates the following:

- a. *Conformance with the requirements of this section, including any standards contained in Table 78-70-1, and conformance with applicable architectural or landscaping if there is new construction or substantial renovation associated with the application;*
- b. *Conformance with the requirements of this Code;*
- c. *Conformance with applicable requirements of a prior development order issued by the town;*
- d. *Conformance with all requirements of any other governmental agencies; and*
- e. *Conformance with occupational licenses from the town and county.*

Finally, I will discuss **PARKING**.

Parking: Pursuant to the recently revised parking requirements of Table 78-70-4, the parking requirements have been met through several avenues → a cross and joint parking agreement has been secured with the neighboring properties to the east (700 and 748 Park Avenue). In addition, the Town recently revised its PADD parking Code to incorporate some flexibilities and rely upon the public parking spaces to accommodate the lack of onsite parking. Consequently, a master downtown public parking plan was incorporated in Table 78-70-4 of the Town Code. In conjunction with these efforts, an inventory of existing properties and existing parking spaces along with what the actual Code requirements for parking are for the various parcels was performed. This Site (754 Park Avenue) under general code calculations would require 118 parking spaces, inclusive of ADA spaces and is proposing 7 spaces onsite, inclusive of the ADA spaces. The 700/748 Park Avenue properties (part of the cross and joint access agreement) are already built and under current code reflect a shortage of approximately 27 spaces. With the cross and joint parking agreement, the 700, 748, and 754 properties would have a combined (existing and proposed) 65 spaces to serve all three properties. The shortage throughout the entire block using the code required number of spaces is 139. The PADD currently has 148 public parking spaces available to the public frequenting the downtown area and the newly adopted PADD regulations indicate that: *Off-street parking may be satisfied by using public parking*

spaces identified in the Downtown Public Parking Master Plan. With this being said however, the Town realizes that there is an immediate need for additional downtown parking and the Town Manager has already initiated certain grant related applications and other initiatives to incorporate additional parking in the near future so that the downtown area can continue to accommodate future growth and redevelopment. **Actually, just today, the Town Manager has confirmed that the additional surface parking for the community garden (which will add an additional 125 or 133 spaces depending on the chosen design option) can be accomplished this fiscal year with the one cent sales tax revenues. In addition, a conversation with the Kelsey Theatre owner and operator, AJ Brockman today also confirmed that even when they have their special events that draw 2,000+ patrons to the area, they have never received complaints about parking since individuals park in all the public parking areas which are all within proximity of the downtown uses.**

Lake Park Project Parking Calculations		
Uses	Parking Requirements	Spaces Required
Business Offices (Dedicated IT)	1 space / 500 sf 4225 SF	8
Restaurant	1 space / 100 sf 1575 SF	16
Warehouse (Microbrewery)	1 space/2000 sf + 1 space/employee 1600 SF & 3 employees	4
Outdoor seating (patio bar / restaurant)	1 space / 3 seats 270 max. capacity	90
	Total Spaces Required	118

STAFF RECOMMENDS **APPROVAL** OF THE SITE PLAN APPLICATION subject to the standard conditions of approval, including some specific conditions of approval included as:

9. The Town's Alcohol Ordinance, Noise Ordinance and Outdoor Cafes/Courtyards Ordinance shall be adhered to at all times.
10. Security shall be present at all times during the operating hours of the roof-top open air patio which will serve as an accessory area to the Brewery onsite.

- 11.**The Town's Public Works Department sanitation requirements shall be adhered to at all times, particularly in the Downtown area where shared alleyway dumpster usage is available.

- 13.**This Site Plan approval is subject to a 0.9 foot by 53.8 foot right-of-way abandonment application for the western building wall being approved by the Town Commission, with all associated conditions adhered to.

- 14.**Site must be 100% irrigated and these irrigation plans are required at building permit. Applicant/Owner is responsible for any and all revisions to plans, including any additional approvals that may be required, as a result of submitting irrigation plans at building permit only.

- 15.**Applicant shall incorporate additional exterior window moldings or trim to enhance the aesthetics of the windows around the building.

754 Park Ave



Town of Lake Park
Planning and Zoning
November 6, 2017

Aerial



Project Overview

- ▶ Our goal is to help push forward the vision of the town by turning a vacant building into a destination. The project includes:
 - ▶ Bringing all aspects of the property to code.
 - ▶ The addition of a second floor in the center building to ensure that the face of the building is consistent.
 - ▶ Onsite ADA compliant parking, and enhanced walkability.
 - ▶ An outdoor patio area on the west of the building and the addition of a rooftop patio.
- ▶ Once completed, the Town of Lake Park will have a working microbrewery, a tasting room, a rooftop patio bar, a restaurant with patio dining and the corporate offices of a well-known, fast-growing technology organization. Many of these are Lake Park firsts, and will provide destinations to help drive the “live, work, play” vision of the Town.
- ▶ 50 new jobs in downtown Lake Park by Q2 of 2018.

Site Plan

- ▶ Increase the square footage to 10002 sq. ft. under roof, and a 2436 sq. ft. rooftop bar.
- ▶ The brewery will occupy 1,600 sq. ft. brewery/warehouse, 2,625 sq. ft. brewery tasting room, and the 2625 sq. ft. rooftop bar.
- ▶ The restaurant will occupy 1,575 sq. ft. ground floor suite.
- ▶ Dedicated IT will occupy 4,225 sq. ft.



Zoning

- ▶ The proposed use of “Business Office” and “Restaurant” have been a permitted use by the PADD zoning district.
- ▶ The newly approved regs for the “Microbrewery” with open-air patio and tasting room has recently been approved.

Architecture



North Elevation along Lake Park Avenue - Main Entrance

Architecture



Architecture



South Elevation - Rear Side

Architecture



West Elevation along 8th Street

Material Board

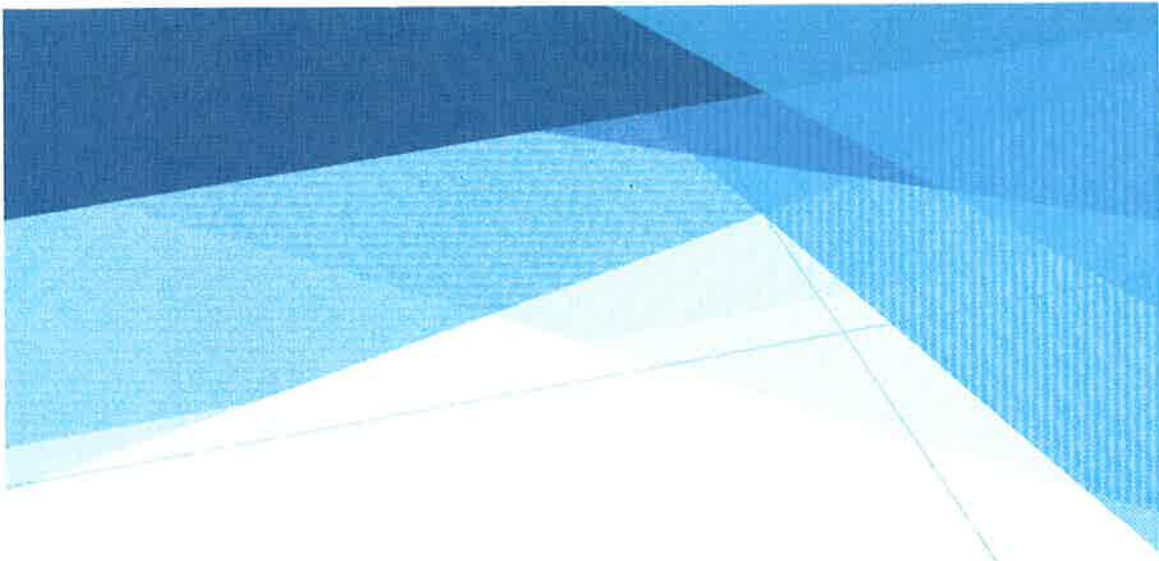
Exterior



Trim and
Crown



Awning



Existing Architecture



Existing Architecture

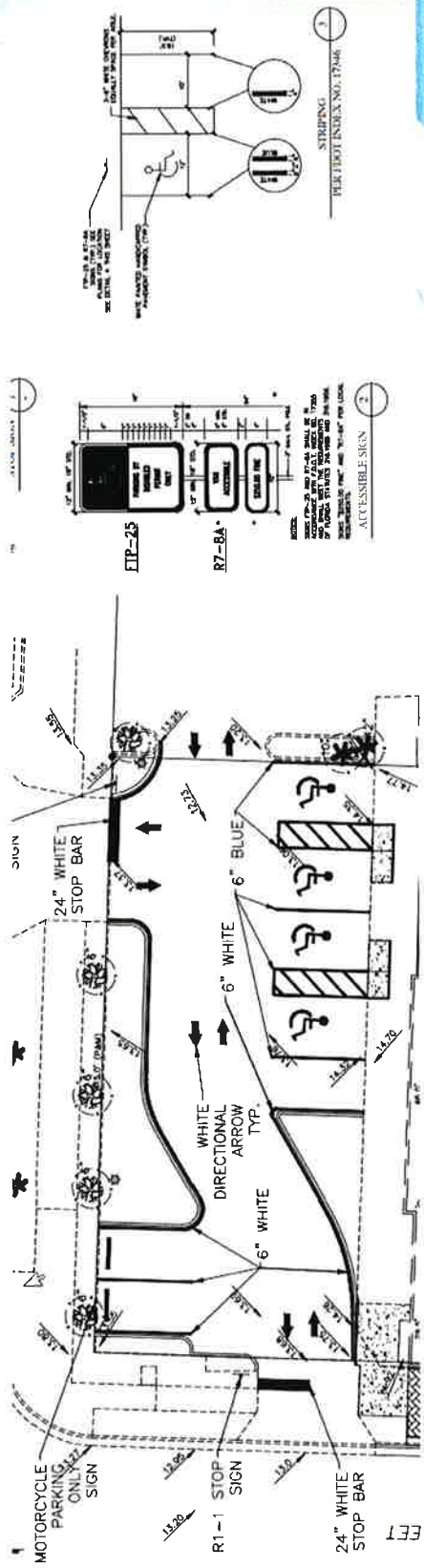


Existing Architecture



Shared-parking Agreement

The Town has indicated that the Applicant must provide the necessary ADA parking stalls onsite and the balance can be achieved through the shared-parking agreement. It is anticipated that 200 parking stalls shall be required, which results in the need for 4 ADA parking stalls. The existing parking lot shall be reconfigured to maintain the current two-way traffic flow with a connection to 8th Street that aligns with the connection to the west, yet adds more green space for landscape.



Job Creation in Lake Park

- ▶ Brewery: 3 employees
- ▶ Brewery Tasting Room: 7 employees
- ▶ Restaurant: 20 employees
- ▶ Dedicated IT has committed to Lake Park, the Business Development Board of Palm Beach County and the State of Florida to creating 108 jobs over the next five years, starting in 2018.

Dedicated IT Plan

- ▶ Dedicated IT's current lease is up in July of 2018. We will be moving our corporate headquarters to 754 Park Ave in the newly created 4000 square-foot 2nd floor suite. Initially, 20 employees will be moving in, with a goal of placing as many people as we can comfortably fit in this particular location. Also “homed” in this location will be our sales team who will be on the road often, but bringing high-profile, national clients in for meetings with the corporate team.

Brewery

- ▶ The Peculiar Brewing Company is seeking to create an industrial brutal/reconstructionist facility focused on brewing modern styles of beer and other experimental grain-fermented beverages.
- ▶ The general overview for the manufacturing space is the ever popular "warehouse industrial" raw look as a whole. This third of the project will remain very functionally raw.
- ▶ We need to consider our wet atmosphere and industrial usage and the potential to damage aesthetics and the simple fact the end customer often expects to see a proper brewery.

Brewery Tasting Room

- ▶ Architectural effects will include painted exposed brick and pipe painted and actualized to resemble a steampunk-fantasy feel - think Alice in Wonderland.
- ▶ We are not a multi-million dollar company and will wear that fact on our sleeve. Essentially straightforward, clean, and minimalist. The overall feel of the facility will give the customer the obvious feel of being in a manufacturing facility while having a comfortable place to sit and enjoy the beverages
- ▶ The concept is not elaborate. But typically breweries are not.

