



**Minutes**  
**Town of Lake Park, Florida**  
**Regular Commission Meeting**  
**Wednesday, April 3, 2019, 6:30 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, April 3, 2019 at 6:30 p.m. Present were Mayor Michael O'Rourke, Commissioners Erin Flaherty, Kimberly Glas-Castro, Roger Michaud, Commissioner-Elect John Linden, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez. Commissioner Anne Lynch was absent.

Town Clerk Mendez performed the roll call and Mayor O'Rourke led the pledge of allegiance.

**RESOLUTION(S) - ACCEPTING ELECTION RESULTS**

**1. Resolution No. 31-04-19 Accepting the Certified Results of the Municipal Election.**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ACCEPTING THE CERTIFIED RESULTS OF THE MUNICIPAL ELECTION HELD ON MARCH 12, 2019 FOR COMMISSIONERS, AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D'Agostino explained that Resolution No. 31-04-19 needed to be approved prior to the Swearing-In Ceremony.

**Motion: Vice-Mayor Glas-Castro moved to approve the consent agenda; Commissioner Michaud seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch			Absent
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 4-0.

**PROCLAMATION:**

**2. Proclamation in Honor of Commissioner Anne Lynch.**

Mayor O'Rourke presented a Proclamation in Honor of Commissioner Anne Lynch.

**SWEARING-IN CEREMONY:**

**3. The Swearing-In Ceremony for Commissioners conducted by the Honorable**

**15th Judicial Circuit Court Judge Maxine Cheesman.**

Town Attorney Baird introduced and welcomed Honorable Fifteenth Judicial Circuit Judge Maxine Cheesman to administer the oaths of newly elected officials. Judge Cheesman swore-in Commissioners Erin Flaherty, Kimberly Glas-Castro, John Linden, and Roger Michaud.

The Commission took a five-minute recess to take photos with family and friends.

**SELECTING A VICE-MAYOR:**

**4. Selection of Vice-Mayor Post March 12, 2019 Municipal Election.**

**Motion: Commissioner Linden moved to nominate Commissioner Glas-Castro as Vice-Mayor; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**RESOLUTION:**

**5. Resolution No. 32-04-19 Designation of Signatories for Town Bank Accounts.**

Town Manager D'Agostino explained that the Town of Lake Park Code of Ordinances requires three signatures on all Town checks. He explained that signatures included the Mayor, Vice-Mayor, Finance Director, and an alternate in case of unavailability of the Mayor or Vice-Mayor for signatures.

**Motion: Vice-Mayor Glas-Castro moved to designate Commissioner Flaherty as the alternate signatory; Commissioner Michaud seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**PUBLIC COMMENT:**

Bettye Alexander-Hodges, 620 Crescent Drive, congratulated the Commission on their recent election. She expressed concerns regarding a damaged sidewalk in front of her residence and additional sidewalks along West Ilex Drive. She suggested the immediate

inspection, and repair of the sidewalks. Mayor O'Rourke and Vice-Mayor Glas-Castro thanked Ms. Alexander-Hodges for her comment.

**CONSENT AGENDA:**

Mayor O'Rourke requested to add agenda item number 15 (Resolution No. 35-04-19) to the Consent Agenda.

**Motion: Vice-Mayor Glas-Castro moved to move item 15 from New Business to the Consent Agenda; Commissioner Michaud seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**6. Stakeholders Engagement – Lake Shore Drive Drainage Project Workshop Minutes of March 9, 2019.**

**7. Regular Commission Meeting Minutes of March 20, 2019.**

**8. Resolution No. 33-04-19 Authorizing and directing the Mayor to Executed Agreement with Hinterland Group, Inc. to Provide Palmetto Drive Stormwater Improvements.**

**8a. Resolution No. 36-04-19 Authorizing and Directing the Mayor to Execute a Second Amendment to the Town's Agreement with the State of Florida, Division of Emergency Management for Grant Funds Associated with Hurricane Irma.**

**15. Resolution No. 35-04-19 Authorizing and Directing the Town Manager to Execute an Agreement for Renovation Services for the Community Development Office.**

**Motion: Commissioner Michaud moved to approve the Consent Agenda; Commissioner Linden seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**BOARD MEMBERSHIP:**

**9. Nomination for the Re-Appointment of Charlemagne Metayer as a Regular Member to the Planning & Zoning Board.**

**Motion: Commissioner Michaud nominated to reappoint Charlemagne Metayer as a Regular Member to the Planning and Zoning Board; Vice-Mayor Glas-Castro seconded the nomination.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Mayor O'Rourke congratulated Mr. Metayer, and thanked him for his service to the Town of Lake Park.

**10. Nomination for the Re-Appointment of Lawrence "Larry" Malanga as a Regular Member to the Planning & Zoning Board.**

**Motion: Commissioner Michaud nominated to reappoint Lawrence "Larry" Malanga as a Regular Member to the Planning & Zoning Board; Vice-Mayor Glas-Castro seconded the nomination.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Mayor O'Rourke congratulated Mr. Malanga, and thanked him for his service to the Town of Lake Park.

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

**11. Ordinance No. 02-2019 Amending Section 78-72(2) Contained in the Commercial-2 (C-2) Business District to Add Brewpub, Microbrewery and Brewery as Special Exception Uses.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-72(2) CONTAINED IN THE COMMERCIAL-2 (C-2) BUSINESS DISTRICT TO ADD BREWPUB, MICROBREWERY AND BREWERY AS SPECIAL EXCEPTION USES;**

**PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D’Agostino welcomed Community Development Director Nadia DiTommaso to explain the item. Community Development Director DiTommaso explained the proposed text amendments to Town Code Section 78-72 would allow Brewpubs, Microbreweries, and Breweries as special exception uses (see Exhibit “A”). Discussion ensued regarding the proposed special exception use within the C-2 District as compared to the Community Redevelopment Agency. The Commission discussed allowing the Brewpubs, Microbreweries, and Breweries only within the Community Redevelopment Agency boundaries only.

**Motion: Commissioner Michaud moved to approve the proposed text amendments to Town Code Section 78-72 to allow for Brewpubs, Microbreweries, and Breweries as special exception uses within the Community Redevelopment Agency area; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O’Rourke	X		

Motion passed 5-0.

Town Attorney Baird read the Ordinance by Title only.

**PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:   None**

**PUBLIC HEARING(S) – RESOLUTION(S):**

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

**12. Resolution No. 34-04-19 Approving a Site Plan Authorizing the Redevelopment and Expansion of an Existing 4,250 Square Foot Building to 7,511 square Feet for Medical Offices within Parcels 1 and 2 of the Northlake Promenade Shoppes Planned Unit Development.**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AUTHORIZING THE REDEVELOPMENT AND EXPANSION OF AN EXISTING 4,250 SQUARE FOOT BUILDING TO 7,511 SQUARE FEET FOR MEDICAL OFFICES WITHIN PARCELS 1 AND 2 OF THE NORTHLAKE PROMENADE SHOPPES PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

Ex-Parte Communication Disclosure:

Commissioner Flaherty had no communication to disclose.

Commissioner Linden had no communication to disclose.

Commissioner Michaud had no communication to disclose.

Vice-Mayor Glas-Castro had no communication to disclose.

Mayor O'Rourke had no communication to disclose.

Town Attorney Baird swore in all witnesses.

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

Vice-Mayor Glas-Castro questioned if the proposed site plan would be open 24 hours. Community Development Director DiTommaso answered, "No."

Alex Ahrenholz, Land Use Planner for Coteleur & Hearing representing Helix Urgent Care presented to the Commission (see Exhibit "C"). Discussion ensued regarding the site plan application with reference to the use of urban design techniques, and landscaping for the future redevelopment of the Northlake Promenade Shoppes Planned Unit Development. Mayor O'Rourke asked if the site plan would be cohesive with the overall plan for the property. Mr. Don Hearing explained that changes were made to the site plan to include the recommendations of the Village of North Palm Beach Planning Commission, the Town of Lake Park Planning & Zoning Board, and Town Manager John D'Agostino.

**Motion: Commissioner Flaherty moved to approve Resolution No. 34-04-19 with the conditions of approval; Vice-Mayor Glas-Castro seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

\*\*\*\*\* CLOSE PUBLIC HEARINGS\*\*\*\*\*

**OLD BUSINESS:**

**13. Resolution No. 28-03-19 Appointing a Commissioner to the Audit Committee and Authorizing the Town Manager to Identify and Appoint Two Independent Volunteers To the Committee.**

**Motion: Vice-Mayor Glas-Castro moved to approve Resolution No. 28-03-19 and to appoint Commissioner Linden to the Town of Lake Park Audit Committee; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**NEW BUSINESS:**

**14. Distribution of the Annual Town Manager Performance Evaluation Form to the Town Commission.**

Assistant Town Manager/Human Resources Director Bambi McKibbon-Turner presented to the Commission (see Exhibit “D”). Commissioner Linden explained that he did not wish to complete the Annual Town Manager Performance Evaluation due to his recent appointment to the Town Commission. Assistant Town Manager/Human Resources Director McKibbon-Turner explained that there had been a precedent for New Commissioners that did not wish to complete an Evaluation. Commissioner Linden questioned if it were appropriate to submit a partial Evaluation based on his interactions with Town Manager D’Agostino. Assistant Town Manager/Human Resources Director McKibbon-Turner answered, “Yes”. The deadline for submittals is April 15, 2019.

**PUBLIC COMMENT:** None

**FUTURE AGENDA ITEMS:** None

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

**Town Attorney Baird** announced that the significant arrests were made due to the collaboration of the Sober Home Task Force and the State of Pennsylvania. He explained that there has been an increase in the certifications of sober homes, and a reduction in opioid related overdoses and deaths in Palm Beach County, Florida. He explained that legislation was being drafted to require the mandatory certification of sober homes in the State of Florida. He announced that municipalities throughout Palm Beach County, Florida had opted-out of the Palm Beach County’s Reasonable Accommodation Ordinance. Additionally, he announced several Legislative Bills of concern to municipalities; he referenced the Bert Harris Act and explained that it may have a significant impact on municipalities.

**Town Manager D’Agostino** announced that the 2019 Palm Beach North Chamber of Commerce Leadership Awards and nominations were due on April 12, 2019. Discussion ensued regarding possible nominees for the following categories: Business, Community

Leader, Nonprofit, Small Business, and Young Professional (of the Year). He announced that Deputy Town Clerk Shaquita Edwards had received the designation of Certified Municipal Clerk, and that she planned to pursue the designation of Master Municipal Clerk per the leadership of Town Clerk Vivian Mendez. He announced that the Town of Lake Park had talented and dedicated employees, and that he was very proud. He announced that he had received an announcement for the Florida Municipal Achievement Awards. He explained that the Town did not meet requirements for most of the categories but hoped to do so in the future per the adoption of the Master Plan of Sustainability. He announced that the Town could nominate the Special Events Department for the City Spirit Award. He announced that the Commission would need to schedule a date and time, preferably a Saturday morning, to assess the structural damage at the Lake Park Harbor Marina. Per Consensus, the Commission agreed to meet at the Lake Park Harbor Marina of Saturday, April 27, 2019, 10:00 a.m. He announced the Palm Beach County League of Cities Installation Banquet on May 22, 2019, 11:00 a.m., Kravis Center for the Performing Arts in West Palm Beach, Florida. He announced that Vice-Mayor Glas-Castro would be installed as the first Vice-President. He announced activities at the Lake Park Public Library as follows: April 6, 2019, 10:00a.m.- 2:00 p.m., an AARP Tax Volunteer, April 9, 2019, Library Workers Appreciation Day. He announced the Town of Lake Park Easter Egg Hunt was scheduled for Saturday, April 20, 2019, 10:00 a.m.-12:00 p.m. at Kelsey Park. He announced that Sunset Celebration was scheduled for Friday, April 26, 2019, 6:00 p.m.-9:00 p.m. at the Lake Park Harbor Marina. He announced that the Town would need to appear before the Palm Beach County Commission to receive a one-year extension on its Inter-Municipal Agreement on April 12, 2019. He congratulated the Commission on their successful election.

**Commissioner Linden** thanked all guests and residents of the Town in attendance. He announced that he attended a meeting of the Florida Department of Transportation regarding the I-95 & Northlake Boulevard intersection. He announced that Kenneth Bowers, Operation Hope, had recently acquired a building dedicated to Veterans. He explained that the building was an eight-unit complex for housing (up to one year), education, and job placement for Veterans. He commended Mr. Bowers for his service to the Town of Lake Park. He thanked the Commission, and expressed that he looked forward to collectively improving the Town of Lake Park.

**Commissioner Michaud** thanked the members of the audience for their attendance, and all who exercised their right to vote in the March 12, 2019 Municipal Election. He expressed well wishes for Former Commissioner Anne Lynch, and welcomed Commissioner John Linden to the Town of Lake Park Commission.

**Mayor O'Rourke** expressed concern regarding the Florida League of Cities Legislative Days session they attended last week. He recapped regulations that would impede on municipalities. He encouraged everyone to reach out to the local legislators regarding the Bills.

**Vice-Mayor Glas-Castro** expressed frustration regarding the Florida League of Cities Legislative session in which the newly elected Representative want municipalities to simply follow along or they would not pass appropriations for the Town. She stated that the League continues to encourage everyone to send emails, make phone calls to the



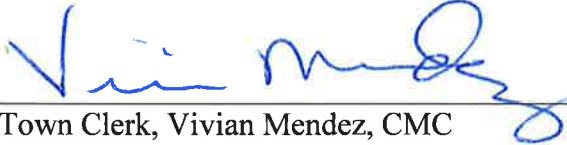
Representatives and Senators, and voice their concerns. She announced that the Florida League of Cities has send an email regarding signing up for a State Committees for next year.

**Commissioner Flaherty** thanked Judge Cheesman for conducting the swearing-in ceremony for the Town. He thanked Town staff for all the efforts they put in day-in-day-out to keep the Town running. He expressed excitement for serving the Town for the next three-years. He looks forward to all the upcoming development in the Town.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Flaherty and seconded by Commissioner Michaud, and by unanimous vote, the meeting adjourned at 840 p.m.

  
\_\_\_\_\_  
Mayor Michael O'Rourke

  
\_\_\_\_\_  
Town Clerk, Vivian Mendez, CMC

  
\_\_\_\_\_  
Deputy Town Clerk, Shaquita Edwards, MPA, CMC



Approved on this 17<sup>th</sup> of April, 2019



TOWN OF LAKE PARK  
PUBLIC COMMENT CARD

MEETING DATE: 4/3/19

**Cards must be submitted before the item is discussed!!**  
**\*\*\*Three (3) minute limitation on all comments**

Name: Betty Alexander Hodges  
Address: 620 Crescent Drive, Lake Park, FL 33403

If you are interested in receiving Town information through Email, please provide your E-mail address: jean2401@att.net

I would like to make comments on the following Agenda Item:  
\_\_\_\_\_  
\_\_\_\_\_

I would like to make comments on the following Non-Agenda Item(s):  
IS there a possibility of repairing the broken  
Cement street near 620, 610 Crescent and the broken  
side walk on West Hill Drive near 616 or 716.

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Thanks  
so much  
①



Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 3, 2019

Agenda Item No. Tab 11

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-72(2) CONTAINED IN THE COMMERCIAL-2 (C-2) BUSINESS DISTRICT TO ADD BREWPUB, MICROBREWERY AND BREWERY AS SPECIAL EXCEPTION USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- [ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[X] ORDINANCE ON 1st READING - PUBLIC HEARING
[ ] NEW BUSINESS - DISCUSSION ITEM
[ ] OTHER:

Approved by Town Manager ACTINW [Signature] Date: 3/27/2019

Nadia Di Tommaso / Community Development Director [Signature]

Table with 3 columns: Originating Department (Community Development), Costs (Legal Review and Legal Ad), Attachments (Staff Report, Ordinance 17-2019, Legal Ad, Certified Letter, Zoning Map, Future Land Use Map), Advertised (Date: 02/23/2019), and notification status.

Summary Explanation/Background:

Please refer to the Staff Report.

Recommended Motion: I move to "APPROVE" the proposed text amendments to Town Code Section 78-72 to allow for Brewpubs, Microbreweries and Breweries as special exception uses.



**TOWN LAKE OF PARK  
TOWN COMMISSION**

MEETING DATE:	April 3, 2019 –6:30pm
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**STAFF REPORT**

**PROPOSAL:**

**A staff-initiated text amendment proposing to incorporate brewery-type uses in the C-2 zoning district codified in Town Code Section 78-72.**

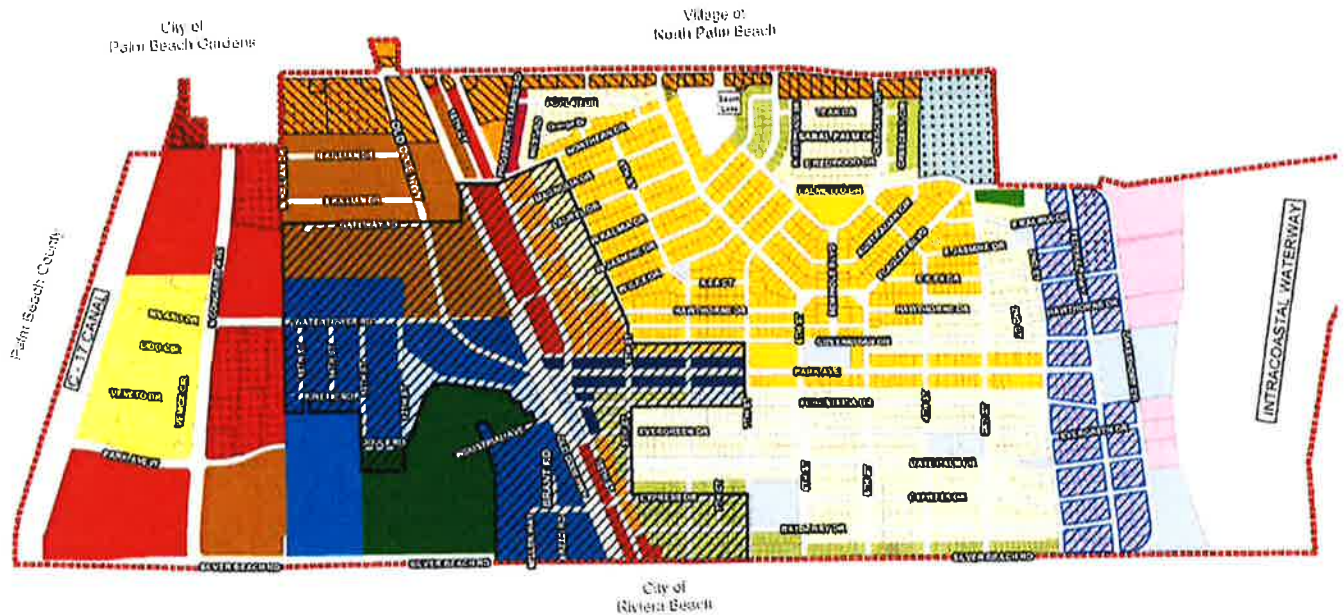
**Special Call Planning & Zoning Board Meeting: March 5, 2019.** The Board was in favor of the changes, but recommended that Brewpubs and Microbreweries are limited to the C-2 areas within the Community Redevelopment Area and that the small regional and larger “Brewery” category is restricted to the C-2 areas outside the Community Redevelopment Area boundary. The proposed Ordinance incorporates these recommendations however, the Town Commission has the option of agreeing with these recommendations, or disagreeing and striking the recommendation from the Ordinance. In addition, the Town Attorney modified the proposal to require special exception reviews on all the proposed uses, including the Brewpub use, which was originally proposed as a permitted use similar to how it was previously established in the Park Avenue Downtown District, given that a Brewpub’s primary function is that of a restaurant, even though there is some manufacturing of beer onsite (a nearby example would be the Yard House in Palm Beach Gardens).

**BACKGROUND:**

The economy has taken quite an upturn in the past few years. During this upturn, the Town has created several steps in promoting economic vitality along our commercial corridors. Some of these initiatives have included new land development regulations that allow for mixed-use development opportunities along our US-1 Corridor; flexible design standards for certain parcels within our industrial areas; along with the incorporation of brewery-type uses and outdoor cafes regulations for our Park Avenue downtown area. These initiatives have sparked quite a bit of interest in the Town from investors and developers alike. The Town Commission has also recently discussed their desire to expand the Park Avenue Downtown District (PADD) boundaries further to the north and south sides of Park Avenue, so as to expand the mixed-use opportunities within the Town and promote the live, work and play environments that the Town has embraced. This agenda item focuses on brewery-type uses for the C-2 Business District since these uses inevitably foster synergy in commercial centers where they are located, by attracting patrons of all ages and other uses such as restaurants and retail shops that interact well together. Consequently, given the

increased interest in Lake Park, this agenda item proposes to introduce brewery-type uses into the C-2 Business District, uses which have already been embraced by the P&Z Board and Town Commission for the downtown area. The C-2 Business District includes the properties in red in the following excerpt of the Town's Zoning Map:

**C-2 Business District includes  
all RED parcels**



This proposal is not only important to provide additional business opportunities in the future for the C-2 Business District, but it is also important because it will create an *immediate* business opportunity for a business that will be presented separately to the Town Commission at the April 17, 2019 Town Commission meeting. Given the Town's extensive marketing and economic development initiatives over the past few years, an investor from the Broward County area became interested in Lake Park and purchased a property just north of Park Avenue behind the Advance AutoParts store in 2018 for over three-quarter of a million dollars. The owner, The Geneva Group, met with Staff given their mutual interest in wanting to revitalize their commercial center and bring in uses that blend in well with our downtown area and that bring synergy. They have since been connected with a microbrewer who has chosen to make Lake Park their home. In anticipation of these text amendments moving through the approval process, the microbrewer, Coastal Karma, has already submitted a Special Exception application that will be presented separately at the April 17, 2019 Town Commission meeting, in hopes that they will be approved and can begin construction so as to open their Microbrewery in the C-2 area by the summer/fall of 2019. Essentially, the positive economic impacts in approving this text amendment will be experienced immediately.

Staff is proposing the following amendments to Town Code Section 78-72:

**(NEW) Town Code Section 78-72(2)(o)**

**(o)**

**Brewpub. Is an establishment that manufactures and sells beer products in conjunction with a restaurant that acts as the primary use. A Brewpub may only be located within the boundaries of the Town's Community Redevelopment Area. In addition to meeting the land development regulations established for the use of restaurant in the appropriate Zoning District, a Brewpub shall comply with the following:**

- 1. Revenue from food sales shall constitute more than 50 percent of the total business revenues;**
- 2. No more than 50 percent of the total gross floor area of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;**
- 3. Where permitted by local ordinance, state and federal law, retail carryout sale of beer produced on the premises is permitted provided the product is sealed in a growler or crowler holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces);**
- 4. Brewpubs shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year and may sell beer in keg containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:**
  - (a) An unlimited number of kegs for special events, the primary purpose of which is the exposition of beers brewed by brewpubs, which may include the participation several brewers;**
  - (b) An unlimited number of kegs for town co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.**
- 5. All mechanical equipment visible from public streets, or rights-of-way, an adjacent residential use or residential zoning district shall be screened such that they are not visible using architectural features which are consistent with the principal structure;**
- 6. Access and loading bays shall not face toward any street, excluding alleys;**
- 7. Access and loading bays facing an adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;**
- 8. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;**
- 9. No outdoor storage of materials, supplies, portable storage units, cargo containers and/or permanent parking of tractor trailers is permitted.**

(NEW) Town Code Section 78-72(2)(p)

(p)

Microbrewery. Is an establishment that manufactures and sells beer products in conjunction with an accessory use such as a restaurant, tasting room, or other retail sales. A microbrewery may only be located within the boundaries of the Town's Community Redevelopment Area. In addition to meeting the land development regulations for the use of restaurant, tasting room, or retail use types in the appropriate zoning District, a microbrewery shall comply with the following:

1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
2. This use shall be permitted only in conjunction with the use of restaurant, tasting room or other retail sales and service:
  - (a) No more than 75 percent of the total gross floor space of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
  - (b) The façade of an interior accessory use(s) (examples listed hereinabove) shall be oriented toward the street, and, if located in a shopping center, to spaces of public access;
  - (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).
3. All mechanical equipment visible from the street, or public right-of-way, an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
4. Access and loading bays shall not be located along primary facades.
5. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
6. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
7. No outdoor storage of portable storage units, cargo containers, or permanent parking of tractor trailers, is permitted except spent or used grain may be stored outdoors for more than 24 hours consecutively. The temporary storage area of spent or used grain shall be:
  - (a) Designated on the approved plan that identifies the outdoor areas;
  - (b) Permitted within the interior side or rear yard or within the minimum building setbacks;
  - (c) Prohibited within any yard directly abutting a residential use or a residential zoning district;
  - (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.



**(NEW) Town Code Section 78-72(2)(a)**

**(a)**

*Brewery - Regional (small) and large brewery. Is an establishment that manufactures beer products. The use is limited to those properties which are not within the boundaries of the Town's Community Redevelopment Area. Regional (small) and large breweries shall comply with the microbrewery standards herein, but shall be permitted to occupy 100 percent of the total gross floor space of the establishment. A public viewing area shall be made available and opened during certain hours*

In summary, three uses are being proposed as follows for the C-2 Business District:

**Brewpub** – Special Exception Use requiring P&Z Board and Town Commission Approval (*Town Attorney recommended this also be listed as a Special Exception Use*)

**Microbrewery** - Special Exception Use requiring P&Z Board and Town Commission Approval

**Brewery** - Special Exception Use requiring P&Z Board and Town Commission Approval

The C-2 District has a land use designation of Commercial or Commercial/Light Industrial therefore, the proposed uses are consistent with the land use designation.

**STAFF RECOMMENDED MOTION:**

**I move to “APPROVE” the proposed text amendments to Town Code Section 78-72 to allow for Brewpubs, Microbreweries and Breweries as special exception uses.**

**\*\*all property owners within the C-2 District were noticed with a certified letter that was mailed on February 22, 2019 and an advertisement was also placed in the PB Post on February 23, 2019\*\***

## ORDINANCE NO. 02-2019

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-72(2) CONTAINED IN THE COMMERCIAL-2 (C-2) BUSINESS DISTRICT TO ADD BREWPUB, MICROBREWERY AND BREWERY AS SPECIAL EXCEPTION USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Town Commission has adopted a Land Development Code in Subpart B of Chapter 78 of the Town Code; and

**WHEREAS**, the Land Development Code consists of several Chapters which include the Town's various zoning districts and the land development regulations to be applied to properties within these districts; and

**WHEREAS**, the Community Development Director has recommended that the Town Commission amend Town Code, Chapter 78, Article III, Section 78-72 (2), to add the uses of Brewpub, Microbrewery, and Brewery as special exception uses.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1.** The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

**Section 2.** Chapter 78, Article III, Sections 78-72 (2) of the Town Code is hereby amended to read as follows:

**(o)**

**Brewpub.** Is an establishment that manufactures and sells beer products in conjunction with a restaurant that acts as the primary use. A Brewpub may only be located within the boundaries of the Town's Community Redevelopment Area. In addition to meeting the land development regulations established for the use of restaurant in the appropriate Zoning District, a Brewpub shall comply with the following:

- 1.** Revenue from food sales shall constitute more than 50 percent of the total business revenues;
- 2.** No more than 50 percent of the total gross floor area of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;

3. Where permitted by local ordinance, state and federal law, retail carryout sale of beer produced on the premises is permitted provided the product is sealed in a growler or crowler holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces);
4. Brewpubs shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year and may sell beer in keg containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:
  - (a) An unlimited number of kegs for special events, the primary purpose of which is the exposition of beers brewed by brewpubs, which may include the participation several brewers;
  - (b) An unlimited number of kegs for town co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.
5. All mechanical equipment visible from public streets, or rights-of-way, an adjacent residential use or residential zoning district shall be screened such that they are not visible using architectural features which are consistent with the principal structure;
6. Access and loading bays shall not face toward any street, excluding alleys;
7. Access and loading bays facing an adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
8. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
9. No outdoor storage of materials, supplies, portable storage units, cargo containers and/or permanent parking of tractor trailers is permitted.

(p)

**Microbrewery.** Is an establishment that manufactures and sells beer products in conjunction with an accessory use such as a restaurant, tasting room, or other retail sales. A microbrewery may only be located within the boundaries of the Town's Community Redevelopment Area. In addition to meeting the land development regulations for the use of restaurant, tasting room, or retail use types in the appropriate zoning District, a microbrewery shall comply with the following:

1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
2. This use shall be permitted only in conjunction with the use of restaurant, tasting room or other retail sales and service:
  - (a) No more than 75 percent of the total gross floor space of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
  - (b) The façade of an interior accessory use(s) (examples listed hereinabove) shall be oriented toward the street, and, if located in a shopping center, to spaces of public access;
  - (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).
3. All mechanical equipment visible from the street, or public right-of-way, an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
4. Access and loading bays shall not be located along primary facades.

5. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
6. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
7. No outdoor storage of portable storage units, cargo containers, or permanent parking of tractor trailers, is permitted except spent or used grain may be stored outdoors for more than 24 hours consecutively. The temporary storage area of spent or used grain shall be:
  - (a) Designated on the approved plan that identifies the outdoor areas;
  - (b) Permitted within the interior side or rear yard or within the minimum building setbacks;
  - (c) Prohibited within any yard directly abutting a residential use or a residential zoning district;
  - (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.

(a)

Brewery - Regional (small) and large brewery. Is an establishment that manufactures beer products. The use is limited to those properties which are not within the boundaries of the Town's Community Redevelopment Area. Regional (small) and large breweries shall comply with the microbrewery standards herein, but shall be permitted to occupy 100 percent of the total gross floor space of the establishment. A public viewing area shall be made available and opened during certain hours

#### **Section 5. Severability.**

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

#### **Section 6. Codification.**

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

#### **Section 7. Repeal of Laws in Conflict.**

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

#### **Section 8. Effective Date.**

This Ordinance shall take effect upon execution.

**Legal Notice of PROPOSED ORDINANCE FOR THE C-2 Business District, Town Code Section 78-72 (1) and (2)**

**TOWN OF LAKE PARK, FL**

The Town of Lake Park proposes to adopt the following ordinance:

**An Ordinance to amend the permitted and special exception uses in the C-2 Business District, Town Code Section 78-72 (1) and (2), to allow for Brewpubs, Microbreweries and Breweries.** *(final Ordinance Title will be advertised prior to 2<sup>nd</sup> reading for adoption).*

The Town's **Planning and Zoning Board**, as the recommending body to the Town Commission, will consider these amendments at their Special Call Meeting of **Tuesday, March 5, 2019** immediately following a joint meeting at 6:00pm in the Town Hall Commission Chambers.

The **Town Commission** will consider the zoning amendments at two public hearings. The first public hearing will be held on **Wednesday, April 3, 2019** at 6:30pm, or as soon thereafter as can be heard, in the Town Hall Commission Chambers. The second public hearing for adoption will be held on **Wednesday, April 17, 2019** at 6:30pm, or as soon thereafter as can

be heard, in the Town Hall Commission Chambers.

The Town Hall Commission Chambers is located in the Town Hall at 535 Park Avenue, Lake Park, Florida.

If a person decides to appeal any decision made by the Planning & Zoning Board, or Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, CMC, Town Clerk  
Town of Lake Park, Florida  
PUB: Palm Beach Post – 02/23/19



Community  
Development  
Department

Sent via certified mail

*Notification of Public Meetings*

February 22, 2019

Dear Property Owner:

*You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meetings listed herein are being held to hear the application described below.*

*Should you wish to attend the meetings to comment on the application please take note of the date, time and location. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.*

**AGENDA ITEM**

An Ordinance to amend the permitted and special exception uses in the C-2 Business District, Town Code Section 78-72 (1) and (2), to allow for Brewpubs, Microbreweries and Breweries. (final Ordinance Title will be advertised prior to 2<sup>nd</sup> reading for adoption).

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535 Park Avenue  
Lake Park, FL 33403  
Phone: (561) 881-3318  
Fax: (561) 881-3323

[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)

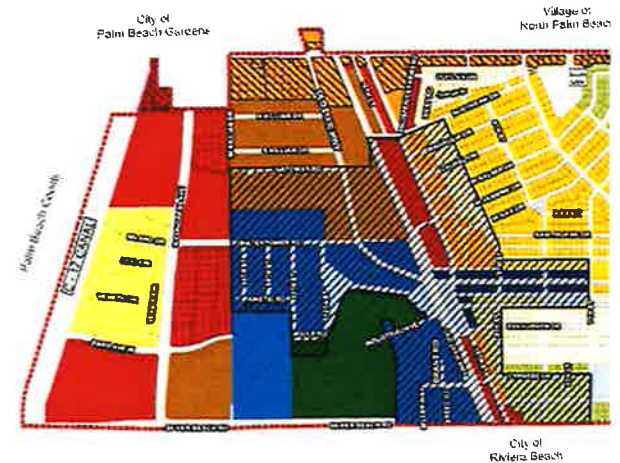


Community  
Development  
Department

Sent via certified mail

**LOCATION MAP**

C-2 Business District includes  
all **RED** parcels

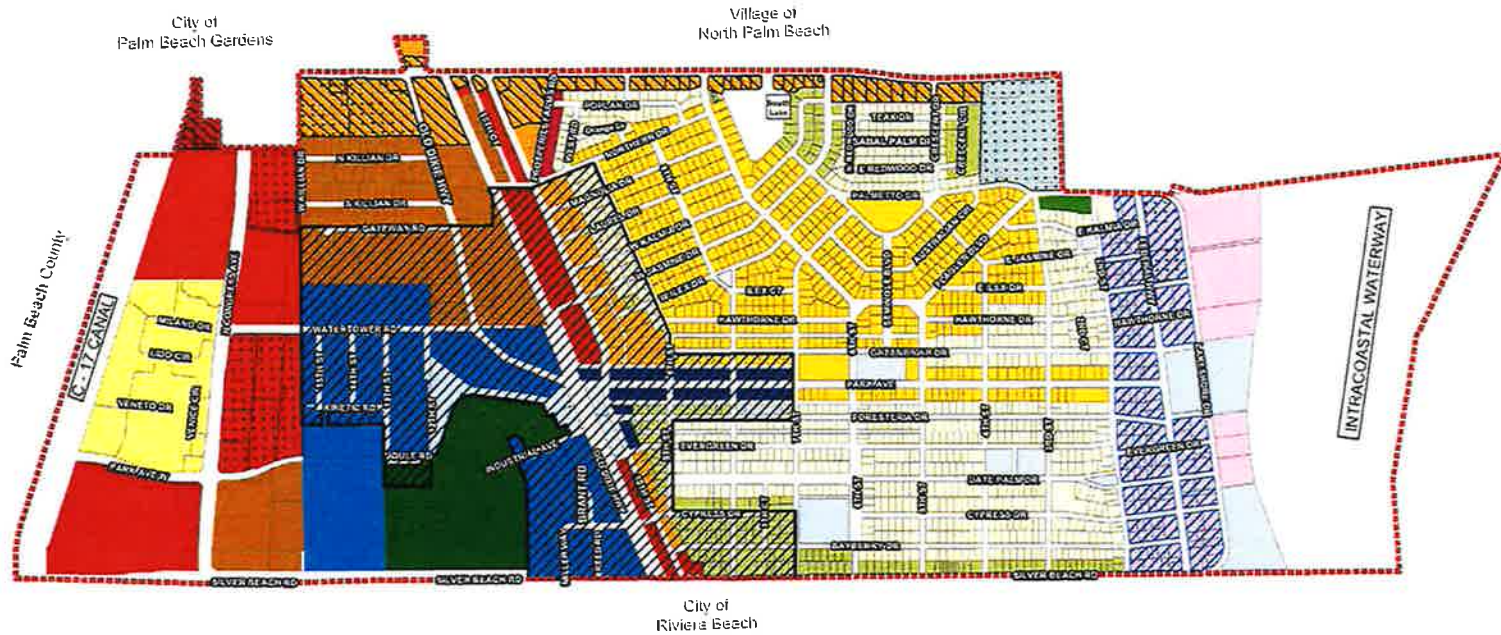


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# Lake Park Zoning Map

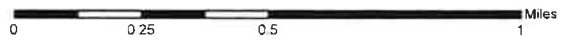


## Legend

- |   |   |                                       |  |
|---|---|---------------------------------------|--|
| TOWN BOUNDARY                                     | CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL | R1 SINGLE FAMILY RESIDENCE DISTRICT   | R2A MULTIPLE FAMILY RESIDENCE DISTRICT   |
| Planned Unit Development Overlay                  | C1 BUSINESS DISTRICT                      | R1A SINGLE FAMILY RESIDENCE DISTRICT  | R3 MULTIPLE FAMILY RESIDENCE DISTRICT    |
| NBOZ Overlay                                      | C2 BUSINESS DISTRICT                      | R1AA RESIDENCE DISTRICT               | TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT |
| CRA Overlay                                       | C3 BUSINESS DISTRICT                      | R1B TWO FAMILY RESIDENCE DISTRICT     |  |
| FHMUDO Federal Highway Mixed Use District Overlay | C4 BUSINESS DISTRICT                      | R2 MULTIPLE FAMILY RESIDENCE DISTRICT |  |
|   | CONSERVATION                              | P PUBLIC DISTRICT                     |  |
|   | MU MIXED USE                              | PAOD PARK AVENUE DOWNTOWN DISTRICT    |  |

Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS

GIS Produced and maintained by the CGA  
Geographic Information Systems Services



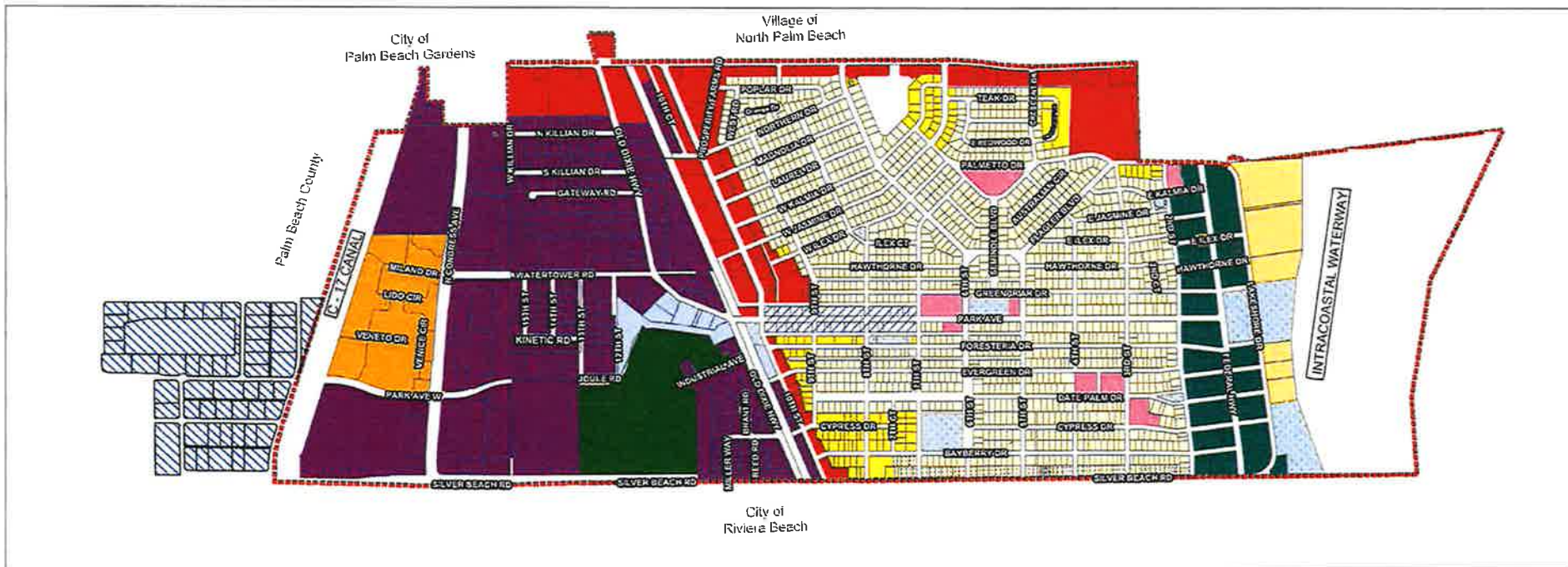
Map Date: 10/8/2018



Nadia Di Tommaso - Director  
Community Development Department  
Town of Lake Park  
535 Park Ave, Lake Park FL 33403  
561-881-3319 561-881-3323 (fax)  
ndtommaso@lakeparkflorida.gov



# Lake Park Future Land Use Map



### Legend

- |               |                                    |                                  |                            |                            |
|---------------|------------------------------------|----------------------------------|----------------------------|----------------------------|
| TOWN BOUNDARY | COMMERCIAL                         | COMMERCIAL AND LIGHT INDUSTRIAL  | PUBLIC BUILDINGS & GROUNDS | RESIDENTIAL LOW DENSITY    |
| DOWNTOWN      | CONSERVATION                       | MIXED RESIDENTIAL AND COMMERCIAL | RECREATION OVERLAY         | RESIDENTIAL MEDIUM DENSITY |
| Annexation    | FEDERAL HIGHWAY MIXED USE DISTRICT | OTHER PUBLIC FACILITIES          | SINGLE-FAMILY RESIDENTIAL  | RESIDENTIAL HIGH DENSITY   |
| Other         |                                    |                                  |                            |                            |

Calvin, Giordano & Associates, Inc.  
EXCEPTIONAL SOLUTIONS



Map Date: 6/12/2018



Nadia Di Tommaso - Director  
Community Development Department  
Town of Lake Park  
535 Park Ave Lake Park, FL 33403  
561-881-3319 561-881-3323 (fax)  
ndtommaso@lakeparkflorida.gov





Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 3, 2019

Agenda Item No. Tab 12

Agenda Title: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AUTHORIZING THE REDEVELOPMENT AND EXPANSION OF AN EXISTING 4,250 SQUARE FOOT BUILDING TO 7,511 SQUARE FEET FOR MEDICAL OFFICES WITHIN PARCELS 1 AND 2 OF THE NORTHLAKE PROMENADE SHOPPES PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

- [ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON \_\_ READING
[X] RESOLUTION - PUBLIC HEARING/QUASI-JUDICIAL
[ ] OTHER

Approved by ACTING Town Manager [Signature] Date: 3/27/2019
Nadia Di Tommaso / Community Development Director

Table with 3 columns: Originating Department (Community Development), Costs (Legal Ad & Certified Mail/Legal Review, Funding Source: Applicant, Acct. # 5151), Attachments (Staff Report, Resolution -04-19, Applicant Application and Attachments/Justification, Dover Kohl Conceptual Plans, Legal Ad and Certified Letter, Large Project Plans), Advertised (Date: 02-23-2019, Paper: Palm Beach Post), and notification status.

Summary Explanation/Background:

Please refer to the enclosed Staff Report.

Recommended Motion: I MOVE TO APPROVE RESOLUTION \_\_-04-19 with the conditions of approval.



**TOWN COMMISSION**

Town Commission Meeting Date:	April 3, 2019 - 6:30 P.M.
AGENDA ITEM:	HELIX URGENT CARE & MEDICAL OFFICE

***SITE PLAN APPLICATION***  
***Helix Urgent Care (and Medical Office)***

**STAFF REPORT**

**SUMMARY OF APPLICANT’S REQUEST:**

A **Site Plan** application submitted by Cotleur & Hearing (“Applicant”) on behalf of the Property Owner, OPCH Northlake Promenade, LLC (“Owner”), requesting site plan approval for Parcels 1 & 2 (an outparcel) of the project known as Northlake Promenade Shoppes Planned Unit Development-*PUD*. (a.k.a. Twin City Mall). The approximate 1.4 acre subject property (PCN: 36-43-42-21-29-001-0000) is composed of two original parcels that were combined and developed into a bank in 2005 with an address of 328 Northlake Boulevard (“Subject Property”). The site is located on the southwest corner of Northlake Boulevard and U.S. Highway One within the Town of Lake Park, along the northwestern boundary of the overall PUD. The Site Plan for the Subject Property proposes a Helix Urgent Care, with an additional medical office on a site that was previously approved for a bank and currently has a building of approximately 4,250 square feet. Site reconfigurations, along with an addition to the existing building is being proposed, for a total proposed building size of 7,511 square feet. Helix will occupy approximately 5,000+/-SF and the additional medical office 2,500SF.

The Subject Property, has a “Commercial” future land use designation. The Subject Property has a Commercial-3 Business District (C-3) zoning designation and is located within the Northlake Boulevard Overlay Zoning (NBOZ) District. A medical office use is consistent with the Comprehensive Plan’s land use classification. The C-3 District (Town Code Section 78-73) allows medical offices and services by right and the NBOZ (Appendix A, Division 2, Section 2-3(23)) specifically defines the use as the following:

*Medical or dental office or clinic* means an establishment offering patients medical services, examinations, and treatments by a licensed professional, trained in healing or health related practices including medical doctors, dentists, chiropractors, naturopaths, optometrists, or any other similar profession as is legal in the State of Florida. These uses shall not include establishments where patients are lodged overnight.

As indicated, the Subject Property is an outparcel located within the overall Northlake Promenade Planned Unit Development (PUD), which is adjacent to the Village Shoppes PUD that is located within the jurisdictional boundaries of North Palm Beach. Both PUD’s are within the overall Twin City Mall original site area.

**Timeline of Events:**

- ➔ On October 24, 1991 the Village of North Palm Beach and Town of Lake Park entered into an Interlocal Agreement creating the Twin City Mall Task Force for the purposes of facilitating renovations and/or redevelopment of the Twin City Mall area located within both jurisdictions.
- ➔ On May 13, 1993 the Village of North Palm Beach and the Town of Lake park entered into an Interlocal Agreement to facilitate development of the real property known as the Twin City Mall.
- ➔ In November 1995, the Village of North Palm Beach approved the Twin City Mall PUD for those parcels located within the jurisdictional boundaries of the Village of North Palm Beach. In January 2003, the Village of North Palm Beach approved the Village Shoppes PUD (formerly known as the Twin City Mall) for this area.

→ In November 1995, the Town of Lake Park approved the Northlake Promenade Shoppes PUD for those parcels located within the jurisdictional boundaries of the Town of Lake Park.

*\*\*given the multi-jurisdictional boundaries, the original approvals intended on joint Planning Board meetings by both municipalities (Lake Park and North Palm Beach) so as to ensure an inclusive process and consistent development patterns\*\**

→ Over the years, the Northlake Promenade PUD was developed with 67,434 square feet of retail/commercial (Publix grocery store and additional retail/commercial spaces); approximately 4,250 square feet for a bank (now vacant – the subject of this application), for a total of 71,715 square feet of development.

→ A site plan for the retail extension of the Northlake Promenade PUD was approved in 2008 by the Town of Lake Park, however the approval expired and the project was never built.

→ In late 2017 and early to mid-2018, the Town of Lake Park staff and Village of North Palm Beach staff communicated on a shared vision for the overall site since the Village was undergoing an overhaul of their entire Land Development Code pertaining to all their districts which culminated into their Citizens Master Plan, setting the future vision for their districts. At that time, the Village was already undergoing a visioning process for which Dover Kohl & Partners Town Planning Firm was tasked to create conceptual plans. Per the direction of the North Palm Beach Village Manager and the Lake Park Town Manager, staff agreed on a conceptual plan for the area (enclosed) in July 2018. While the design still needs to move through the public input/approval process in both jurisdictions and may incorporate certain changes through these approval procedures, some common themes include street connectivity, active building forms, pedestrian connections and cross-connectivity of buildings so as to eliminate the auto-centric design that was popular several decades ago. Consequently, this site plan application incorporates some of the design themes envisioned by the conceptual plans.

→ In October 2018, the Dover Kohl conceptual plans and associated documentation were presented to the Lake Park Planning & Zoning Board and the Village Planning Commission at a joint meeting that presented a 65,380 square foot retail extension of the existing Publix Plaza for Parcels 9 and 10 of the PUD. These conceptual plans and site plan application were also later presented to the Town Commission in November 2018.

→ The site plan proposing the retail extension was approved by the joint Boards and the Town Commission and was deemed to be as much in compliance to the conceptual plans prepared by Dover Kohl & Partners at this stage (since the full development and adoption of the land development regulations related to the C-3 district is still a work in progress by both municipalities)

**SPECIAL CALL JOINT Town of Lake Park P&Z Board and Village of North**

**Palm Beach Planning Commission Meeting:** March 5, 2019 at 6:00pm. The application was presented and the following main discussion points were asked to be addressed by the Applicant prior to the Town Commission meeting;

1. Relocation of Live Oaks to preserve them by looking at possibly shifting the proposed pathways/walkways. Washingtonian Palms can be looked at as well, but Oaks are the priority.

**Applicant Response:** The walkways have been shifted to eliminate the need to relocate the oak trees. The East walkway was shifted slightly to the West and the West walkway was shifted slightly to the East. This has been updated on the photometric base, site development plans, site and landscape plans accordingly.

2. Look into the possibility of a Palm Tran stop directly in front of the urgent care since patients may be using public transportation.

**Applicant Response:** Per conversation with Palm Tran, the current distance between stops meets their guidelines for service. The bus stop in front of Wendy's is currently less than 400 feet to the subject site which is adequate enough for an individual to walk.

3. Improve the architecture on the south side (south wall) and try to engage the south side similar to the north side by adding some additional wall features and pavement details.

**Applicant Response:** The south wall which was blank has been improved to add two additional windows with features similar to the front of the building. Though not required for the foundation plantings, shrubs are included along the entire façade instead of sod.

4. Update the north elevations (A2.0 and A2.4) to properly identify both entrance doors since one is missing.

**Applicant Response:** The architecture has been updated on sheets A2.0 and A2.4 to show the entrance doors on the North side of the West medical bay.

5. Look at improving the lighting (so that it meets more than the minimum requirements) along the main walkway on the north side and at walkway connections immediately around the proposed structure.

**Applicant Response:** Another wall pack has been added to the Northwest corner, as requested, which improves the lighting along the walkway to Northlake Blvd and the entrance to the building.

6. Look at engineering on the southeast corner where the two crosswalks intersect to ensure adequate grades are in place and make sure they can be engineered correctly.

**Applicant Response:** Simmons & White looked at the intersection improvements needed for the addition of the crosswalk. They included this section in the demolition plans for clarity, but there will not be any grade changes necessary.

7. On the east side, ensure there is a sufficient overhang for vehicles (parking island adjacent to east façade and walkway) to avoid interferences with the walkway.

**Applicant Response:** To eliminate the overhang into the walkway, wheel stops have been added in these parking spaces.

8. Match the color palette with the plaza building approvals for Parcels 9 and 10.

**Applicant Response:** The color on the submitted renderings is Sherwin Williams, Egret White. The approved elevations for Parcels 9 and 10 did not include specific colors but the color of the buildings is an off-white of a similar tint (***correction by Staff – the approved elevations for Parcels 9 and 10 did include a color schedule and the primary color will be Alabaster White which is consistent***). Added with the reddish color barrel tile roofs, the architecture is very consistent with the rest of the plaza.

9. Prior to the Town Commission Meeting, the proposed irrigation main line on the north buffer that is shown going through the root zone of the existing trees must be shifted either north or south.

**Applicant Response:** The irrigation line along the North side has been shifted to the North, closer to Northlake Blvd.

10. Prior to the Town Commission Meeting, the landscape plans shall be updated to include the existing planting details.

**Applicant Response:** The landscape plans have been updated to include the existing plant details.

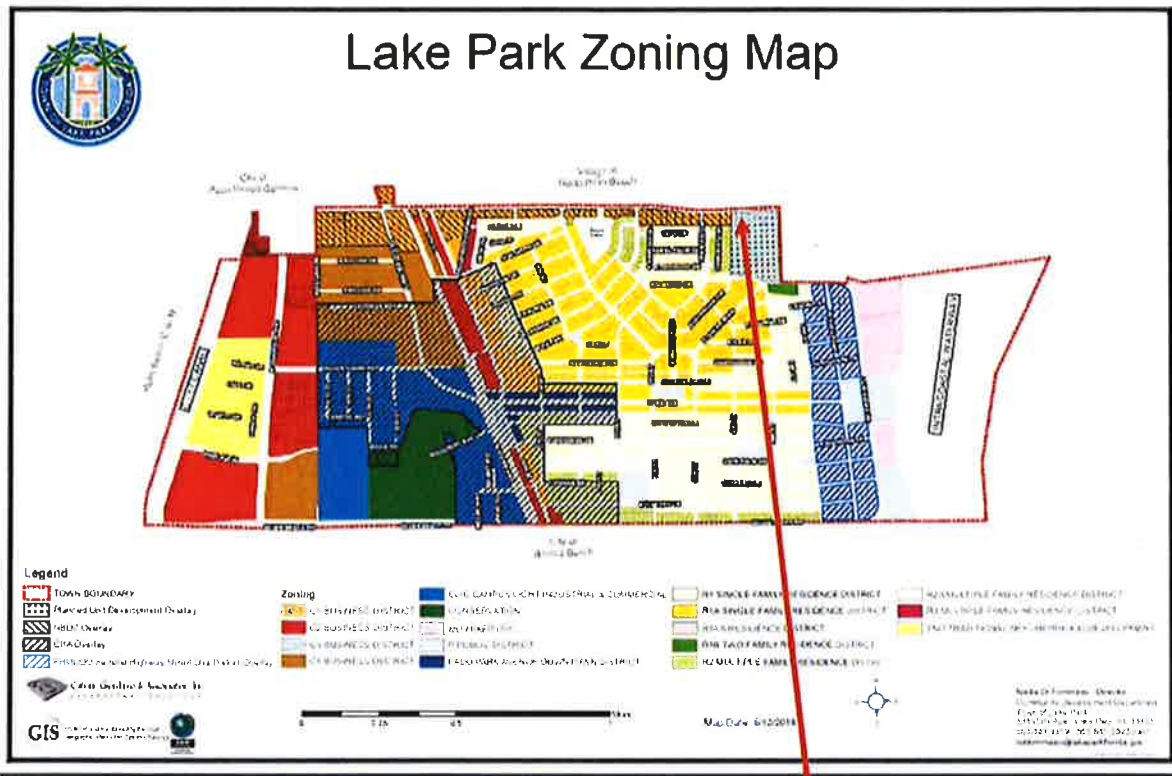
**STAFF RECOMMENDATION:** APPROVAL with conditions. (*application has been reviewed by Town staff and Village staff*)

**BACKGROUND:**

Applicant(s):	Coteleur & Hearing
Owner(s):	OPCH Northlake Promenade, LLC
Address/Location:	Southwest corner of Northlake Boulevard and US-1 – 328 Northlake Boulevard (outparcel within the Northlake Promenade Shoppes PUD)
Net Acreage:	1.4 acres
Legal Description:	Refer to Survey
Existing Zoning:	Commercial-3 / NBOZ
Future Land Use:	Commercial

**FIGURE 1: AERIAL VIEW OF SITE**





The Site

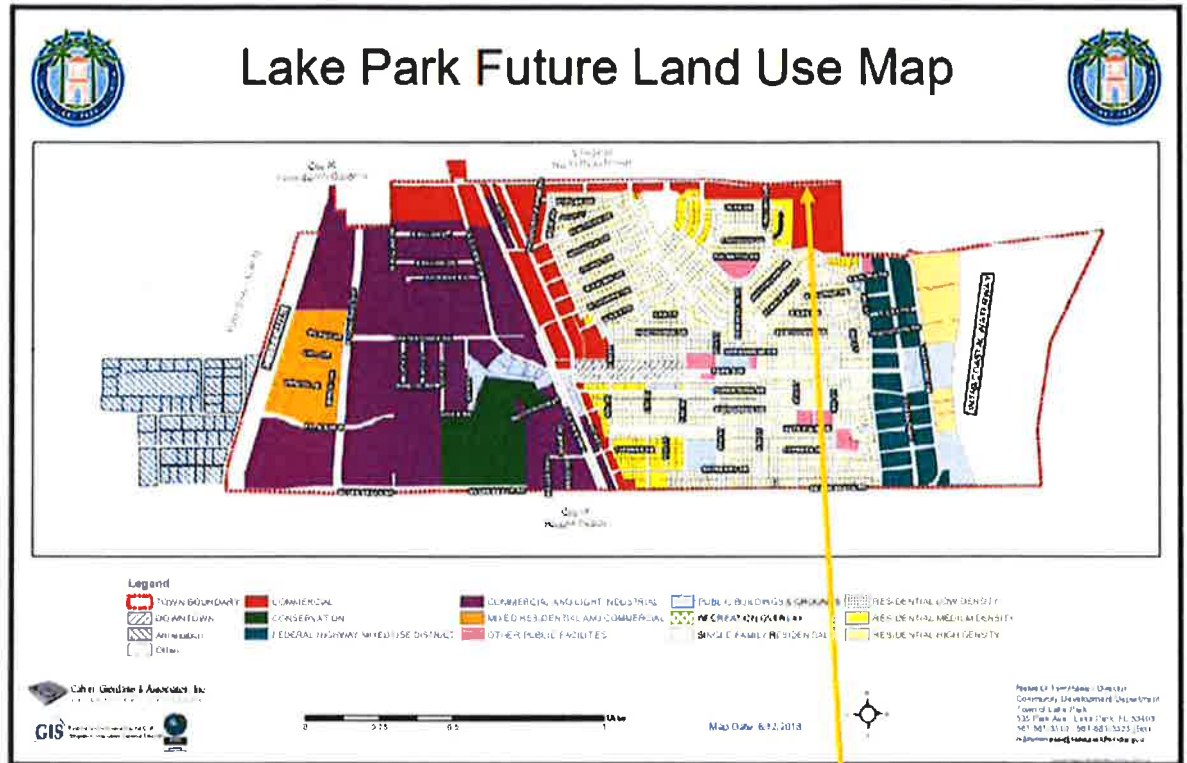
**FIGURE 2: LAKE PARK ZONING MAP**

**Adjacent Zoning**

- North: C1 (North Palm Beach - commercial across Northlake Blvd. / C3 within PUD)
- South: C3 (Lake Park - within PUD)
- East: C3 (Lake Park - within PUD)
- West: C1 (Lake Park - commercial along Northlake Blvd.)



**FIGURE 3: LAKE PARK FUTURE LAND USE MAP**



The Site

**Adjacent Land Use**

- North: Commercial
- South: Commercial
- East: Commercial
- West: Commercial

## PART I: SITE PLAN APPLICATION

The Site Plan has been reviewed by:

- The Town's consulting Engineers, Design Architect and Landscape Architect
- Community Development Department
- Public Works Department
- Palm Beach County Sheriff's Office for Crime Prevention through Environmental Design (CPTED)
- Palm Beach County Dept. of Engineering & Public Works (Traffic Performance Standards)
- Seacoast Utilities
- Palm Beach County Fire Rescue
- A full review from the Village of North Palm Beach staff – *no pending comments or conditions from Village Staff*

Based upon these reviews, Staff finds that the Site Plan meets the Land Development Regulations of the Town Code for the purposes of this application process.

The project has also been advertised in the Palm Beach Post on February 23, 2019 and certified notices to owners within 300 feet were also mailed on February 22, 2019.

### SITE PLAN PROJECT DETAILS

**Building Site** The Site Plan for the Subject Property proposes a Helix Urgent Care, with an additional medical office on a site that was previously approved for a bank and currently has a building of approximately 4,250 square feet. Site reconfigurations, along with an addition to the existing building is being proposed, for a total proposed building size of 7,511 square feet.

**Site Access** The overall site area is accessible through multiple access points from Northlake Boulevard and US-1 as identified on the Site Plan (PSP). The Subject Property connects to the internal roadways within the PUD through two access points as identified on plan sheet PSP.

**Traffic** A letter from Palm Beach County confirming that the proposal meets the Traffic Performance Standards of PBC was received on September 10, 2018. **Condition of approval #4** is being proposed so as to identify the County's buildout date of December 31, 2022 for permit(s) issuance.

**Setbacks** The existing structure was code compliant. The proposed structure with the addition is also subject to the C-3 district setbacks and NBOZ land development regulations and is compliant:

Setback Matrix	REQ	PROV
Front Setback (Northlake Boulevard)	20'	45.7'
Side East Setback	15'	136.5'
Side West Setback	15'	63.5'
Rear Setback	15'	76.6'

**Landscaping and Irrigation** 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. The standard condition of approval requiring copies of all applicable agency permits prior to the issuance of a development permit is included as **Condition of Approval #3**.

**Parking** Pursuant to the C-3 (Section 78-73) Zoning District and Section 78-142 of the Town Code (*the NBOZ defers to the parking and loading standards of the jurisdiction*), the parking requirements for retail are 5 spaces per 1,000 square feet. 7,511 total square feet is being proposed. Consequently, 38 regular parking spaces and 2 ADA spaces are required, along with 1 loading area. The applicant exceeds the requirement by proposing:

- 42 regular parking spaces
- 3 ADA spaces
- 1 loading areas

Please refer to the site plan (sheet PSP).

**Signage**

The applicant is proposing conceptual wall signs as depicted in the proposed elevations. Wall signs are permissible and will be subject to the signage permit review process. All wall signs must retain the same type and size and will be limited to the business name. Wall signs will be reviewed in greater detail at the permitting phase and a master signage plan will be required upon signage permit submittal. A monument sign is also being proposed along the southeast corner of the site, and it meets the original design intent of the PUD monument signage details approved as part of the original PUD approval. It will also be reviewed in greater detail at the signage permitting stage.

**Photometric  
(Lighting)**

Meets the minimum illumination level requirements in the Town code pursuant to Section 54, Article III. The building permit stage will review the construction plans in greater detail.

**Zoning  
And Use**

The C-3 District (Town Code Section 78-73) allows medical offices and services by right and the NBOZ (Appendix A, Division 2, Section 2-3(23)) specifically defines the use as the following:

*Medical or dental office or clinic* means an establishment offering patients medical services, examinations, and treatments by a licensed professional, trained in healing or health related practices including medical doctors, dentists, chiropractors, naturopaths, optometrists, or any other similar profession as is legal in the State of Florida. These uses shall not include establishments where patients are lodged overnight.

A medical office use is consistent with the Comprehensive Plan's land use classification of "Commercial".

**Water/  
Sewer**

Seacoast Utility Authority provided preliminary review and will be reviewing more in detail prior to the issuance of any development permit.

**Design:** The proposed structures and overall site design are required to meet the architectural design guidelines of the NBOZ. Given the recently approved Parcels 9 and 10 for the retail extension of the Publix Plaza, consistency with design elements and colors was also reviewed. Extensive meetings on the design were held between both jurisdictions staff and the applicant, keeping in mind that the Subject Site has an existing building that is being repurposed. The most recent meeting leading to the proposed plans in your packets is summarized by the applicant in their enclosed justification statement as follows:

***Consistency with the Dover-Kohl Master Plan for the Northlake Promenade Shoppes PUD***

*The Dover-Kohl master plan was included in the comments and discussed at length in the meeting with staff on Tuesday, December 18, 2018. The resubmitted conceptual site plan shows an enhanced plaza on the North side of the building to create better pedestrian accessibility and visibility to Northlake Blvd. The current two-way drive aisle was reduced to one-way and decorative pavers were added to slow traffic and make the space more comfortable to pedestrians. Additionally, decorative bollards, street lights and benches are proposed.*

*There is the ability to add density to the South, or even the East, of the existing building in the future with this current design. They could be at various heights and designs to meet the intent of the plan. The South section is the easiest for future traffic flow and fire access around the building. Development here will increase the current building footprint by adding other businesses on the bottom floor and residences on the upper floors. This future growth as a phase 2 will accomplish the goals of the master plan to create a walkable, inviting, mixed-use center for the community.*

*The current design sets the stage for future growth in the center with the concepts in the master plan as the basis for development. The existing office is being doubled with better frontage along Northlake Blvd. The currently proposed site plan provides quality walkways, lighting and landscaping allowing people to feel invited into the center and visit the stores, services and residences that will eventually be established. The development of this site is a logical first step in the eventual densification of the entire plaza.*

**Please refer to the Site Plan (PSP) and the elevations (A2.0, A2.1 and A2.4)**

**Fire:** PBC Fire will review the plans in greater detail as part of the building permit review process, but did not have any concerns at this stage 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). PBSO's initial comments included the following:

- Ensure that a maintenance plan is in place and cohesive with the lighting plan so that vegetation will not block light poles as they mature. These two locations on the south and west side of the property where existing light poles are being relocated to have been identified as areas of concern due to planned landscaping.
- LUX readings in the back of the building are low especially near the rear doorway and sidewalk of the location. Business hours may affect the need for additional lighting. LED Wall-Packs are recommended to provide additional uniform lighting.
- Ground vegetation should be kept to no more than 2 feet in height while canopy bearing vegetation should be trimmed up to no less than 6 feet to provide visibility and reduce areas of concealment.
- Add high-definition surveillance cameras, which can capture clear facial features to the parking areas, fuel pumps as well as the exterior façade of the building. The cameras should be placed eye level in order to capture as much detail of suspicious activity as possible. Recordings should be off site with internet recovery and back up and also available to law enforcement to assist investigations.
- Benches selected for installation should be designed to limit use as sleeping surfaces by non-planned for users. Selecting and installing a bench with a center armrest or similar anti-lodging technology is recommended.
- The dumpster enclosure could provide an ambush point against employees utilizing the area especially in the night time hours. It is recommended that convex mirrors, design changes or transparent materials are used with the enclosure to eliminate blind 90 degree corners and hiding places.

**ALL REQUIRED COMMENTS HAVE BEEN SATISFIED BY PBSO. Conditions of Approval #5 and #6 have been added for minimum lighting levels and the surveillance cameras, respectively.**

## PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan proposing a HELIX Urgent Care and additional medical office for a total building size of 7,511 square feet, with additional site improvements, within the parcel previously occupied by a bank at 328 Northlake Boulevard, an outparcel of the Northlake Promenade Shoppes PUD, **subject to the following conditions:**

1. The Applicant shall develop the Site consistent with the following Plans:

<b>Sheet Titles</b>	<b>Sheet(s)</b>	<b>Sign and Sealed Date (official file copy will include seal)</b>	<b>Received by Community Development Date</b>
Site Plan, Site Details	PSP, PRP	03/15/2019	03/15/2019
Landscape Plan, Landscape Details, Tree Disposition Plan, Irrigation Plan, Irrigation Details	PLP (Sheet 1 of 2 and 2 of 2), TDP, Irrigation Plan (Sheet 1 of 2), Irrigation Details (Sheet 2 of 2)	03/15/2019	03/15/2019
Civil Site Development Plans and Details (Paving, Grading and Drainage)	Simmons & White Sheets 1 through 6	03/14/2019	03/15/2019
Survey	Job No. 16-1594.2	08/24/2018	03/15/2019
Floor Plan, Elevations,	A1.1, A2.0, A2.1, A2.4	03/11/2019	03/15/2019

Color Renderings, Signage Plan			
Photometric/Site Lighting Plan	PHM-1, PHM-2	03/13/2019	03/15/2019

2. Future development shall comply with and be reviewed for consistency with the Master Plan in place at that time, which is currently conceptualized as the Dover Kohl plans dated 07/25/2018.
3. Prior to the issuance of any building permit, copies of all other required permits from other agencies including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, Northern Palm Beach County Improvement District, the Florida Department of Transportation, South Florida Water Management Division, the NOI for the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (GCP) and the State of Florida Department of Environmental Protection will be required.
4. No building permits shall be issued for any development after the County's buildout date of December 31, 2022.
5. The Owner shall provide lighting as deemed appropriate by the Town from dawn to 30 minutes after the termination of business for all access points to buildings or open parking areas. All active entrances to buildings shall provide minimum-maintained lighting from dusk until dawn.
6. The Owner shall install High-definition surveillance cameras, which can capture clear facial features in the parking areas as well as along the exterior façade of the building. The camera(s) shall be placed at eye level in order to capture as much detail as possible in these areas.
7. The Owner, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
8. Construction on the Site shall be 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 by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of Northlake Boulevard, Palmetto Drive, or US-1, or surrounding street and parking areas as part of the construction of the Site, shall be subject to the review and approval of the Community Development Director in consultation with the Town's Director of Public Works and any other applicable roadway governing agencies.



9. The Owner shall maintain all landscaping as shown on the Site Plan and the Landscaping Plan from the date of the Town's issuance of the first Certificate of Occupancy for the Site. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
10. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
11. The dumpsters shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
12. Prior to issuance of the Certificate of Occupancy, the Owner or Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
13. 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.
14. The Owner shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Once initiated, the development of the Site shall be completed within 18 months. The failure to completed development within 18 months shall render the Development Order void.
15. Cost Recovery. All professional consulting fees and legal fees incurred by the Town in reviewing the Application shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans, or building activities and may result in the revocation of the approved Development Order. A Certificate of Occupancy will not be issued if invoices are outstanding.

RESOLUTION NO. \_\_-04-19

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN AUTHORIZING THE REDEVELOPMENT AND EXPANSION OF AN EXISTING 4,250 SQUARE FOOT BUILDING TO 7,511 SQUARE FEET FOR MEDICAL OFFICES WITHIN PARCELS 1 AND 2 OF THE NORTHLAKE PROMENADE SHOPPES PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Cotleur & Hearing as the authorized agent (the Applicant) for OPCH Northlake Promenade LLC (the Owner) is proposing to develop 7,511 square feet of medical offices on Parcels 1 and 2 of the Northlake Promenade Shoppes Planned Unit Development; and

**WHEREAS**, Parcels 1 and 2 of the Northlake Promenade Shoppes are located at 328 Northlake Boulevard (the Site); and

**WHEREAS**, the Applicant has submitted an application for a Site Plan for the redevelopment of Parcels 1 and 2 of the Site which was previously occupied by a 4,250 square foot bank, to develop a Helix Urgent Care and additional medical office within an overall 7,511 square foot building(the Application); and

**WHEREAS**, the Site has a future land use designation of "Commercial"; and

**WHEREAS**, the Site is within the Northlake Promenade Shoppes Planned Unit Development (PUD); and

**WHEREAS**, the zoning assigned to the Site is PUD with an underlying zoning designation of Commercial-3 Business District (C-3); and

**WHEREAS**, the uses permitted in the PUD include those uses permitted in the C-3 Zoning District, for which retail uses are permitted; and

**WHEREAS**, on October 24, 1991 the Village of North Palm Beach and Town of Lake Park entered into an Interlocal Agreement creating the Twin City Mall Task Force for the purposes of facilitating renovations and/or redevelopment of the Twin City Mall area located within both jurisdictions; and

**WHEREAS**, On May 13, 1993 the Village of North Palm Beach and the Town of Lake Park entered into an Interlocal Agreement to facilitate development of the real property known as the Twin City Mall; and

**WHEREAS**, in November 1995, the Town of Lake Park approved the Northlake Promenade Shoppes PUD for those parcels located within the jurisdictions boundaries of the Town of Lake Park; and

**WHEREAS**, the 74,622 square foot Northlake Promenade PUD contains 67,434 square feet of retail/commercial (Publix grocery store and additional retail/commercial spaces); a 4,250 square foot bank parcel which is vacant; 2,938 square feet for a fast-food restaurant, for a total of approximately 74,622 square feet of development; and

**WHEREAS**, the Town of Lake Park Planning and Zoning Board, jointly with the Village of North Palm Beach Planning Commission, have reviewed the Application and the Lake Park Planning and Zoning Board has recommended that the Town Commission approve the Application subject to conditions; and

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

**WHEREAS**, at the hearing, the Town Commission considered the evidence presented by the Town Staff, the Applicant, and other interested parties and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan and whether it meets the Town's Land Development Regulations.

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

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

**Section 2.** The Town Commission hereby approves a Site Plan for 7,511 square feet of medical offices, subject to the following conditions:

(1) The Applicant shall develop the Site consistent with the following Plans:

<b>Sheet Titles</b>	<b>Sheet(s)</b>	<b>Sign and Sealed Date (official file copy will include seal)</b>	<b>Received by Community Development Date</b>
Site Plan, Site Details	PSP, PRP	03/15/2019	03/15/2019
Landscape Plan, Landscape Details, Tree Disposition Plan, Irrigation Plan, Irrigation Details	PLP (Sheet 1 of 2 and 2 of 2), TDP, Irrigation Plan (Sheet 1 of 2), Irrigation Details (Sheet 2 of 2)	03/15/2019	03/15/2019

Civil Site Development Plans and Details (Paving, Grading and Drainage)	Simmons & White Sheets 1 through 6	03/14/2019	03/15/2019
Survey	Job No. 16-1594.2	08/24/2018	03/15/2019

Floor Plan, Elevations, Color Renderings, Signage Plan	A1.1, A2.0, A2.1, A2.4	03/11/2019	03/15/2019
Photometric/Site Lighting Plan	PHM-1, PHM-2	03/13/2019	03/15/2019

- (2) Future development shall comply with and be reviewed for consistency with the Master Plan in place at that time, which is currently conceptualized as the Dover Kohl plans dated 07/25/2018.
- (3) Prior to the issuance of any building permit, copies of all other required permits from other agencies including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, Northern Palm Beach County Improvement District, the Florida Department of Transportation, South Florida Water Management Division, the NOI for the Generic Permit for Stormwater Discharge from Large and Small Construction Activities (GCP) and the State of Florida Department of Environmental Protection will be required.
- (4) No building permits shall be issued for any development after the County's buildout date of December 31, 2022.
- (5) The Owner shall provide lighting as deemed appropriate by the Town from dawn to 30 minutes after the termination of business for all access points to buildings or open parking areas. All active entrances to buildings shall provide minimum-maintained lighting from dusk until dawn.
- (6) The Owner shall install High-definition surveillance cameras, which can capture clear facial features in the parking areas as well as along the exterior façade of the building. The camera(s) shall be placed at eye level in order to capture as much detail as possible in these areas.
- (7) The Owner, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
- (8) Construction on the Site shall be 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 by the Community Development Director. Any proposed disruption to the normal flow of

traffic within the right of way of Northlake Boulevard, Palmetto Drive, or US-1, or surrounding street and parking areas as part of the construction of the Site, shall be subject to the review and approval of the Community Development Director in consultation with the Town's Director of Public Works and any other applicable roadway governing agencies.

- (9) The Owner shall maintain all landscaping as shown on the Site Plan and the Landscaping Plan from the date of the Town's issuance of the first Certificate of Occupancy for the Site. The Owner shall replace any and all dead or dying landscape material so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
- (10) The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
- (11) The dumpsters shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town of Lake Park.
- (12) Prior to issuance of the Certificate of Occupancy, the Owner or Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site and Landscaping Plans.
- (13) 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.
- (14) The Owner shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Once initiated, the development of the Site shall be completed within 18 months. The failure to completed development within 18 months shall render the Development Order void.
- (15) **Cost Recovery.** All professional consulting fees and legal fees incurred by the Town in reviewing the Application shall be paid to the Town within 10 days of receipt of an invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans, or building activities and may result in the revocation of the approved Development Order. A Certificate of Occupancy will not be issued if invoices are outstanding.

**Section 3:** The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

**Section 4.** This Resolution shall become effective upon execution.



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT**

***\*\*For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the Town Code of Ordinances for additional requirements\*\****

**Project Name:** Helix Urgent Care

**Project Address:** 328 Northlake Blvd, North Palm Beach Florida, 33408

**Property Owner:** OPCH Northlake Promenade, LLC

**APPLICANT INFORMATION:**

Applicant Name: Cotleur & Hearing

Applicant Address: 1934 Commerce Lane, Jupiter Florida, 33458

Phone: 561-747-6336 Fax: \_\_\_\_\_ E-Mail: aahrenholz@cotleur-hearing.com

**SITE INFORMATION:**

General Location: 0.2 miles West of U.S. 1 and Northlake Blvd.

Address: 328 Northlake Blvd, North Palm Beach FL, 33408

Zoning District: C3 Future Land Use: Commercial Acreage: 1.3890

Property Control Number (PCN): 36-43-42-21-29-001-0000

**ADJACENT PROPERTY:**

<b>DIRECTION</b>	<b>ZONING</b>	<b>BUSINESS NAME</b>	<b>USE</b>
North	C1	NPB Northlake Center Shopping Plaza	Commercial
East	C3	Vacant Lot	Commercial
South	C3	Vacant Lot	Commercial
West	C1	Harbor Freight	Commercial

**JUSTIFICATION:**

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

The Applicant is requesting the ability to amend the approved Final Site Plan to add building square footage and alter the use to medical office. Based on the location of the site, Helix Urgent Care would fit well with the current character and surrounding businesses in the area. In addition, the Applicant is requesting a reconfiguration of the site plan for additional square footage and to update the façade. Lastly, the Applicant is requesting a monument sign along Northlake Blvd.

2. What will be the impact of the proposed change to the surrounding area?

This parcel was formerly a branch of a bank. The requested new use of a Helix Urgent Care would align with the surrounding current zoning and future land use. The Urgent Care facility would not only fit well with the commercial zoning around the site, but also with the residential neighborhoods to the southwest of the site. To the southeast of the project lies a Publix Supermarket. Customers using this shopping plaza would also benefit from the Urgent Care facility's construction.

3.

Please refer to the attached justification statement for additional information.

**LEGAL DESCRIPTION:**

The subject property is located approximately 0.2 mile(s) from the intersection of U.S. 1 and Northlake Blvd., on the      north,      east,      south, X west side of the U.S. 1 (street/road).

*Legal Description:*

Parcels 1 and 2 of the "NORTHLAKE PROMENDAE SHOPPES, A PUD", according to the Plat thereof, recorded in Plat Book 102 Page 130, of the Public Records of Palm Beach County, Florida

I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.

Alex Alvarez (Alex Alvarez, Celler & Hearing) 7/13/18  
OWNER/APPLICANT Signature Date

**CONSENT FORM**

**FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:**

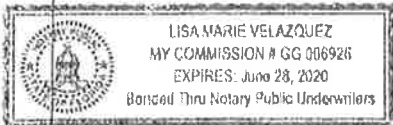
Before me, the undersigned authority, personally appeared Jorge Morell, Vice, President of OPCH NORTHLAKE PROMENADE, LLC , who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the Vice President of OPCH Northlake Promenade, LLC, the ("Owner") fee simple title Description; Parcels 1 and 2 of the "NORTHLAKE PROMENADE SHOPPES, A PUD", according to the Plat thereof, recorded in Plat Book 102 Page 130, of the Public Records of Palm Beach County, Florida
2. That Owner is requesting Zoning entitlements in the Town of Lake Park, Florida;
3. That Owner is appointed Cotleur & Hearing to act as authorized on it's behalf to accomplish the above Project.

Property Owner Name: OPCH Northlake Promenade, LLC

<u>[Signature]</u> Property Owner Signature	Jorge Morell, Vice President By: Name/Title
3200 N. Military Tr. 4th Floor Street Address	Boca Raton, FL 33431 City, State, Zip Code
561-989-2240 Telephone Number	Fax Number
j.morell@woolbright.net E-Mail Address	

Sworn and Subscribed before me on this 10<sup>th</sup> day of July, 20 18,



[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

June 28, 2020



**CONSENT FORM**

**FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:**

Before me, the undersigned authority, personally appeared Robert Rodriguez who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the contract purchaser of the property described in the attached Legal Description; Parcels 1 and 2 of the "NORTHLAKE PROMENDAE SHOPPES, A PUD", according to the Plat thereof, recorded in Plat Book 102 Page 130. of the Public Records of Palm Beach County, Florida
2. That he/she is requesting Zoning entitlement in the Town of Lake Park, Florida;
3. That he/she is appointed Cotleur & Hearing to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: San Fiz, Inc.

  
Property Owner Signature

Robert Rodriguez, Title PSTD

By: Name/Title

2720 10th Avenue North, Suite 100

Street Address

Palm Springs, FL 33461

City, State, Zip Code

917 660 3779

Telephone Number

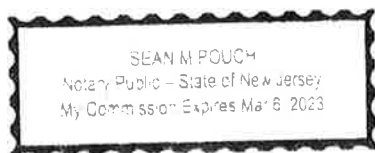
201 505 4988

Fax Number

robert - rodriguez - nyc @ yahoo . com

E-Mail Address

Sworn and Subscribed before me on this 10 day of July, 2018.



  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

March 6 2023



**PLEASE DO NOT DETACH FROM APPLICATION.**

**SIGNATURE REQUIRED BELOW.**

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

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

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

I, <u>Jorge Morell</u> , have read and understand the regulations above regarding cost recovery.	
<u>[Signature]</u> Property Owner Signature	<u>7/10/18</u> Date

**HELIX URGENT CARE  
APP # 5145**

**JUSTIFICATION STATEMENT  
January 25, 2019**

**Introduction**

This application is being submitted on behalf of the applicant, "Helix Urgent Care" for an outparcel of the Northlake Promenade Shoppes located at 328 Northlake Blvd in the Town of Lake Park. The parcel, with PCN 36-43-42-21-29-001-0000 was approved as a bank with a drive-thru in 2004. This application is seeking to amend the approved Final Site Plan to add building square footage and change the use to medical office. The site is currently owned by OPCH Northlake Promenade, LLC and Helix is a contract purchaser of the property. The current zoning for the property is C3- Business with an underlying future land use of commercial.

**Request**

1. Change the use from bank to medical office.
2. Reconfigure the site plan and add square footage with an updated façade.
3. Add a monument sign along inner drive to the South of the building

**Surrounding Land Use and Zoning**

The requested new use of a medical office space for a Helix Urgent Care would align with the surrounding current zoning and future land use of the surrounding area. The urgent care facility would not only fit well with the commercial zoning around the site, but also with the residential neighborhoods to the southwest of the site. All directly adjacent parcels, however, are zoned commercial, whether in Lake Park or Village of North Palm Beach.

ADJACENT PROPERTY	LAND USE DESIGNATION	ZONING DESIGNATION	EXISTING USE	APPROVED USE	PROPERTY CONTROL NO.
N	Commercial	C1- Neighborhood Commercial	Multiple Tenant Retail Space	C1- Neighborhood Commercial	68-43-42-16-07-000-0250
S	Commercial	C3- Commercial	Vacant	Commercial	36-43-42-21-32-010-0000
E	Commercial	C3- Commercial	Vacant	Commercial	36-43-42-21-29-003-0000
W	Commercial	C1- Business	Hardware Store	C1- Business	36-43-42-21-03-140-0040

**Approval History**

Based on preliminary review of the past approvals for the Northlake Promenade Shopping Center, this parcel was approved in 2004, as a previously vacant outparcel, to become a Washington Mutual Bank branch. The 4,250 square foot building that exists today was constructed with 2 lanes of drive thru service. Though the bank transitioned to Chase when Washington Mutual was bought out in the economic downturn, Chase has vacated the property and sold it to the current owner.

### **Overview of Request**

The Applicant is requesting the ability to amend the approved Final Site Plan to add building square footage and alter the use to medical office. The existing bank has sat vacant and the current property owner has been looking for a use that would be compatible with the current shopping center and add some additional uses along Northlake Boulevard. In addition, the Applicant is requesting a reconfiguration of the site plan to increase the square footage by 3,261 total ground floor area. The added square footage will be in the form of a second medical office bay and the façade accordingly, but in a similar look to what exists today. Lastly, the Applicant is requesting a monument sign along the inner road per the standards set forth in the PUD attachment SSL of the ordinance 20, 1995. The monument sign will meet the standards of this approval by limiting the height to five feet and the width to four feet. The sign has a 2' 2" opening for the business names of the two tenants in the proposed building.

### **Consistency with Zoning Code**

Within the C-3 Regional Building District, medical and professional services are permitted. Altering the use of the building from bank to medical offices would remain consistent with the regional business district. Off-street parking for the proposed use requires five spaces were 1,000 square feet as compared to the former three spaces per 1,000 square feet. This requirement will be met and can be seen by referring to the site plan. The proposed medical office will also meet the landscaping requirements as described in the code just as the former bank did. Not much of the landscaping and lighting locations that exist will be altered and if anything, enhanced. The proposed use will decrease the traffic daily trips by 91, according to the updated traffic statement.

The mix of two Medical office uses fits in well with the current PUD shopping center that encourages a mixture of tenant options and parcels for denser, healthy development. The lengthening of the current building, eliminating the drive-thru and adding pedestrian connectivity greatly increases the look and character of the shopping center, promoting future growth to the South.

### **Sec. 78-73. – C3 regional business district.**

- (1) *Uses permitted.*  
Medical and Dental offices

### **Sec. 67-38.1. – Criteria for review of site plan applications.**

- (a) The criteria listed below shall apply to the review of all applications for a site plan or planned unit developments and any proposed amendments or modifications thereto. The criteria shall be used to evaluate applications for the development or re-development of land within the town. In order to approve a development order for the development or redevelopment of land within the town, the applicant must demonstrate that all of the following criteria have been met.
  - (1) The proposed development or redevelopment is consistent with the goals, objectives and policies of the comprehensive plan.

**RESPONSE:** The proposed use of “medical office” is consistent with the Town of Lake Park’s comprehensive plan. There is no adverse impact of the use to the neighborhood since it is adjacent completely to other residential properties. The traffic is being reduced, so concurrency is not largely affected and the intensity increase of the site in terms of square footage is in compliance with the possibility of creating a more mixed use, downtown area in the future.

- (2) The proposed development or redevelopment is consistent with any applicable land development regulations.

**RESPONSE:** The parcel is currently in the C-3 zoning district. The former use was a branch bank and the proposed use of a medical office will also be consistent with allowable uses of this zoning district.

- (3) The proposed development or redevelopment is consistent with other regulations of this Code.

**RESPONSE:** The proposed development is consistent with the zoning code. The site plan is showing all required setbacks, landscaping, parking counts, and architectural elevations.

- (4) The proposed development or redevelopment is compatible and/or consistent with the established character of a neighborhood, area, or a particular zoning district.

**RESPONSE:** The proposed medical office, Helix Urgent Care, is allowed under the uses of the C-3 zoning district. This business will also fit with the current character on Northlake Blvd.

- (5) The proposed development or redevelopment does not substantially increase traffic or otherwise adversely impact the roadways within the town.

**RESPONSE:** The medical office would not increase the current traffic or have an adverse impact on the roadways. Traffic flow would remain consistent with the current commercial area. In fact, the total daily trips is a decrease of 91 daily trips from the existing bank with drive-thru.

- (6) There are adequate levels of service for all public facilities, including, but not limited to, transportation, water supply, drainage and sanitation, and that the public facilities are available concurrent with the impact expected to be created by the development or redevelopment.

**RESPONSE:** Adequate levels of service will remain in this area. If the proposed change in use is allowed there should be no change in the current level of service for all public facilities.

- (7) The proposed development or redevelopment does not adversely affect the light and air of adjacent properties.

**RESPONSE:** The proposed development will not negatively impact light or air to the adjacent commercial properties. Everything will take place indoors.

- (8) The proposed development or redevelopment does not adversely affect property values in adjacent areas.

**RESPONSE:** The proposed use of medical office will not adversely affect adjacent property values. In fact, the property values may go up with the development of a parcel that is currently vacant and the proximity to medical facilities for the community.

- (9) The proposed development or redevelopment would not be a deterrent to the improvement, redevelopment or development of adjacent properties in the same general area or zoning district.

**RESPONSE: The proposed development would not be a deterrent to improvement, development, or redevelopment of adjacent properties with the C-3 zoning district.**

- (10) The proposed development or redevelopment does not diminish the views of adjacent properties, create a substantial increase in noise, or contribute to the visual pollution in the area of the proposed development or redevelopment.

**RESPONSE: The proposed development will not diminish adjacent properties. The size of the building is increasing but not blocking views, and all aspects of the business will be held indoors. The look of the building conforms with the design guidelines of the NBOZ.**

- (11) The proposed development or redevelopment does not negatively impact parks, open space, natural systems or public facilities in the general vicinity of the proposed development or redevelopment.

**RESPONSE: The proposed development will not have a negative impact on parks, open space, natural systems, or public facilities in the general vicinity of the proposed development or redevelopment. It is not adjacent to any of these lands in order to create any sort of impact.**

- (12) The proposed development or redevelopment provides pedestrian amenities, including, but not limited to, green or open spaces, benches, trash receptacles, and/or bicycle parking.

**RESPONSE: The proposed site has additional pedestrian and bicycle amenities added around the building to better promote alternative modes of transportation. All details of the proposed amenities are included on the Preliminary Regulating Plan included in this submittal. Additionally the pedestrian network now connects Northlake Blvd to the future development of the plaza.**

#### **Sec. 78-81. – Northlake Boulevard overlay zoning district regulations.**

The general provisions of the Northlake Boulevard overlay zoning district have design elements and requirements that encompass architectural, landscape, signage, and site plan elements. The proposed development is in compliance with these design standards and fits with the surrounding businesses on Northlake Boulevard. Requirements such as pedestrian access between sites and structures, protective features, and façade/wall height transitions have been met. Building finishes utilize consistent palettes, materials, and textures with the surrounding commercial districts have also been utilized. Since the architecture is remaining within the same style of the plaza and what was previously approved, the proposed urgent care will not create any adverse impacts on the design guidelines of the NBOZ.

- (1) *Purpose and intent.* The purpose of the NBOZ is to provide a consistent, comprehensive and coordinated approach for development and redevelopment for the Northlake Corridor through site improvement, landscape enhancement, streetscape design and building renovation. In addition, the Northlake Boulevard Overlay Zoning District (NBOZ) is intended to implement the site development regulations of uses within the established Northlake Boulevard Corridor, pursuant to the "Design Guidelines: Northlake Boulevard Overlay Zoning District (NBOZ)" prepared by Michael Redd & Associates, dated March 11, 2002, which are attached hereto as exhibit "A" and incorporated herein by reference. These guidelines were developed by the Northlake Boulevard Corridor Task Force, a task force which was created through an interlocal agreement between the Town of Lake Park, the Village of North Palm Beach, City of Palm

Beach Gardens, and Palm Beach County, to facilitate improvements along the corridor. The criteria outlined in the design guidelines, Northlake Boulevard Overlay Zoning District, will serve to unify commercial development along the corridor and provide a positive collective identification of the corridor

**RESPONSE: The proposed development is consistent with the goals, objectives, and design standards of the Northlake Boulevard overlay zoning district.**

**Appendix A – Design Guidelines**

**Article I. – Northlake Boulevard Overlay Zoning District (NBOZ)**

**Sec. 101. – Purpose and intent.**

- (1) Redevelopment of the corridor in order to build community pride, retain and attract commercial activity, and improve the area's economic condition.

**RESPONSE: The proposed development will contribute to the community's pride and will improve the area's economic condition.**

- (2) Reinforcement of the unique opportunities and long-term stability of the corridor by the implementation of urban design guidelines for future development.

**RESPONSE: Urban design standards were incorporated into the proposed development in order to meet the criteria for future development.**

- (3) Improvement of signage along the corridor.

**RESPONSE: The proposed development will not contribute to the signage in terms of a monument sign, but the building signage will be in compliance with proper sizes.**

- (4) Initiation of design improvements for the community through the implementation of the proposed design guidelines.

**RESPONSE: The proposed development aligns with Lake Park's design guidelines by creating the pedestrian connectivity, providing awnings, providing an inviting look, and adequately landscaped to create the greenway along Northlake.**

- (5) Development of a unifying community design and development theme to work in conjunction with the proposed corridor streetscaping.

**RESPONSE: The proposed medical office will align with the theme and various businesses throughout the NBOZ. All current trees should remain and the new trees will add to the look of the plaza.**

- (6) Preparation of development regulations to enable refurbishment of properties within the corridor.

**RESPONSE: The current building where the proposed medical office will be placed is currently a vacant building, which was formally a bank. The development would**

**refurbish and revitalize the property which in turn will positively impact Northlake Boulevard.**

- (7) Creation of the opportunity for new development to respect existing scale, style, and character, while preserving the positive aspects of the corridor.

**RESPONSE: The proposed development respects and aligns with the existing scale, style, and character of the corridor.**

#### **Consistency with the Dover-Kohl Master Plan for the Northlake Promenade Shoppes PUD**

The Dover-Kohl master plan was included in the comments and discussed at length in the meeting with staff on Tuesday, December 18, 2018. The resubmitted conceptual site plan shows an enhanced plaza on the North side of the building to create better pedestrian accessibility and visibility to Northlake Blvd. The current two-way drive aisle was reduced to one-way and decorative pavers were added to slow traffic and make the space more comfortable to pedestrians. Additionally, decorative bollards, street lights and benches are proposed.

There is the ability to add density to the South, or even the East, of the existing building in the future with this current design. They could be at various heights and designs to meet the intent of the plan. The South section is the easiest for future traffic flow and fire access around the building. Development here will increase the current building footprint by adding other businesses on the bottom floor and residences on the upper floors. This future growth as a phase 2 will accomplish the goals of the master plan to create a walkable, inviting, mixed-use center for the community.

The current design sets the stage for future growth in the center with the concepts in the master plan as the basis for development. The existing office is being doubled with better frontage along Northlake Blvd. The currently proposed site plan provides quality walkways, lighting and landscaping allowing people to feel invited into the center and visit the stores, services and residences that will eventually be established. The development of this site is a logical first step in the eventual densification of the entire plaza.



**Helix Urgent Care**  
Town of Lake Park, Florida

**Stormwater Management Calculations**

Prepared August 2018

Revised October 2018



**Job # 18-107**

**SIMMONS & WHITE, INC.**

Engineers • Planners • Consultants

2581 Metrocentre Boulevard West, Suite 3, West Palm Beach, Florida 33407

Telephone (561) 478-7848 • Fax (561) 478-3738

Certificate of Authorization Number 3452

**TABLE OF CONTENTS:**

***Project Summary* ..... 1**  
***Land Use*.....2**

**EXISTING PERMITS:**

SFWMD ERP App No. 040312-9 (modification 06/17/04 Outparcel 1,2)

## PROJECT SUMMARY

The following water management calculations are for Outparcel 1 and 2 of the development known as "Northlake Promenade Shoppes" previously permitted under SFWMD ERP No. 50-04324-P. The "Northlake Promenade Shoppes" is located at the southwest corner of U.S. Highway No. 1 and Northlake Boulevard in the Town of Lake Park, Florida. Outparcel 1 and 2 are located in the northwest corner of "Northlake Promenade Shoppes."

Outparcels 1 and 2 have previously been constructed and discharge to the master system (ERP No. 50-04324-P), which provides water quality and attenuation as required by SFWMD and The Town of Lake Park

The proposed project will consist of adding 3244 square feet to the existing building. The proposed stormwater management system consists of five (5) additional grate inlets and manholes which will connect to the existing master system via existing piped connections and 281 LF of exfiltration trench (93 LF existing). The master system is permitted to provide all water quality and attenuation requirements as required by SFWMD and The Town of Lake Park.

## LAND USE

LAND USE	PHASE II	
	PREVIOUSLY PERMITTED (ERP APP NO. 080428-11) (AC)	PROPOSED AFFECTED AREA (AC)
BUILDING	0.10	0.17
IMPERVIOUS	0.58	0.80
PERVIOUS	0.72	0.43
WTRM AREA	0.00	0.00
TOTAL	1.40	1.40

WATER QUALITY PHASE II

1" x 1.40 Ac = 1.40 Ac-In.

2.5" x % Imp.

$$\frac{0.80}{1.40 - 0.17} \times 2.5" \times 1.40 \text{ Ac} = 2.28 \text{ Ac-In.}$$

2.5" x % IMP Controls

See Exfiltration Calculations

2.28 Ac-In treated in 281 LF of trench (269 LF required) (see attached calculations).

**SIMMONS & WHITE INC.**

5601 CORPORATE WAY, SUITE 200  
WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

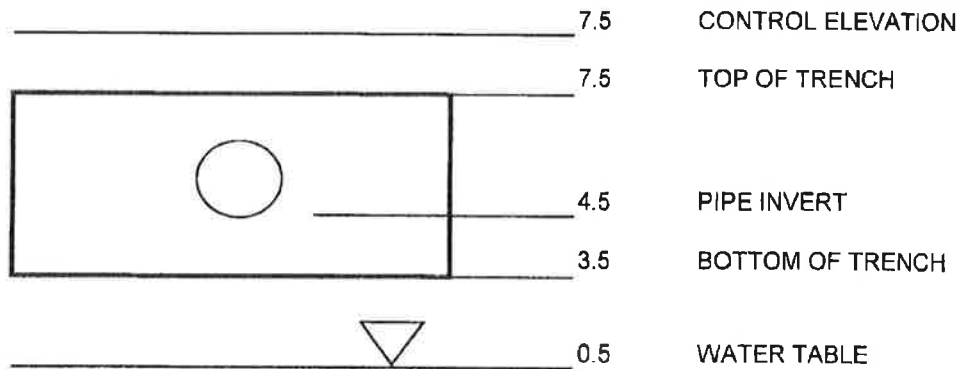
**EXFILTRATION TRENCH LENGTH CALCULATION**

**Northlake Promenade Outparcel 1&2**

JOB NO: 18-107  
DATE: 8/20/2018  
REVISED: 10/18/2018

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V= VOLUME TO BE TREATED	2.28 AC-IN
W= WIDTH OF TRENCH	8 FT
K= HYDRAULIC CONDUCTIVITY (From previous permit)	0.0000844 CFS/SF-FT
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION	4.0 FT
DU= NON-SATURATED TRENCH DEPTH	4.0 FT
DS= SATURATED TRENCH DEPTH	0.0 FT
 TRENCH DEPTH =	 4.0 FT
 L= REQUIRED TRENCH LENGTH	 <u>268.26 FT</u>



ALL ELEVATIONS ARE IN NAVD

**SIMMONS & WHITE**  
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407  
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com  
Certificate of Authorization Number 3452



# TRAFFIC EQUIVALENCY STATEMENT

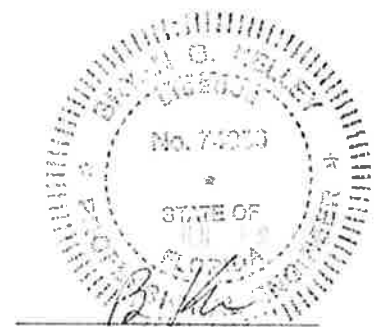
**HELIX URGENT CARE  
LAKE PARK, FLORIDA**

**Prepared for:**

Cotleur & Hearing  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458

Job No. 18-107

Date: July 11, 2018



**Bryan G. Kelley, P.E.**  
FL Reg. No. 74006

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<b>3.0</b>	<b>CONCLUSION</b> .....	<b>4</b>

*Helix Urgent Care*  
*Job No. 18-107*

## **1.0 SITE DATA**

The subject site is located on the south side of Northlake Boulevard approximately 1,000 feet west of US-1 in the Town of Lake Park, Florida, and contains approximately 1.39 acres. The Property Control Number (PCN) for the subject parcel is 36-43-42-21-29-001-0000. The existing site consists of a 4,281 S.F. drive-in bank. The proposed plan of redevelopment consists of a 7,511 S.F. urgent care center with a project buildout of 2022. Note that the proposed site is part of the Northlake Promenade shopping center and is adjacent to the Village Shoppes shopping center that is located within the Town of North Palm Beach.

Site access is existing via two driveways to the Northlake Promenade drive aisles. The overall Northlake Promenade and Village Shoppes shopping center has site access via one right in, right out only driveway connection to Northlake Boulevard, two full access driveway connections to Northlake Boulevard, two right in, right out driveway connections to Federal Highway, one directional driveway connection to Federal Highway, and three full access driveway connections to Palmetto Drive. It should be noted that many of these driveways connect directly to the Village Shoppes shopping center in which cross access is permitted. Note as part of the Northlake Promenade conditions of approval, the eastern full access opening on Northlake Boulevard will be converted to right in, right out only. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cotleur & Hearing.



## 2.0 TRAFFIC GENERATION

The traffic currently approved for the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 9<sup>th</sup> Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3 attached with this report. Table 1 shows the daily traffic generation associated with the approved development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested 4,281 S.F. bank may be summarized as follows:

<u>Vested Development</u>	
Daily Traffic Generation	= 336 tpd
AM Peak Hour Traffic Generation (In/Out)	= 28 pht (16 In/12 Out)
PM Peak Hour Traffic Generation (In/Out)	= 56 pht (28 In/28 Out)

Note that the bank has been existing and operational within the past five years.

The traffic to be generated by the proposed development has also been calculated in accordance with traffic generation rates listed in the *ITE Trip Generation Manual, 9<sup>th</sup> Edition* as shown in Tables 4, 5 and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic to be generated by the proposed 7,511 S.F. urgent care center may be summarized as follows:

<u>Proposed Development</u>	
Daily Traffic Generation	= 244 tpd
A.M. Peak Hour Traffic Generation (IN/OUT)	= 16 pht (13 IN/3 OUT)
P.M. Peak Hour Traffic Generation (IN/OUT)	= 25 pht (7 IN/18 OUT)

The decrease in traffic generation as a result of the revised development plan is shown in Table 7 and may be summarized as follows:

<u>Net Trip Generation</u>	
Daily Traffic Generation	= 92 tpd DECREASE
A.M. Peak Hour Traffic Generation	= 12 pht DECREASE
P.M. Peak Hour Traffic Generation	= 31 pht DECREASE

### **3.0 CONCLUSION**

As shown in Table 7, the proposed modifications will result in a decrease of 92 daily trips, a decrease of 12 A.M. peak hour trips, and a decrease of 31 PM peak hour trips from the vested development with a project buildout of 2022. The project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.

**HELIX URGENT CARE**

07/11/2018

**EXISTING/VESTED DEVELOPMENT**

**TABLE 1 - Daily Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips	
					In	Out	In	Out	Total	%	In	Out	Total	%	Trips	In	Out	Total	
Drive-In Bank	912	4,281	S.F.	148.15															
		Grand Totals:						634		0			634	47%	298			336	

**TABLE 2 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Drive-In Bank	912	4,281	S.F.	12.08	0.57	0.43	30	22	52	0.0%	0	0	0	30	22	52	47%	24	16	12	28
		Grand Totals:					30	22	52	0.0%	0	0	0	30	22	52	46%	24	16	12	28

**TABLE 3 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Drive-In Bank	912	4,281	S.F.	24.3	0.50	0.50	52	52	104	0.0%	0	0	0	52	52	104	47%	49	28	28	56
		Grand Totals:					52	52	104	0.0%	0	0	0	52	52	104	47%	49	28	28	56

Note: Trip generation and pass-by rates based on Palm Beach County's Trip Generation publication.

## HELIX URGENT CARE

07/11/2018

### PROPOSED DEVELOPMENT

**TABLE 4 - Daily Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	%	Trips	In	Out	Total		
Medical Office	720	7,511	S.F.	36.13																
		Grand Totals:						271			0			271		10%	27			244
								271			0			271		10%	27			244

**TABLE 5 - AM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
					In	Out	In	Out	Total	%	In	Out	Total	%	Trips	In	Out	Total			
Medical Office	720	7,511	S.F.	2.39	0.79	0.21	14	4	18	0.0%	0	0	0	14	4	18	10%	2	13	3	16
		Grand Totals:					14	4	18	0.0%	0	0	0	14	4	18	11%	2	13	3	16

**TABLE 6 - PM Peak Hour Traffic Generation**

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips			
					In	Out	In	Out	Total	%	In	Out	Total	%	Trips	In	Out	Total			
Medical Office	720	7,511	S.F.	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 1.53$	0.28	0.72	8	20	28	0.0%	0	0	0	8	20	28	10%	3	7	18	25
		Grand Totals:					8	20	28	0.0%	0	0	0	8	20	28	10%	3	7	18	25

Note: Trip generation and pass-by rates based on Palm Beach County's Trip Generation publication.

**HELIX URGENT CARE**

07/11/2018

**TABLE 7  
TRAFFIC GENERATION DIFFERENCE**

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	336	28	16	12	56	28	28
PROPOSED DEVELOPMENT =	244	16	13	3	25	7	18
INCREASE =	-92	-12	-3	-9	-31	-21	-10

CFN 20170007181  
OR BK 28816 PG 1777  
RECORDED 01/09/2017 13:14:45  
Palm Beach County, Florida  
AMT 750,000.00  
DEED DOC 5,250.00  
Sharon R. Bock  
CLERK & COMPTRROLLER  
Pgs 1777-1782; (6Pgs)

This

Prepared by and return to:  
JOHN F. HOPPE, ESQ.  
KRINZMAN HUSS LUBETSKY  
110 SE 6 Street, Floor 20  
Fort Lauderdale, Florida 33301  
Telephone: 954-761-3453

Tax Folio Numbers:  
36-43-42-21-29-001-0000 (Parcel I)  
36-43-42-21-29-007-0000 (Portion Parcel II)  
68-43-42-21-29-007-0010 (Portion Parcel II)

### WARRANTY DEED

THIS WARRANTY DEED (this "Deed"), executed as of the 16 day of December, 2016, by Developers of Northlake, Inc., a Florida Corporation (the "Grantor"), whose mailing address is c/o: Samuel J. Cantor P.A., 426 S. Military Trail Deerfield Beach, FL33442 to OPCH Northlake Promenade LLC, a Florida limited liability company, whose mailing address is 2240 NW 19<sup>th</sup> Street, Suite 801, Boca Raton, FL 33431 (the "Grantee").

### WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell to Grantee and Grantee's heirs and assigns forever, the real property situate, lying, and being in Palm Beach County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "Property").

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that, except as limited by the next sentence, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby warrants the title to the Property and will defend it against the lawful claims and demands of all persons whomsoever.

**SUBJECT TO** the matters set forth in Exhibit "B" attached to this Deed (it being understood and agreed that reference to such matters shall not serve to reimpose any such Permitted Exceptions) and taxes for the year 2017 and the years subsequent thereto.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name and to corporate seal hereunto affixed as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

**Developers of Northlake, Inc., a Florida Corporation**

Ferdinand Lhenens  
Signature of Witness 1

FERDY LHENENS  
Print name of Witness 1

Nella Colombo  
Signature of Witness 2

NELLA COLOMBI  
Print name of Witness 2

By: [Signature]  
Name: Robert Blatt, President  
Title: President

Date: December 2, 2016

COUNTRY OF CANADA  
PROVINCE OF QUEBEC ss.:

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December, 2016, by Robert Blatt, as President of Developers of Northlake, Inc., a Florida Corporation, who is personally known to me or who produced as identification.

[Official Notarial Seal]

[Signature]  
Notary Public  
Philip Friedman  
(Print or type name)

Commission No.: NF 1316

My Commission Expires: for



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

PARCEL I: (FEE SIMPLE ESTATE)

PARCELS 1 AND 2 OF "NORTHLAKE PROMENADE SHOPPES, A PUD", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861, AS AMENDED IN OFFICIAL RECORD BOOK 13154, PAGE 1892; OFFICIAL RECORDS BOOK 17516, PAGE 1987; OFFICIAL RECORDS BOOK 17595, PAGE 1781, AND OFFICIAL RECORDS BOOK 21438, PAGE 1886 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 22831, PAGE 89, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Agreement granted to North Palm Beach Utilities, Inc., recorded in Deed Book 1145, Page 135, as amended in Official Records Book 87, Page 317, as assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62 and Official Records Book 6007, Page 1275. (As to Parcels I and II)
2. Dedication of Easement for Public Utilities recorded in Official Records Book 13, Page 475. (Parcel II)
3. Unrecorded Easement to Southern Bell Telephone & Telegraph Company over the Westerly 5 feet as evidenced in that Deed recorded in Official Records Book 90, Page 403. (Parcel II)
4. Dedication of Easement for public utilities recorded in Official Records Book 89, Page 392, assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62, and Official Records Book 6007, Page 1275. (As to Parcels I and II)
5. Easement granted to Florida Power & Light Company recorded in Official Records Book 1267, Page 272. (As to Parcels I and II)
6. Easement granted to Florida Power & Light Company recorded in Official Records Book 2053, Page 706, and Partially Released in Official Records Book 11923, Page 954. (Parcels II)
7. Easement granted to Florida Power & Light Company recorded in Official Records Book 2867, Page 1584. (Parcel II)
8. Easement granted to Seacoast Utility Authority recorded in Official Records Book 6422, Page 239. (Parcel II).
9. Memorandum of Developer Agreement with Seacoast Utility Authority recorded in Official Records Book 9111, Page 1835. (As to Parcels I and II).
10. Easement granted to Seacoast Utilities Authority recorded in Official Records Book 9565, Page 1344, as affected by Affidavit in Support of re-recording to include joinder by mortgagee, recorded in Official Records Book 11186, Page 332. (Parcels II).
11. Easement granted to BellSouth Telecommunications, Inc., recorded in Official Records Book 9631, Page 136. (Parcels II).
12. Easement to BellSouth Telecommunications, Inc. recorded in Official Records Book 9631, Page 140. (As to Parcels I and II).

- This is a public document
- Terms, conditions, rights, obligations and restrictions contained in that certain Lease dated October 7, 1998 by and between Twin Cities Investors, Inc., a Florida corporation, as lessor, and Publix Super Markets, Inc., as lessee, as memorialized in Memorandum recorded December 28, 1998 in Official Records Book 10794, Page 719, affected by First Amendment to Memorandum of Lease recorded in Official Records Book 21438, Page 1843, and as affected by that Subordination, Non-disturbance Agreement recorded July 31, 2000 in Official Records Book 11923, Page 943, as re-recorded in Official Records Book 11949, Page 266, by and between Publix Super Markets, Inc. and The United States Life Insurance Company in the City of New York. (As to Parcel II).
14. Easement granted to Florida Power & Light Company recorded in Official Records Book 11439, Page 1177. (Parcel II).
  15. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11123, Page 1051. (Parcel II).
  16. Easement granted to Florida Power & Light Company recorded in Official Record Book 11453, Page 1125. (Parcel II).
  17. Indemnity Agreement by and between Twin Cities Investors, Inc. and Seacoast Utility Authority recorded in Official Records Book 11542, Page 1405. (Parcel II)
  18. Easement granted to BellSouth Telecommunications, Inc. recorded in Official Records Book 11563, Page 1152. (Parcels II).
  19. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11820, Page 240, and corrected in Official Records Book 11864, Page 1954. (As to Parcels I and II).
  20. Easement granted to Florida Power & Light Company recorded in Official Records Book 11851, Page 1822. (As to Parcels I and II).
  21. Terms, provisions, restrictive covenants, conditions, reservations and easements, contained in Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781, and Official Records Book 21438, Page 1886 and re-recorded in Official Records Book 22831, Page 89, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Parcels I and II)
  22. Declaration of Restrictions and Covenants recorded in Official Records Book 13545, Page 266, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Parcels I and II).
  23. Terms and Provisions contained in Declaration Regarding Surface Water Management System recorded in Official Records Book 17852, Page 1417; as re-recorded in Official Records Book 17914, Page 1352. (As to Parcels I and II).

24. Terms and Provisions contained in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311. (Parcel II).
25. Restrictions, covenants, easement(s), setback(s), if any, as may be shown on the Plat of Northlake Promenade Shoppes, a P.U.D., as recorded in Plat Book 102, Page 130. (As to Parcels I and II).
26. Easement Deed in favor of Seacoast Utility Authority recorded in Official Records Book 19580, Page 1003. (Parcel I).
27. Terms, provisions and easements contained in that certain Access, Parking and Landscape Easement recorded in Official Records Book 21438, Page 1917. (As to Parcel II).
28. Easement in favor of Florida Power & Light Company recorded in official Records Book 22948, Page 1605. (Parcel II).
29. Notice of Interest by Seacoast Utility Authority recorded in Official Records Book 26779, Page 403. (As to Parcels I and II)



September 10, 2018

Ms. Nadia Di Tommaso  
Director of Community Development  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

**Department of Engineering  
and Public Works**

P O. Box 21229  
West Palm Beach, FL 33416-1229  
(561) 684 4000  
FAX: (561) 684-4050  
www.pbcgov.com

**RE: Helix Urgent Care  
Project #: 180904  
Traffic Performance Standards Review**

Dear Ms. Tommaso:

The Palm Beach County Traffic Division has reviewed the **Helix Urgent Care** Traffic Statement, dated July 11, 2018, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

**Palm Beach County  
Board of County  
Commissioners**

- Melissa McKinlay, Mayor
- Mack Bernard, Vice Mayor
- Hal R. Valcche
- Paulette Burdick
- Dave Kerner
- Steven L. Abrams
- Mary Lou Berger

<b>Municipality:</b>	Town of Lake Park
<b>Location:</b>	South side of Northlake Blvd, about 0.25 miles west of US Highway 1
<b>PCN:</b>	36-43-42-21-29-001-0000
<b>Access:</b>	Access via existing Northlake Promenade Shopping Center driveways (existing or proposed, not necessarily implies approval by County through this TPS letter, see later)
<b>Existing Uses:</b>	Drive-In Bank = 4,281 SF
<b>Proposed Uses:</b>	Medical Office = 7,511 SF
<b>New Daily Trips:</b>	(92)
<b>New Peak Hour Trips:</b>	-12 (-3/-9) AM; -31 (-21/-10) PM
<b>Build-out:</b>	December 31, 2022

**County Administrator**

Verdenia C. Baker

Based on the review, the Traffic Division has determined that the proposed development generates less trips compared to that from the existing or approved development, and therefore, meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

The driveway location/design, as shown in the submitted traffic statement/report/site plan is not being reviewed as part of this TPS review. A separate application to/meeting with the appropriate County Divisions is required for approval of driveways located on County maintained roadways.

"An Equal Opportunity  
Affirmative Action Employer"



Ms. Nadia Di Tommaso  
September 10, 2018  
Page 2

No building permits are to be issued by the Town after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email [QBari@pbcgov.org](mailto:QBari@pbcgov.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Quazi Bari".

Quazi Bari, P.E.  
Senior Professional Engineer  
Traffic Division

QB:HA/dd

cc: Addressee:

Bryan G. Kelly, PE, Simmons & White, Inc.  
Hanane Akif, F.I., Project Coordinator II, Traffic Division  
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review  
F:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2018\180904 - HILIX URGENT CARE.DOCX

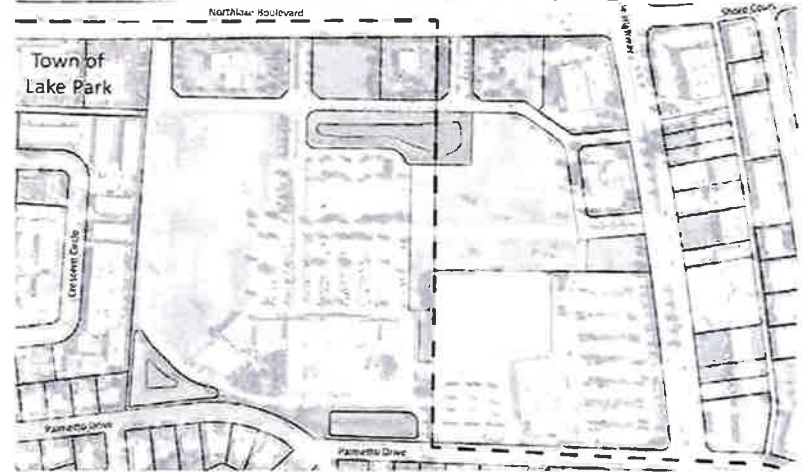
FOR REFERENCE ONLY  
NOT YET APPROVED AS A  
MASTER PLAN

# NORTHLAKE PROMENADE VILLAGE SHOPPES PUD

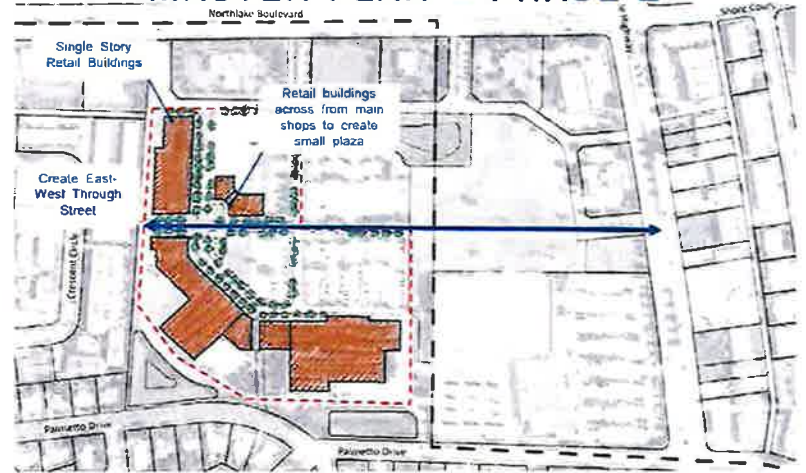
## SITE CONTEXT



## EXISTING CONDITIONS



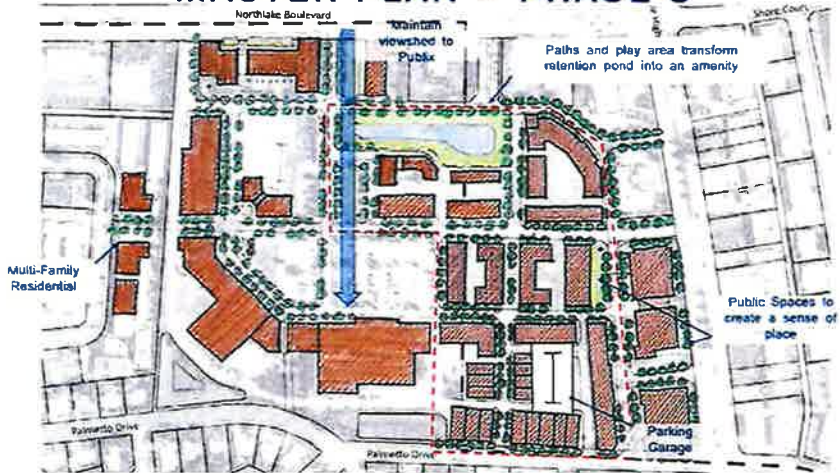
## MASTER PLAN - PHASE 1



### MASTER PLAN - PHASE 2



### MASTER PLAN - PHASE 3



### MASTER PLAN - PHASE 4



### WOOLBRIGHT CORNER BUILDING



OPTION 1

**WOOLBRIGHT CORNER BUILDING**



OPTION 2

**WOOLBRIGHT CORNER BUILDING**



OPTION 4

**WOOLBRIGHT CORNER BUILDING**



OPTION 3

**WOOLBRIGHT CORNER BUILDING**



OPTION 5



# DESIGN CONCEPT

## MASTER PLAN AERIAL



EXISTING

## MASTER PLAN AERIAL



PHASE 1

## MASTER PLAN AERIAL



PHASE 2

### MASTER PLAN AERIAL



PHASE 3

### MASTER PLAN AERIAL



PROJECT DATA

### MASTER PLAN AERIAL



PHASE 4



STREET LEVEL VIEW

### THE OPTIMAL MIX OF USES



### MASTER PLAN AERIAL



### THE OPTIMAL MIX OF USES

### MASTER PLAN AERIAL



### THE OPTIMAL MIX OF USES



### BUILDING HEIGHT REGULATION PLAN



Community  
Development  
Department

Sent via certified mail

*Notification of Public Meetings*

February 22, 2019

Dear Property Owner:

You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meetings listed herein are being held to hear the application described below.

Should you wish to attend the meetings to comment on the application please take note of the date, time and location. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

**AGENDA ITEM**

On behalf of the Property Owner and Applicant, OPCH Northlake Promenade LLC ("Applicant"), Cotleur and Hearing ("Agent") is requesting site plan approval for an approximate 1.4 acre subject property (PCN: 36-43-42-21-29-001-0000), an outparcel located within the Northlake Promenade Shoppes PUD located at the southwest corner of Northlake Boulevard and U.S. Highway One within the Town of Lake Park ("Subject Property"). The Applicant is requesting Site Plan approval for a Helix Urgent Care, with an additional medical office on a site that was previously approved for a bank and currently has a building of approximately 4,250 square feet. Site reconfigurations, along with an addition to the existing building is being proposed, for a total proposed building size of 7,511 square feet.

**PUBLIC HEARINGS**

SPECIAL CALL **JOINT LAKE PARK PLANNING AND ZONING**

MEETING: **BOARD/VILLAGE OF NORTH PALM BEACH PLANNING COMMISSION**

LOCATION: **535 PARK AVENUE, COMMISSION CHAMBERS LAKE PARK, FL 33403**

DATE: **TUESDAY, MARCH 5, 2019**

TIME: **6:00 P.M. (OR AS SOON THEREAFTER AS CAN BE HEARD)**

*NOTE: If the P&Z Board meeting is continued for any reason, the Town Commission meeting dates listed below will change to the next available Commission meeting following the P&Z Board meeting that finalizes the recommendation for this agenda item.*

MEETING: **LAKE PARK TOWN COMMISSION (QUASI-JUDICIAL)**

LOCATION: **535 PARK AVENUE, COMMISSION CHAMBERS LAKE PARK, FL 33403**

DATE: **WEDNESDAY, APRIL 3, 2019**

TIME: **6:30 P.M. (OR AS SOON THEREAFTER AS CAN BE HEARD)**

535 Park Avenue  
Lake Park, FL 33403  
Phone: (888) 881-3318  
Fax: (561) 881-3323

www.lakeparkflorida.gov



Community  
Development  
Department

Sent via certified mail

Should you wish to review any of the documents associated with the application, or if you have further questions about the application please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403 or contact Nadia Di Tommaso at 561-881-3319 or nditommaso@lakeparkflorida.gov.

**LOCATION MAP**



535 Park Avenue  
Lake Park, FL 33403  
Phone: (888) 881-3318  
Fax: (561) 881-3323

www.lakeparkflorida.gov

**NOTICE OF SPECIAL CALL JOINT TOWN OF LAKE PARK  
PLANNING & ZONING BOARD/VILLAGE OF NORTH PALM  
BEACH PLANNING COMMISSION MEETING  
AND  
SPECIAL CALL LAKE PARK PLANNING & ZONING BOARD  
MEETING**

**Town of Lake Park, FL**

Please take notice and be advised that the Lake Park Planning & Zoning Board and the Village of North Palm Beach Planning Commission will hold special call "joint" public hearing on **Tuesday, March 5, 2019, at 6:00 p.m.**, or as soon thereafter as can be heard, to hear the following application, which will also be heard by the Lake Park Town Commission of the Town of Lake Park as indicated below.

*On behalf of the Property Owner and Applicant, OPCH Northlake Promenade LLC ("Applicant"), Cotleur and Hearing ("Agent") is requesting site plan approval for an approximate 1.4 acre subject property (PCN: 36-43-42-21-29-001-0000), an outparcel located within the Northlake Promenade Shoppes PUD located at the southwest corner of Northlake Boulevard and U.S. Highway One within the Town of Lake Park ("Subject Property"). The Applicant is requesting Site Plan approval for a Helix Urgent Care, with an additional medical office on a site that was previously approved for a bank and currently has a building of approximately 4,250 square feet. Site reconfigurations, along with an addition to the existing building is bring proposed, for a total proposed building size of 7,511 square feet.*

In addition, please take notice and be advised that the Lake Park Planning & Zoning Board will hold special call public hearing on **Tuesday, March 5, 2019, immediately following the Special Call Joint meeting with the Village of North Palm Beach which commences at 6:00 p.m.**, to hear the following application, which will also be heard by the Lake Park Town Commission of the Town of Lake Park as indicated below.

*On behalf of Prime Plaza, Inc. ("Property Owner"), South Florida Yachts ("Applicant") is requesting the review of a special exception application for the use of boat sales at 1301 10<sup>th</sup> Street, located in the C-1 Business District. The 0.9494 acre site has an existing 4,524 square foot building and has recently been used as vehicle sales. It is identified as PCN: 36-43-42-20-01-079-0190.*

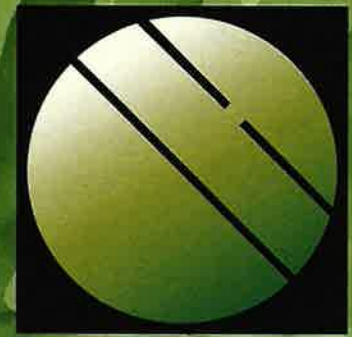
All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida 33403. Records related to these items may be inspected at the Community Development Department located at Town Hall.

Following the Special Meetings hereinabove mentioned, the Lake Park Town Commission will consider the applications as quasi-judicial public hearing items at their meeting of **Wednesday, April 3, 2019 at 6:30 p.m.**, or as soon thereafter as can be heard.

If a person decides to appeal any decision made by the Planning and Zoning Board, the Planning Commission, or the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

**Town Clerk:** Vivian Mendez **PUB:** The Palm Beach Post – Saturday, February 23, 2019

Exhibit "C"



# Cotleur & Hearing

**Helix Urgent Care**  
**PZ19-001**

Town of Lake Park, Florida

Applicant-  
San Fiz, Inc. (Helix Urgent  
Care)

Landscape and Site Planning-  
Cotleur & Hearing

Architecture-  
MJD Architects

Civil and Traffic Engineering-  
Simmons & White



# LOCATION | Northlake Promenade Shoppes



**Helix Urgent Care**  
Lake Park, FL



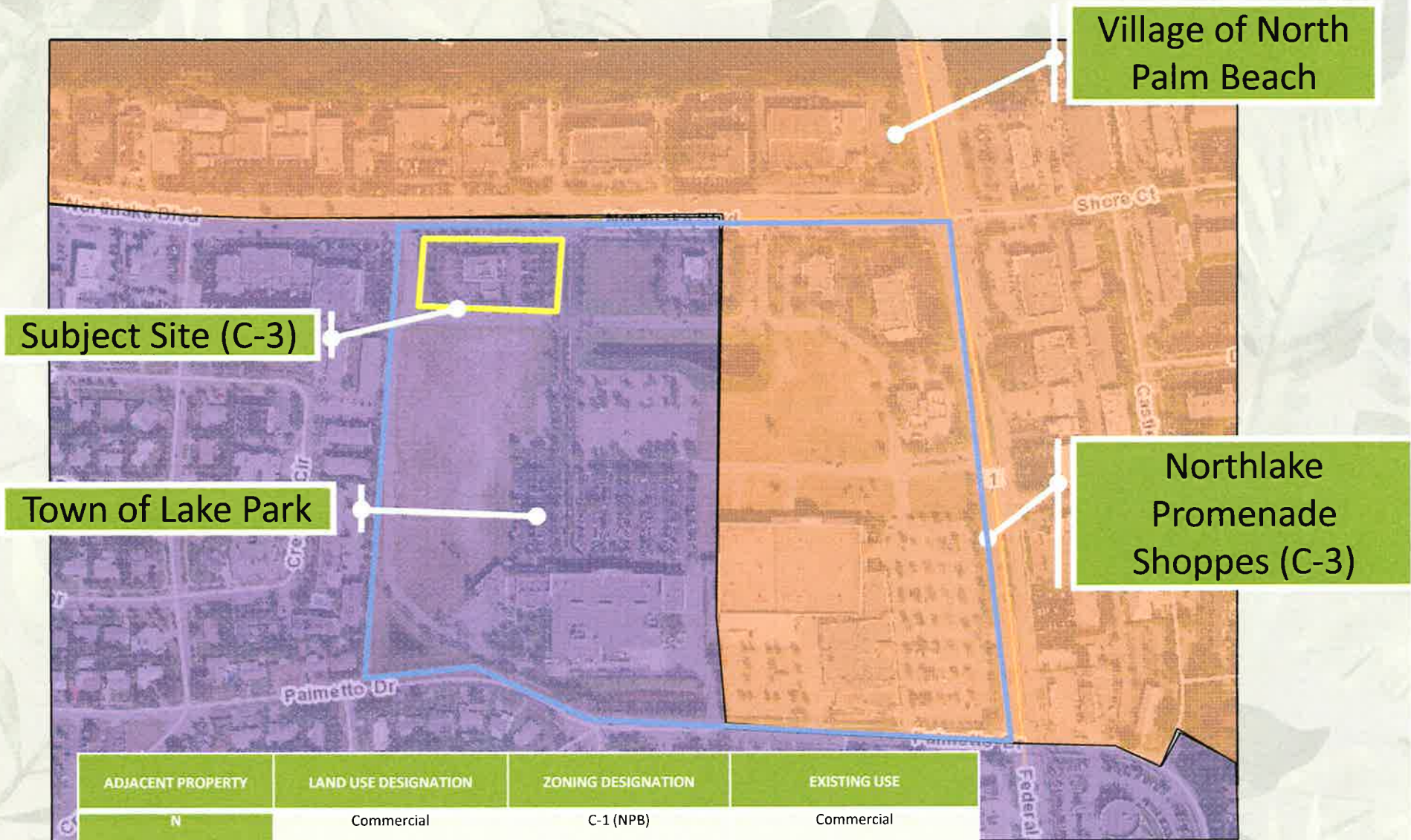
# HISTORY | Helix Urgent Care



Twin City Mall, 1995

**Helix Urgent Care**  
Lake Park, FL

# AREA | Adjacent Uses



Subject Site (C-3)

Village of North Palm Beach

Town of Lake Park

Northlake Promenade Shoppes (C-3)

ADJACENT PROPERTY	LAND USE DESIGNATION	ZONING DESIGNATION	EXISTING USE
N	Commercial	C-1 (NPB)	Commercial
S	Commercial	C-3	Vacant
E	Commercial	C-3	Vacant
W	Commercial	C-1	Commercial along Northlake

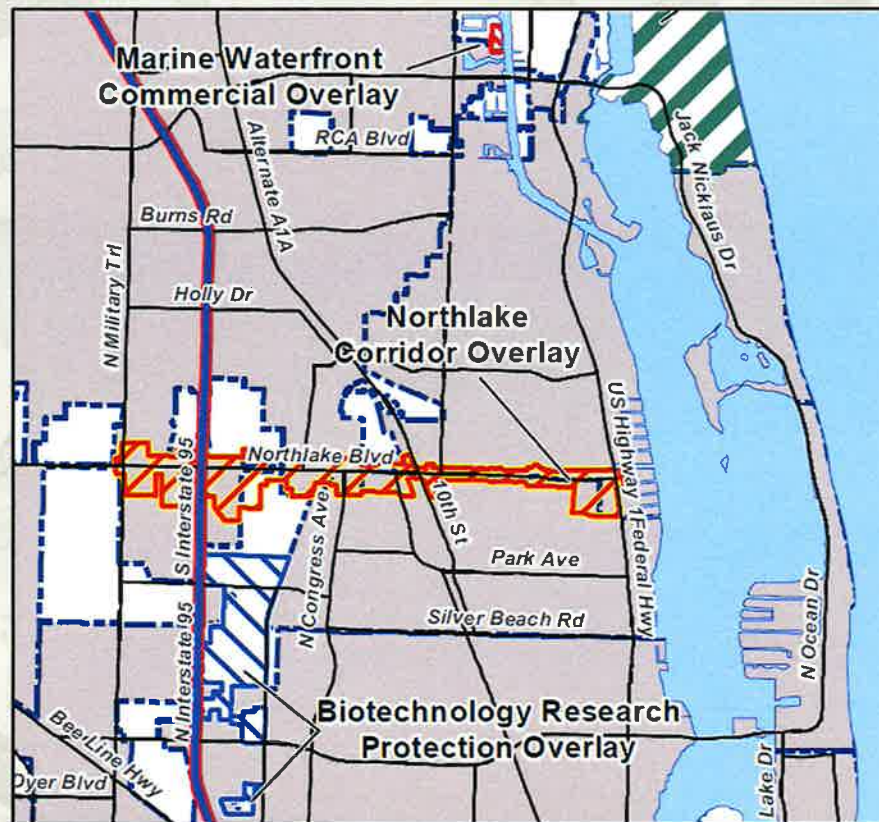
**Helix Urgent Care**  
Lake Park, FL

# ABOUT | Helix Urgent Care



## Northlake Promenade Shoppes PUD

- C-3 Zoning district- Twin City Mall redevelopment within Village of North Palm Beach and Town of Lake Park
- Northlake Boulevard Overlay Zoning District
- Dover Kohl Master Plan and code rewrite



**Helix Urgent Care**  
Lake Park, FL

# Current Approval | Bank- Vacant



**Helix Urgent Care**  
*Lake Park, FL*

# Current Approval| Bank- Vacant



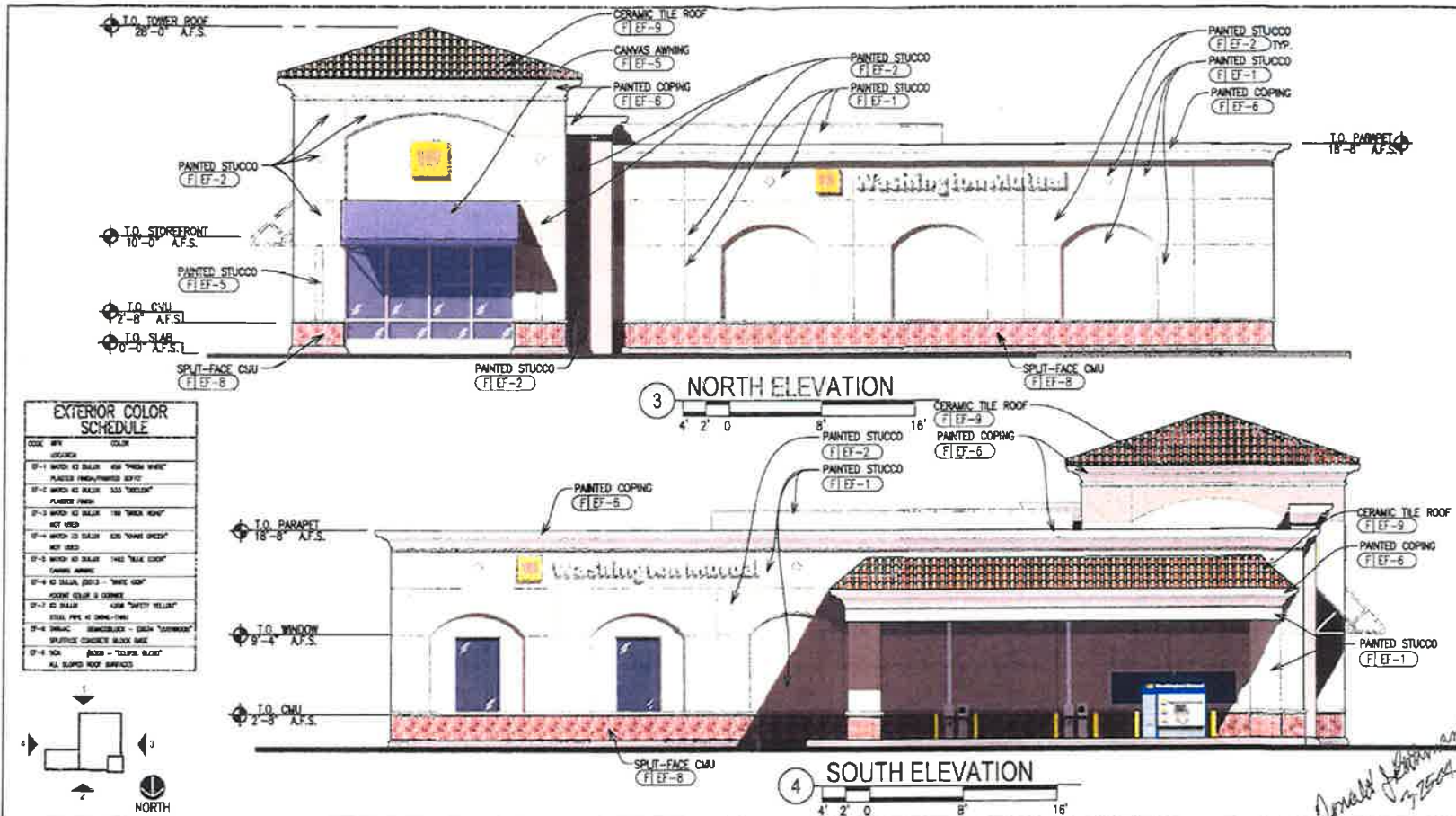
**Helix Urgent Care**  
*Lake Park, FL*

# REQUEST | Medical Office



**Helix Urgent Care**  
*Lake Park, FL*





**EXTERIOR COLOR SCHEDULE**

CODE	DESCRIPTION	COLOR
01-1	ATCH 42 SALLER	ASH TRIMM WHITE
01-2	ATCH 42 SALLER	PLASTER (FINISH/PAINTED BY TC)
01-3	ATCH 42 SALLER	333 TRICKLE
01-4	ATCH 42 SALLER	128 TRICK HEAD
01-5	ATCH 42 SALLER	128 TRICK HEAD
01-6	ATCH 42 SALLER	128 TRICK HEAD
01-7	ATCH 42 SALLER	128 TRICK HEAD
01-8	ATCH 42 SALLER	128 TRICK HEAD
01-9	ATCH 42 SALLER	128 TRICK HEAD
01-10	ATCH 42 SALLER	128 TRICK HEAD
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01-100	ATCH 42 SALLER	128 TRICK HEAD

**design-forum architects**  
7575 Paragon Road, Dayton, Ohio 45424 Telephone: (937) 439-4400

**Washington Mutual**

DRAWING TITLE	PROJ. NO.	236002	DRAWN	RWS
EXTERIOR ELEVATIONS	SCALE	1/8" = 1'-0"	CHECKED	DAF
REF. DWG.	DATE	2/10/04	REVIEWED	
			DRAWING NO.	
				2 of 4

**NPB EAST NORTHLAKE**  
EAST NORTHLAKE BLVD.  
WEST PALM BEACH, FLORIDA

**Helix Urgent Care**  
Lake Park, FL



# REQUEST | Medical Office



**ELEVATION FACING NORTHLAKE BOULEVARD**

**Helix Urgent Care**  
*Lake Park, FL*

## Planning and Zoning Conditions

- Shifted sidewalk to Northlake
- Added Lights on NW corner
- South Elevation upgrade
- Wheel stops near East sidewalk
- Included existing plant detail to landscape plan

## Current Conditions of Approval

In agreement with all 15 remaining/proposed conditions

# QUESTIONS|



Thank you

**Helix Urgent Care**  
*Lake Park, FL*



Exhibit "D"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 3, 2019

Agenda Item No. Tab K

Agenda Title: Distribution of the Annual Town Manager Performance Evaluation Form to the Town Commission

- [ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON FIRST READING
[x] NEW BUSINESS
[ ] OTHER:

Approved by Town Manager [Signature] Date: 3-20-19

Name/Title ASSISTANT TOWN MGR/HR DIRECTOR

Table with 3 columns: Originating Department (Human Resources), Costs (\$ 0.00), Attachments (Town Manager Annual Evaluation Form...), Advertised (Not Required), and Yes I have notified everyone (BMT).

**Summary Explanation/Background:**

Pursuant to Section 8 of the September 21, 2016 Second Amendment to the Employment Agreement between the Town of Lake Park and Town Manager John D'Agostino, the Town Commission is required to conduct an annual review and evaluation of the Town Manager's performance in accordance with criteria mutually developed and adopted by the Town Commission and the Town Manager which may, among other items, consist of goals and performance objectives which the Commission deems necessary for the proper operation of the Town and the attainment of the Commission's policy objectives. Such annual review is due to be completed by May 1, 2019.

The purpose of this agenda item is to distribute to the Commission the Town Manager annual evaluation form for 2019 (which will also be sent in fillable PDF format to each member of the Commission) along with copies of the completed annual evaluation forms received for the period of May 1, 2017 to May 1, 2018. A copy of the Town Manager's job description is also attached.

Please complete the attached annual evaluation form and return the original signed evaluation form in hard copy format (for the Town Manager's personnel file) directly to the Human Resources Department no later than April 15, 2019 for inclusion in the agenda packet for the May 1, 2019 Commission meeting.

**Recommended Motion: There is no recommended motion.**