



**TOWN OF LAKE PARK
SPECIAL CALL
PLANNING & ZONING BOARD
MEETING AGENDA
JUNE 22, 2017
6:00 p.m.
535 PARK AVENUE
LAKE PARK, FLORIDA**

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	<input type="checkbox"/>
Martin Schneider, Vice-Chair	<input type="checkbox"/>
Lawrence Malanga, Regular Member	<input type="checkbox"/>
Charlemagne Metayer, Regular Member	<input type="checkbox"/>
Joseph Rice, Regular Member	<input type="checkbox"/>
Vacant, Alternate Member	<input type="checkbox"/>
Vacant, Alternate Member	<input type="checkbox"/>

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Special Call Meeting Minutes; May 30, 2017

SCHEDULING OF AUGUST 2017 "SPECIAL CALL" P&Z BOARD MEETING

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

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

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

NEW BUSINESS

1. PZ CASE 17-010: VARIANCE APPLICATION; VACANT LOT; SOUTH EAST CORNER OF HAWTHORNE DRIVE & 9TH STREET

A VARIANCE REQUEST FOR RELIEF FROM TOWN CODE SECTION 78-64(4)(B) REGARDING SIDE YARD SETBACK. APPLICANT: ALVIN BELLEFLEUR, AGENT FOR ISOVEST, LLC.

PLANNING & ZONING BOARD MEMBERS COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT SCHEDULED “SPECIAL CALL” PLANNING & ZONING BOARD MEETING WILL BE HELD ON JULY 10, 2017, AT 7:00 P.M.



**TOWN OF LAKE PARK
SPECIAL CALL
PLANNING & ZONING BOARD
MEETING MINUTES
MAY 30, 2017**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Vice-Chair Schneider at 6:00 p.m.

ROLL CALL

Judith Thomas, Chair	Not Present
Martin Schneider, Vice-Chair	Present
Joseph Rice	Present
Lawrence Malanga	Present
Charlesmagne Metayer	Present

Also in attendance were Town Attorney Thomas J. Baird; Nadia DiTommaso, Community Development Director, and Board Secretary Kimberly Rowley.

APPROVAL OF MINUTES

Vice-Chair Schneider requested a motion for the approval of the Minutes of the May 8, 2017, Special Call Planning & Zoning Board Meeting. Board Member Rice made a motion for approval, and the motion was seconded by Board Member Metayer. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Lawrence Malanga	X	
Charlemagne Metayer	X	

The Motion carried 4-0, and the May 8, 2017, Special Call Planning & Zoning Board Meeting Minutes were approved.

PUBLIC COMMENTS

Vice-Chair Schneider explained the Public Comment procedure.

ORDER OF BUSINESS

Vice-Chair Schneider outlined the Order of Business.

NEW BUSINESS

1. PZ CASE 17-009: CREATION OF SITE PLAN CRITERIA

AN ORDINANCE ESTABLISHING SITE PLAN CRITERIA TO BE INCLUDED WITHIN THE LAND DEVELOPMENT REGULATIONS OF THE TOWN CODE

STAFF PRESENTATION – PZ CASE 17-009

Thomas Baird, Town Attorney, informed the Board that he will handle this item since he wrote the Ordinance. He stated this is not a quasi-judicial item, but the adoption of Site Plan Criteria into the Town Code, since the Town Code has never had Site Plan Criteria. Mr. Baird stated the reason this item is being brought forward at this time is related to current redevelopment, some new development on Congress Avenue, and the on-going redevelopment initiative on Federal Highway, and the importance of having criteria in place to evaluate site plan applications. The Town Attorney stated the proposed Ordinance is standard in terms of Site Plan Criteria.

Nadia DiTommaso, Community Development Director, added that the site plan criteria is being incorporated into Section 67-38.1.

STAFF RECOMMENDATION

Mr. Baird stated it is his and Staff's recommendation that the Planning & Zoning Board recommend the adoption of the Site Plan Criteria to the Town Commission.

BOARD COMMENTS/DISCUSSION

Vice-Chair Schneider pointed out that in Section 67-38.1(a), (2) and (3) seem to be redundant. The Town Attorney agreed and stated that Section 67-38.1(a)(3) should read ... "The proposed development or redevelopment is consistent with ~~all applicable land development regulations and~~ all other regulations of this Code."

Vice-Chair Schneider suggested the phrasing in Section 67-38.1(a)(10) be revised to read as follows: "The proposed development or redevelopment does not ~~create, contribute or~~ 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." The Town Attorney agreed to the recommendation.

Vice-Chair Schneider suggested that Section 67-38.1(b)(2) should read as follows: "Limitations on the height, size or mass, architecture, and/or location of any proposed or existing building or structure on the property which is the subject of an application."

Vice-Chair Schneider suggested that Section 67-38.1(b)(7) be amended to read as follows: "Require the protection of existing and/or relocation of additional trees, vegetation, water resources, wildlife habitat and/or other appropriate natural resources."

BOARD RECOMMENDATION

There being no further comments or questions from the Board, Vice-Chair asked for a motion. Board Member Rice stated he agrees with Staff’s recommendation and made a motion for approval, to include the changes that were discussed. The motion was seconded by Board Member Metayer and the vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Lawrence Malanga	X	
Charlemagne Metayer	X	

The vote was 4-0 in favor of recommendation of approval to the Town Commission.

PLANNING & ZONING BOARD MEMBER COMMENTS AND COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

The Town Attorney welcomed Lawrence Malanga as the newest Member of the Planning & Zoning Board and thanked him for his participation.

The Community Development Director reminded the Board that the next “Special Call” Planning & Zoning Board Meeting is scheduled for June 19th at 7:00 p.m.

Vice-Chair Schneider asked the Town Attorney for an up-date on the substance abuse treatment center item. Mr. Baird replied the Ordinance was adopted on First Reading by the Town Commission, and is set for Second Reading next week.

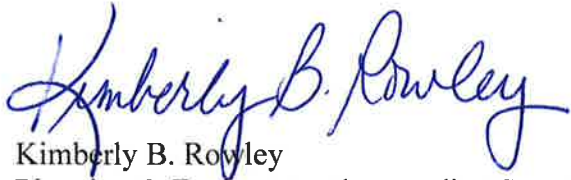
ADJOURNMENT

There being no further business before the Board, Vice-Chair Schneider asked for a motion to adjourn. Board Member Rice made a motion to adjourn, and it was seconded by Board Member Malanga. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Lawrence Malanga	X	
Charlemagne Metayer	X	

The vote was 4-0 and the Meeting was adjourned at 6:13 p.m.

Respectfully Submitted,



Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE: _____



TOWN OF LAKE PARK

Community Development Department

Scheduling a Special Call AUGUST 2017 Meeting Date of the Planning & Zoning Board

The regularly scheduled meeting for August is August 7, 2017 at 7:00pm. For now, this regularly scheduled meeting will remain on the calendar since staff is working on several projects that may be moving forward at this time. In addition to the regular projects, we are also working on an expedited project for the redevelopment of the vacant 754 Park Avenue building (also known as the Park Avenue BBQ site). Based on an expedited timeline that staff and the applicant have put together, a special call meeting of the P&Z Board is required the week of August 21.

Staff recommends the following dates for consideration by the Board, for which the Town Attorney has already confirmed availability:

Tuesday, August 22 at 6:00pm, 6:30pm or 7:00pm

OR

Wednesday, August 23, 2017 at 6:00pm, 6:30pm or 7:00pm

Thank you.



**TOWN LAKE OF PARK
SPECIAL CALL MEETING
PLANNING AND ZONING BOARD
Meeting Date: June 22, 2017
CASE: PZ17-010**

**VARIANCE REQUEST FOR THE SIDE YARD SETBACK FOR A
PROPERTY LOCATED ON THE SOUTHEAST CORNER OF
HAWTHORNE DRIVE AND 9th STREET.**

Site: 36-43-42-20-01-008-0231 (vacant parcel)
Applicant/Agent: ALVIN BELLEFLEUR
Owner: ISOVEST, LLC
Address: 378 NORTHLAKE BLVD. #213, NORTH PALM BEACH, FL 33408
Net Acreage: 0.17 Acres
Legal Description: KELSEY CITY WLY 30 FT OF LT 23 BLK 8 & ABND PT OF 9TH ST
R/W LYG WLY OF & ADJ TO
Existing Zoning: R1-A SINGLE FAMILY
Future Land Use: RESIDENTIAL LOW DENSITY

Adjacent Zoning

North: R1-A SINGLE FAMILY
South: R1-A SINGLE FAMILY
East: R1-A SINGLE FAMILY
West: R1 SINGLE FAMILY/C-1
BUSINESS DISTRICT

Adjacent Existing Land Use

North: RESIDENTIAL LOW DENSITY
South: RESIDENTIAL LOW DENSITY
East: RESIDENTIAL LOW DENSITY
West: RESIDENTIAL LOW
DENSITY/COMMERCIAL

I. BACKGROUND INFORMATION AND SUMMARY OF REQUEST:

Background of Request

The subject property is an undeveloped parcel located at the southeast corner of Hawthorne Drive and 9th Street where the parcel continues southward along 9th Street and ends at the utility access alley that is located between Hawthorne and Greenbriar Drive. The parcel is quasi pie shaped in that its northern lot line along Hawthorne Drive is 88' wide and its southern lot line is 42' wide.

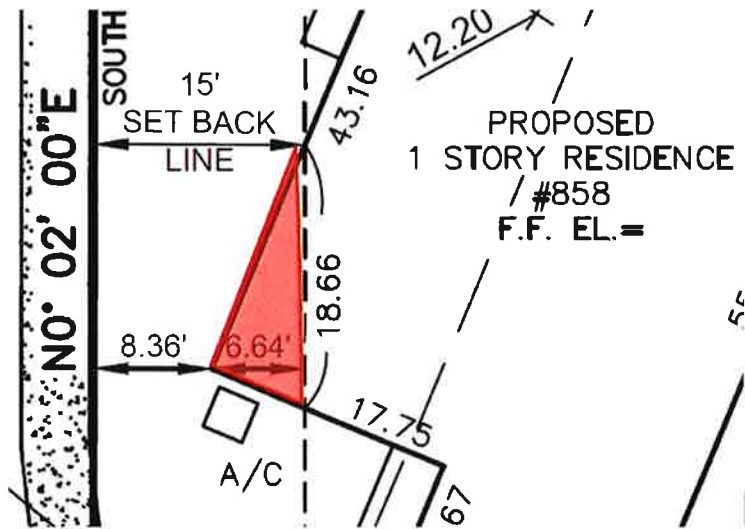
Summary of Request

The applicant requests a western side yard building setback variance of 6.64 feet, which would result in a building setback of 8.36 feet at the narrowest point to a building setback of 14.99 feet at the broadest point in an area that runs 18.66 feet along the side property line adjacent to 9th Street, as identified on the site survey prepared by Mancy Land Surveyors and dated 06-13-17.

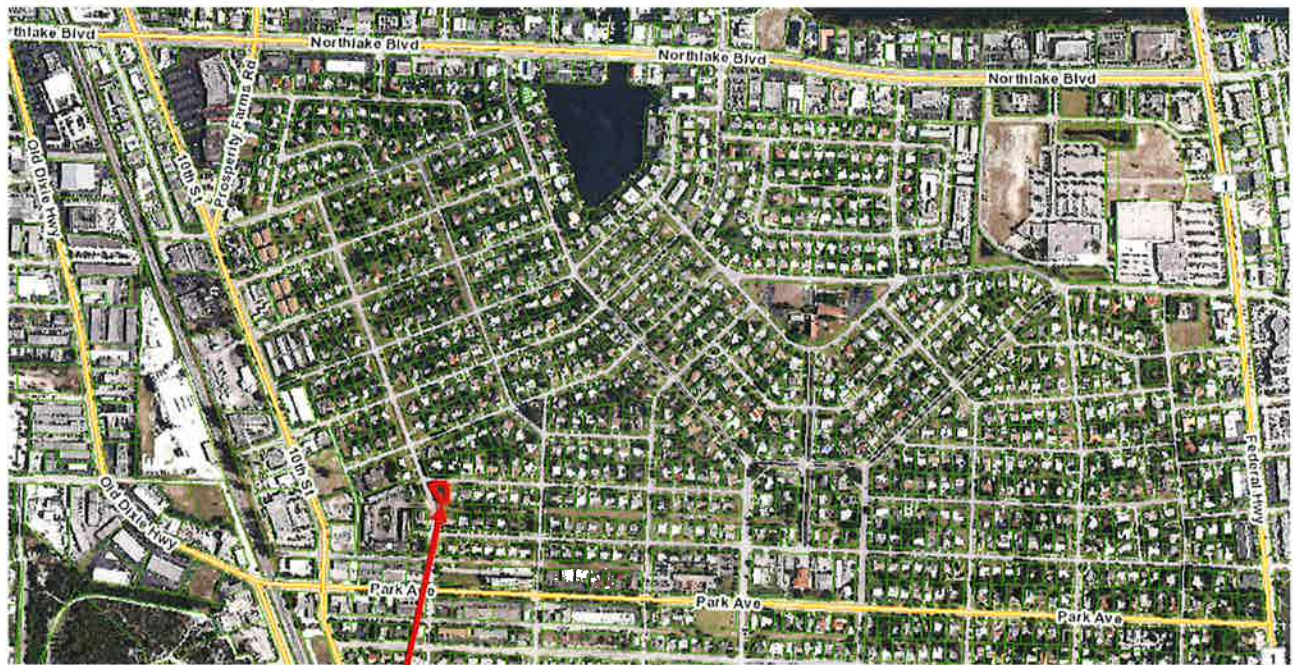
VARIANCE REQUEST:

Section:	Required:	Proposed:
78-64(4)(b)- Side Yard Setback	15' for corner lots	14.99' to 8.36' for and area 18.66' long

Excerpt from Survey



Location Map



Location of vacant parcel:
36-43-42-20-01-008-0231

II. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The following Comprehensive Plan statements are applicable in this case:

CHAPTER/SECTION

TEXT

Future Land Use Element, Objectives and Policies 3.4.2, Objective 1:

"It is the Town's intent to promote development and redevelopment in accordance with the Future Land Use Plan Map..."

Staff Response: The Future Land Use Map identifies the subject site as low density residential. The requested variance is the minimum variance needed to allow for the development of a single-family home.

Future Land Use Element, Objective 5:

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

Staff Response: In order to promote this infill development, a variance is needed. The proposed single-family home will be consistent with the neighboring residential community.

III. LAWS ON VARIANCES

Section 55-63 (2) of the Town Code vests the Planning and Zoning Board with final authority regarding variances. In other words, the Planning and Zoning Board acts as a quasijudicial board on variance requests. Section 78-185(d) of the Town Code establishes criteria which must be met to entitle an applicant to a variance. The Board must find that each of the 7 criteria have been met to entitle an applicant to the requested variance relief. The 7 criteria are that:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building;
- (2) The special conditions or circumstances are not a result of actions by the Owner/applicant;
- (3) Granting the variance will not confer on the Owner any special privilege that is denied to others;
- (4) A literal interpretation of the land development regulations would deprive the Owner of rights commonly enjoyed by other properties in the same zoning district;
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) The granting of the variance will be in harmony with the general intent and purpose of the land development regulations and will not be injurious to the area involved or otherwise detrimental to the public welfare and;
- (7) Granting the variance would not be contrary to the comprehensive plan.

In evaluating these criteria, Courts have placed emphasis on criteria # 4 above, by holding the Owner/Applicant(s) for variance relief and the governing board evaluating the application, to the **rigorous standard of whether the denial of the variance would render the Property virtually unusable**. See Bernard v. Town of Palm Beach, 569 So. 2d 853 (Fla. 4th DCA 1990).

III. ANALYSIS OF CRITERIA AND FINDINGS FOR VARIANCE

Below are listed the seven (7) variance criteria from Code Section 78-185 which all must be met before a variance can be granted.

CRITERIA 1: That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Special conditions do exist at the subject property as it relates to lot shape, dimensions, underground utility infrastructure, and protected trees which are not applicable to other lands in the same zoning district. The lot is pie shaped and having 88' of street frontage at the northern lot line along Hawthorne Drive and 42' at the southern lot line. In addition, there are two protected trees and underground utilities located within the front yard setback.

CRITERIA 2: That the special conditions and circumstances do not result from the actions of the applicant.

Special conditions and circumstances are not the result of actions by the applicant since the irregular parcel shape is a result of original platting of the Town and its uniquely laid street network, existing underground infrastructure and mature oak trees at the site.

CRITERIA 3: That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.

Granting of a variance will not confer on the applicant any special privilege that is denied of others in the same zoning district since others have been able to develop their lands with a single family residence in this zoning district.

CRITERIA 4: That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter, and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the land development code would deprive the applicant of rights enjoyed by others in the same zoning district since physical site constraints have influenced the location of the proposed single family home.

CRITERIA 5: That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The waiver requested is the minimum variance that will make possible reasonable use of the land. Denial of the variance would render the property virtually unusable for its intended use of a single-family home.

CRITERIA 6: That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations of the Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting of the requested variance is in harmony with the general intent and purpose of the land development regulations since what is requested is the minimum variance needed to make reasonable use of the land and the Town's intended use for this property is single-family so that it remains consistent with the existing neighborhood. The variance requested is along the side adjacent to the street and not along the side adjacent to an existing single-family home thereby eliminating any nuisance concerns to neighbors.

CRITERIA 7: That the variance would not be contrary to the comprehensive plan of the town.

The variance requested is not contrary to any policy or goal of the comprehensive plan. The site of the proposed residence has two mature protected trees along Hawthorne Drive that the owner has designed the house around in order to preserve the trees. This also aligns with multiple policies of Chapter 8 – Conservation of the Comprehensive Plan, in addition to the Future Land Use Element objectives outlined herein.

V. STAFF RECOMMENDATION

Staff recommends APPROVAL of the variance request since they meet all of the 7 criteria required for the granting of a variance.

Summary of Consistency with Criteria for variance request

		Consistent	Inconsistent
1.	Special Conditions	X	
2.	Actions of the Applicant	X	
3.	Special Privilege	X	
4.	Literal Interpretations	X	
5.	Minimum Variance	X	
6.	Public Interest	X	
7.	General Harmony	X	

Denial of this variance would render the property virtually unusable.

VI. MOTION FOR THE BOARD TO CONSIDER:

Based upon the analysis contained in the Staff Report, I move to **APPROVE** CASE PZ17-010 to grant the western side yard building setback variance of 6.64 feet, resulting in a building setback of 8.36 feet at the narrowest point to a building setback of 14.99 feet at the broadest point in an area that runs 18.66 feet along the side property line adjacent to 9th Street, as identified on the site survey prepared by Mancy Land Surveyors and dated 06-13-17.



Community
JUN 01 2017
Development

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING VARIANCE

APPLICANT INFORMATION

Owner

Name: ISO VEST LLC Phone: 561-247-1021
Address: 378 NORTHLAKE BLVD. #213 City: NORTH PALM BEACH State: FL Zip: 33408
Email Address: BESTBUILDLLC@GMAIL.COM (REQUIRED)

Agent (if applicable)

Name: ALVIN BELLEFLEUR Phone: 561-247-1021
Address: 378 NORTHLAKE BLVD. #213 City: NORTH PALM BEACH State: FL Zip: 33408
Email Address: BESTBUILDLLC@GMAIL.CO
Address: M (REQUIRED)

PROPERTY INFORMATION

1 36 - 43 - 42 - 20 - 01 - 008 - 0231
Property Location/Address:
2 858 HAWTHORNE DRIVE
Property Control Number(s):
3 R1A
Zoning District:

PROJECT INFORMATION

Variance(s) requested: A reduction to the western side yard setback
Brief description of work proposed (use additional sheets if necessary):
CONSTRUCTION OF NEW SINGLE FAMILY HOME. OF 6.64' for a new side setback OF 8.36' to 14.99'



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, ALVIN BELLEFLEUR, have read and understand the regulations above regarding cost recovery.


Property Owner Signature

5/30/17
Date

VARIANCE CRITERIA

In order to authorize any variance from the requirements of the Land Development Regulations, the Planning and Zoning Board must conduct a quasijudicial hearing, and must make findings of fact that all of the following criteria have been satisfied:

(Respond to each item below)

- 1. **Special Conditions:** That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

YES. SUBJECT PROPERTY IS A NARROW CORNER LOT WHICH DIMENSIONS DO NOT ALLOW THE PLACEMENT OF A NEW RESIDENCE DUE TO SETBACKS.

- 2. **Actions of Applicant:** That the special conditions and circumstances do not result from the actions of the applicant.

NO. EXISITING TO THE PROPERTY AND DO NOT RETRICT FROM THE ACTIONS OF APPLICANT AS THE EXISTING PROPERTY HAS ALREADY BEEN PLATTED AND MAPPED.

- 3. **Special Privilege:** That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district.

NO. OTHER LAND OWNERS IN THE SAME AREA CAN CONSTRUCT HOME AS THESE DO NOT HAVE THE SAME CONDITIONS AS THIS ONE.

- 4. **Literal Interpretation:** That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter, and would work unnecessary and undue hardship on the applicant.

YES. IF A VARIANCE IS NOT GRANTED THEN A SINGLE FAMILY COULD NOT CONSTRUCTED.

5. Minimum Variance: That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

YES. THE REASONABLE USE IS A RESIDENTIAL HOME WHICH GRANTED OF THIS VARIANCE WOULD MAKE POSSIBLE.

6. Public Interest/Harmony with Code: That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations of the Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

NO HARM OR INJURY WOULD OCCUR TO THE AREA AS GRANTING THE VARIANCE WOULD PERMIT A CONSTRUCTION OF A NEW HOME IN HARMONY WITH THE INTENT AND PURPOSE OF TOWN CODE.

7. Harmony with Comprehensive Plan: That the variance would not be contrary to the comprehensive plan of the Town.

IT WOULD NOT BE AS THIS IS A LOW DENSITY RESIDENTIAL DISTRICT AND SINGLE FAMILY HOMES ARE ALLOWED.

FEES

LIST OF REQUIRED DOCUMENTS

- Map showing property subject to this application
- Six copies of Site Plan(s), if necessary
- Building plans of structures to be erected, if necessary
- Certified survey of property (no more than 1 year old)
- Notarized Town of Lake Park Agent Authorization form, if applicable

Application Fee: \$750.00
Escrow Deposit: \$750.00*

**Unused portion of escrow is refundable*

SIGNATURE

The undersigned states that the above is true and correct as s/he is informed and believes:

Signature of Owner or Agent

ALVIN BELLEFLEUR

Print Name

STATE OF FLORIDA
PALM BEACH COUNTY

(Seal)

SWORN TO OR AFFIRMED before me this ____ day of _____, 20__ . By: _____

who has produced as identification whom I know personally



Community
Development
Department

Notification of Public Meeting

June 2, 2017

Dear Property Owner:

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

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

PROJECT INFORMATION

APPLICATION TYPE: VARIANCE APPLICATION
OWNER: ISOVEST LLC
LOCATION: (Vacant Lot) - northeast corner of 9th Street and Hawthorne Drive
PCN: 36-43-42-20-01-008-0231
VARIANCE REQUEST: A REDUCTION TO THE MINIMUM REQUIRED WESTERN SIDE YARD SETBACK to build a single-family home (requirement is 15 feet and the proposed setback is 8.36 feet at the narrowest point).

PUBLIC MEETING

MEETING: SPECIAL CALL PLANNING AND ZONING BOARD (QUASI-JUDICIAL)
LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS
LAKE PARK, FL 33403
DATE: THURSDAY, JUNE 22, 2017
TIME: 6:00 P.M.

Should you wish to review any of the documents associated with this application or if you have further questions or comments about the application please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403 or contact Scott Schultz at 561-881-3320 or sschultz@lakeparkflorida.gov.

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

www.lakeparkflorida.gov



Community
Development
Department

LOCATION MAP



**Vacant Lot (northeast
corner of 9th Street and
Hawthorne Drive)**

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

www.lakeparkflorida.gov

**LEGAL NOTICE OF QUASI-JUDICIAL
PUBLIC HEARING
TOWN OF LAKE PARK, FLORIDA**

**SPECIAL CALL PLANNING AND
ZONING BOARD MEETING**

Please take notice and be advised that the Planning and Zoning Board will hold a special call quasi-judicial public hearing on **Thursday, June 22, 2017, at 6:00 p.m.**, or as soon thereafter as can be heard, in the Town Hall Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to hear a variance application for a vacant lot identified as PCN: 36-43-42-20-01-008-0231 located on the northeast corner of 9th Street and Hawthorne Drive in the Town of Lake Park, FL regarding [the encroachment] of side yard property setbacks adjacent to 9th Street, to build a single-family home (requirement is 15 feet and the proposed setback is 8.36 feet at the narrowest point). The application was submitted by EQVEST LLC (owner) whose registered agent is Abin Bellefleur (Agent). Records related to this item may be inspected at the Community Development Department located at Town Hall, 535 Park Avenue, Lake Park, FL 33403.

If a person decides to appeal any decision made by the Planning and Zoning Board 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
6-6/2017

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