



**TOWN OF LAKE PARK
SPECIAL CALL
PLANNING & ZONING BOARD
MEETING AGENDA
AUGUST 23, 2017
6:30 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; July 10, 2017

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 17-012: SITE PLAN APPLICATION FOR A 7,440 SQUARE FOOT OFFICE/WAREHOUSE TO BE LOCATED ON THE SOUTHEAST CORNER OF WATERTOWER ROAD AND 14TH STREET. APPLICANT: JOHNSTON GROUP DEVELOPMENT AND DESIGN**

PLANNING & ZONING BOARD MEMBERS COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT SCHEDULED SPECIAL CALL PLANNING & ZONING BOARD MEETING WILL BE HELD ON SEPTEMBER 11, 2017, AT 6:30 P.M.



**Town of Lake Park, Florida
Special Call
Planning & Zoning Board
Meeting Minutes
Monday, July 10, 2017, 7:00 PM**

CALL TO ORDER

Vice-Chair Martin Schneider called the Planning & Zoning Board Meeting to order at 7:00 p.m.

ROLL CALL

Judith Thomas, Chair	Excused Absence
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Present
Charlemagne Metayer	Present
Joseph Rice	Present

Also in attendance were Town Attorney Thomas J. Baird, Community Development Director Nadia DiTommaso, Town Planner Scott Schultz, and Town Clerk Vivian Mendez.

APPROVAL OF AGENDA

Motion: Board Member Metayer moved to approve the agenda; Board Member Malanga seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

APPROVAL OF MINUTES

Motion: Board Member Rice moved to the Special Call Planning & Zoning Board Meeting minutes of June 22, 2017; Board Member Metayer seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other

which is the exposition of beers brewed by brewpubs and microbreweries, which include the participation of at least three such brewers;

Community Development Director DiTommaso explained that the language was intended to promote multiple vendors during a special event. Board Member Malanga asked what happened if a business were doing well and they reached the keg sales maximum early in the year. Community Development Director DiTommaso stated that the suggested language could be incorporated as part of the small brewery use.

Vice-Chair Schneider asked if a definitions section would be included. Community Development Director DiTommaso stated that this would be the section. Vice-Chair Schneider suggested including the definitions in 78-2.

Board Member Rice questioned the loading and unloading operating hours. Community Development Director DiTommaso stated that the operating hours listed was just for loading and unloading. The alcohol sales hours of operation were listed under a different section of the Town Code.

Board Member Metayer asked how the equipment would be screened. Community Development Director DiTommaso explained that the Town Code specifies how the equipment would be screened.

Outdoor Café/Courtyards

Community Development Director DiTommaso introduced the second proposed modification was to create Section 78-70(u) in the PADD Code so as to allow for outdoor cafes and courtyards in the public right-of-way. This proposed Code Section puts in place the Plans and Permitting requirements by Applicants to set in place an outdoor café or courtyard in the public right-of-way.

Sidewalk cafe and courtyard: A sidewalk café or courtyard is a group of tables with chairs and associated articles approved by the Town situated and maintained outside whether on public or private property (excluding interior courtyard seating the intent is to actually include outdoor seats in the parking count) and used for the consumption of food and beverages sold to the public from an adjoining business. All tables and chairs and associated articles must be located within the sidewalk café or courtyard permit area. Sidewalk café and courtyards are only allowed when in compliance with this Section. It also establishes the permit and fees associated with the approval of such a use and the schedule for renewal which would align with our fiscal year calendar, along with the required plans needed for an application and the signage allocations limited to a menu board type sign or wall mounted sign to be associated with the outdoor area and which is in line with the signage code currently which allows an A/Frame, menu board type sign along with wall signage allocations....and the requirement that a continuous pedestrian walkway at a minimum 5 foot width must be maintained at all times. Like all applications with associated fees, it also establishes penalty provisions if an applicant does not comply and creates an appeal process, which is standard to denials that may occur. Staff recommends approval of the proposed creation of Section 78-70(u).

Board Member Malanga asked about the walkway in front of the other businesses in the PADD on Park Ave. Community Development Director DiTommaso explained that as long as the business was able to maintain a continuous walkway it was allowable. She explained this would allow for the side street café and courtyards and the front of the private property adjacent wall of those properties. Vice-Chair Schneider expressed concern in an earlier conversation today regarding the main sidewalk on Park Ave and not into the parking lots. He expressed concern regarding the limited outdoor seating of neighboring property. He suggested that the space be limited to 25 % of your gross indoor footage for the outdoor seating. He suggested that language be incorporated for the outdoor furniture once the establishment were closed each day.

Community Development Director DiTommaso introduced the last item as proposing modifications to Section 78-70(o) of the Town Code related to parking requirements in the PADD. In January 2002 through Ordinance 27-2001 (included in your packets), the Town Commission at the time adopted an Ordinance which eliminated the parking requirements in the Park Avenue Downtown District (PADD). This was around the same time that the 754 Park Avenue building was proposed for redevelopment with the same very limited land area that prevented the property from being able to incorporate any significant off-street parking. In an effort to promote redevelopment at the time, the parking requirements were completely eliminated in the PADD, only leaving the loading and of course, ADA parking requirements. However, these amendments did not address the applicability of the Town's General Parking Code currently in Section 78-142 which appeared to have been applied thereafter to all zoning districts including the PADD. While this may have been the best decision at the time in order to promote the (then) redevelopment proposal, downtown parking codes have modernized over the years and there have been many lessons learned by municipalities throughout the nation. More importantly, the PADD should have a specified parking Code as was the original intent for the District when it was created in 1999.

In reviewing a Parking Best Practices report published by the NYC Department of City Planning and the Parking Solutions Manual published by the American Planning Association, staff is proposing amendments to the parking requirements in the PADD so as to clearly define that the Town's *general* parking Code does not apply to the PADD and clearly identify those provisions that do apply to the PADD, provisions that will serve to:

- ➔ allow flexibility in parking
- ➔ maintain and enhance a safe and efficient transportation system that is dependent upon multi-modal types of transportation and shared parking scenarios
- ➔ ensure that a minimum of parking is met without adversely affecting other nearby land uses and surrounding neighborhoods

The purpose of having required parking spaces is to provide enough on-site parking (on a flexible basis because this is a downtown) to accommodate the majority of traffic generated by the range of uses which are currently within the PADD and those that might locate at the various sites/properties over time. While the PADD code may need to be modified several times over the next few months to one year, this is an initial attempt to

better identify parking requirements in the PADD with a goal to provide flexibility and allow for future development and redevelopment to contribute towards the multi-modal mentality. Maximums (parking requirements) instead of minimums will also be considered in the future. Staff recommends approval of the proposed parking amendments to Section 78-70(o) and the additional modifications to Section 78-70(u) for outdoor cafes/courtyards and Table 78-70-1 for the permitted uses to allow for brewery type uses....these amendments would benefit the Downtown as a whole. Both a legal ad was placed in the paper for tonight's meeting and as an added courtesy, each property in the PADD was provided with a courtesy letter by direct mail. I have not received any inquiries on the proposed amendments this evening from any of the owners. A couple of residents in the Town however, visited the Department and expressed their support.

I did have a conversation with our Vice-Chair, acting Chair this evening who brought up some very good suggestions and I am of course open to these as they are discussed this evening, as well as any other comments or questions the Board may have.

Vice-Chair Schneider asked for clarification regarding the inventory list. Community Development Director DiTommaso explained the spreadsheet. He expressed concern with the amount of parking spaces per restaurant. Board Member Rice asked if the outdoor seating was different. Community Development Director DiTommaso stated yes it was calculated differently. Board Member Malanga expressed concern with limiting residential to one space per unit. Vice-Chair Schneider stated that there was a typo in the calculated amount of spaces. Community Development Director DiTommaso stated that she would correct the typo. Vice-Chair Schneider asked for clarification on the amount of spaces being proposed in the future. Community Development Director DiTommaso explained the areas in the PADD that could be constructed to increase the amount of parking for the entire area, not just on Park Avenue.

Board Member Malanga asked if a two-story, parking garage could be structured leaving the Community Garden in place. Community Development Director DiTommaso explained that it could be an option that the Commission could consider. Vice-Chair Schneider asked how the parking spaces would be tracked so that the larger businesses allow the smaller businesses to have parking.

Vice-Chair Schneider closed the public hearing.

Motion: Board Member Rice moved to approve the PZ Case 17-011 Amendments to Town Code Section 78-70 related to the use table; parking requirements; and outdoor cafes/courtyards with modifications; Board Member Malanga seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

Planning & Zoning Board Member Comments

There were no Board member comments.

Community Development Director Comments

The Community Development Director had no comments.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Rice and seconded by Board Member Metayer, and by unanimous vote, the meeting adjourned at 8:03 p.m.

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

Vivian Mendez

Digitally signed by Vivian Mendez
DN: cn=Vivian Mendez, o=Town of Lake
Park, ou=Town Clerk,
email=vmendez@lakeparkflorida.gov, c=US
Date: 2017.08.15 16:25:32 -04'00'

Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this _____ of _____, 2017



**TOWN LAKE OF PARK
SPECIAL CALL PLANNING & ZONING BOARD
MEETING DATE: AUGUST 23, 2017, 6:30 P.M.**

STAFF REPORT

APPLICATION: SITE PLAN APPLICATION FOR A 7,440 SQUARE FOOT OFFICE WAREHOUSE TO BE LOCATED ON THE SOUTHEAST CORNER OF WATERTOWER ROAD AND 14TH STREET. THE PROJECT NAME IS FISHER CONTRACTING.

SUMMARY OF APPLICANT'S REQUEST: Johnston Group Development and Design ("Applicant"), is proposing to develop a 7,440 square foot office warehouse across the two vacant parcels located on the southeast corner of Watertower Road and 14th Street.

The Site has a "Commercial/Light Industrial" future land use designation and is in the Campus Light Industrial and Commercial (CLIC) zoning district. The CLIC allows office warehouse uses by right.

Staff Recommendation: APPROVAL with conditions.

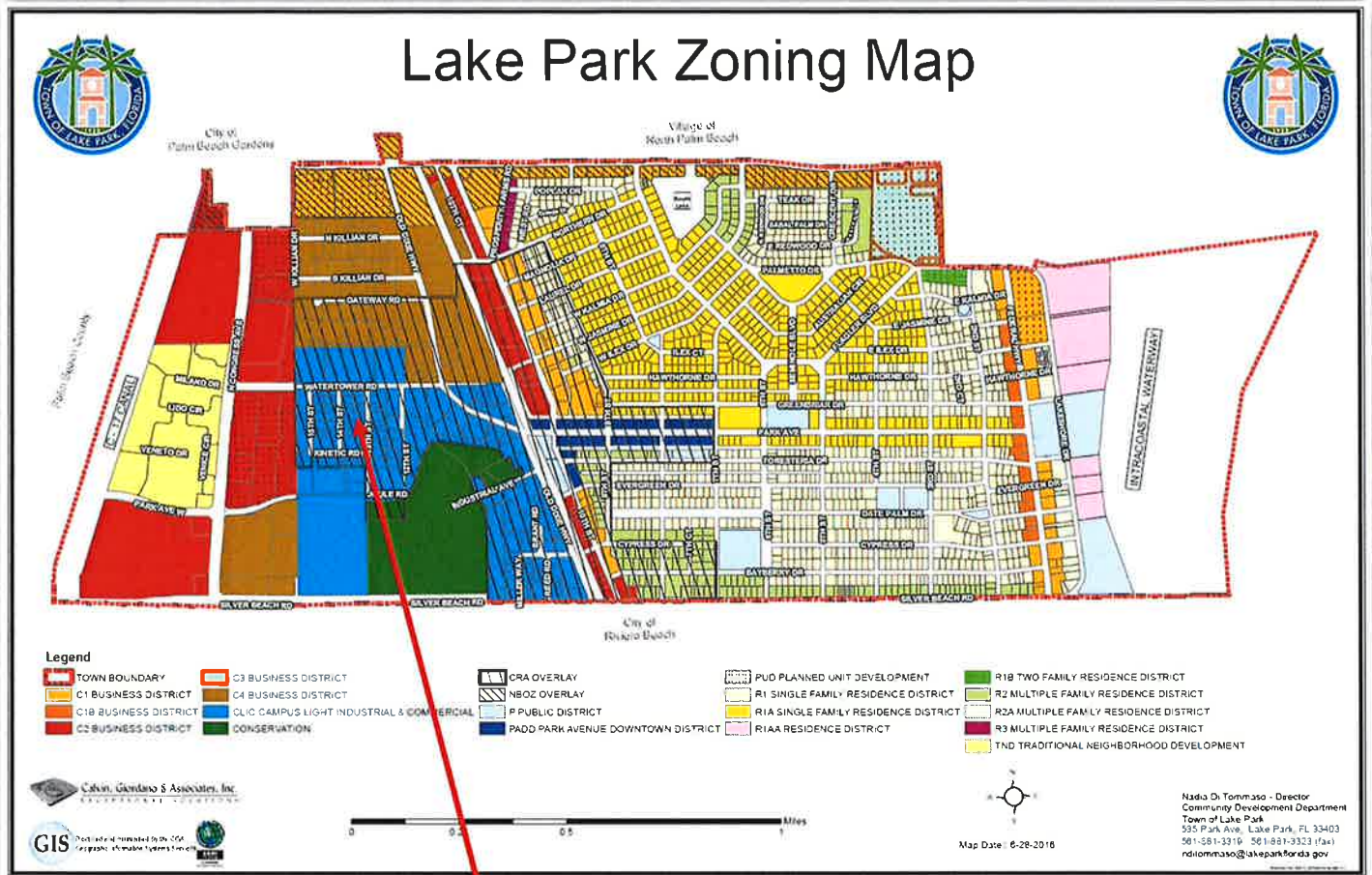
BACKGROUND:

Applicant(s):	Johnston Group Development & Design
Owner(s):	Youngfish, LLC
Address/Location:	SE corner of Water Tower Road and 14th Street
Net Acreage:	Lot 39: 0.2996 acres Lot 40: <u>0.3329 acres</u> 0.63 acres (Total)
Legal Description:	Water Tower Industrial Park Lt 39 Water Tower Industrial Park Lt 40
Existing Zoning:	CLIC – Campus Light Industrial & Commercial
Future Land Use:	Commercial Light Industrial

FIGURE 1: AERIAL VIEW OF SITE



FIGURE 2: LAKE PARK ZONING MAP

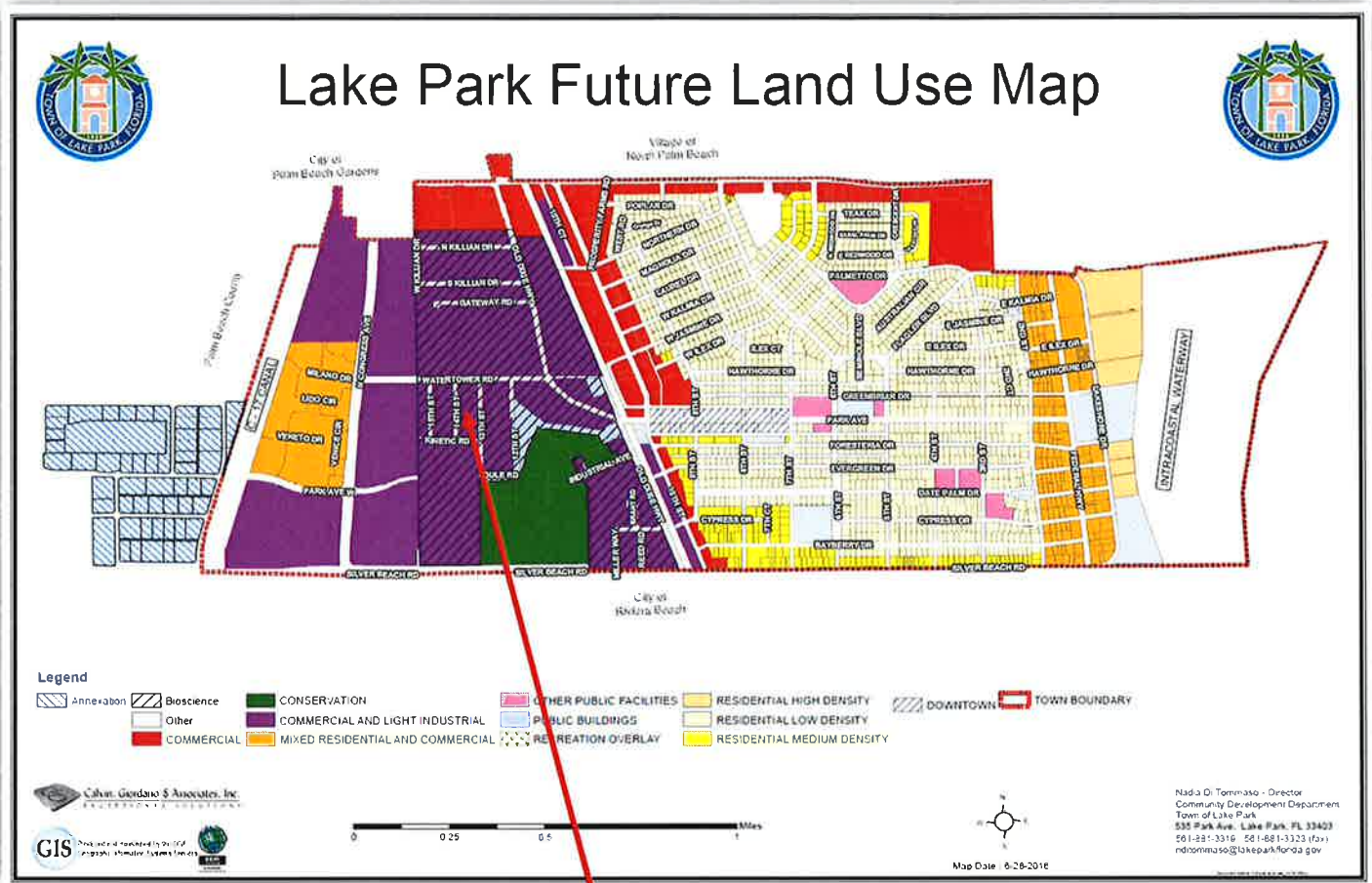


The Site

Adjacent Zoning

- North: Campus Light Industrial and Commercial (CLIC)
- South: Campus Light Industrial and Commercial (CLIC)
- East: Campus Light Industrial and Commercial (CLIC)
- West: Campus Light Industrial and Commercial (CLIC)

FIGURE 3: LAKE PARK FUTURE LAND USE MAP



The Site

Adjacent Existing Land Use

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

PART I: APPLICATION FOR A SITE PLAN

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)
- Seacoast Utilities
- Palm Beach County Fire

Based upon these reviews, Staff finds that the Site Plan meets the Land Development Regulations of the Town Code. Administrative waivers, described further herein, have also been granted pursuant to the following Town Code criteria:

Sec. 78-321. - Scope of the standards.

- (a) The community development director is hereby authorized to provide for relief from the land development regulations of this chapter for properties provided the proposed development or redevelopment pertains to a parcel of land which is less than 1.0 acres and is located in a nonresidential zoning district. The community development director may grant waivers of the land development regulations pertaining to building setbacks, the number of required parking spaces, and landscape buffers where there has been a determination that:
- (1) The parcel of land cannot be developed or redeveloped and meet these standards as set forth in this chapter; and
 - (2) The proposed development or redevelopment of the parcel is consistent with the purpose and intent of this article; and
 - (3) The proposed development or redevelopment of the parcel would promote its reuse to a use which improves the quality of development within the parcel's general vicinity; and
 - (4) The proposed development of the parcel would foster the development of a vacant parcel or redevelopment of a parcel; and
 - (5) The proposed development or redevelopment would facilitate or promote additional private investment, development or redevelopment in the general vicinity of the parcel.

Sec. 78-325. - Land development regulations eligible for waivers.

- (a) *Building setbacks.* Up to 20 percent of the land development regulations for the front, side yard, side and rear setbacks may be waived, upon the community development director's determination that one or more of the following conditions exists.
- (1) There are site or structural conditions, such as, but not limited to: the lot size is less than 1.0 acre; or the lot has topographic limitations that require placement of a structure into the required setback area.
- (b) *Off-street parking.* Up to 20 percent of the required number of parking spaces required by article V of this chapter, may be waived upon the community development director's determination that one or more of the following conditions exists or is provided:
- (1) A parking needs analysis for the proposed use demonstrates that less parking spaces than are required by article V will meet the parking demand for the existing or proposed use. The parking needs analysis shall be prepared by a Florida registered engineer or architect, certified planner, or other professional who has the demonstrated qualifications to do such analysis.

- (2) The proposed use is an adaptive re-use within an existing structure and there is insufficient space on site to accommodate all of the required parking provided that a parking needs analysis pursuant to subsection (1) above is submitted.
- (3) An addition to an existing structure is proposed and new parking will be provided on site to accommodate the additional square footage without reducing the amount of parking serving the existing structure or site prior to the proposed addition.

Provided, however, all properties shall comply with ADA requirements, respective loading requirements for certain uses, and no property shall have less than five parking spaces.

(c) *Landscape buffer widths.* Up to 20 percent of the required landscape buffers may be waived upon the community development director's determination that one or more of the following conditions exists:

- (1) Site is less than 1.0 acre;
- (2) Is adjacent to more than one right-of-way thereby allowing all rights-of-way other than the front street to be eligible for a reduction; and

Provided, however, that the waiver would not result in a buffer width of less than six feet.

SITE PLAN PROJECT DETAILS:

Building Site: The subject property (the "Property") is comprised of two cleared and vacant parcels that total 0.63 acres and is located at the southeast corner of Water Tower Road and 14th Street.

Site Access: One access point is proposed for the site along 14th Street.

Traffic: The Applicant has received a letter from Palm Beach County's Traffic Division that confirms there is adequate capacity on the roadways to serve the Site.

Setbacks: Proposed setbacks are compliant with code requirements of the CLIC with the exception of the front yard setback for which an administrative waiver was requested and granted as part of the staff site plan review process and included in the proposed site plan presented through the public hearing process as follows:

**Administrative waiver granted pursuant to Town Code Section 78-325(a)*

WAIVER REQUEST	CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
Front Yard Setback	78-75(4)	25'	20'	5 feet per 20% reduction pursuant to Section 78-325(a)

Landscaping:
**Administrative waiver granted pursuant to Town Code Section 78-325(c)*

The Site Plan meets the Town’s Landscaping Code regulations per the Town’s consulting landscape architect. Administrative waivers were requested and granted as part of the staff site plan review process and included in the proposed site plan presented through the public hearing process as follows:

WAIVER REQUEST	CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
Landscape Buffer Width				
East	78-253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to Section 78-325(c)
South	78-253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to Section 78-325(c)
West	78-253(h)(1)	15 feet	6.4 feet	3 feet per 20% reduction pursuant to Section 78-325(c)

Drainage:

The Town’s Engineer has reviewed the Applicant’s Paving and Drainage Plan and has determined that it meets the engineering requirements for drainage.

Parking:
**Administrative waiver granted pursuant to Town Code Section 78-325(b)*

Based on an office space of 7,250 square feet and warehouse space at 190 square feet the site is required to provide 30 parking spaces inclusive of 2 ADA stalls. The applicant requested an administrative waiver via Section 78-325 that provides for a 20% reduction in parking and is therefore proposing 24 spaces (inclusive of 1 ADA stall), which is consistent with the reduction provided by 78-325(b) and granted as part of the staff site plan review process. This is included in the proposed site plan presented through the public hearing process as follows:

WAIVER REQUEST	CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
Off-Street Parking	78-145(h)	30	24	6 spaces per 20% reduction pursuant to Section 78-325(b)

Section 78-145(h)

Office warehouse.

- (1) Customer parking. Four spaces for each 1,000 square feet of gross floor area of office, plus one space for each 2,000 square feet of gross floor area of warehouse, or fraction thereof.*
- (2) Employee parking. One space for each employee on the shift of greatest employment.*

Signage:

The applicant is proposing one freestanding sign and one wall sign, which is identified on the site plan and architectural rendering. These signs will be reviewed and permitted separately from the site plan application.

Photometric (Lighting):

Meets the minimum requirements in the Town code.

- Zoning** Office warehouses are permitted by right in the CLIC zoning district.
- Water/Sewer:** The proposed site plan has received approval by Seacoast Utilities.
- Design:** The proposed Elevations for the office warehouse meets the Town's Architectural Guidelines, with the exception of the following one item:
- Staff recommends additional stonework and awnings to match the other three facades along the eastern façade as this elevation will remain highly visible from Watertower road even as the neighboring site develops.
- Staff also requested that the applicant provide alternate color palette options that would offer additional contrast to the proposed accent and/or trim colors. The proposed color palette, however, is compliant with Town code and this was simply a suggestion made by staff.
- Fire:** PBC Fire will be reviewing the plans in greater detail as part of the building permit review process, but their preliminary review comments have been addressed by the applicant.
- PBSO:** The Crime Prevention through Environmental Design (CPTED) review was performed by the Palm Beach Sheriff's Office (PBSO) and the applicant has addressed their questions satisfactorily.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan for the 7,440 square foot office warehouse, **subject to the following conditions:**

1. The Applicant shall develop the Site consistent with the following Plans:
 - a. Site Plan, Architectural Plan, Landscape Plan, Irrigation Plans, Civil Plans and Photometric Plan referenced as Sheets SP1, SP2, A-1, A-2, A-3, A203, LP-1, LP-2, IR-1, IR-2, C1-10, and ESP-1 received and dated by the Department of Community Development on 8/2/17 and signed and sealed on 8/1/17 and 8/2/17.
 - b. Survey signed and sealed 3-30-2017 and prepared by Brennan Surveying received and dated by the Department of Community Development on 8/2/17.
2. The site plan includes the following administrative waivers pursuant to Town Code Section 78-325(a), (b), & (c):

WAIVER REQUEST	CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
Front Yard Setback	78-75(4)	25'	20'	5 feet per 20% reduction pursuant to Section 78-325(a)
Off-Street Parking	78-145(h)	30	24	6 spaces per 20% reduction pursuant to Section 78-325(b)
Landscape Buffer Width				
East	78-253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to Section 78-325(c)
South	78-253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to Section 78-325(c)
West	78-253(h)(1)	15 feet	6.4 feet	3 feet per 20% reduction pursuant to Section 78-325(c)

3. The Owner, the Applicant and their successors and assigns shall be subject to the Development Order and all conditions.
4. Construction on the Site is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless otherwise approved in writing by the Community Development Director. Any proposed disruption to the normal flow of traffic within the right of way of Watertower Road and 14th Street, or surrounding street and parking areas as part of the construction of the Site, shall also be subject to the review and approval of the Community Development Director and Public Works Director.
5. All landscaping as shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner/Applicant 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.

6. The hedge material proposed for the perimeter of the Site which serves to align the parking areas, shall be maintained at a minimum four foot height.
7. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
8. The dumpster 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.
9. 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.
10. Prior to the issuance of any building permits, the Owner or Applicant shall submit copies of any other permits required by other agencies, including but not limited to Palm Beach County Health Department, Palm Beach County Land Development Division, South Florida Water Management Division and the State of Florida Department of Environmental Protection.
11. 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 and any additional approvals pursuant to the Town Code.
12. The Owner or Applicant 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. Failure to do so shall render the Development Order void.
13. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner 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 will 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.
14. The applicant is required to submit a replat application to combine the two parcels prior to construction commencing, which is subject to its own approval process.

**NOTICE OF QUASI-JUDICIAL
PUBLIC HEARING
Town of Lake Park**

Please take notice and be advised that the Planning & Zoning Board will hold a quasi-judicial special call public hearing on Wednesday August 23, 2017, at 6:30 p.m., or as soon thereafter as can be heard, in the Town of Lake Park Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to hear the following application by Johnston Group Development and Design on behalf of Youngfish, LLC: A Site Plan Review application for development of a 7,440 square foot office warehouse building. The proposed site is a 0.63 acre vacant lot that is located on the southeast corner of Watertower Road and 14th Street with PCN #'s 36-43-42-20-22-000-0400 & 36-43-42-20-22-000-0390. The item will also tentatively be heard by the Town Commission of the Town of Lake Park on Wednesday, September 20, 2017 at 6:30 p.m., or as soon thereafter as can be heard in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall.

If a person decides to appeal any decision made by the Planning and Zoning Board 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 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: Water Tower Rd.

Project Address: Water Tower Rd. Lot 39 & 40

Property Owner: Youngfish LLC

APPLICANT INFORMATION:

Applicant Name: Jeff Fisher

Applicant Address: 4133 Burns Road Plam Beach Gardens, FL 33410

Phone: (561) 691-4716 **Fax:** (561) 691-4718 **E-Mail:** jeff@fishercontracting.net

SITE INFORMATION:

General Location: SE corner of Water Tower Rd and 14th street

Address: Water Tower Industrial Park Lots 39 & 40

Zoning District: CLIC **Future Land Use:** Commercial & Light Industrial **Acreage:** 0.2996
0.3329

Property Control Number (PCN): 36-43-42-20-22-000-0390
36-43-42-20-22-000-0400

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	CLIC	N/A	Vacant
East	CLIC	N/A	Vacant
South	CLIC	Martin Fence Company	Open Storage
West	CLIC	N/A	Vacant

JUSTIFICATION:

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

Please see attached justification statement

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

Please see attached justification statement

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

Please see attached justification statement

LEGAL DESCRIPTION:

The subject property is located approximately 0 mile(s) from the intersection of
Water Tower Rd., on the north, X east, south, west side of
the 14th Street (street/road).

Legal Description:

Water Tower Industrial Park LT 39
Water Tower Industrial Park LT 40

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.

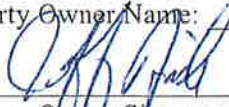
OWNER/APPLICANT Signature

12/29/16
Date

CONSENT FORM
FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

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

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting site plan approval in the Town of Lake Park, Florida;
3. That he/she is appointed Ryan Johnston / Johnston Group Development & Design to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: Youngfish, LLC
 Jeff Fisher, Manager
Property Owner Signature By: Name/Title
4133 Burns Road Palm Beach Gardens, FL 33410
Street Address City, State, Zip Code
(561) 691-4716 (561) 691-4718
Telephone Number Fax Number
jeff@fishercontracting.net
E-Mail Address

Sworn and Subscribed before me on this 29th day of December, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES: JOYCE M. BECKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF168798
Expires 10/27/2018





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, Jeff Fisher, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

07/29/16

Date



JOHNSTON GROUP
DEVELOPMENT & DESIGN

FISHER CONTRACTING OFFICE/WAREHOUSE BUILDING

Administrative Site Plan Approval

Project Narrative

February 2, 2017
Revised April 3, 2017
Revised June 12, 2017
Revised August 2, 2017

INTRODUCTION

The subject property (the "Property") is a cleared and vacant 0.63-acre parcel located at the southeast corner of Water Tower Road and 14th Street. Youngfish, LLC (the "Owner") desires to construct a multi-tenant professional office / warehouse building on the Property and all associated site improvements (the "Project"). This request is for an administrative site plan approval pursuant to Sec. 78-322(a) of the Land Development Regulations.

LAND USE & ZONING

The Property is zoned CLIC (Campus light industrial/commercial) and has a future land use designation of Commercial and Light Industrial.

Existing uses adjacent to the Property include:

North: Vacant 6.2-acre parcel owned by Florida Public Utilities.

East: Vacant 0.6-acre parcel owned by Michael and Kimberly Deluca.

South: Existing warehouse building owned and operated by Martin Fence Company.

West: Vacant 0.6-acre parcel owned by Water Tower Enterprises, LLC.

SITE ACCESS

Site access will be via a proposed curb cut on the adjacent side street (14th Street). Given the small width of the Property, it is infeasible to access the Property from the main frontage along Water Tower Road since adding a curb cut along the Property frontage could create safety issues due to the adjacency of the intersection with 14th Street.

PROPOSED USE & INTENSITY

The building within the Project is a 7,440 SF one-story multi-tenant professional office warehouse building. Uses within the building include administrative offices, meeting space and warehouse.

The use intensity requested for the Project is 7,250 SF of office space and 190 SF warehouse. This equates to a floor area ratio of 0.27 FAR.

TRAFFIC CONCURRENCY

The Palm Beach County traffic division issued Traffic Performance Standards (TPS) approval on June 27, 2017. A copy of the TPS approval letter is attached hereto.

DEVELOPMENT PROGRAM / SITE DESIGN

The proposed Project comprises a 7,440 SF one-story multi-tenant professional office warehouse building to be constructed on the approximately 0.63-acre property. The Project has been conceived as a rectangular shaped building situated along the east side of the site with conveniently located parking to the west side of the site. The main entrance to the building is located along the Frontage Street Façade of the building adjacent to Water Tower Road, which is the main street bordering the site. A secondary entrance is planned along the west side of the building along with opportunities to add additional tenant entrances along the west façade by replacing proposed windows with storefront.

Please refer to the enclosed plans for additional information pertaining to the proposed site design.

ARCHITECTURE

The proposed one story office building is designed in a contemporary style with varied facades and stucco finish in order to be generally compatible with other development along Water Tower.

Each of the elevations is broken into several stepped planes that incorporate differences in height, and materials. Additional interest is developed through the use of varying window widths with stucco trims, accent bands and architectural aluminum sunshades. Tower elements at each corner with stone columns are a recurrent theme around the building. The building colors are shades of gray with dark stone columns.

All rooftop equipment is fully screened by the parapet.

Please refer to the enclosed preliminary architectural plans for additional information pertaining to the proposed architecture for the Project.

LANDSCAPING AND BUFFERING

The proposed landscape palette has been designed to incorporate, to every extent possible, Florida native plant material, Town of Lake Park preferred plant material, and drought tolerant plant material. The enclosed plans include details and sections depicting the proposed buffers along the north, east, south and west property lines. The proposed landscape design meets the requirements of the Town's Landscape Code. Please refer to the landscape plan and details submitted herewith for additional information.

DRAINAGE

The site design will meet the requirements of the Northern Palm Beach County Improvement District (NPBCID) and South Florida Water Management District (SFWMD). On-site stormwater will sheet flow to three (3) catch basins within the parking lot and be routed via 15" HDPE storm pipe to a small 22-foot run of exfiltration trench which will provide the necessary water quality treatment for the Property. A structure at the south end of the drainage run (S-101) will act as a bubble up structure that will allow water to flow out into the driveway and road swale.

Please refer to the enclosed civil engineering plans submitted herewith for additional information pertaining to the drainage design for the Project.

UTILITIES

The Project will be serviced by the existing 8" DIP water main along 14th Street. A 2" water service line will extend from the water main and run east, entering Property just north of the access drive into the site and continuing underneath the parking area to a location at the southwest corner of the building. A 4" DIP fire line will parallel the potable water connection up to the sidewalk outside the southwest corner of the building and then wrap around the south side of the building to a point at the southeast corner.

Sewer collection will occur via a 6" PVC gravity line that flows west from adjacent to the secondary building entrance along the west façade, connecting to the existing 8" sanitary line in 14th Street.

Please refer to the enclosed conceptual civil engineering plans for additional details.

PROJECT SIGNAGE

The Applicant is proposing to construct a free standing 10' tall x 6' wide (60 square foot) monument sign adjacent to Water Tower Road along the north side and front of the building.

Please refer to the enclosed site plan additional details regarding the proposed monument sign.

FLEXIBLE LAND DEVELOPMENT REGULATIONS & REQUESTED WAIVERS

Sec. 78-321 of the Land Development Regulations (LDR's) provides for the ability of the community development director to grant waivers for building setbacks, the number of required parking spaces, and landscape buffers. Waivers are to be granted based upon a determination that the following criteria have been met (our demonstration of applicability of each criterion is listed in ***bold italics*** typeface):

1. The parcel of land cannot be developed or redeveloped and meet the standards as set forth in the LDR's; and

The small size and narrow dimensions of the Property make it infeasible to meet all of the standards set forth in the LDR's.

2. The proposed development or redevelopment of the parcel is consistent with the purpose and intent of the LDR's; and

The development of the Property is consistent with the purpose and intent of the LDR's as demonstrated with all other applicable use and development regulations.

3. The proposed development or redevelopment of the parcel would promote its reuse to a use which improves the quality of development within the parcel's general vicinity; and

The development of the Property will improve the quality of development within the parcel's general vicinity by increasing property values and attracting additional interest in local investment.

4. The proposed development of the parcel would foster the development of a vacant parcel or redevelopment of a parcel; and

The development of the Property will foster the development of surrounding vacant parcels by increasing property values and attracting additional interest in local investment.

5. The proposed development or redevelopment would facilitate or promote additional private investment, development or redevelopment in the general vicinity of the parcel.

The development of the Property will facility and promote additional private investment in the general vicinity of the parcel through increased property values and the attraction of additional interest in surrounding properties.

Pursuant to Sec. 78-325 of the LDR's, the following regulations are eligible for waivers (our demonstration of applicability of each item is listed in ***bold italics*** typeface):

(a) ***Building setbacks.*** Up to 20 percent of the land development regulations for the front, side yard, side and rear setbacks may be waived, upon the community development director's determination that one or more of the following conditions exists.

- (1) There are site or structural conditions, such as, but not limited to: the lot size is less than 1.0 acre; or the lot has topographic limitations that require placement of a structure into the required setback area.

The small size and narrow dimensions of the Property which is comprised of only 0.63 acres make it infeasible to meet all of the required setbacks.

(b) ***Off-street parking.*** Up to 20 percent of the required number of parking spaces required by article V of this chapter, may be waived upon the community development director's determination that one or more of the following conditions exists or is provided:

- (1) A parking needs analysis for the proposed use demonstrates that less parking spaces than are required by article V will meet the parking demand for the existing or proposed use. The parking needs analysis shall be prepared by a Florida registered engineer or architect, certified planner, or other professional who has the demonstrated qualifications to do such analysis.

A parking demand study which demonstrates that less parking spaces than are required by Article V will meet the parking demand for the proposed use has been prepared by Kimley-Horn and is submitted herewith. Please refer to the parking demand study for additional information.

- (2) The proposed use is an adaptive re-use within an existing structure and there is insufficient space on site to accommodate all of the required parking provided that a parking needs analysis pursuant to subsection (1) above is submitted.

Not applicable.

- (3) An addition to an existing structure is proposed and new parking will be provided on site to accommodate the additional square footage without reducing the amount of parking serving the existing structure or site prior to the proposed addition.

Not applicable.

Provided, however, all properties shall comply with ADA requirements, respective loading requirements for certain uses, and no property shall have less than five parking spaces.

- (c) *Landscape buffer widths.* Up to 20 percent of the required landscape buffers may be waived upon the community development director's determination that one or more of the following conditions exists:

- (1) Site is less than 1.0 acre;

The Property is comprised of 0.63 acres.

- (2) Is adjacent to more than one right-of-way thereby allowing all rights-of-way other than the front street to be eligible for a reduction; and

The Property is adjacent to more than one right-of-way.

Provided, however, that the waiver would not result in a buffer width of less than six feet.

- (d) *Landscape buffers.* Those areas of the town which specifies a particular species of vegetation, hedges, or trees, their quantity, quality, or height requirements which conflict with the requirements of another public agency, or public or private utility, may be waived pursuant to section 78-326 and the town may require mitigation in accordance with section 78-326. A letter from the agency or utility on letterhead which explains the agency or utility's conflicting standard and that no alternative design is possible is required to be submitted to the community development director, and retained by the department in the property file which is the subject of the waiver.

Not applicable. All required landscape buffer requirements have been met.

Accordingly, the Applicant respectfully requests approval of the following three (3) waivers from the standards of the LDR's:

Waiver #1 – Building Setbacks

The following regulations are taken from Sec. 78-75(4) of the LDR's (our discussion regarding the extent the requested waiver for each item is listed in ***bold italics*** typeface):

- (4) *Area regulations.* The following requirements shall apply to all uses permitted in this district:
- a. *Front Yard.* All buildings shall be set back from ultimate street right-of-way lines not less than 25 feet, with the exception of buildings on parcels which front the ultimate

right-of-way of Park Avenue extended which shall be set back a minimum of five feet and a maximum of 20 feet.

Pursuant to Sec. 78-325(a), a 20% reduction is applicable, allowing for a minimum setback of 20 feet. A 20-foot setback is proposed for the front setback from Water Tower Road.

- b. *Side Yard.* No building or structure shall be located closer than ten feet or a distance equal to one-half the building height, whichever is the greater, to a side yard line, with one of said side setbacks being paved for its entire length; provided, however, that for buildings 24 feet high or less of type one or type two construction, no building or structure shall be located closer than two feet from one of the side yard lines and no closer than 12 feet from the other side yard line. An exception shall apply to buildings on parcels which front on the ultimate right-of-way of Park Avenue extended which shall have no minimum side yard.

No waiver requested. A 6.4-foot setback is proposed for the side interior (east) yard and a 79-foot setback is proposed for the corner side (west) yard.

- c. *Rear yard.* No building or structure shall be located closer than 20 feet from a rear yard line. No rear yard is required where the lot abuts on an existing or proposed railroad right-of-way or spur that is utilized by the facility, provided suitable fire apparatus access is provided.

No waiver requested. A 28.6-foot setback is proposed for the rear yard setback.

- d. *Maximum lot coverage.* Main and accessory buildings and loading facilities shall not cover more than 50 percent of the lot area. An exception shall apply to buildings on parcels which front on the ultimate right-of-way of Park Avenue extended which shall have no maximum lot coverage.

No waiver requested. The proposed lot coverage is 29.9%.

Waiver #2 – Off-Street Parking Requirement

Sec. 78-145(h) states as follows:

- (h) Office warehouse. Every office warehouse shall comply with the following requirements. A minimum number of parking spaces shall be provided as follows:

- (1) Customer parking. Four spaces for each 1,000 square feet of gross floor area of office, plus one space for each 2,000 square feet of gross floor area of warehouse, or fraction thereof.
- (2) Employee parking. One space for each employee on the shift of the greatest employment.

Based on the size of the proposed building and the breakdown between the office and warehouse uses, the resulting parking requirement is 30 spaces. With the inclusion of the 20% reduction applicable under Section 78-325, the parking requirement is 24 spaces. Twenty-four (24) parking spaces are provided, including one (1) ADA space.

Waiver #3 – Landscape Buffer Width

LDR Sec. 253(h)(1) states as follows:

(h) Planting.

- (1) A landscaped buffer shall be a minimum of eight feet in depth around the perimeter of a parcel; provided, however, a landscaped buffer of 15 feet in depth shall be required on lands located adjacent to public street rights-of-way.

Accordingly, landscape buffers are required around the Property as follows (20% reduction pursuant to LDR Sec. 78-325(c) in parentheses):

North: 15 feet (12 feet)

East: 8 feet (6.4 feet)

South: 8 feet (6.4 feet)

West: 15 feet (12 feet)

The Applicant has provided perimeter landscape buffers as follows:

North: 15 feet

East: 6.4 feet

South: 6.4 feet

West: 12 feet

All proposed perimeter buffers meet the minimum code requirement applicable to the Property with waivers for the east, south and west buffers.

The proposed waivers are summarized in the following chart:

WAIVER REQUEST	CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
Building Setbacks				
Front Yard	78-75 (4)	25	20	5 feet per 20% reduction pursuant to LDR Sec. 78-325(a)
Off-Street Parking	78-145 (h)	30	24	6 spaces (Up to 20% of the number of spaces required pursuant to LDR Sec. 78-325(b))
Landscape Buffer Width				
East	253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to LDR Sec. 78-325(c)
South	253(h)(1)	8 feet	6.4 feet	1.6 feet per 20% reduction pursuant to LDR Sec. 78-325(c)
West	253(h)(1)	15 feet	12 feet	3 feet per 20% reduction pursuant to LDR Sec. 78-325(c)

CLOSING

The Applicant is excited to start construction of the proposed office/warehouse building in the Town of Lake Park and looks forward to working with the Town to bring the Project to fruition.